



**INVITATION TO BID  
PUBLIC WORKS  
PROJECT NUMBER  
SW-C1832**

**PROJECT MANUAL**

**FOR**

**WW1 HISTORIC FACILITIES PRESERVATION – BUILDINGS 1,6,7&16**

**AT**

**FORT FLAGLER STATE PARK**

**IN**

**JEFFERSON COUNTY**

**BID OPENING: 1:00 P.M., TUE, MARCH 17, 2026.**

**Bidders are required to submit bid prices electronically through the State  
Parks Public Opportunities-MRSC Bonfire Procurement Portal**

<https://mrscrosters.bonfirehub.com>

**\*\*BIDS WILL BE OPENED WITHIN THREE BUSINESS DAYS\*\***

**WASHINGTON STATE PARKS & RECREATION COMMISSION  
300 DESMOND DR SE  
LACEY, WA 98503-1274  
POST OFFICE BOX 42650  
OLYMPIA, WASHINGTON 98504-2650**



**PROJECT MANUAL**

**FOR**

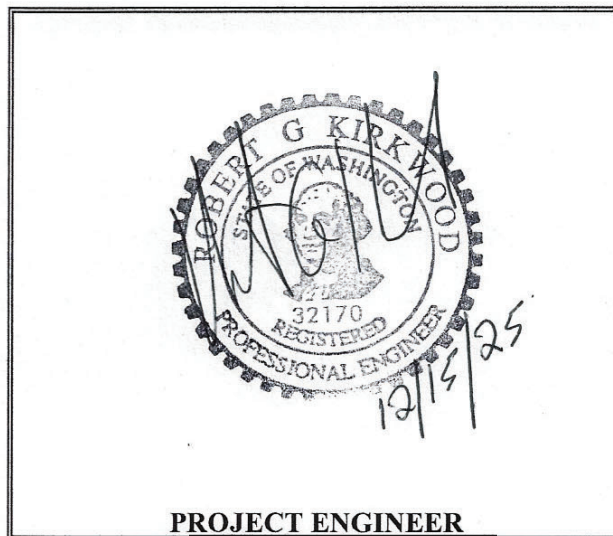
**WW1 HISTORIC FACILITIES PRESERVATION – BUILDINGS 1,6,7&16**

**AT**

**FORT FLAGLER STATE PARK**

**IN**

**JEFFERSON COUNTY**



**PROJECT ENGINEER**

Approved for Construction Heather Saunders  
Heather Saunders, Director of Parks Development

**WASHINGTON STATE PARKS AND RECREATION COMMISSION  
1111 ISRAEL ROAD SW  
TUMWATER, WASHINGTON 98501-6512  
P.O. BOX 42650  
OLYMPIA, WASHINGTON 98504-2650**

**FORT FLAGLER STATE PARK  
WW1 HISTORIC FACILITIES PRESERVATION – BUILDINGS 1,6,7&16**

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**FORT FLAGLER STATE PARK  
WW1 HISTORIC FACILITIES PRESERVATION – BUILDINGS 1,6,7&16**

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END OF SECTION

Diana Dupuis,  
Director



STATE OF WASHINGTON  
**WASHINGTON STATE PARKS AND RECREATION COMMISSION**

300 Desmond Dr SE • PO Box 42650 • Olympia, WA 98504-2650 • (360) 902-8500  
Internet Address: <http://www.parks.wa.gov>

**ADVERTISEMENT FOR BID**

Sealed bids will be received for the following project:

PROJECT NUMBER:	SW-C1832
PROJECT TITLE:	Fort Flagler State Park – WW1 Historic Facilities Preservation
PROJECT DESCRIPTION:	This project includes cedar siding replacement, lead paint removal, window restoration, finish carpentry, steel railings and painting.
PROJECT LOCATION:	The project is located at 10541 Flagler Road, Nordland WA 98358-9656. Adjacent to the park office.
ESTIMATED BID RANGE:	\$633,150.00 - \$773,850.00
PROJECT REPRESENTATIVE:	Rob Kirkwood
PROCUREMENT COORDINATOR	Jason Bologna
PREBID WALKTHROUGH:	<b>10:00 AM on Tuesday, March 03, 2026.</b> Meet in front of the Park Museum Bldg 9, located at 42 Marrowstone Point Dr, Nordland, WA 98358
SUBMITTAL DUE DATE/TIME:	<b>1:00 PM on Tuesday, March 17, 2026.</b>
ELECTRONIC BIDDING:	Bidders are required to register as vendors on the MRSC Bonfire Procurement Portal <a href="https://mrscrosters.bonfirehub.com">https://mrscrosters.bonfirehub.com</a> to be eligible to submit bids. All bid submissions must be completed electronically through the State Parks Public Opportunities section of the portal. Bidders must use the official Bid Proposal Form, provided as part of the electronic bid documents, ensuring that all required fields are properly filled out and submitted before the deadline. (See Bonfire support details further down.)

**PLANS, SPECIFICATIONS, ADDENDA, AND PLAN HOLDERS LIST:** Contractors can access plans and specifications through the State Parks Public Opportunities-MRSC Bonfire Procurement Portal at <https://mrscrosters.bonfirehub.com/portal>.

Important: Bidders are encouraged to “Register as a Prime/GC Interest” on the project details page of the MRSC Rosters Bonfire Procurement Portal to be placed on the Bidders List. This service is free for Prime Bidders, Subcontractors, and Vendors interested in bidding on this project.

Additionally, plans and specifications are available through Builders Exchange Washington, Inc. at <http://www.bxwa.com>. Posted Projects”; “Public Works”, “Washington State Parks and Recreation. Bidders have the option to access Bid Documents, including Specifications and Drawings, at [www.parks.wa.gov/contracts](http://www.parks.wa.gov/contracts) by clicking on the Construction Projects link for reference purposes. However, the official channel for bid notifications and addenda is the State Parks Public Opportunities-MRSC Rosters Bonfire Portal, and bidders should rely on it for the most up-to-date information.

PLANS MAY ALSO BE VIEWED THROUGH: Associated Builders And Contractors, Spokane WA; Tri City Construction Council, Kennewick WA; Daily Journal of Commerce, Seattle WA; Weekly Construction Reporter, Bellingham WA; Daily Journal Of Commerce Plan Center, Portland OR; Lower Columbia Contractor Plan Center, Longview WA; Abadan Spokane Plan Center, Spokane WA; ARC Document Solutions, Seattle, WA; Associated General Contractors, Boise, ID; Dodge Construction, Bedford, MA; Hermiston Plan Center, Hermiston, OR; Contractor Plan Center, Clackamas, OR; Wenatchee Plan Center, Wenatchee, WA; Spokane Regional Plan Center, Spokane, WA; Associated General Contractors, Spokane, WA; Walla Walla Valley Plan Center, Walla Wall, WA; Yakima Plan Center, Yakima, WA.

TECHNICAL QUESTIONS regarding this project shall be directed to: Rob Kirkwood, Project Representative at (360) 725-9752 or [rob.kirkwood@parks.wa.gov](mailto:rob.kirkwood@parks.wa.gov).

BID RESULTS will be published on the State Parks Public Opportunities-MRSC Rosters Bonfire Portal <https://mrscrosters.bonfirehub.com/portal> following the bid deadline and in the Construction Projects section at [www.parks.wa.gov/contracts](http://www.parks.wa.gov/contracts) after the bid submittal. This practice ensures that those involved and interested can readily view bid outcomes, enhancing transparency and efficiency in the bidding process.

THE STATE OF WASHINGTON PREVAILING WAGE RATES are applicable for this public works project. Bidders are responsible to verify and use the most recent prevailing wage rates. The “Effective Date” for this project is the bid submittal time and date above.

BIDDER RESPONSIBILITY will be evaluated for this project. In determining bidder responsibility, the Agency shall consider an overall accounting of the criteria set forth in Division 00 – Supplemental Responsibility Criteria. Please direct questions regarding this subject to the Project Representative.

MANDATORY 15% APPRENTICE LABOR HOURS of the total labor hours are not a requirement of this construction contract. Voluntary workforce diversity goals for this apprentice participation are identified in the Instructions to Bidders. Bidders may contact the Department of Labor & Industries, Apprenticeship Section, to obtain information on available apprenticeship programs.

SUBCONTRACTOR LISTINGS: Per RCW 39.30.060, when the bid proposal combined with any alternates totals one million dollars or more, the Bidder must list the Subcontractors they intend to use for structural steel, rebar installation, heating, ventilation, and air conditioning (HVAC), plumbing, and electrical work on the Subcontractor Utilization List form for this project.

ACCESS EQUITY: The successful Bidder is required to complete their vendor registration in Access Equity, a secure B2GNow online vendor management system. Prime Contractors already registered with B2GNow for any public entity must ensure their information is up to date. The system can be accessed either directly at <https://omwbe.diversitycompliance.com/> or via the

Office of Minority and Women's Business Enterprises (OMWBE) website at <https://omwbe.wa.gov/>.

FOR THIS PROJECT, VOLUNTARY DIVERSITY GOALS HAVE BEEN SET: 10% for Minority Business Enterprises (MBE), 6% for Women's Business Enterprises (WBE), 5% for Washington Small Businesses, and 5% for Veteran-owned businesses. While meeting these goals is not mandatory, it is strongly encouraged to promote diversity in business participation.

Bidders may contact the Office of Minority and Women's Business Enterprise (OMWBE) at: <http://omwbe.wa.gov/> to obtain information on certified firms. Bidders may also utilize Washington Small Businesses registered in WEBS at <https://pr-webs-vendor.des.wa.gov/> and Veteran-owned Businesses at <https://www.dva.wa.gov/veterans-their-families/veteran-ownedbusinesses/vob-search>.

Washington State Parks reserves the right to accept or reject any or all proposals and to waive informalities.

STATE OF WASHINGTON  
PARKS AND RECREATION COMMISSION  
CONTRACTS AND GRANTS

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For assistance with the Bonfire Vendor Registration Process, please visit the following link: [Vendor Registration Support](#)

For guidance on the Bonfire Bid Submission Process, refer to this link: [Bid Submission Support](#)

Additional Bonfire Vendor Support resources, including support articles and instructional videos, are available at: [Bonfire Vendor Support](#)

If vendors experience any technical issues, they can contact Bonfire Support via email at [support.bonfire@eunasolutions.com](mailto:support.bonfire@eunasolutions.com).

**FORT FLAGLER STATE PARK  
WW1 HISTORIC FACILITIES PRESERVATION – BUILDINGS 1,6,7&16**

INVITATION TO BID

1.1 SPECIAL NOTICE(S)

- A. Fort Flagler State Park is on the National Register for Historical Places. All work will conform with the “Secretary of the Interior’s Standards for the Treatment of Historic Properties”
- B. Bidders are reminded that all work on this project is covered by commercial prevailing wage rates.
- C. Building 1 and Building 7 are available to the Contractor between April 1, 2026 and September 3, 2026

1.2 DESCRIPTION OF WORK

- A. This project includes cedar siding replacement, lead paint removal, window restoration, finish carpentry, steel railings and painting.

1.3 TECHNICAL QUESTIONS

- A. Direct project questions to:

Rob Kirkwood, P.E., by email at: [rob.kirkwood@parks.wa.gov](mailto:rob.kirkwood@parks.wa.gov) or by phone at (360) 725-9752, Washington State Parks, 11834 Tilley Road SW, Olympia WA 98512.

1.4 PRE-BID PROJECT SITE TOUR

DATE:	Tuesday, March 3, 2026
TIME:	10:00 AM
LOCATION:	Meet in front of Fort Flagler Park Historical Museum Bldg 9, 42 Marrowstone Point Dr, Nordland, WA 98358

1.5 BID OPENING

- A. Bidders must be registered as vendors through the MRSC Bonfire Procurement Portal <https://mrscrosters.bonfirehub.com/portal>, which is free to sign up for, before submitting their bids electronically through the State Parks Public Opportunities section of the same portal. All bids must be submitted using the Bid Proposal Form, provided as part of the electronic bid documents. Submissions must fully comply with the requirements outlined in Sections 3.1 and 4.1 of the Instructions to Bidders. Bids are due at 1:00 p.m., Tuesday, March, 17, 2026. Late submissions will not be accepted.

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- B. The Agency does not guarantee a specific timeframe for the public release of bid results; however, they are typically available within three business days of the bid opening, often on the same day. Bid results can be accessed through the MRSC Bonfire Procurement Portal <https://mrscrosters.bonfirehub.com/portal> and public notices. Additionally, they may be available on the Washington State Parks website at [www.parks.wa.gov/contracts](http://www.parks.wa.gov/contracts) under "Construction Projects – Public Works Bid Results." Bid results may also be shared through Plan Centers, but Bidders should note that the State Parks Public Opportunities - MRSC Rosters Bonfire Procurement Portal serves as the official release point for the Bid Tabulation or Bid Record for this solicitation.
- C. The Agency reserves the right to accept or reject all bids and to waive informalities. The Bidder will allow 60 days from bid opening date for acceptance of its bid by the Agency.

1.6 COVID 19

- A. COVID-19 Refer to the Department of Labor & Industries website for requirements regarding any safety plans needed. [Novel Coronavirus Outbreak \(COVID-19\) Resources \(wa.gov\)](#)

1.7 FOR INFORMATION ON:

- A. Bidder Responsibility: Bidder responsibility will be evaluated for this project. In determining bidder responsibility, the Agency will consider an overall assessment of the criteria outlined in Division 00 – Instructions to Bidders.

For any questions regarding this topic, please contact the Project Representative or submit a vendor discussion through the State Parks Public Opportunities - MRSC Bonfire Procurement Portal <https://mrscrosters.bonfirehub.com/portal>. To ensure consideration, all inquiries must be received at least seven (7) working days before the bid opening date.

- B. Reciprocal Preference: See Instructions to Bidders 11.1 Reciprocal Preference for Resident Contractors.
- C. Apprenticeship Requirements: For projects estimated at or over \$1,000,000, Apprenticeship Participation, Mandatory 15 percent apprentice labor, see Instructions to Bidders 5.1B Apprenticeship Participation.
- D. Subcontractor Listings: When the base bid combined with any alternates totals \$1,000,000 or more, the Bidder must list the Subcontractors they intend to use for structural steel, rebar installation, heating, ventilation, and air conditioning (HVAC), plumbing, and electrical work on the Subcontractor Utilization List form for this project, see Instructions to Bidders 5.1A Subcontractor Listing.
- E. MWBE goals: See Instructions To Bidders 12.1 Minority And Women's Business Enterprise (MWBE) Utilization. For Veteran-Owned and Small Business utilization, see Instruction to Bidders 12.2.
- F. Modification of Bid: See Instructions to Bidders 6.3 Modification of Bid.

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- G. Withdrawal of Bid: See Instructions to Bidders 6.4 Withdrawal of Bid.
- H. Bid Guarantee: See Instructions to Bidders 4.1 Bid Bond. No particular bid bond form is required.
- I. Bid Tabulation and Bid Record: See Instructions to Bidders 7.1B for Bid Tabulation, Bid Record, and Announcement of Apparent Low Bid.
- J. Records Request: All submitted bids are subject to public records request once the lowest bidder has been determined and officially announced. See Instructions to Bidders 7.1D Records Request.

1.8 ACCESSIBILITY

- A. Sites may not be fully accessible to people with disabilities. Please contact the Project Representative at least five (5) days prior to scheduled pre-bid tour if special accommodation is required for your attendance.

END OF SECTION

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PUBLIC WORKS PROJECT**

1.1 BIDDER DEFINED

- A. A "*Bidder*" is an entity or person who submits a bid proposal for the work described in the contract documents.
- B. The Bidder must be registered with the Washington State Department of Labor and Industries in accordance with RCW 18.27.020. The contractor registration number, expiration date, Uniform Business Identifier (UBI) number, and federal tax identification number must be entered in the applicable spaces on the Bidder Compliance Form within the Bid Proposal Form.

2.1 EXAMINATION OF THE WORK SITE AND BIDDING DOCUMENTS

- A. Bidder acknowledges that it has taken steps necessary to ascertain the nature and location of the work, and that it has investigated and satisfied itself as to the general and local conditions which can affect the work or its cost, including but not limited to (1) conditions bearing upon transportation, disposal, handling, and storage of materials; (2) the availability of labor, water, electric power, and road; (3) uncertainties of weather, river stages, tides, or similar physical conditions at the site; (4) the conformation and conditions of the ground; and (5) the character of equipment and facilities needed preliminary to and during the work.

The bidder also acknowledges that it has satisfied itself as to character, quality, and quantity of surface and subsurface materials or obstacles to be encountered insofar as this information is reasonably ascertainable from an inspection of the site, including exploratory work done by the Owner, as well as from the drawings and specifications made a part of this contract. Any failure of the Bidder to take the actions described and acknowledged in this paragraph will not relieve the Bidder from responsibility for estimating properly the difficulty and cost of successfully performing the work.

- B. No statement by any officer, agent, or employee of the Owner pertaining to the physical conditions of the site of the work will be binding on the Owner other than those statements issued in the contract documents.
- C. Bidders shall promptly notify the Owner of ambiguities, inconsistencies, or errors, if any, which they may discover upon examination of the Bidding Documents or of the site and local conditions.
- D. Interpretations and Clarifications
  - 1) Prospective Bidders seeking clarification or interpretation of the solicitation, drawings, or specifications must submit a written request to the Project Representative listed in the Invitation to Bid or through the **State Parks Public Opportunities-MRSC Rosters Bonfire Procurement Portal** <https://mrscrosters.bonfirehub.com/portal> by submitting a vendor discussion. Requests must be received at least seven (7) working days prior to the bid deadline to be considered.
  - 2) Any Owner responses that do not modify the Scope of Work outlined in the contract documents may be posted on the State Parks Public Opportunities-MRSC Rosters Bonfire Procurement Portal prior to the bid submission deadline. Such clarifications will not be considered part of the contract documents and do not need to be acknowledged by Bidders in their Bid Proposal Form. The Owner retains sole discretion to determine whether a clarification or interpretation affects the Scope of Work and requires inclusion in the Contract Documents.

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- 3) Changes to the Scope of Work or schedule described in the contract documents will only be issued as written ADDENDA.
- 4) Oral interpretations or clarifications are not legally binding.

E. Substitutions

- 1) The product, equipment, materials, or methods described or noted within the Bidding Documents, whether currently available or not, are to establish a standard of quality, function, appearance and dimension. A proposed substitution shall have equal attributes in all respects.
- 2) No substitution will be considered unless a written request for approval is submitted by the Contractor, after Award, in accordance with the applicable provisions of Section 012500 of the specifications. If no Section 012500 is available, then see section 016000 Product Requirements, sub-section 1.5. Each such request shall describe the proposed substitution in its entirety including name of the material or equipment, drawings, catalog cuts, performance or test data and all other information required for an evaluation. The submittal shall also include a statement noting all changes required in adjoining, dependent or other interrelated work necessitated by the incorporation of the proposed substitute. The Bidder shall bear the burden of proof of merit of the proposed substitution. The Project Representative's decision of approval or disapproval of a proposed substitution shall be final.

3.1 BID PROPOSAL

- A. Bidders must be registered as vendors through the **MRSC Rosters Bonfire Procurement Portal** <https://mrscrosters.bonfirehub.com/portal>. All bid submissions must be made through the State Parks Public Opportunities section on the same portal. The individual who signs and submits the bid through the Bonfire Portal must be an authorized designee responsible for the bid submission.
- B. All bidders for Small Works Projects must be currently registered on the MRSC Small Works Roster (vendor list) found <http://mrscrosters.org/>.
- C. Bidders are required to submit bid prices electronically through the **State Parks Public Opportunities-MRSC Rosters Bonfire Procurement Portal**. Submissions must be completed using the Bid Proposal Form, provided as part of the electronic bid proposal documents. The Bid Proposal Form is a spreadsheet consisting of four tabs:
  1. Bidder Compliance Form
  2. Bid Form
  3. MWBE
  4. Subcontractor Utilization (if applicable)

All fields in the Bid Proposal Form tabs must be properly and completely filled out to ensure compliance. Failure to fill in all required fields may result in the bid being deemed non-responsive.

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The Bidder Compliance Form must include the Bidder's full and complete address and information, typed in the spaces provided. The Bid Form must be electronically signed in the firm's name, and a typewritten name is acceptable as an electronic signature, provided it complies with electronic submission requirements.

Once the Bid Proposal Form is completed, it must be uploaded in its original form to the appropriate section of the State Parks Public Opportunities-MRSC Rosters Bonfire Procurement Portal <https://mrscrosters.bonfirehub.com/portal>. Bidders are reminded to thoroughly review their submission before uploading to ensure compliance with all instructions and requirements. Incomplete submissions will be deemed non-responsive.

- D. Except as otherwise provided in these instructions, bid proposals that are incomplete, or that are conditioned in any way, or that contain alterations, or items not called for in the contract documents, or that do not conform to the call for bids, may be rejected as non-responsive at the discretion of the Owner unless the law requires that the omission be deemed non-responsive, in which case the bid will be rejected as non-responsive. Only the amounts and information asked for on the Bid Proposal Form and the plans and specifications furnished will be considered as the bid. Bid amounts include all taxes imposed by law, **except** for Washington Sales Tax unless noted otherwise.
- E. Each Bidder must submit their bid exactly as specified and as provided in the Bid Proposal Form. Bidders are required to include bids for all alternates if alternates are indicated on the Bid Form. For alternates that have no charge, the Bidder must type "\$0.00" in the column for the unit price on the Bid Form.
- F. Bidders shall acknowledge receipt of any ADDENDA to the solicitation for bids on the Bid form. Failure to do so may result in the bid being declared non-responsive.
- G. Substitute bid forms will not be considered unless this solicitation authorizes their submission.
- H. The bid prices listed in the Bid Form must include all labor, materials, equipment, overhead, and compensation necessary to complete the work for each item, while the costs for the building permit and public utility hookup fees will either be reimbursed directly to the Contractor or paid by the Owner to the permitting agency and therefore should not be included in the bid amount.
- I. The low Bidder, for purposes of award, shall be the responsive and responsible Bidder offering the low aggregate amount for the base bid item, plus additive or deductive bid alternates selected by the Owner, and within funds available for the project. The Bidder agrees to hold all bid alternate prices for sixty (60) days from date of bid deadline.

4.1 BID GUARANTEE: BID BOND

- A. A bid bond is not required when the total bid amount, including the base bid and all additive alternates, is \$35,000 or less. In such cases, instead of providing a bid bond, Bidders must complete and upload the **Bid Bond Requirement Statement** as part of their bid submission. This ensures compliance with the bidding requirements for projects below the \$35,000 threshold.
- B. When the sum of the base bid plus all additive alternates is greater than \$35,000.00, a bid guarantee in the amount of 5% of the base bid amount is required. Failure of the Bidder to provide bid guarantee when required shall render the bid non-responsive.

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- C. Acceptable forms of bid guarantee are: A bid bond. A scanned copy (e.g., PDF) of the bid bond must be uploaded to the State Parks Public Opportunities-MRSC Rosters Bonfire Procurement Portal (<https://mrscrosters.bonfirehub.com/portal>) along with your bid response to the Owner. See also, Section 6.1 SUBMISSION OF BID.
- D. The Bidder will allow 60 days from bid deadline for acceptance of its bid by the Owner.
- E. Should the successful Bidder fail to enter into a contract and furnish a satisfactory performance bond within 15 days after receiving properly prepared contract forms from the Owner, the bid bond may be forfeited as liquidated damages for advertisements and administration of bid procedures. Additionally, the Owner reserves the right to terminate the contract award.
- F. Bid bonds must be held for the three low bids for 30 days or until a contract is executed with the successful Bidder. All other bid bonds will be released or returned to the Bidders within 15 days of the bid deadline.

5.1 REQUIREMENTS FOR PROJECTS ESTIMATED AT \$1,000,000 OR MORE

A. SUBCONTRACTOR LISTING

Pursuant to [RCW 39.30.060](#), if the base bid combined with the sum of the alternates is one million dollars (\$1,000,000.00) or more for the construction, alteration, or repair of any public building or public work of the state, the Bidder shall submit the names of subcontractors with whom the Bidder, if awarded the contract, will subcontract for performance of the work of heating, ventilation and air conditioning (HVAC), plumbing, electrical, structural steel installation, and rebar installation, or to name itself for the work.

1. Submission Deadlines:

- HVAC, Plumbing, and Electrical: The names of subcontractors and proof of license for these trades (or the Bidder's own name and proof of license) must be submitted at the published bid submittal time. Errors identified by the Owner in the proof of license information may be corrected by the Bidder within 48 hours of submission.
  - Structural Steel and Rebar: The names of subcontractors for these trades may be submitted at the published bid submittal time but must be submitted no later than 48 hours after the published bid submittal time.
- 2. The Bidder shall not list more than one subcontractor for each category of work identified, unless subcontractors vary with bid alternates, in which case the Bidder must indicate which subcontractor will be used for which alternate.
  - 3. The Bidder can name itself for the performance of the work. Bidders who name themselves to perform the work are expected to perform the work and the Owner reserves the right to reject substitution of the bidder with a subcontractor unless the bidder demonstrates a change in circumstances from the time of bid submission that is outside of the control of the bidder.
  - 4. The Subcontractor Utilization List is intended to discourage bid shopping, not to verify subcontractor qualifications. The Owner does not use the Subcontractor Utilization List as a tool to disqualify or qualify bidders.
  - 5. Substitution of a listed subcontractor (at any tier) before or after the award of the prime

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contract is prohibited except for the following reasons:

- Refusal of the listed subcontractor to sign a contract with the prime contractor,
- Bankruptcy or insolvency of the listed subcontractor,
- Inability of the listed subcontractor to perform the requirements of the proposed contract or the project,
- Inability of the listed subcontractor to obtain the necessary license, bonding, insurance, or other statutory requirements to perform the work detailed in the contract,
- Refusal or inability to provide a letter of bondability from a surety company, or
- The listed subcontractor is barred from participating in the project as a result of a court order.

Subcontractor listing is not required for Small Works Projects under \$350,000.

**Failure of the Bidder to submit, the names and license numbers of such subcontractors, or to name itself to perform such work, or the naming of two or more subcontractors to perform the same work, or failure to sign the form shall render the bid as non-responsive and therefore void.**

**B. APPRENTICESHIP PARTICIPATION**

In projects estimated to cost one million dollars (\$1,000,000.00) or more, be aware that the following requirements will be part of the resulting contract.

Apprenticeship requirements do not apply to Small Works Projects estimated below \$350,000.

In accordance with [RCW 39.04.320](#) (Apprenticeship Training Programs), for all public works estimated by the Owner Project Engineer to cost **one million dollars or more**, the state of Washington requires no less than **15% of the labor hours be performed by apprentices**. A contractor or subcontractor may not be required to exceed the 15% requirement. The bid advertisement and Bid Proposal Form shall establish a minimum required percentage of apprentice labor hours compared to the total labor hours. The project's apprenticeship utilization rate is calculated using the approved affidavits from the L&I portal.

1. **Incentives** - The Contractor who meets or exceeds this utilization requirement on eligible contracts, will be awarded a monetary incentive described in the Apprentice Utilization Requirements section of the Bid Proposal Form.
2. **Penalties** - The Contractor who fails to meet the utilization requirement and fails to demonstrate a Good Faith Effort, as outlined below, is subject to penalties described in the Apprentice Utilization Requirements section of the contract Bid Proposal Form. Contractor will receive an invoice payable to the Owner within 30 days. The contractor will have 30 days to pay the penalty invoice at the time of receipt before the penalty is considered outstanding. Contractors with outstanding apprenticeship penalties may be considered non-responsive.
3. **Cost Value** - The expected cost value associated with meeting the goal is included in the Base Bid as described on the Bid Proposal Form.

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4. **Utilization Plan** - The Contractor shall provide an Apprentice Utilization Plan (Plan) demonstrating how and when they intend to achieve the Apprenticeship Utilization Requirement. The Plan shall have enough information to track the Contractor's progress in meeting the utilization requirement. The Contractor shall submit the Plan on the Apprentice Utilization Plan template within 10 business days of Notice to Proceed of the contract and prior to submitting the first invoice. The Contractor shall provide an updated Plan during the course of construction when there are significant changes to the Plan which may affect their ability to meet the requirement.
- a) The Plan shall be uploaded to the Department of Labor & Industries' (L&I): ***Prevailing Wage Intents and Affidavit (PWIA) system on L&I's website.***
  - b) The Plan is not submitted for approval.
  - c) It is expected that the Contractor will actively seek out opportunities to meet the Apprentice Utilization Requirement during construction even if the Plan indicates a shortfall in meeting the requirement.
  - d) If the Plan indicates that the Contractor will not attain the Apprentice Utilization Requirement, then Contractor must submit "Good Faith Effort" (GFE) documentation with their Plan to L&I's PWIA system.

C. APPRENTICESHIP - GOOD FAITH EFFORT (GFE)

1. **Good Faith Effort (GFE)** documentation shall describe in detail why the Contractor is not or was not able to attain the Apprentice Utilization Requirement.
- a) Contractors may submit Good Faith Effort (GFE) documentation at any time during the construction.
  - b) All GFE documentation must be submitted no later than 30 days before substantial completion.
  - c) Only the awarding Owner can approve GFEs. The Department of Labor & Industries (L&I) may provide assistance but does not have approval authority
  - d) The Awarding Owner must document its GFE decision in writing, including any monetary penalty if denied.
  - e) Good Faith Effort (GFE) documentation must be in signed letter format uploaded to the PWIA system and include:
    - 1. The contract number, title and the apprentice utilization requirements,
    - 2. The amount of apprentice labor hours the contract can or did attain along with the percentage of labor hours,
    - 3. Contractors may receive a GFE credit for graduated Apprentice hours through the end of the calendar year for all projects worked on as long as the Apprentice remains continuously employed with the same Contractor they were working for when they graduated. If an Apprentice graduates during employment on a project of significant duration, they may be counted towards a GFE credit for up to one year after their graduation or until the end of the project (whichever

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comes first). Determination of whether or not Contract requirements were met in good faith will be made by subtracting the hours from the journeyman total reported hours for the project and adding them to the apprentice hour total. If the new utilization percentage meets the Contract requirement, the Contractor will be reported as meeting the requirement in good faith,

4. Anticipated or actual shortfall (in apprentice labor hours and percentage) and the reason(s) for not attaining the required apprentice labor hours,
5. Information from one or more of the following areas:
  - (a) Names of any State-Approved Apprentice Training Programs contacted with the name(s) of person(s) contacted and dates of contacts, and a copy of each response from the Training Program(s),
  - (b) Reference Contract Specifications or documents that affected the Contractor's ability to attain apprentice utilization,
  - (c) Discuss efforts the Contractor has taken to require Subcontractors to solicit and employ apprentices,
6. Backup documentation to the letter consisting of the following:
  - (a) Letters, emails, phone logs including names dates and outcomes, posters, photos, payrolls, timecards, schedules, copies or references to other contract specifications or documents.

**Additional Resource Information**

- (a) For questions regarding how to complete the Apprentice Utilization Plan template or Good Faith Effort documentation, please contact the Project Manager listed in the Bid Advertisement.
- (b) Step-by-step instructions on how to access and navigate the L&I's PWIA system, including uploading required documents can be found on the L&I website.
- (c) Additional information about apprentice utilization on Public Works Project can be found on the L&I website.

**6.1 SUBMISSION OF BID**

- A. Bids must be submitted on or before the time as specified in the Invitation to Bid.
- B. Bid responses will only be accepted electronically through the State Parks Public Opportunities section using the MRSC Rosters Bonfire Procurement Portal as specified in the Invitation to Bid. <https://mrscrosters.bonfirehub.com/portal>.
- C. People with disabilities who wish to request special accommodation, (e.g., sign language interpreters, braille, etc.) need to contact the Owner ten (10) working days prior to the scheduled bid deadline.

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- D. In the event the MRSC Rosters Bonfire Procurement Portal is unavailable to all users at the bid submittal deadline, the Owner will contact the Bidders within 24 hours and the Owner will extend the bid submittal time.
- E. Neither Owner nor MRSC Rosters Bonfire Procurement Portal can guarantee the availability of Internet connectivity or related telecommunication and hosting services and will not be liable or responsible if the Bidder and its representative(s) or designee(s) cannot connect to the MRSC Rosters Bonfire Procurement Portal.
- F. The Bidder must comply with the MRSC Rosters Bonfire Portal's Terms of Service (<https://gobonfire.com/termservice/>) when submitting the Bid through the MRSC Rosters Bonfire Procurement Portal.

**6.2 BID CLOCK:**

- A. After the 1 P.M. bid deadline, which serves as the official bid clock to determine timely submission, Owner staff will review the bids. The MRSC Rosters Bonfire Procurement Portal does not permit submissions after the deadline, so bidders must ensure their bids are submitted on time. Late submissions will not be accepted under any circumstances.
- B. CAUTION: To avoid issues, submit your bid response electronically well in advance of the deadline to account for potential technological delays, slow-downs, or malfunctions. Bids received after the deadline, regardless of the reason or responsibility, will be rejected.

**6.3 MODIFICATION OF BID**

- A. Bidders may update their bid electronically via the MRSC Rosters Bonfire Procurement Portal before the bid due date.

Modifying: Modifying refers to altering information already contained in a submitted bid. If your submission has been finalized but needs modifications, you may update it electronically before the bid due date by navigating to the Submissions page and un-submitting your submission.

NOTE: Un-submitting removes your original bid, so ensure you resubmit before the deadline. Only upload updated files; unchanged files remain in place. A new confirmation email will be sent upon resubmission.

**6.4 WITHDRAWAL OF BID**

- A. Withdrawal refers to a bid that has already been submitted to the Owner. A bid response may be withdrawn electronically by the Bidder's authorized representative before the Bid Deadline (due date) for the bid. The FAILURE TO WITHDRAW a bid prior to the bid due date deadline exposes the Bidder to the possibility that the Owner will make a demand against the Bidders bid bond.
- B. Procedure for Withdrawing a Bid After Bid Deadline Due to Error: If a Bidder discovers an error in its bid following the bid deadline, the Bidder must submit written notification of the withdrawal to [contracts@parks.wa.gov](mailto:contracts@parks.wa.gov) within 24 hours following the bid deadline. Follow the example subject line. Example email subject line: SW-C9999 Withdraw Bid ACME Construction Inc.
  - The Bidder must provide written documentation of the claimed error to the satisfaction of

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the Owner within 72 hours following the bid deadline.

- The Owner will approve or disapprove the request for withdrawal of the bid in writing. If the Bidder's request for withdrawal of its bid is approved, the Bidder will be released from further obligation to the Owner without penalty. If it is disapproved, the Owner may retain the Bidder's bid bond.

### 6.5 REJECTION OF BID

- A. The Owner reserves the right to reject any or all bids and to waive informalities in connection with the bids.

### 7.1 BID EVALUATION AND AWARD OF CONTRACT

- A. Award of contract will be made by the Owner based upon any combination of the base bid and alternates that, in the Owner's sole discretion, is in the Owner's best interest considering price, schedule, and other factors. The numbering of the alternates in the bid proposal bears no relationship to the order in which the alternates may be selected by the Owner. Additionally, the Owner reserves the right to negotiate base bid prices (including changes to the contract plans and specifications) with the low responsive, responsible Bidder to bring the final contract amount within the funds available per RCW 39.04.015.

- B. **BID TABULATION, BID RECORD AND ANNOUNCEMENT OF APPARENT LOW BID:**

The Owner does not guarantee when the Bid results will be released to the public. The bid results are usually released within three business days of the bid deadline and often the same day. Bid results can be obtained from MRSC Rosters Bonfire Procurement Portal (<https://mrscrosters.bonfirehub.com/portal>) and viewing public notices. Bid Results may also be obtained by accessing the Washington State Parks webpage at [www.parks.wa.gov/contracts](http://www.parks.wa.gov/contracts) (see "Construction Projects- Public works bid results"). The Bid results may also be released through the Plan Centers. But, Bidders are cautioned that the State Parks Public Opportunities-MRSC Rosters Bonfire Procurement Portal is the official release point for the Bid Tabulation or Bid Record for this solicitation.

**The bid tabulation** will identify all bids received by the Owner. Bids that were not rejected and not withdrawn prior to the bid deadline will be ranked by base bid price. The first three lowest base bids will reflect detailed pricing information. The remaining Bidders will reflect only the base bid pricing. Bids that were rejected for any reason will reflect **Non-Responsive** in the bid tabulation but may include its total pricing.

**The bid record** will list all bids received, ordered alphabetically. Rejected bids will not show detailed pricing. The bid record is used for projects with Alternates. The Owner may consider Alternate Bid Items in any combination. The low Bidder for award purposes is the responsive Bidder offering the lowest aggregate amount for the base bid plus selected alternates, within available project funds.

Release of the Bid Tabulation or Announcement of the Apparent Low bid information that a Firm was identified as the apparent low base bid simply means that at this point in time the Owner believes the subject bid was the lowest cost responsive bid, but designation as the apparent low responsive bid is not a guarantee of a contract with the Owner. The Owner reserves the right to reevaluate the bid and determine whether the bid was responsive and responsible and successful as first thought. The Bidder identified as the apparent low responsive bid is cautioned not to commit funds, resources, and effort prior to receiving an

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actual executed contract. The Bidder identified as the apparent low responsive bid that commits funds, resources, and effort prior to a contract do so at its own risk and peril.

Within two (2) business days following the day of the release of the Bid Tabulation/Bid Record or the Announcement of the Apparent Low bid, the Bidder may file a Protest (Protest procedures are outlined in Section 9.1).

- C. REJECTION LETTER & PROTEST: No matter the phase of the evaluation, if the Owner determines that the bid is not responsive or the Bidder is not responsible, the Owner will reject the bid/bidder, and send the bidder a Rejection Letter explaining why the bid/bidder was rejected. Within two (2) business days following the day of the release of the Rejection Letter, the Bidder may file a Protest, provided it meets one of the three (3) protest grounds (Protest procedures are outlined in Section 9.1 E.). The Rejection Letter will be sent by email/email attachment to the email address provided by the Bidder in the Bidder's bid response.
- D. RECORDS REQUEST: All submitted bids are subject to public records request once the lowest bidder has been determined and officially announced.

After the announcement of the lowest bidder, any member of the public may request access to the bid documents. No official format is required for making a records request; however, the Owner recommends that requests be made through the Public Records Request Center on our website: <https://parks.wa.gov/about/contact-us/public-records-requests>.

- E. The intent of the Owner is to award a contract to the low responsive, responsible bidder.

### 8.1 RESPONSIVE AND RESPONSIBLE BIDDER

- A. The Owner will evaluate bids responsiveness and responsibility in the MRSC Rosters Bonfire Procurement Portal <https://mrscrosters.bonfirehub.com/portal>.
- B. RESPONSIVE - A bid will be considered responsive if its electronic response meets the following requirements:
  - 1. It is received at the proper submittal time, date and location online through the State Parks Public Opportunities-MRSC Rosters Bonfire Procurement Portal.
  - 2. It meets the required requested information of the Bid Proposal Form through the State Parks Public Opportunities-MRSC Rosters Bonfire Procurement Portal.
  - 3. It meets the requirements as stated in section 3.1. of the Instructions To Bidders.
  - 4. It is submitted by a licensed/registered contractor within the state of Washington at the time of bid deadline and is not banned from bidding by the Department of Labor and Industries.
  - 5. It is accompanied by a bid guarantee, if required.

If inconsistencies or errors are noted in the bid proposal prices, the **unit and lump sum prices have precedence over their total amounts**; and the **total amounts have precedence over the total base bid**.

The apparent low Bidder, for purpose of award, is the responsive and responsible Bidder offering the low aggregate amount for the base bid plus selected additive or deductive bid alternates and meeting all other bid submittal requirements.

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- C. RESPONSIBLE – Before award of a public works contract, a Bidder must meet the following **mandatory responsibility criteria** under [RCW 39.04.350](#) (1) & (2) to be considered a responsible Bidder and qualified to be awarded a public works project. The individual who has signed/submitted the Bid through the State Parks Public Opportunities-MRSC Rosters Bonfire Procurement Portal shall be the authorized designee responsible for bid submissions. The Bidder must:
1. At the time of bid submittal, have a certificate of registration in compliance with [RCW 18.27](#), a plumbing contractor license in compliance with [RCW 18.106](#), an elevator contractor license in compliance with [RCW 70.87](#), or an electrical contractor license in compliance with [RCW 19.28](#) as required under the provisions of those chapters;
  2. Have a current state Unified Business Identifier (UBI) number;
  3. If applicable, have industrial insurance coverage for the Bidder's employees working in Washington as required in [RCW 51](#); an employment security department number as required in [RCW 50](#); and a state excise tax registration number as required in [RCW 82](#);
  4. Not be disqualified from bidding on any public works contract under [RCW 39.06.010](#) or [39.12.065\(3\)](#);
  5. If bidding on a public works project subject to the apprenticeship utilization requirements in RCW 39.04.320, not have been found out of compliance by the Washington State Apprenticeship and Training Council for working apprentices out of ratio, without appropriate supervision, or outside their approved work processes as outlined in their standards of apprenticeship under Chapter 49.04 RCW for the one-year period immediately preceding the date of the bid solicitation; and
  6. Public Works and Prevailing Wage Training/Exemption. Bidders shall have received training on the requirements related to public works and prevailing wage under this chapter and chapter [39.12 RCW](#). The bidder must designate a person or persons to be trained on these requirements. The training must be provided by the department of labor and industries or by a training provider whose curriculum is approved by the department. The department, in consultation with the prevailing wage advisory committee, must determine the length of the training. Bidders that have completed three or more public works projects and have had a valid business license in Washington for three or more years are exempt from this subsection. The department of labor and industries must keep records of entities that have satisfied the training requirement or are exempt and make the records available on its website. Responsible parties may rely on the records made available by the department regarding satisfaction of the training requirement or exemption. <https://lni.wa.gov/licensing-permits/public-works-projects/contractors-employers/contractor-training>
  7. Within the three-year period immediately preceding the bid solicitation, not have been determined by a final a binding citation and notice of assessment issued by the department of labor and industries or through a civil judgment entered by a court of limited or general jurisdiction to have willfully violated, as defined in RCW 49.48.082, any provision of Chapters 49.46, 49.48, or 49.52 RCW. By signing the Bid Proposal Form, the bidder verifies under penalty of perjury, pursuant to RCW 9A.72.085. that the bidder is in compliance with this subsection

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8. **Supplemental Responsibility Criteria:** In addition to the mandatory Bidder responsibility, the Owner may adopt relevant supplemental criteria for determining Bidder responsibility applicable to a particular project which the Bidder must meet (RCW 39.04.350 (3)).
- a. If applicable, the Owner shall consider an overall accounting of the attached supplemental criteria for determining Bidder responsibility "DIVISION 00 SUPPLEMENTAL RESPONSIBILITY CRITERIA".
  - b. At least seven (7) days prior to the bid submittal deadline, a potential Bidder may request that the Owner modify the supplemental responsibility criteria. The Owner will evaluate the information submitted by the potential Bidder and respond before the bid submittal deadline. If the evaluation results in a change of the criteria, the Owner will issue an ADDENDA to the bidding documents identifying the new criteria. The Addendum will be posted as a public notice in the State Parks Public Opportunities-MRSC Rosters Bonfire Procurement Portal.
  - c. Upon the Owner's request, the apparent low Bidder must supply the requested responsibility information within two (2) business days of request by the Owner. Withholding information or failure to submit all the information requested within the time provided may render the bid non-responsive and the bid/Bidder may be rejected by Rejection Letter. The rejection is specific to this project and will have no effect on other or future projects.
  - d. The Owner will not execute a contract with any other Bidder until two (2) business days after the Bidder determined to be not responsible has received the rejection letter.

9.1 PROTEST PROCEDURES

A. GENERAL:

This protest process is a courtesy provided by the Owner and it is not governed by Washington's Administrative Procedures Act (APA), RCW 34.05, nor does it confer any additional rights above and beyond what the Bidder already enjoys as a taxpayer. The purpose of this process is to allow the Owner to correct evaluation process errors and problems before a contract is executed.

Only a Bidder may file a protest regarding this solicitation.

The Bidder must strictly adhere to the protest process as set forth herein, the failure of which may result in a summary determination that the protest is without merit without an opportunity to cure.

B. FORM AND CONTENT:

All protests must:

- Be in writing.
- The protest must state and clearly articulate the grounds for the protest with specific facts and complete statements of the action(s) being protested.
- A description of the relief or corrective action being requested should also be included.

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- All protests shall be addressed to the Procurement Coordinator.

**C. CONTENT LIMITATIONS:**

The Owner does not currently mandate any page limitation. However, the protest must be clearly articulated, succinct, organized, logical, and professional.

The Owner will reject protests that:

- fail to state and clearly articulate at least one of the three GROUNDS;
- contain rants, attacks, and/or disparaging or abusive remarks;
- include multiple attachments or references (document dumping, document overload); or,
- appear to require the reader piece together voluminous amounts of material to decipher the argument being made.

**D. SUBMISSION OF PROTEST:**

- All protests must be submitted within two (2) business days following the day of the release of the Bid Tabulation/Announcement of the Apparent Low bid or after the formal Rejection Letter is sent. For purposes of timing the day of the release of the Bid Tabulation or the day of the Rejection Letter is sent to the Bidder shall not count.
- Bidders must send all protests to: [contracts@parks.wa.gov](mailto:contracts@parks.wa.gov). See also Subject Line.
- SUBJECT LINE: Must include the bid's identification number, and "PROTEST" in the subject line. Failure by the Bidder to include this information in the subject line may result in Bidder's protest not being timely recognized.

**E. GROUNDS WHICH MAY BE PROTESTED:**

- Conflict of Interest on the part of Owner staff.
- Errors in computing the score.
- Non-compliance with procedures described in the procurement document.

Protests will be rejected as without merit if they do not clearly and convincingly meet one of the GROUNDS above and/or seems to address issues such as:

- An evaluator's professional judgment on the quality of a response, or
- The Owner's assessment of its own and/or other agencies' needs or requirements, or,
- Issues, concerns, objections, or requests for changes that were or could have been addressed prior to the bids due date deadline.

Protests that do not clearly and convincingly meet the requirements and standards described herein are without merit and may be rejected.

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**F. MANAGER ASSIGNMENT AND REVIEW:**

Upon receipt of a protest that meets the requirements described herein, a protest review will be held by the Owner. The Owner will assign a Manager. The Manager is responsible for reviewing and investigating the Bidder's written protest and may meet with Owner staff or the Owner program that was involved in the solicitation. The Manager may consider the record and all reasonably available facts and will issue a protest determination in writing within fifteen (15) business days from receipt of the protest. If additional time is needed, the Manager will notify the protesting party of the need for additional time within 15 business days from receipt of the protest.

In the event a protest may affect the interest of another Bidder that submitted a response, the Owner may reach out to that Bidder, may provide an unedited copy of the protest to that Bidder, and may invite that Bidder to submit its views and any relevant information on the protest to the Manager.

**G. PROTEST DETERMINATION AND FINDINGS AND DISSEMINATION:**

The Manager's protest determination may:

- Find the protest lacking in merit and reject the protest;
- Find only technical or harmless errors in the Owner's acquisition process and determine the Owner to be in substantial compliance and reject the protest; OR
- Find merit in the protest and provide THE OWNER options which may include:
  - Correcting the errors and re-evaluating all responses;
  - Canceling the solicitation and possibly for a new solicitation to take place; OR
  - Making other findings and determining other courses of action as appropriate.

If the Owner rejects the protest, the Owner will enter into a contract with the Apparent Successful Bidder no sooner than two (2) business days after issuance of the protest determination by email to the protesting party at the email address indicated on the party's bid documents. For the purposes of timing, the date the protest determination is sent to the protesting party shall not count.

Dissemination: The Owner will disseminate the decision to all interested Bidders via email/email attachment to the email address provided by the Bidder in the Bidder's bid response.

**H. OWNER DECISION IS FINAL:**

The Manager's protest determination constitutes the Owner's final decision regarding the protest. If the protesting party disagrees with the protest determination, the Bidder may seek judicial relief in the Washington Superior Court for Thurston County within two (2) business days of the issuance of the protest determination.

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**I. STRICT COMPLIANCE**

Strict compliance with these protest procedures is essential in furtherance of the public interest. Any aggrieved party that fails to comply strictly with these protest procedures is deemed, by such failure, to have waived and relinquished forever any right or claim with respect to alleged irregularities in connection with the solicitation or award of the Contract. No person or party may pursue any judicial or administrative proceedings challenging the solicitation or award of this Contract, without first exhausting the administrative procedures specified herein.

**J. REPRESENTATION**

An aggrieved party may participate personally or, if a corporation or other artificial person, by a duly authorized representative. Whether or not participating in person, an aggrieved party may be represented, at the party's own expense, by counsel.

**K. COMPUTATION OF TIME**

In computing any period of time prescribed by this procedure, the day of the act or event from which the designated period of time begins to run is not included. The last day of the period is included. The term "business day" does not include Sunday, Saturday, or Washington State recognized holiday.

**L. ACKNOWLEDGEMENT**

By submitting a bid in response to this solicitation, the Bidder acknowledges that it has reviewed and acquainted itself with the bid protest procedures herein and agrees to be bound by such procedures as a condition of submitting a bid.

**10.1 EXECUTION OF CONTRACT**

- A. The successful bidder will be required to execute the contract and furnish performance bond and insurance certificate satisfactory to the Owner within 15 days after receiving properly prepared contract documents from the Owner.

**11.1 RECIPROCAL PREFERENCE FOR RESIDENT CONTRACTORS**

- A. In accordance with RCW 39.04.380 the State of Washington is enforcing a Reciprocal Preference for Resident Contractors. Any public works bid received from a nonresident contractor from a state that provides an in-state percentage bidding preference, a comparable percentage disadvantage must be applied to the bid of that nonresident contractor.

A nonresident contractor from a state that provides a percentage bid preference means a contractor that:

- a) is from a state that provides a percentage bid preference to its resident contractors bidding on public works contracts.
- b) at the time of bidding on a public works project, does not have a physical office located in Washington.

The state of residence for a nonresident contractor is the state in which the contractor was incorporated or, if not a corporation, the state where the contractor's business entity was formed, and for an individual, the individual's state of residence.

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All nonresident contractors will be evaluated for out of state bidder preference. If the state of the nonresident contractor provides an in-state contractor preference, a comparable percentage disadvantage will be applied to their bid prior to contract award.

This section does not apply to public works procured pursuant to RCW 39.04.155, 39.04.280, or any other procurement exempt from competitive bidding.

- B. A Comparable Percentage Disadvantage (CPD) will be applied to the bid of that nonresident contractor. The CPD is the in-state contractor percent advantage provided by the contractor’s home state. For the purpose of determining the successful bidder, multiply the Nonresident Contractor bid amount by the CPD. The “bid amount” is be the total of the base bid and all accepted alternate bid items. The CPD is added to the Nonresident Contractor bid amount which equates to the Nonresident Disadvantage Total. The Nonresident Disadvantage Total is compared to the Washington contractor bid amounts. The bidder with the lowest total is the successful bidder. See example below.

Alaska Nonresident Contractor Bid Amount	\$100,000
Multiplied by the Alaska CPD	x 0.05
<hr/>	
Alaska CPD Total	\$ 5,000
Alaska Nonresident Contractor Bid Amount	\$100,000
Alaska CPD Total	\$ 5,000
<hr/>	
Nonresident Disadvantage Total	\$105,000*

\* Note – If the Nonresident Disadvantage Total is lower than all other Washington contractor bid amounts, the Alaska Nonresident Contractor is the successful bidder and will be awarded a contract for the bid amount of \$100,000.

If the Nonresident Disadvantage Total is higher than a Washington contractor bid amount, the successful Washington bidder will be awarded a contract for the bid amount.

**12.1 MINORITY AND WOMEN'S BUSINESS ENTERPRISE (MWBE) UTILIZATION**

In accordance with the legislative findings and policies set forth in Chapter 39.19 RCW, the State of Washington encourages participation in contracts by MWBE firms certified by the Office of Minority and Women’s Business Enterprises (OMWBE). Participation may be either on a direct basis in response to this solicitation/invitation or as a subcontractor to a Bidder. However, unless required by federal statutes, regulations, grants, or contract terms referenced in the contract documents, no preference will be included in the evaluation of bids, no minimum level of MWBE participation is required as a condition for receiving an award, and bids will not be rejected or considered non-responsive on that basis. Any affirmative action requirements set forth in federal regulations or statutes included or referenced in the contract documents will apply.

**A. VOLUNTARY MWBE GOALS**

- 1. The following voluntary numerical MWBE participation goals have been established for this solicitation:

MBE 10% WBE 6%

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2. These goals are voluntary, but achievement of the goals is encouraged. Bidders may contact OMWBE at <http://omwbe.wa.gov/> to obtain information on certified firms.

**B. REPORTING REQUIREMENTS**

1. If any part of the contract, (including the supply of materials and equipment) is subcontracted using certified MWBE firms during completion of the work, then prior to final acceptance or completion of the contract or as otherwise indicated in the contract documents the Bidder shall submit a statement of participation indicating that MWBEs were used and the dollar value of their subcontracts.
2. The provisions of this section are not intended to replace or otherwise change the requirements of RCW 39.30.060. If said statute is applicable to this contract then the failure to comply with RCW 39.30.060 will still render a bid non-responsive.

**C. RECORD KEEPING**

1. The Bidder shall maintain, for at least three years after completion of this contract, relevant records and information necessary to document the level of utilization of MWBEs and other businesses as subcontractors and suppliers in this contract as well as any efforts the Bidder makes to increase the participation of MWBEs. The Bidder shall also maintain, for at least three years after completion of this contract, a record of all quotes, bids, estimates, or proposals submitted to the Bidder by all businesses seeking to participate as subcontractors or suppliers in this contract. The State shall have the right to inspect and copy such records. If this contract involves federal funds, Bidder shall comply with all record keeping requirements set forth in any federal rules, regulations, or statutes included or referenced in the contract documents

**D. SUGGESTED EFFORTS TO INCREASE PARTICIPATION BY MWBEs**

1. Bidders are encouraged to advertise opportunities for subcontractors or suppliers in a manner reasonably designed to provide MWBEs capable of performing the work with timely notice of such opportunities, and all advertisements shall include a provision encouraging participation by MWBE firms. Advertising may be done through general advertisement (e.g., newspapers, journals, etc.) or by soliciting bids directly from MWBEs.
2. Additional Voluntary Efforts. Bidders are encouraged to:
  - (a) Break down total requirements into smaller tasks or quantities, where economically feasible, in order to permit maximum participation by MWBEs and other small businesses.
  - (b) Provide interested MWBEs with adequate and timely information about plans, specifications, and requirements of the Contract.
  - (c) Establish delivery schedules, where the requirements of this contract permit, that encourage participation by MWBEs and other small businesses.
  - (d) Reduce bonding requirements where practicable.
  - (e) Utilize the services of available minority community organizations, minority

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contractor groups, local minority assistance offices, and organizations that provide assistance in the recruitment and placement of MWBEs and other small businesses.

3. The actions described in this section should supplement efforts to provide information to all qualified firms, and nothing in this section is intended to prevent or discourage the Bidders from inviting proposals for participation from non-MWBE firms as well as MWBE firms.

**E. NON-DISCRIMINATION**

1. Bidders shall not create barriers to open and fair opportunities for all businesses including MWBEs to participate in all State contracts and to obtain or compete for contracts and subcontracts as sources of supplies, equipment, construction and services. In considering offers from and doing business with subcontractors and suppliers, the Bidder shall not discriminate on the basis of race, color, creed, religion, sex, age, nationality, marital status, or the presence of any mental or physical disability in an otherwise qualified disabled person.

**F. SANCTIONS**

1. Any violation of the mandatory requirements of this part of the contract shall be a material breach of contract for which the Bidder may be subject to a requirement of specific performance, or damages and sanctions provided by contract, by RCW 39.19.090, or by other applicable laws.

**12.2 VETERAN-OWNED BUSINESS AND SMALL, MINI, AND MICRO BUSINESS UTILIZATION**

The State of Washington encourages participation in all of its contracts by Veteran-owned businesses (defined in RCW 43.60A.010) and located at:

<http://www.dva.wa.gov/program/certified-veteran-and-servicemember-owned-businesses> and Small, Mini and Micro businesses (defined in RCW 39.26.010) which have registered in WEBS at <https://pr-webs-vendor.des.wa.gov/>.

1. The following voluntary numerical WDVA and Small Business participation goals have been established for this solicitation:

WDVA 5% Small Business 5%

2. These goals are voluntary, but achievement of the goals is encouraged. Bidders may search Washington Small Businesses registered in WEBS at:

<https://pr-webs-vendor.des.wa.gov/> and WA Veteran-owned Businesses at <https://www.dva.wa.gov/veterans-their-families/veteran-ownedbusinesses/vob-search> to obtain information on registered firms.

**12.3 SUBCONTRACTOR PARTICIPATION MONITORING AND REPORTING**

- A. Once a contract is awarded through the solicitation or proposal process, the awarded Prime Contractor is obligated to complete the vendor registration in Access Equity. Access Equity is a secure online vendor management system (B2GNow). Confidential information (Tax ID, etc.)

**WASHINGTON STATE PARK AND RECREATION COMMISSION  
PUBLIC WORKS PROJECT**

will not be published. Prime Contractors that have previously registered with B2Gnow for any public entity, must verify the system has updated information. Contractors can access the system at:

<https://omwbe.diversitycompliance.com/> or through a direct link on the Office of Minority and Women’s Business Enterprises (OMWBE) website at: <https://omwbe.wa.gov/>.

- B. Each month during the contract, the Prime Contractor will report payments to ALL Subcontractors through the Access Equity system. This monthly reporting information includes total payment in dollars made to the Subcontractor, payment dates, and any additional information required to verify payment to Subcontractors. The Prime Contractor will enter this payment information into the Access Equity system, and the Subcontractors will verify this payment information in the system. Online training is available through the Access Equity/B2Gnow system. This requirement applies to both Prime Contractors and Subcontractors.

**END OF INSTRUCTIONS TO BIDDERS**

/ / / / /

**Fort Flagler State Park**  
**WW1 Historic Facilities Preservation - Buildings 1,6,7,&16**  
**CW-C1832**



<https://mrscrosters.bonfirehub.com/portal>  
**The Bidder will submit the Bid to State Parks Public Opportunities**  
**MRSC Bonfire Procurement Portal**

# Bidder Compliance Form |

## Contractor Information

Person Signing Bid	_____	Firm Name	_____
Title Person Signing	_____	Physical Address	_____
Contractor Registration #	_____	City, State, ZIP	_____
Taxpayer Identification #	_____	Phone #	_____
Washington UBI #	_____	Cellular Phone #	_____
WA ESD #	_____	Email Address	_____

The Bidder Compliance Form verifies compliance with State of Washington Public Works Bid Laws and associated Project Documents. It highlights key project components and ensures acknowledgment. Failure to acknowledge this form within the Bid Form, as directed, will render the bid non-responsive. Acknowledging the form does not alter the bidder's obligation to comply with all contract documents if awarded the project.

## Bidder's Declaration

The Bidder declares that they have carefully examined the site of the proposed work, the Drawings, Specifications and all of the conditions affecting the work. Therefore, the Bidder proposes to provide all labor, equipment, materials, and permits and to perform all work as required by, and in strict accordance with the Contract Documents as shown on the bid proposal form.

## Bid Acceptance and Agency Discretion

The Agency reserves the right to accept or reject all bids and to waive informalities. The Bidder will allow 60 days from bid opening date for acceptance of its bid by the Agency.

## Registration and Required Licenses

The Bidder is a registered contractor in compliance with Chapter 18.27 RCW. If applicable, as the prime contractor, the Bidder self-performing plumbing work holds the required licensure under Chapter 18.106 RCW. Similarly, if self-performing elevator work, the Bidder holds the necessary license in accordance with Chapter 70.87 RCW. Additionally, if the Bidder is self-performing electrical work, they are properly licensed under Chapter 19.28 RCW.

## Time for Completion

Bidder agrees to complete project (including accepted alternates) in accordance with drawings and specifications within **120** calendar days from the date provided on the Notice to Proceed letter.

## Liquidated Damages

It is agreed that liquidated damages, in the amount of **\$200.00**, shall be levied for each and every calendar day by which the completion of the work is delayed beyond the time fixed for completion or extension of the contract.

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<https://mrscrosters.bonfirehub.com/portal>

**The Bidder will submit the Bid to State Parks Public Opportunities**

**MRSC Bonfire Procurement Portal**



# Bid Form

**Unit prices and estimated quantities shall be used to determine the Base Bid**

These prices shall also be used to adjust the Contract in the event there is an increase or decrease in the estimated quantities. All costs shall be “in place” costs and complete, **excluding State Sales Tax**. In the event of an irregularity, the unit price prevails. The Agency reserves the right to make mathematical corrections of multiplication or addition errors on the bid form.

**Trench Excavation Safety Provisions**

If the contract contains any work which requires trenching exceeding a depth of four (4) feet, all costs for adequate trench safety systems shall be identified as a separate bid item in compliance with Chapter 39.04 RCW. The purpose of this provision is to ensure that the bidder agrees to comply with all relevant trench safety requirements of Chapter 49.17 RCW. This bid amount shall be considered part of the total base bid. **Include a lump sum dollar amount (even if the value is \$0.00) to be considered responsive to the bid solicitation.**

**Wage Certification**

The bidder certifies under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct: within the three-year period immediately preceding the bid solicitation date, the bidder has not been a “willful” violator, as defined in RCW 49.48.082, of any provision of chapters 49.46, 49.48, or 49.52 RCW, as determined by a final and binding citation and notice of assessment issued by the Department of Labor and Industries or through a civil judgment entered by a court of limited or general jurisdiction.

**Base Bid Items (Be sure to include unit prices)**

Item No.	Description	Est Qty	Unit Type	Unit Price	Total Amount
1	Trench Excavation Safety Provisions	1	L.S.		\$0.00
2	Building 1	1	L.S.		\$0.00
3	Building 6	1	L.S.		\$0.00
4	Building 7	1	L.S.		\$0.00
5	CPES	5	GAL		\$0.00
6	Wood Filler	2	QTS		\$0.00
<b>Total Base Bid</b>					<b>\$0.00</b>

**Alternate Bid Items**

Item No.	Description	Est Qty	Unit Type	Unit Price	Total Amount
A1	Building 16	1	LS.		\$0.00
<b>Total Alternates</b>					<b>\$0.00</b>

Item No.	Description	Est Qty	Unit Type	Unit Price	Total Amount
----------	-------------	---------	-----------	------------	--------------

### Apprentice Utilization Requirements

**The apprentice labor hours required for this project are 15%** of the total labor hours. The undersigned agrees to utilize this level of apprentice participation. A monetary incentive of \$1,000.00 will be paid to the contractor meeting the apprentice utilization requirement. A monetary penalty will be applied to the contractor failing to meet the utilization requirement and failing to demonstrate a Good Faith Effort. The penalty will be \$100.00 per percentage point not utilized.

Expected Apprenticeship Utilization cost value to be included in the bid associated with meeting the goals:

\$

### Receipt of Addenda

**List all addenda received**, separated by commas (e.g., "1, 2, 3, 4"). Do not list only the final number (e.g., "4"). If no addenda, type "N/A." Failure to follow this may render your bid non-responsive.

### Bid Acknowledgment and Compliance Certification

By signing and returning this form, you acknowledge compliance with the bid requirements. Failure to sign and submit this form will result in the bid being considered non-responsive.

\_\_\_\_\_  
**/s/ Signature of Authorized Official**

Typing your name can count as a signature.

\_\_\_\_\_  
**Date**

**Fort Flagler State Park**

**WW1 Historic Facilities Preservation - Buildings 1,6,7,&16**

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<https://mrscrosters.bonfirehub.com/portal>

**The Bidder will submit the Bid to State Parks Public Opportunities - MRSC Bonfire Procurement Portal**



# MWBE, WA Small Business, Veteran-Owned Business Utilization Certification

The bidder certifies good faith efforts to provide opportunities to MWBEs, Small Businesses, and Veteran-Owned Businesses. If awarded, the bidder commits to utilizing these firms or approved substitutes on the project. If no such firms will be used, enter "N.A." on the first line.

	<b>Firm Name, Address</b>	<b>Federal I.D. #</b>	<b>Type of Work</b>	<b>Certificate Number</b>	<b>MBE%</b>	<b>WBE%</b>	<b>Small Business%</b>	<b>Veteran Business%</b>
1								
2								
3								
4								
<b>Totals</b>					0.00%	0.00%	0.00%	0.00%

The bidder may add rows for additional MWBE/WA Small and Veteran-Owned Business Utilization Certifications.



# Subcontractor Utilization List

## Subcontractor Utilization List (If Applicable)

In compliance with the contract documents, the following subcontractor list is submitted:

### SUBCONTRACTOR LISTING - RCW 39.30.060

If the base bid and the sum of the additive alternates is **ONE MILLION DOLLARS OR MORE**, the Bidder shall provide names of the subcontractors with whom the Bidder will **directly** subcontract for performance of the following work. If the Bidder intends to perform the work, the Bidder must enter its name for that category of work.

- A. Pursuant to RCW 39.30.060, the Bidder shall submit the names of subcontractors as follows:
- HVAC, Plumbing, and Electrical:** The names of subcontractors and proof of license for these trades (or the Bidder's own name and proof of license) must be submitted at the published bid submittal time.
  - Structural Steel and Rebar:** The names of subcontractors for these trades may be submitted at the published bid submittal time, but must be submitted no later than 48 hours after the published bid submittal time.
- B. List Subcontractors: The Bidder shall indicate on the Subcontractors List the names of the subcontractors with whom the Bidder, if awarded the contract, will directly subcontract for performance of the work of heating, ventilation, and air conditioning, plumbing as described in Chapter 18.106 RCW, electrical as described in Chapter 19.28 RCW, structural steel installation, and rebar installation.
- C. List Bidder if Bidder Performing Work: If the Bidder will self-perform the work in any of the five areas required, the Bidder shall name itself for the work on the Subcontractors List.
- D. Name Only One Firm for Each Category of Work: The Bidder shall not list more than one firm (subcontractor or Bidder) for each category of work identified, unless subcontractors vary with bid Alternatives or Additives, in which case the Bidder must indicate which firm will be used for which Alternate or Additive.
- E. Substitution of Subcontractors: Substitution of any listed subcontractor may only be according to the procedure and parameters set forth in RCW 39.30.060.
- F. Factors Relating to Non-Responsiveness: **Failure of the Bidder to submit the names and license numbers of such subcontractors or to name itself to perform such work or the naming of two or more firms (subcontractors or Bidder) to perform the same work, or failure to sign the form shall render the Bidder's bid non-responsive and, therefore, VOID.**
- G. The Subcontractor Utilization List is intended to discourage bid shopping, not to verify subcontractor qualifications. The Owner does not use the Subcontractor Utilization List as a tool to disqualify or qualify bidders.
- H. Applicable to Direct Subcontractors: The obligation under this section to identify proposed subcontractors for heating, ventilation and air conditioning, plumbing, electrical, structural steel installation, and rebar installation applies solely to subcontractors in these trades who will enter into a direct contractual relationship with the Bidder.

### 1 For HVAC, Plumbing, and Electrical

**HVAC, Electrical, Plumbing:** The requirement of this section to name the bidder's proposed heating, ventilation and air conditioning, plumbing and electrical subcontractors applies only to proposed heating, ventilation, and air conditioning, plumbing and electrical subcontractors who will contract directly with the bidder.

Errors in the proof of license may be corrected by the Bidder within 48 hours of submission.

Category of Work	Bidder MUST check one box for each Category of Work. If subcontracting the work, bidder must name the subcontractor
HVAC (Heating, Ventilation & Air Conditioning)	<input type="checkbox"/> Name of Subcontractor: _____ Sub License Number: _____ <input type="checkbox"/> Bidder will self-perform this work, or the project does not include this work.
Electrical	<input type="checkbox"/> Name of Subcontractor: _____ Sub License Number: _____ <input type="checkbox"/> Bidder will self-perform this work, or the project does not include this work.
Plumbing	<input type="checkbox"/> Name of Subcontractor: _____ Sub License Number: _____ <input type="checkbox"/> Bidder will self-perform this work, or the project does not include this work.

Bidder may attach a separate sheet for additional alternate bid subcontractors

## 2 For Structural Steel Installation and Rebar Installation

Structural Steel Installation and Rebar Installation: The requirement of this section to name the bidder's proposed names of the subcontractors with whom the bidder, if awarded, will subcontract for performance of the work of structural steel installation and rebar installation.

You may submit these now, or strictly within 48 hours after the bid submittal time, to [contracts@parks.wa.gov](mailto:contracts@parks.wa.gov).

Category of Work	Bidder MUST check one box for each Category of Work. If subcontracting the work, bidder must name the subcontractor
Structural Steel Installation	<input type="checkbox"/> Name of Subcontractor: _____ Sub License Number: _____ <input type="checkbox"/> Bidder will self-perform this work, or the project does not include this work.
Rebar Installation	<input type="checkbox"/> Name of Subcontractor: _____ Sub License Number: _____ <input type="checkbox"/> Bidder will self-perform this work, or the project does not include this work.

Bidder may attach a separate sheet for additional alternate bid subcontractors

## Bidder Certification

By signing below, the Bidder certifies that the above subcontractors have been contacted and have agreed to perform the work if the contract is awarded.

**/s/ Signature of Authorized Official**

**Date**

Typing your name can count as a signature.

## Fort Flagler State Park

### WW1 Historic Facilities Preservation - Buildings 1,6,7,&16

#### SW-C1832

<https://mrscrosters.bonfirehub.com/portal>

The Bidder will submit the Bid Bond (if Applicable) to State Parks Public Opportunities

MRSC Bonfire Procurement Portal



# Bid Bond Requirements

Bid Guarantee: See Instructions to Bidders 11.1 Bid Bond. No particular bid bond form is required. Failure of the Bidder to provide bid guarantee when required shall render the bid non-responsive.

## Bid Bond Threshold

- 1 A bid bond is not required if the total bid amount, including all additive alternates, is \$35,000 or less.
- 2 For bids exceeding \$35,000, a bid bond of 5% of the total bid amount is mandatory.

## Acceptable Forms

- 1 Acceptable forms of bid guarantee: A bid bond, and must be submitted as part of the bid response.
- 2 Scanned copies of the bid bond (e.g., PDF) are acceptable and should be included with the electronic bid submission

## Submission Process

- 1 Include the bid bond in a single PDF file.
- 2 At the time of bid, the bidder must upload an electronic copy of the acceptable bid guarantee to the State Parks Opportunities via MRSC Portal Bonfire <https://mrscrosters.bonfirehub.com/portal>

## Retention and Forfeiture

- 1 Bid bonds for the three lowest bidders will be retained for 30 days or until a contract is executed with the successful bidder.
- 2 All other bid bonds will be released within 15 days of the bid opening.
- 3 If the successful bidder fails to execute the contract or provide a performance bond within 15 days of receiving the contract forms, the bid bond may be forfeited as liquidated damages.

## Bid Validity Period

- 1 Bidders must allow for a 60-day acceptance period from the bid opening date.

## Important Reminder

- 1 Review all bid documents thoroughly to ensure compliance with submission requirements, including proper completion and inclusion of the bid bond when applicable.

For further details or clarification, refer to Section 11.1 of the "Instructions to Bidders" in the project manual. If you have questions, contact [contracts@parks.wa.gov](mailto:contracts@parks.wa.gov)

**Check the box to the left if the total bid, including all additive alternates, is \$35,000 or less**, and include this statement with your bid response. No bid bond is required for bids at or below this amount. For bids exceeding \$35,000, a bid bond must be submitted instead. Failure to provide a required bid bond will render the bid non-responsive.

**FORT FLAGLER STATE PARK  
WW1 HISTORIC FACILITIES PRESERVATION – BUILDINGS 1,6,7&16**

The following list of major items of construction has been included for Bidder's convenience in preparing a bid proposal. Exclusion of items from this summary does not indicate exclusion from project. For lump sum items, the bidder is cautioned that the drawings are the only source for measurement of project quantities, and drawings have been detailed for this purpose. In preparing a bid proposal, Bidder should note apparent discrepancies between the list below and the drawings and consult with Engineer for verification.

**BASE BID ITEMS**

<b>BID ITEM</b>	<b>DESCRIPTION</b>	<b>ESTIMATED QUANTITY</b>	<b>PAYMENT</b>
<b>1.</b>	<b>TRENCH EXCAVATION SAFETY PROVISIONS</b>  See instructions on Bid Proposal Form.	<b>L.S.</b>	<b>PER LUMP SUM</b>
<b>2.</b>	<b>BUILDING 1</b>  Complete in place, including all labor, equipment, and materials necessary to provide a complete, functioning facility. Including but not limited to:  A. Remove window sash, provide temporary cover, restore and reinstall window sash. B. Remove existing front porch enclosure, rebuild enclosure including new studs, sheathing, windows, flashing and trim to replicate existing. C. Remove approx. 1,500 sq. ft. of existing siding. Provide building paper and bevel siding. E. Prep approx. 1,350 sq. ft. of existing siding for painting. F. Strip existing window trim, window frame exteriors, corner boards and water table. G. Provide two windowsill replacements. H. Prep and paint entire exterior. I. Provide Orange construction fencing around building site	<b>L.S.</b>	<b>PER LUMP SUM</b>
<b>3.</b>	<b>BUILDING 6</b>  Complete in place, including all labor, equipment, and materials necessary to provide a complete, functioning facility. Including but not limited to:  A. Remove and provide 1,200 square feet tongue and groove porch deck. B. Provide hot dip galvanizing of cast iron railing fittings furnished by Owner. C. Remove and provide 175 lineal feet porch deck three rail guardrail and 22 posts. D. Remove existing and provide front porch stair handrails. E. Remove and provide front porch sidewalk as shown on the plans. F. Prep and paint East Wall. G. Provide Orange construction fencing around building site	<b>L.S.</b>	<b>PER LUMP SUM</b>
<b>4.</b>	<b>BUILDING 7</b>  Complete in place, including all labor, equipment, and materials necessary to provide a complete, functioning facility. Including but not limited to:	<b>L.S.</b>	<b>PER LUMP SUM</b>

**FORT FLAGLER STATE PARK  
WW1 HISTORIC FACILITIES PRESERVATION – BUILDINGS 1,6,7&16**

- A. Remove window sash, provide temporary cover, restore and reinstall window sash.
- B. Remove approx. 1,500 sq. ft. of existing siding. Provide building paper and bevel siding.
- C. Prep approx. 1,350 sq. ft. of existing siding for painting.
- D. Strip existing window trims, window frames, corner boards and water table.
- E. Prep and paint entire exterior.
- F. Provide Orange construction fencing around building site

**5. CPES 5 GALLON**

Provide CPES consolidate, including prep work needed, for repairs of window sash, sills and frames.

**6. WOOD FILLER 2 QUART**

Provide wood filler as needed for repairs of window sash, sills and frames.

**ALTERNATE**

<b>BID</b>	<b>ESTIMATED</b>	<b>PAYMENT</b>
<b>ITEM DESCRIPTION</b>	<b>QUANTITY</b>	<b></b>

---

**A1. BUILDING 16 L.S. PER LUMP SUM**

Complete in place, including all labor, equipment, and materials necessary to provide a complete, functioning facility. Including but not limited to:

- A. Remove window sash, provide temporary cover, restore and reinstall window sash.
- B. Remove approx. 450 sq. ft. of existing south wall siding. Provide building paper and drop channel siding.
- C. Provide corner boards and window trim for south wall.
- D. Relocate exterior electrical conduit on south wall to interior.
- E. Restore door and jamb.
- F. Prep approx. 1,830 sq. ft. of existing siding, garage doors for painting.
- G. Strip existing window trim and corner boards.
- H. Prep and paint entire exterior.
- I. Provide Orange construction fencing around building site

END OF SECTION

**FORT FLAGLER STATE PARK  
WW1 HISTORIC FACILITIES PRESERVATION – BUILDINGS 1,6,7&16**

**SUPPLEMENTAL BIDDER RESPONSIBILITY CRITERIA**

**Low Responsible Bidder**

It is the intent of the Agency to award a contract to the lowest responsive and responsible Bidder. In determining the Bidder's responsibility, the Agency shall consider an overall accounting of the items listed below. Potential Bidders may request the Agency modify the Bidder responsibility criteria. The request must be in writing and submitted at least 7 days prior to the bid opening.

The apparent low bidder shall submit the required information within **two (2)** business days of receiving request from the Agency. This request may be made in the form of a telephone call or email message. The required information shall be provided on the referenced forms bound herein. Electronic copies may be made available upon request. Failure to submit such information to the satisfaction of the Agency within the time provided may render the Bidder as not responsible.

**1.1 REQUIRED INFORMATION/CRITERIA**

- A. For the purposes of the Supplemental Bidder Responsibility evaluation process, the scope of this project generally involves:
  - Historic window restoration and weatherization, historic railing restoration, porch repair, siding replacement and painting.
- B. Experience Of Contractor On Projects Of Similar Size And Complexity: Contractor is required to have successfully completed at least **three (3)** projects of similar type, size and complexity to this project, each with a contract amount of at least **\$500,000**, within the last **seven (7)** years.
- C. List of Completed Projects (Use Form 1, Contractor Experience Detail): Provide a list of all the construction contracts **\$500,000** and above your firm has completed within the past **three (3)** years, giving the name of the project; name, address, and phone numbers of Owner and architect representatives; final contract amount; date of completion; and percentage of the cost of the work performed with your firm's own forces. This information will be used for reference reviews.

**2.1 EXPERIENCE OF KEY PERSONNEL**

- A. Experience of Project Manager (Use Form 2, Résumé of Key Personnel for Proposed Contract): Submit resume and references for the proposed Project Manager. This person shall have managed, as lead project manager, a minimum of **three (3)** projects of similar type, size and complexity to this project, and successfully completed those projects within the last **ten (10)** years.
- B. Experience of Superintendent (Use Form 2, Résumé of Key Personnel for Proposed Contract): Submit resume and references for the proposed project Superintendent. This person shall have performed as the lead Superintendent for a minimum of **three (3)** projects of similar type, size and complexity to this project, and successfully completed those projects within the last **ten (10)** years.

**3.1 DIVERSE BUSINESS INCLUSION PLAN (NOT REQUIRED)**

**FORT FLAGLER STATE PARK**  
**WW1 HISTORIC FACILITIES PRESERVATION – BUILDINGS 1,6,7&16**

- 4.1 APPRENTICESHIP (NOT REQUIRED)
  
- 5.1 REFERENCES FROM OWNERS AND ARCHITECTS FOR PREVIOUS PROJECTS (AGENCY USES FORM 5, REFERENCE EVALUATION QUESTIONNAIRE)
  - A. The Agency may check references by contacting owners and architects of the bidder's previous projects regarding the bidder's performance and that of key staff. A reference score sheet will be utilized and the rating shall be satisfactory or better on a five-category scale with "satisfactory" at mid-scale.
  
- 6.1 OVERALL SCORING (FORM 6, RESPONSIBILITY CRITERIA EVALUATION SCORE SHEET)
  - A. The Agency will use this form to complete and document the overall evaluation process.

END OF SECTION

**FORT FLAGLER STATE PARK  
WW1 HISTORIC FACILITIES PRESERVATION – BUILDINGS 1,6,7&16**

**Supplemental Bidder Responsibility  
Form 1 - Contractor Experience Detail**

<b>Contractor Information:</b>		
Contractor Legal Name:		Contact Person and their Position/Title:
Project Superintendent:		Project Manager:
Physical Address (Physical and Mailing Addresses are the Same <input type="checkbox"/> ):		Mailing Address:
Telephone:	Cell Phone:	Email Address:

<b>Project Information:</b>	
Project:	Is this project relevant to the proposed project? Yes <input type="checkbox"/> No <input type="checkbox"/>
Project Description:	Location: As Prime: <input type="checkbox"/> As Sub: <input type="checkbox"/>
Original Contract Amount: \$ Final Contract Amount: \$	Original Contract Days: Final Contract Days:

<b>Owner Information:</b>	
Owner's Business Name:	Contact Person and their Position/Title:
Mailing Address :	Telephone: Email Address:

<b>Architect/Engineering Information:</b>	
Owner's Business Name:	Contact Person and their Position/Title:
Mailing Address :	Telephone: Email Address:

1. Did this project require Apprenticeship Participation?  Yes  No (If NO, stop here).
2. If yes, what was the Apprenticeship %?        %
3. What was the actual % achieved?        %
4. Was the apprenticeship requirement met?  Yes  No  
If NO to question 4 attach separate sheet to explain Why.

**FORT FLAGLER STATE PARK  
WW1 HISTORIC FACILITIES PRESERVATION – BUILDINGS 1,6,7&16**

**Supplemental Bidder Responsibility  
Form 2 - Resume of Key Personnel**

Name:	Role in this Contract:	Years Experience	
		Total	With Current Firm
Firm Name and Location (City and State):			
Training/Education/Specialization:			
Years of Experience in the Proposed Role:			

RELEVANT PROJECTS			
Project Title:		Year Completed	
Project Owner:			
Brief Description (Brief scope, size, cost, etc.) and specific role:		Check if project performed with current firm. <input type="checkbox"/>  If performed with different firm list the firm name	
Reference Name & Contact Information:			
Project Owner:		Project Architect:	
Name:		Name:	
Phone:		Phone:	
E-mail		E-mail:	

RELEVANT PROJECTS			
Project Title:		Year Completed	
Project Owner:			
Brief Description (Brief scope, size, cost, etc.) and specific role:		Check if project performed with current firm. <input type="checkbox"/>  If performed with different firm list the firm name	
Reference Name & Contact Information:			
Project Owner:		Project Architect:	
Name:		Name:	
Phone:		Phone:	
E-mail		E-mail:	

RELEVANT PROJECTS			
Project Title:		Year Completed	
Project Owner:			
Brief Description (Brief scope, size, cost, etc.) and specific role:		Check if project performed with current firm. <input type="checkbox"/>  If performed with different firm list the firm Name	
Reference Name & Contact Information:			
Project Owner:		Project Architect:	
Name:		Name:	
Phone:		Phone:	
E-mail		E-mail:	

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RELEVANT PROJECTS		
Project Title:	Year Completed	
Project Owner:		
Brief Description (Brief scope, size, cost, etc.) and specific role:	Check if project performed with current firm. <input type="checkbox"/>  If performed with different firm list the firm Name	
Reference Name & Contact Information:		
Project Owner:	Project Architect:	
Name:	Name:	
Phone:	Phone:	
E-mail	E-mail:	

RELEVANT PROJECTS		
Project Title:	Year Completed	
Project Owner:		
Brief Description (Brief scope, size, cost, etc.) and specific role:	Check if project performed with current firm. <input type="checkbox"/>  If performed with different firm list the firm Name	
Reference Name & Contact Information:		
Project Owner:	Project Architect:	
Name:	Name:	
Phone:	Phone:	
E-mail	E-mail:	

RELEVANT PROJECTS		
Project Title:	Year Completed	
Project Owner:		
Brief Description (Brief scope, size, cost, etc.) and specific role:	Check if project performed with current firm. <input type="checkbox"/>  If performed with different firm list the firm Name	
Reference Name & Contact Information:		
Project Owner:	Project Architect:	
Name:	Name:	
Phone:	Phone:	
E-mail	E-mail:	

**FORT FLAGLER STATE PARK  
WW1 HISTORIC FACILITIES PRESERVATION – BUILDINGS 1,6,7&16**

**Supplemental Bidder Responsibility  
Form 5 - Reference Evaluation Questionnaire**

Evaluated Firm :
Project Manager:
Superintendent:
Evaluated Project Name:

- Prime  
 Subcontractor

Approx. Start Date	Approx. End Date	Approx. Final Project Cost

**PERFORMANCE EVALUATION**

Rating Criteria - Rate on a scale of 1 to 5

- **5 = Superior** based on performance (would hire this firm/individual again)
- **4 = More than Satisfactory**
- **3 = Satisfactory** based on performance (would hire this firm/individual again)
- **2 = Less than Satisfactory**
- **1= Totally Unsatisfactory** based on performance (would never hire the firm/individual again)

Criteria	Rating		
	Company	PM	Super
1 Ability to meet client's expectations			
2 Quality of workmanship			
3 Ability to manage project costs and minimize change orders			
4 Ability to maintain project schedule			
5 Ability to manage subcontractors			
6 Professionalism, leadership and communication in issues management (RFI, shop drawing submittal, timely resolution of issues/questions)			
7 Ability to follow the owner's rules, regulations, and requirements (housekeeping, safety, etc.)			
8 Ability to manage closeout process (Prompt submittal of punch list, warranty, as-builts, operation manuals, tax clearances, etc.)			
9 Comfort level in hiring firm or individual again based on performance			
<b>Total Score</b>			
<b>Average Score</b>			

Evaluator Information	
Name of Evaluator:	Title:
Firm/Company Name:	
Firm Address:	
Phone:	Email:



## GENERAL CONDITIONS FOR CONSTRUCTION AT WASHINGTON STATE PARKS

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# GENERAL CONDITIONS FOR CONSTRUCTION AT WASHINGTON STATE PARKS

## PART 1 - GENERAL PROVISIONS

### 1.01 DEFINITIONS

- A. "Application for Payment" means a written request submitted by Contractor to A/E for payment of Work completed in accordance with the Contract Documents and approved Schedule of Values, supported by such substantiating data as Owner or A/E may require.
- B. "Architect," "Engineer," or "A/E" shall mean that person designated by the State Parks and Recreation Commission to be in charge of the work covered by this contract.
- C. "Change Order" means a written instrument signed by Owner and Contractor stating their agreement upon all of the following: (1) a change in the Work; (2) the amount of the adjustment in the Contract Sum, if any, and (3) the extent of the adjustment in the Contract Time, if any.
- D. "Claim" means Contractor's exclusive remedy for resolving disputes with Owner regarding the terms of a Change Order or a request for equitable adjustment, as more fully set forth in part 8.
- E. "Contract Award Amount" is the sum of the Base Bid and any accepted Alternates.
- F. "Contract Documents" means the Advertisement for Bids, Instructions for Bidders, completed Form of Proposal, General Conditions, Modifications to the General Conditions, Supplemental Conditions, Public Works Contract, other Special Forms, Drawings and Specifications, and all addenda and modifications thereof.
- G. "Contract Sum" is the total amount payable by Owner to Contractor for performance of the Work in accordance with the Contract Documents, including all taxes imposed by law and properly chargeable to the Work, except Washington State sales tax.
- H. "Contract Time" is the number of calendar days allotted in the Contract Documents for achieving Substantial Completion of the Work.
- I. "Contractor" means the person or entity who has agreed with Owner to perform the Work in accordance with the Contract Documents.
- J. "Drawings" are the graphic and pictorial portions of the Contract Documents showing the design, location, and dimensions of the Work, and may include plans, elevations, sections, details, schedules, and diagrams.
- K. "Final Acceptance" means the written acceptance issued to Contractor by Owner after Contractor has completed the requirements of the Contract Documents, as more fully set forth in Section 6.09 B.
- L. "Final Completion" means that the Work is fully and finally completed in accordance with the Contract Documents, as more fully set forth in Section 6.09 A.
- M. "Force Majeure" means those acts entitling Contractor to request an equitable adjustment in the Contract Time, as more fully set forth in paragraph 3.05 A.
- N. "Notice" means a written notice which has been delivered in person to the individual or a member of the firm or entity or to an officer of the corporation for which it was intended or, if delivered or sent by registered or certified mail, to the last business address known to the party giving notice.
- O. "Notice to Proceed" means a notice from Owner to Contractor that defines the date on which the Contract Time begins to run.
- P. "Owner" shall mean the Washington State Parks and Recreation Commission and its authorized representative with the authority to enter into, administer and/or terminate contracts and make related determinations and findings.
- Q. "Person" means a corporation, partnership, business association of any kind, trust, company, or individual.

## GENERAL CONDITIONS FOR CONSTRUCTION AT WASHINGTON STATE PARKS

- R. "Prior Occupancy" means Owner's use of all or parts of the Project before Substantial Completion, as more fully set forth in Section 6.08 A.
- S. "Progress Schedule" means a schedule of the Work, in a form satisfactory to Owner, as further set forth in section 3.02.
- T. "Project" means the total construction of which the Work performed in accordance with the Contract Documents may be the whole or a part and which may include construction by Owner or by separate contractors.
- U. "Project Manual" means the volume usually assembled for the Work which may include the bidding requirements, sample forms, and other Contract Documents.
- V. "Project Record" means the separate set of Drawings and Specifications as further set forth in paragraph 4.02A.
- W. "Schedule of Values" means a written breakdown allocating the total Contract Sum to each principle category of Work, in such detail as requested by Owner.
- X. "Specifications" are that portion of the Contract Documents consisting of the written requirements for materials, equipment, construction systems, standards, and workmanship for the Work, and performance of related services.
- Y. "Subcontract" means a contract entered into by Subcontractor for the purpose of obtaining supplies, materials, equipment, or services of any kind for or in connection with the Work.
- Z. "Subcontractor" means any person, other than Contractor, who agrees to furnish or furnishes any supplies, materials, equipment, or services of any kind in connection with the Work.
- AA. "Substantial Completion" means that stage in the progress of the Work where Owner has full and unrestricted use and benefit of the facilities for the purposes intended, as more fully set forth in section 6.07.
- AB. "Work" means the construction and services required by the Contract Documents, and includes, but is not limited to, labor, materials, supplies, equipment, services, permits, and the manufacture and fabrication of components, performed, furnished, or provided in accordance with the Contract Documents.

### 1.02 ORDER OF PRECEDENCE

Any conflict or inconsistency in the Contract Documents shall be resolved by giving the documents precedence in the following order.

1. Signed Public Works Contract, including any Change Orders, and any Special Forms.
2. Supplemental Conditions.
3. General Conditions.
4. Addenda
5. Specifications--provisions in Division 1 shall take precedence over provisions of any other Division.
6. Drawings--in case of conflict within the Drawings, large scale drawings shall take precedence over small scale drawings.
7. Signed and Completed Form of Proposal.
8. Instructions to Bidders.
9. Advertisement for Bids.

# GENERAL CONDITIONS FOR CONSTRUCTION AT WASHINGTON STATE PARKS

## 1.03 EXECUTION AND INTENT

Contractor makes the following representations to Owner:

1. The Contract Sum is reasonable compensation for the Work and the Contract Time is adequate for the performance of the Work, as represented by the Contract Documents;
2. Contractor has carefully reviewed the Contract Documents, visited and examined the Project site, become familiar with the local conditions in which the Work is to be performed, and satisfied itself as to the nature, location, character, quality and quantity of the Work, the labor, materials, equipment, goods, supplies, work, services and other items to be furnished and all other requirements of the Contract Documents, as well as the surface and subsurface conditions and other matters that may be encountered at the Project site or affect performance of the Work or the cost or difficulty thereof;
3. Contractor is financially solvent, able to pay its debts as they mature, and possesses sufficient working capital to complete the Work and perform Contractor's obligations required by the Contract Documents; and
4. Contractor is able to furnish the plant, tools, materials, supplies, equipment and labor required to complete the Work and perform the obligations required by the Contract Documents and has sufficient experience and competence to do so.

## **PART 2 - INSURANCE AND BONDS**

### 2.01 CONTRACTOR'S LIABILITY INSURANCE

Prior to commencement of the Work, Contractor shall obtain all the insurance required by the Contract Documents and provide evidence satisfactory to Owner that such insurance has been procured. Review of the Contractor's insurance by Owner shall not relieve or decrease the liability of Contractor. Companies writing the insurance to be obtained by this part shall be licensed to do business under Chapter 48 RCW or comply with the Surplus Lines Law of the State of Washington. Contractor shall include in its bid the cost of all insurance and bond costs required to complete the base bid work and accepted alternates. Insurance carriers providing insurance in accordance with the Contract Documents shall be acceptable to Owner, and its A. M. Best rating shall be indicated on the insurance certificates.

- A. Contractor shall maintain the following insurance coverage during the Work and for one year after Final Acceptance. Contractor shall also maintain the following insurance coverage during the performance of any corrective Work required by section 5.16.
  1. Commercial General Liability (CGL) on an Occurrence Form:
    - a. Completed operations/products liability;
    - b. Explosion, collapse, and underground; and
    - c. Employer's liability coverage.
  2. Automobile liability
- B. Contractor shall comply with the Washington State Industrial Insurance Act and, if applicable, the Federal Longshoremen's and Harbor Workers' Act and the Jones Act.
- C. All insurance coverages shall protect against claims for damages for personal and bodily injury or death, as well as claims for property damage, which may arise from operations in connection with the Work whether such operations are by Contractor or any Subcontractor.
- D. All insurance coverages shall be endorsed to include Owner as an additional named insured for Work performed in accordance with the Contract Documents, and all insurance certificates shall evidence the Owner as an additional insured.

# GENERAL CONDITIONS FOR CONSTRUCTION AT WASHINGTON STATE PARKS

## 2.02 COVERAGE LIMITS INSURANCE COVERAGE CERTIFICATES

**A. Insurance Coverage Certificates**

The Contractor shall furnish acceptable proof of insurance coverage on the State of Washington Certificate of Insurance form SF500A dated 07/02/92 or an acceptable ACORD form.

**B. Required Coverages**

1. For a contract less than \$100,000.00, the coverage required is:

a. Public Liability Insurance – The Contractor shall at all times during the term of this contract, at its cost and expense, carry and maintain general public liability insurance, including contractual liability, against claims for bodily injury, personal injury, death or property damage occurring or arising out of services provided under this contract. This insurance shall cover claims caused by any act, omission, or negligence of the Contractor or its officers, agents, representatives, assigns or servants. The limits of liability insurance, which may be increased as deemed necessary by the contracting parties, shall be:

Each Occurrence	\$1,000,000.00
General Aggregate Limits (other than products – commercial operations)	\$1,000,000.00
Products – Commercial Operations Limit	\$1,000,000.00
Personal and Advertising Injury Limit	\$1,000,000.00
Fire Damage Limit (any one fire)	\$50,000.00
Medical Expense Limit (any one person)	\$5,000.00

b. If the contract is for underground utility work, then the Contractor shall provide proof of insurance for that above in the form of Explosion, Collapse and Underground (XCU) coverage.

c. Employers Liability on an occurrence basis in an amount not less than \$1,000,000.00 per occurrence.

2. For contracts over \$100,000.00 but less than \$5,000,000.00 the contractor shall obtain the coverage limits as listed for contracts below \$100,000.00 and General Aggregate and Products – Commercial Operations Limit of not less than \$2,000,000.00.

3. Coverage for Comprehensive General Bodily Injury Liability Insurance for a contract over \$5,000,000.00 is:

Each Occurrence	\$2,500,000.00
General Aggregate Limits (other than products – commercial operations)	\$5,000,000.00
Products – Commercial Operations limit	\$5,000,000.00
Personal and Advertising Injury Limit	\$2,500,000.00
Fire Damage Limit (any one fire)	\$50,000.00
Medical Expense Limit (any one Person)	\$5,000.00

4. For all Contracts – Automobile Liability: in the event that services delivered pursuant to this contract involve the use of vehicles or the transportation of clients, automobile liability insurance shall be required. If Contractor-owned personal vehicles are used, a Business Automobile Policy covering at a minimum Code 2 “owned autos only” must be secured. If Contractor employee’s vehicles are used, the Contractor must also include under the Business Automobile Policy Code 9, coverage for non-owned autos. The minimum limits for automobile liability is: \$1,000,000.00 per occurrence, using a combined single limit for bodily injury and property damage.

5. For Contracts for Hazardous Substance Removal (Asbestos Abatement, PCB Abatement, etc.)

a. In addition to providing insurance coverage for the project as outlined above, the Contractor shall provide Environmental Impairment Liability insurance for the hazardous substance removal as follows:

<u>EACH OCCURRENCE</u>	<u>AGGREGATE</u>
\$500,000.00	\$1,000,000.00

or \$1,000,000.00 each occurrence/aggregate bodily injury and property damage combined single limit.

## GENERAL CONDITIONS FOR CONSTRUCTION AT WASHINGTON STATE PARKS

- 1) Insurance certificate must state that the insurer is covering hazardous substance removal.
- 2) Should this insurance be secured on a "claims made" basis, the coverage must be continuously maintained for one year following the project's "final completion" through official completion of the project, plus one year following.

For Contracts where hazardous substance removal is a subcomponent of contracted work, the general contractor shall provide to the Owner a certificate of insurance for coverage as defined in 5a. above. The State of Washington must be listed as an additional insured. This certificate of insurance must be provided to the Owner prior to commencing work.

### 2.03 INSURANCE COVERAGE CERTIFICATES

- A. Prior to commencement of the Work, Contractor shall furnish to Owner a completed certificate of insurance coverage.
- B. All insurance certificates shall name Owner's Project number and Project title.
- C. All insurance certificates shall specifically require 45 (forty-five) days prior notice to Owner of cancellation or any material change, except 30 (thirty) days for surplus line insurance.

### 2.04 PAYMENT AND PERFORMANCE BONDS

AIA Payment and Performance Bonds, form A312, or equivalent, is required by the Owner for the work of this contract. The forms shall be obtained from the Contractor's bonding company. The Payment Bond shall cover payment to laborers and mechanics, including payments to Employee Benefit Funds, and payments to subcontractors, material suppliers, and persons who shall supply such person or persons, or subcontractors with materials and supplies.

### 2.05 ALTERNATIVE SURETY

Contractor shall promptly furnish alternative security required to protect Owner and persons supplying labor or materials required by the Contract Documents if:

- A. Owner has a reasonable objection to the surety; or
- B. Any surety fails to furnish reports on its financial condition if requested by Owner.

### 2.06 BUILDER'S RISK

- A. Contractor shall purchase and maintain property insurance in the amount of the Contract Sum including all Change Orders for the Work on a replacement cost basis until Substantial Completion. The insurance shall cover the interest of Owner, Contractor, and any Subcontractors, as their interests may appear. For projects not involving New Building Construction, 'Installation Floater' is an acceptable substitute for the Builder's Risk Insurance.
- B. Contractor property insurance shall be placed on an "all risk" basis and insure against the perils of fire and extended coverage and physical loss or damage including theft, vandalism, malicious mischief, collapse, false work, temporary buildings, debris removal including demolition occasioned by enforcement of any applicable legal requirements, and shall cover reasonable compensation for A/E's services and expenses required as a result of an insured loss.
- C. Owner and Contractor waive all subrogation rights against each other, any Subcontractors, A/E, A/E's subconsultants, separate contractors described in section 5.20, if any, and any of their subcontractors, for damages caused by fire or other perils to the extent covered by property insurance obtained pursuant to this section or other property insurance applicable to the Work, except such rights as they have to proceeds of such insurance held by Owner as fiduciary. The policies shall provide such waivers of subrogation by endorsement or otherwise. A waiver of subrogation shall be effective to a person or entity even though that person or entity would otherwise have a duty of indemnification, contractual or otherwise, did not pay the insurance premium directly or indirectly, and whether or not the person or entity had an insurable interest in the property damaged.

# GENERAL CONDITIONS FOR CONSTRUCTION AT WASHINGTON STATE PARKS

## PART 3 - TIME AND SCHEDULE

### 3.01 PROGRESS AND COMPLETION

- A. Contractor shall diligently prosecute the Work, with adequate forces, achieve Substantial Completion within the Contract Time, and achieve Final Completion within 30 (thirty) calendar days thereafter, unless otherwise noted in Division 1 of the specifications.
- B. The Contractor shall notify the Engineer at least two (2) weekdays in advance if work is to be performed on a Saturday, Sunday, or legal holiday. No excavation work will be allowed on Saturdays, Sundays, or legal holidays unless specifically authorized by the Engineer.

### 3.02 CONSTRUCTION SCHEDULE

- A. Unless otherwise provided in Division 1, Contractor shall, within 14 (fourteen) calendar days after issuance of the Notice to Proceed, submit a preliminary Progress Schedule. The Progress Schedule shall show the sequence in which Contractor proposes to perform the Work, and the dates on which Contractor plans to start and finish major portions of the Work, including dates for shop drawings and other submittals, and for acquiring materials and equipment.
- B. The Progress Schedule shall be in the form of a Critical Path Method (CPM) logic network or, with the approval of the Owner, a bar chart schedule may be submitted. The scheduling of construction is the responsibility of the Contractor and is included in the contract to assure adequate planning and execution of the work. The schedule will be used to evaluate progress of the work for payment based on the Schedule of Values. The schedule shall show the Contractor's planned order and interdependence of activities, and sequence of work. As a minimum the schedule shall include:
  - 1. Date of Notice to Proceed;
  - 2. Activities (resources, durations, individual responsible for activity, early starts, late starts, early finishes, late finishes, etc.);
  - 3. Utility Shutdowns;
  - 4. Interrelationships and dependence of activities;
  - 5. Planned vs. actual status for each activity;
  - 6. Substantial completion;
  - 7. Punch list;
  - 8. Final inspection;
  - 9. Final completion, and
  - 10. Float time

The Schedule Duration shall be based on the Contract Time of Completion listed on the Bid Proposal form. The Owner shall not be obligated to accept any Early Completion Schedule suggested by the Contractor. The Contract Time for Completion shall establish the Schedule Completion Date.

If the Contractor feels that the work can be completed in less than the Specified Contract Time, then the Surplus Time shall be considered Project Float. This Float time shall be shown on the Project Schedule. It shall be available to accommodate changes in the work and unforeseen conditions.

Neither the Contractor nor the Owner have exclusive right to this Float Time. It belongs to the project.

- C. Owner shall return comments on the preliminary Progress Schedule to Contractor within 14 (fourteen) days of receipt. Review by Owner of Contractor's schedule does not constitute an approval or acceptance of Contractor's construction means, methods, or sequencing, or its ability to complete the Work within the Contract Time. Contractor shall revise and resubmit its schedule, as necessary. Owner may withhold a portion of progress payments until a Progress Schedule has been submitted which meets the requirements of this section.
- D. Contractor shall utilize and comply with the Progress Schedule. On a monthly basis, or as otherwise directed by Owner, Contractor shall submit an updated Progress Schedule at its own expense to Owner indicating actual progress. If, in the opinion of Owner, Contractor is not in conformance with the Progress Schedule for reasons other than acts of Force Majeure as identified in section 3.05, Contractor shall take

## GENERAL CONDITIONS FOR CONSTRUCTION AT WASHINGTON STATE PARKS

such steps as are necessary to bring the actual completion dates of its work activities into conformance with the Progress Schedule, or revise the Progress Schedule to reconcile with the actual progress of the Work.

- E. Contractor shall promptly notify Owner in writing of any actual or anticipated event which is delaying or could delay achievement of any milestone or performance of any critical path activity of the Work. Contractor shall indicate the expected duration of the delay, the anticipated effect of the delay on the Progress Schedule, and the action being or to be taken to correct the problem. Provision of such notice does not relieve Contractor of its obligation to complete the Work within the Contract Time.

### 3.03 OWNER'S RIGHT TO SUSPEND THE WORK FOR CONVENIENCE

- A. Owner may, at its sole discretion, order Contractor, in writing, to suspend all or any part of the Work for up to 90 (ninety) days, or for such longer period as mutually agreed.
- B. Upon receipt of a written notice suspending the Work, Contractor shall immediately comply with its terms and take all reasonable steps to minimize the incurrence of cost of performance directly attributable to such suspension. Within a period up to 90 (ninety) days after the notice is delivered to Contractor, or within any extension of that period to which the parties shall have agreed, Owner shall either:
  - 1. Cancel the written notice suspending the Work; or
  - 2. Terminate the Work covered by the notice as provided in the termination provisions as more fully set forth in Part 9.
- C. If a written notice suspending the Work is cancelled or the period of the notice or any extension thereof expires, Contractor shall resume Work.
- D. Contractor shall be entitled to an equitable adjustment in the Contract Time, or Contract Sum, or both, for increases in the time or cost of performance directly attributable to such suspension, provided Contractor complies with all requirements set forth in Part 7.

### 3.04 OWNER'S RIGHT TO STOP THE WORK FOR CAUSE

- A. If Contractor fails or refuses to perform its obligations in accordance with the Contract Documents, Owner may order Contractor, in writing, to stop the Work, or any portion thereof, until satisfactory corrective action has been taken.
- B. Contractor shall not be entitled to an equitable adjustment in the Contract Time or Contract Sum for any increased cost or time of performance attributable to Contractor's failure or refusal to perform or from any reasonable remedial action taken by Owner based upon such failure.

### 3.05 DELAY

- A. Any delay in or failure of performance by Owner or Contractor, other than the payment of money, shall not constitute a default hereunder if and to the extent the cause for such delay or failure of performance was unforeseeable and beyond the control of the party ("Force Majeure"). Acts of Force Majeure include, but are not limited to:
  - 1. Acts of God or the public enemy;
  - 2. Acts or omissions of any government entity;
  - 3. Fire or other casualty for which Contractor is not responsible;
  - 4. Quarantine or epidemic;
  - 5. Strike or defensive lockout;
  - 6. Unusually severe weather, in excess of weather conditions which could not have been reasonably anticipated; and

## GENERAL CONDITIONS FOR CONSTRUCTION AT WASHINGTON STATE PARKS

7. Unusual delay in receipt of supplies or products which were ordered and expedited and for which no substitute reasonably acceptable to Owner was available.
- B. Contractor shall be entitled to an equitable adjustment in the Contract Time for changes in the time of performance directly attributable to an act of Force Majeure, provided it makes a request for equitable adjustment according to section 7.03. Contractor shall not be entitled to an adjustment in the Contract Sum resulting from an act of Force Majeure.
- C. Contractor shall be entitled to an equitable adjustment in Contract Time, and may be entitled to an equitable adjustment in Contract Sum, if the cost or time of Contractor's performance is changed due to the fault or negligence of Owner, provided the Contractor makes a request according to sections 7.02 and 7.03.
- D. Contractor shall not be entitled to an adjustment in Contract Time or in the Contract Sum for any delay or failure of performance to the extent such delay or failure was caused by Contractor or anyone for whose acts Contractor is responsible.
- E. To the extent any delay or failure of performance was concurrently caused by the Owner and Contractor, Contractor shall be entitled to an adjustment in the Contract Time for that portion of the delay or failure of performance that was concurrently caused, provided it makes a request for equitable adjustment according to section 7.03, but shall not be entitled to an adjustment in Contract Sum.
- F. Contractor shall make all reasonable efforts to prevent and mitigate the effects of any delay, whether occasioned by an act of Force Majeure or otherwise.
- G. The Owner has acquired ownership and/or easement of lands for the construction, as indicated on the drawings, without cost to the Contractor. The Contractor understands and agrees that, should it appear at any time that the Owner has not acquired title to all of the right-of-ways and lands necessary for the performance of the work under the provisions of this contract, and that if any delay in the performance of said work occasioned by the failure of the Owner, its officers, or employees to acquire a title of any of said lands or right-of-way, such failure shall extend the contract completion date the number of days equal to the period of such delay. The Contractor waives any and all claims for damages against the Owner which the Contractor may sustain by reason of this delay in the work.

### 3.06 NOTICE TO OWNER OF LABOR DISPUTES

- A. If Contractor has knowledge that any actual or potential labor dispute is delaying or threatens to delay timely performance in accordance with the Contract Documents, Contractor shall immediately give notice, including all relevant information, to Owner.
- B. Contractor agrees to insert a provision in its Subcontracts and to require insertion in all sub-subcontracts, that in the event timely performance of any such contract is delayed or threatened by delay by any actual or potential labor dispute, the Subcontractor or Sub-subcontractor shall immediately notify the next higher tier Subcontractor or Contractor, as the case may be, of all relevant information concerning the dispute.

### 3.07 DAMAGES FOR FAILURE TO ACHIEVE TIMELY COMPLETION

- A. Liquidated Damages
  1. Timely performance and completion of the Work is essential to Owner and time limits stated in the Contract Documents are of the essence. Owner will incur serious and substantial damages if Substantial Completion of the Work does not occur within the Contract Time. However, it would be difficult if not impossible to determine the exact amount of such damages. Consequently, provisions for liquidated damages are included in the Contract Documents.
  2. The liquidated damage amounts set forth in the Contract Documents will be assessed not as a penalty, but as liquidated damages for breach of the Contract Documents. This amount is fixed and agreed upon by and between the Contractor and Owner because of the impracticability and extreme difficulty of fixing and ascertaining the actual damages the Owner would in such event sustain. This amount shall be construed as the actual amount of damages sustained by the Owner, and may be retained by the Owner and deducted from periodic payments to the Contractor.

## GENERAL CONDITIONS FOR CONSTRUCTION AT WASHINGTON STATE PARKS

3. Assessment of liquidated damages shall not release Contractor from any further obligations or liabilities pursuant to the Contract Documents.

### B. Actual Damages

Actual damages will be assessed for failure to achieve Final Completion within the time provided. Actual damages will be calculated on the basis of direct architectural, administrative, and other related costs attributable to the Project from the date when Final Completion should have been achieved, based on the date Substantial Completion is actually achieved, to the date Final Completion is actually achieved. Owner may offset these costs against any payment due Contractor.

## **PART 4 - SPECIFICATIONS, DRAWINGS, AND OTHER DOCUMENTS**

### 4.01 DISCREPANCIES AND CONTRACT DOCUMENT REVIEW

- A. The intent of the Specifications and Drawings is to describe a complete Project to be constructed in accordance with the Contract Documents. Contractor shall furnish all labor, materials, equipment, tools, transportation, permits, and supplies, and perform the Work required in accordance with the Drawings, Specifications, and other provisions of the Contract Documents.
- B. The Contract Documents are complementary. What is required by one part of the Contract Documents shall be binding as if required by all. Anything mentioned in the Specifications and not shown on the Drawings, or shown on the Drawings and not mentioned in the Specifications, shall be of like effect as if shown or mentioned in both.
- C. Contractor shall carefully study and compare the Contract Documents with each other and with information furnished by Owner. If, during the performance of the Work, Contractor finds a conflict, error, inconsistency, or omission in the Contract Documents, it shall promptly and before proceeding with the Work affected thereby, report such conflict, error, inconsistency, or omission to A/E in writing.
- D. Contractor shall do no Work without applicable Drawings, Specifications, or written modifications, or Shop Drawings where required, unless instructed to do so in writing by Owner. If Contractor performs any construction activity, and it knows or reasonably should have known that any of the Contract Documents contain a conflict, error, inconsistency, or omission, Contractor shall be responsible for the performance and shall bear the cost for its correction.
- E. Contractor shall provide any work or materials the provision of which is clearly implied and is within the scope of the Contract Documents even if the Contract Documents do not mention them specifically.
- F. Questions regarding interpretation of the requirements of the Contract Documents shall be referred to the A/E.

### 4.02 PROJECT RECORD

- A. Contractor shall legibly mark in ink on a separate set of the Drawings and Specifications all actual construction, including depths of foundations, horizontal and vertical locations of internal and underground utilities and appurtenances referenced to permanent visible and accessible surface improvements, field changes of dimensions and details, actual suppliers, manufacturers and trade names, models of installed equipment, and Change Order Proposals (COP). This separate set of Drawings and Specifications shall be the "Project Record."
- B. The Project Record shall be maintained on the project site throughout the construction and shall be clearly labeled "PROJECT RECORD". The Project Record shall be updated at least weekly noting all changes and shall be available to Owner at all times.
- C. Contractor shall submit the completed and finalized Project Record to A/E prior to Final Acceptance.

### 4.03 SUBMITTALS

- A. "Submittals" means documents and other information required to be submitted to A/E by Contractor pursuant to the Contract Documents, showing in detail: the proposed fabrication and assembly of structural

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elements; and the installation (i.e. form, fit, and attachment details) of materials and equipment. Submittals include, but are not limited to, drawings, diagrams, layouts, schematics, descriptive literature, illustrations, schedules, performance and test data, samples, and similar materials furnished by Contractor to explain in detail specific portions of the Work required by the Contract Documents. For materials and equipment to be incorporated into the Work, Contractor submittal shall include the name of the manufacturer, the model number, and other information concerning the performance, capacity, nature, and rating of the item. When directed, Contractor shall submit all samples at its own expense. Owner may duplicate, use, and disclose Submittals provided in accordance with the Contract Documents.

- B. Contractor shall coordinate all Shop Drawings, and review them for accuracy, completeness, and compliance with the Contract Documents and shall indicate its approval thereon as evidence of such coordination and review. Where required by law, Shop Drawings shall be stamped by an appropriate professional licensed by the state of Washington. Shop Drawings submitted to A/E without evidence of Contractor's approval shall be returned for resubmission. Contractor shall review, approve, and submit Shop Drawings with reasonable promptness and in such sequence as to cause no delay in the Work or in the activities of Owner or separate contractors. Contractor's submittal schedule shall allow a reasonable time for A/E review. A/E will review, approve, or take other appropriate action on the Shop Drawings. Contractor shall perform no portion of the Work requiring submittal and review of Shop Drawings until the respective submittal has been reviewed and the A/E has approved or taken other appropriate action. Owner and A/E shall respond to Shop Drawing submittals with reasonable promptness. Any Work by Contractor shall be in accordance with reviewed Shop Drawings. Submittals made by Contractor which are not required by the Contract Documents may be returned without action.
- C. Approval, or other appropriate action with regard to Submittals, by Owner or A/E shall not relieve Contractor of responsibility for any errors or omissions in such Submittals, nor from responsibility for compliance with the requirements of the Contract Documents. Unless specified in the Contract Documents, review by Owner or A/E shall not constitute an approval of the safety precautions employed by Contractor during construction, or constitute an approval of Contractor's means or methods of construction. If Contractor fails to obtain approval before installation and the item or work is subsequently rejected, Contractor shall be responsible for all costs of correction.
- D. If Shop Drawings show variations from the requirements of the Contract Documents, Contractor shall describe such variations in writing, separate from the Shop Drawings, at the time it submits the Shop Drawings containing such variations. If A/E approves any such variation, an appropriate Change Order will be issued. If the variation is minor and does not involve an adjustment in the Contract Sum or Contract Time, a Change Order need not be issued; however, the modification shall be recorded upon the Project Record.
- E. Unless otherwise provided in Division I, Contractor shall submit to A/E for approval 5 (five) copies of all Submittals. Unless otherwise indicated, 3 (three) sets of all Submittals shall be retained by A/E and 2 (two) sets shall be returned to Contractor.

### 4.04 ORGANIZATION OF SPECIFICATIONS

Specifications are prepared in sections which conform generally with trade practices. These sections are for Owner and Contractor convenience and shall not control Contractor in dividing the Work among the Subcontractors or in establishing the extent of the Work to be performed by any trade.

### 4.05 OWNERSHIP AND USE OF DRAWINGS, SPECIFICATIONS, AND OTHER DOCUMENTS

- A. The Drawings, Specifications, and other documents prepared by A/E are instruments of A/E's service through which the Work to be executed by Contractor is described. Neither Contractor nor any Subcontractor shall own or claim a copyright in the Drawings, Specifications, and other documents prepared by A/E, and A/E shall be deemed the author of them and will, along with any rights of Owner, retain all common law, statutory, and other reserved rights, in addition to the copyright. All copies of these documents, except Contractor's set, shall be returned or suitably accounted for to A/E, on request, upon completion of the Work.
- B. The Drawings, Specifications, and other documents prepared by the A/E, and copies thereof furnished to Contractor, are for use solely with respect to this Project. They are not to be used by Contractor or any

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Subcontractor on other projects or for additions to this Project outside the scope of the Work without the specific written consent of Owner and A/E. Contractor and Subcontractors are granted a limited license to use and reproduce applicable portions of the Drawings, Specifications, and other documents prepared by A/E appropriate to and for use in the execution of their Work.

- C. Contractor and all Subcontractors grant a non-exclusive license to Owner, without additional cost or royalty, to use for its own purposes (including reproduction) all Shop Drawings, together with the information and diagrams contained therein, prepared by Contractor or any Subcontractor. In providing Shop Drawings, Contractor and all Subcontractors warrant that they have authority to grant to Owner a license to use the Shop Drawings, and that such license is not in violation of any copyright or other intellectual property right. Contractor agrees to defend and indemnify Owner pursuant to the indemnity provisions in section 5.03 and 5.23 from any violations of copyright or other intellectual property rights arising out of Owner's use of the Shop Drawings hereunder, or to secure for Owner, at Contractor's own cost, licenses in conformity with this section.
- D. The Shop Drawings and other submittals prepared by Contractor, Subcontractors of any tier, or its or their equipment or material suppliers, and copies thereof furnished to Contractor, are for use solely with respect to this Project. They are not to be used by Contractor or any Subcontractor of any tier, or material or equipment supplier, on other projects or for additions to this Project outside the scope of the Work without the specific written consent of Owner. The Contractor, Subcontractors of any tier, and material or equipment suppliers are granted a limited license to use and reproduce applicable portions of the Shop Drawings and other submittals appropriate to and for use in the execution of their Work under the Contract Documents.

### **PART 5 - PERFORMANCE**

#### **5.01 CONTRACTOR CONTROL AND SUPERVISION**

- A. Contractor shall supervise and direct the Work, using its best skill and attention, and shall perform the Work in a skillful manner. Contractor shall be solely responsible for and have control over construction means, methods, techniques, sequences, and procedures and for coordinating all portions of the Work, unless the Contract Documents give other specific instructions concerning these matters. Contractor shall disclose its means and methods of construction when requested by Owner.
- B. Performance of the Work shall be directly supervised by a competent superintendent who is satisfactory to Owner and has authority to act for Contractor. The superintendent shall not be changed without the prior written consent of Owner. Owner may require Contractor to remove the superintendent from the Work or Project site, if Owner reasonably deems the superintendent incompetent, careless, or otherwise objectionable, provided Owner has first notified Contractor in writing and allowed a reasonable period for transition. The superintendent shall be on-site at all times while the Work is being performed, unless approved in writing by owner, in advance.
- C. Contractor shall be responsible to Owner for acts and omissions of Contractor, Subcontractors, and their employees and agents.
- D. Contractor shall enforce strict discipline and good order among Contractor's employees and other persons performing the Work. Contractor shall not permit employment of persons not skilled in tasks assigned to them. Contractor's employees shall at all times conduct business in a manner which assures fair, equal, and nondiscriminatory treatment of all persons. Owner may, by written notice, request Contractor to remove from the Work or Project site any employee Owner reasonably deems incompetent, careless, or otherwise objectionable.
- E. Contractor shall, at all times, keep on the Project site a copy of the Drawings, Specifications, addenda, reviewed Shop Drawings, permits, and permit drawings.
- F. Contractor shall ensure that its owner(s) and employees, and those of its Subcontractors, comply with the Ethics in Public Service Act RCW 42.52, which, among other things, prohibits state employees from having an economic interest in any public works contract that was made by, or supervised by, that employee. Contractor shall remove, at its sole cost and expense, any of its, or its Subcontractors', employees, if they are in violation of this act.

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### 5.02 PERMITS, FEES, AND NOTICES

- A. The Owner has obtained a Shorelines Substantial Development Permit and/or other environmental permits as required for this project. The permits with provisions which affect the construction methods or schedule have been incorporated into these specifications. The Contractor shall abide by all restrictions noted in these permits as the construction is in progress.
- B. All other permits or fees required by local, state or federal governmental agencies necessary for the construction of this project shall be obtained and paid by the Contractor. Only the cost for the building permit will be reimbursed by the Owner.
- C. The Contractor shall conform to all local, State and National Codes in all phases of this project. Where conflicts arise between plans, specifications and code requirements, the code shall prevail unless the plans or specifications are more stringent.

### 5.03 PATENTS AND ROYALTIES

Contractor is responsible for, and shall pay, all royalties and license fees. Contractor shall defend, indemnify, and hold Owner harmless from any costs, expenses, and liabilities arising out of the infringement by Contractor of any patent, copyright, or other intellectual property right used in the Work; however, provided that Contractor gives prompt notice, Contractor shall not be responsible for such defense or indemnity when a particular design, process, or product of a particular manufacturer or manufacturers is required by the Contract Documents. If Contractor has reason to believe that use of the required design, process, or product constitutes an infringement of a patent or copyright, it shall promptly notify Owner of such potential infringement.

### 5.04 PREVAILING WAGES

- A. Contractor and all subcontractors shall pay the prevailing rate of wages to all workers, laborers, or mechanics employed in the performance of any part of the Work in accordance with RCW 39.12 and the rules and regulations of the Department of Labor and Industries. The schedule of prevailing wage rates for the locality or localities of the Work is determined by the Industrial Statistician of the Department of Labor and Industries. It is the Contractor's responsibility to verify the applicable prevailing wage rate.
- B. Before payment is made by the Owner to the Contractor for any work performed by the Contractor and subcontractors whose work is included in the application for payment, the Contractor shall submit, or shall have previously submitted to the Owner for the Project, a Statement of Intent to Pay Prevailing Wages, approved by the Department of Labor and Industries, certifying the rate of hourly wage paid and to be paid each classification of laborers, workers, or mechanics employed upon the Work by Contractor and Subcontractors. Such rates of hourly wage shall not be less than the prevailing wage rate.
- C. Prior to release of retainage, the Contractor shall submit to the Owner an Affidavit of Wages Paid, approved by the Department of Labor and Industries, for the Contractor and every subcontractor, of any tier, that performed work on the Project.
- D. Disputes regarding prevailing wage rates shall be referred for arbitration to the Director of the Department of Labor and Industries. The arbitration decision shall be final and conclusive and binding on all parties involved in the dispute as provided for by RCW 39.12.060.
- E. Each Application for Payment submitted by Contractor shall state that prevailing wages have been paid in accordance with the prefiled statement(s) of intent, as approved. Copies of the approved intent statement(s) shall be posted on the job site with the address and telephone number of the Industrial Statistician of the Department of Labor and Industries where a complaint or inquiry concerning prevailing wages may be made.
- F. In compliance with chapter 296-127 WAC, Contractor shall pay to the Department of Labor and Industries the currently established fee(s) for each statement of intent and/or affidavit of wages paid submitted to the Department of Labor and Industries for certification.
- G. Copies of approved Intents to Pay Prevailing Wages for the Contractor and all subcontractors shall be submitted with the Contractor's first application for payment. As additional subcontractors perform work on

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the project, their approved Intent forms shall be submitted with the Contractor's next application for payment.

- H. The Contractor or subcontractor directly contracting for "Off-Site, Prefabricated, Non-Standard, Project Specific Items" shall identify and report information required on the affidavit of wages paid form filed with the Department of Labor and Industries. The Contractor shall include language in its subcontracts requiring subcontractors and lower-tier subcontractors to comply with the reporting requirements for "Off-Site, Prefabricated, Non-Standard, Project Specific Item(s)" on the affidavit of wages paid.

The reporting requirement for Items shall apply for all public works contracts estimated to cost over \$1 million entered into by the Owner and Contractor between September 1, 2010 and December 31, 2013.

"Off-site, prefabricated, nonstandard, project specific item(s)" means products or items that are:

1. Made primarily of architectural or structural precast concrete, fabricated steel, pipe and pipe systems, or sheet metal and sheet metal duct work;
2. Produced specifically for the public work and not considered to be regularly available shelf items;
3. Produced or manufactured by labor expended to assemble or modify standard items; and
4. Produced at an off-site location outside Washington.

The Contractor or subcontractor shall comply with the reporting requirements and instructions on the affidavit of wages paid form, and shall report the following information on the affidavit of wages paid form submitted to the Department of Labor and Industries in order to comply with the reporting requirements for use of "Off-Site, Prefabricated, Non-Standard, Project Specific item(s)":

1. The estimated cost of the public works project;
2. The name of the awarding agency and the project title;
3. The contract value of the off-site, prefabricated, nonstandard, project specific item(s) produced outside of Washington State, including labor and materials; and
4. The name, address, and federal employer identification number of the contractor that produced the off-site, prefabricated, nonstandard, project specific item(s).

The owner may direct the contractor, at no additional cost to the owner, to remove and substitute any subcontractor(s) found to be out of compliance with the "Off-Site Prefabricated Non-Standard Project Specific Item(s)" reporting requirements more than one time as determined by the Department of Labor and Industries.

- I. The Contractor and all subcontractors shall promptly submit to the Owner certified payroll copies if requested.

### 5.05 HOURS OF LABOR

- A. Contractor shall comply with all applicable provisions of RCW 49.28 and they are incorporated herein by reference. Pursuant to that statute, no laborer, worker, or mechanic employed by Contractor, any Subcontractor, or any other person performing or contracting to do the whole or any part of the Work, shall be permitted or required to work more than eight (8) hours in any one calendar day, provided, that in cases of extraordinary emergency, such as danger to life or property, the hours of work may be extended, but in such cases the rate of pay for time employed in excess of eight (8) hours of each calendar day shall be not less than one and one-half times (x1.5) the rate allowed for this same amount of time during eight (8) hours service.
- B. Notwithstanding the preceding paragraph, RCW 49.28 permits a contractor or subcontractor in any public works contract subject to those provisions, to enter into an agreement with its employees in which the employees work up to ten (10) hours in a calendar day. No such agreement may provide that the employees work ten-hour days for more than four (4) calendar days a week. Any such agreement is subject to approval by the employees. The overtime provisions of RCW 49.28 shall not apply to the hours, up to forty (40) hours per week, worked pursuant to any such agreement.

### 5.06 NONDISCRIMINATION

- A. Discrimination in all phases of employment is prohibited by, among other laws and regulations, Title VII of the Civil Rights Act of 1964, the Vietnam Era Veterans Readjustment Act of 1974, sections 503 and 504 of the Vocational Rehabilitation Act of 1973, the Equal Employment Act of 1972, the Age Discrimination Act of

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1967, the Americans with Disabilities Act of 1990, the Civil Rights Act of 1991, Presidential Executive Order 11246, Executive Order 11375, the Washington State Law Against Discrimination, RCW 49.60, and Gubernatorial Executive Order 85-09. These laws and regulations establish minimum requirements for affirmative action and fair employment practices which Contractor must meet.

- B. During performance of the Work:
1. Contractor shall not discriminate against any employee or applicant for employment because of race, creed, color, national origin, sex, age, marital status, or the presence of any physical, sensory, or mental disability, Vietnam era veteran status, or disabled veteran status, nor commit any other unfair practices as defined in RCW 49.60.
  2. Contractor shall, in all solicitations or advertisements for employees placed by or for it, state that the contractor is an "equal opportunity employer".
  3. Contractor shall send to each labor union, employment agency, or representative of workers with which it has a collective bargaining agreement or other contract or understanding, a notice advising the labor union, employment agency, or workers' representative of Contractor's obligations according to the Contract Documents and RCW 49.60.
  4. Contractor shall permit access to its books, records, and accounts, and to its premises by Owner, and by the Washington State Human Rights Commission, for the purpose of investigation to ascertain compliance with this section of the Contract Documents.
  5. Contractor shall include the provisions of this section in every Subcontract.
- C. Nondiscrimination Requirement. During the term of this Contract, Contractor, including any subcontractor, shall not discriminate on the bases enumerated at RCW 49.60.530(3). In addition, Contractor, including any subcontractor, shall give written notice of this nondiscrimination requirement to any labor organizations with which Contractor, or subcontractor, has a collective bargaining or other agreement.
- D. Obligation to Cooperate. Contractor, including any subcontractor, shall cooperate and comply with any Washington state agency investigation regarding any allegation that Contractor, including any subcontractor, has engaged in discrimination prohibited by this Contract pursuant to RCW 49.60.530(3).
- E. Default. Notwithstanding any provision to the contrary, Owner may suspend Contractor, including any subcontractor, upon notice of a failure to participate and cooperate with any state agency investigation into alleged discrimination prohibited by this Contract, pursuant to RCW 49.60.530(3). Any such suspension will remain in place until Owner receives notification that Contractor, including any subcontractor, is cooperating with the investigating state agency. In the event Contractor, or subcontractor, is determined to have engaged in discrimination identified at RCW 49.60.530(3), Owner may terminate this Contract in whole or in part, and Contractor, subcontractor, or both, may be referred for debarment as provided in RCW 39.26.200. Contractor or subcontractor may be given a reasonable time in which to cure this noncompliance, including implementing conditions consistent with any court-ordered injunctive relief or settlement agreement.
- F. Remedies for Breach. Notwithstanding any provision to the contrary, in the event of Contract termination or suspension for engaging in discrimination, Contractor, subcontractor, or both, shall be liable for contract damages as authorized by law including, but not limited to, any cost difference between the original contract and the replacement or cover contract and all administrative costs directly related to the replacement contract, which damages are distinct from any penalties imposed under Chapter 49.60, RCW. Owner shall have the right to deduct from any monies due to Contractor or subcontractor, or that thereafter become due, an amount for damages Contractor or subcontractor will owe Owner for default under this provision.

### 5.07 SAFETY PRECAUTIONS

- A. In performing this contract, the Contractor shall provide for protecting the lives and health of employees and other persons; preventing damage to property, materials, supplies, and equipment; and avoid work interruptions. For these purposes, the Contractor shall:

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1. Follow Washington Industrial Safety and Health Act (WISHA) regional directives and provide a site-specific safety program that will require an accident prevention and hazard analysis plan for the contractor and each subcontractor on the work site. The Contractor shall submit a site-specific safety plan to the Owner's representative prior to the initial scheduled construction meeting.
  2. Provide adequate safety devices and measures including, but not limited to, the appropriate safety literature, notice, training, permits, placement and use of barricades, signs, signal lights, ladders, scaffolding, staging, runways, hoist, construction elevators, shoring, temporary lighting, grounded outlets, wiring, hazardous materials, vehicles, construction processes, and equipment required by Chapter 19.27 RCW, State Building Code (International Building, Electrical, Mechanical, Fire, and Uniform Plumbing Codes); Chapter 212-12 WAC, Fire Marshal Standards, Chapter 49.17 RCW, WISHA; Chapter 296-155 WAC, Safety Standards for Construction Work; Chapter 296-65 WAC; WISHA Asbestos Standard; WAC 296-62-071, Respirator Standard; WAC 296-62, General Occupation Health Standards, WAC 296-24, General Safety and Health Standards, WAC 296-24, General Safety and Health Standards, Chapter 49.70 RCW, and Right to Know Act.
  3. Comply with the State Environmental Policy Act (SEPA), Clean Air Act, Shoreline Management Act, and other applicable federal, state, and local statutes and regulations dealing with the prevention of environmental pollution and the preservation of public natural resources.
  4. Post all permits, notices, and/or approvals in a conspicuous location at the construction site.
  5. Provide any additional measures that the Owner determines to be reasonable and necessary for ensuring a safe environment in areas open to the public. Nothing in this part shall be construed as imposing a duty upon the Owner or A/E to prescribe safety conditions relating to employees, public, or agents of the Contractors.
  6. The Contractor shall make available a list of hazardous products being used on the project, and their respective Material Safety Data Sheets (MSDS) to the Engineer. This information will be required at the pre-construction conference.
- B. In carrying out its responsibilities according to the Contract Documents, Contractor shall protect the lives and health of employees performing the Work and other persons who may be affected by the Work; prevent damage to materials, supplies, and equipment whether on site or stored off-site; and prevent damage to other property at the site or adjacent thereto. Contractor shall comply with all applicable laws, ordinances, rules, regulations, and orders of any public body having jurisdiction for the safety of persons or property or to protect them from damage, injury, or loss; shall erect and maintain all necessary safeguards for such safety and protection; and shall notify owners of adjacent property and utilities when prosecution of the Work may affect them.
- C. Contractor shall maintain an accurate record of exposure data on all incidents relating to the Work resulting in death, traumatic injury, occupational disease, or damage to property, materials, supplies, or equipment. Contractor shall immediately report any such incident to Owner. Owner shall, at all times, have a right of access to all records of exposure.
- D. Contractor shall provide all persons working on the Project site with information and training on hazardous chemicals in their work at the time of their initial assignment, and whenever a new hazard is introduced into their work area.
1. Information. At a minimum, Contractor shall inform persons working on the Project site of:
    - a. The requirements of chapter 296-62 WAC, General Occupational Health Standards;
    - b. Any operations in their work area where hazardous chemicals are present; and
    - c. The location and availability of written hazard communication programs, including the required list(s) of hazardous chemicals and material safety data sheets required by chapter 296-62 WAC.
  2. Training. At a minimum, Contractor shall provide training for persons working on the Project site which includes:

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- a. Methods and observations that may be used to detect the presence or release of a hazardous chemical in the work area (such as monitoring conducted by the employer, continuous monitoring devices, visual appearance or odor of hazardous chemicals when being released, etc.);
  - b. The physical and health hazards of the chemicals in the work area;
  - c. The measures such persons can take to protect themselves from these hazards, including specific procedures Contractor, or its Subcontractors, or others have implemented to protect those on the Project site from exposure to hazardous chemicals, such as appropriate work practices, emergency procedures, and personal protective equipment to be used; and
  - d. The details of the hazard communications program developed by Contractor, or its Subcontractors, including an explanation of the labeling system and the material safety data sheet, and how employees can obtain and use the appropriate hazard information.
- E. Contractor's responsibility for hazardous, toxic, or harmful substances shall include the following duties:
1. Contractor shall not keep, use, dispose, transport, generate, or sell on or about the Project site, any substances now or hereafter designated as, or which are subject to regulation as, hazardous, toxic, dangerous, or harmful by any federal, state or local law, regulation, statute or ordinance (hereinafter collectively referred to as "hazardous substances", in violation of any such law, regulation, statute, or ordinance, but in no case shall any such hazardous substance be stored more than 90 days on the Project site.
  2. Contractor shall promptly notify Owner of all spills or releases of any hazardous substances which are otherwise required to be reported to any regulatory agency and pay the cost of cleanup. Contractor shall promptly notify Owner of all failures to comply with any federal, state, or local law, regulation, or ordinance; all inspections of the Project site by any regulatory entity concerning the same; all regulatory orders or fines; and all responses or interim cleanup actions taken by or proposed to be taken by any government entity or private party on the Project site.
- F. All Work shall be performed with due regard for the safety of the public. Contractor shall perform the Work so as to cause a minimum of interruption of vehicular traffic or inconvenience to pedestrians. All arrangements to care for such traffic shall be Contractor's responsibilities. All expenses involved in the maintenance of traffic by way of detours shall be borne by Contractor.
- G. In an emergency affecting the safety of life or the Work or of adjoining property, Contractor is permitted to act, at its discretion, to prevent such threatened loss or injury, and Contractor shall so act if so authorized or instructed.
- H. Nothing provided in this section shall be construed as imposing any duty upon Owner or A/E with regard to, or as constituting any express or implied assumption of control or responsibility over, Project site safety, or over any other safety conditions relating to employees or agents of Contractor or any of its Subcontractors, or the public.

### 5.08 OPERATIONS, MATERIAL HANDLING, AND STORAGE AREAS

- A. Contractor shall confine all operations, including storage of materials, to Owner-approved areas.
- B. Temporary buildings (e.g., storage sheds, shops, offices) and utilities may be provided by Contractor only with the consent of Owner and without expense to Owner. The temporary buildings and utilities shall remain the property of Contractor and shall be removed by Contractor at its expense upon completion of the Work.
- C. Contractor shall use only established roadways or temporary roadways authorized by Owner. When materials are transported in prosecuting the Work, vehicles shall not be loaded beyond the loading capacity recommended by the manufacturer of the vehicle or prescribed by federal, state, or local law or regulation.
- D. Ownership and control of all materials or facility components to be demolished or removed from the Project site by Contractor shall immediately vest in Contractor upon severance of the component from the facility or severance of the material from the Project site. Contractor shall be responsible for compliance with all

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laws governing the storage and ultimate disposal. Contractor shall provide Owner with a copy of all manifests and receipts evidencing proper disposal when required by Owner or applicable law.

- E. Contractor shall be responsible for the proper care and protection of its materials and equipment delivered to the Project site. Materials and equipment may be stored on the premises subject to approval of Owner. When Contractor uses any portion of the Project site as a shop, Contractor shall be responsible for any repairs, patching, or cleaning arising from such use.
- F. Contractor shall protect and be responsible for any damage or loss to the Work, or to the materials or equipment until the date of Substantial Completion, and shall repair or replace without cost to Owner any damage or loss that may occur, except damages or loss caused by the acts or omissions of Owner. Contractor shall also protect and be responsible for any damage or loss to the Work, or to the materials or equipment, after the date of Substantial Completion, and shall repair or replace without cost to Owner any such damage or loss that might occur, to the extent such damages or loss are caused by the acts or omissions of Contractor, or any Subcontractor.
- G. Any removed item shall be salvaged without undue damage and stockpiled in a neat and orderly fashion in an area designated by the Engineer. All removed items shall remain the property of the Owner, unless, due to their condition, they are rejected by the Engineer. All materials of whatever nature that are rejected shall be properly disposed by the Contractor in compliance with all laws and regulations.
- H. If designated campsites or emergency overflow areas are approved for use, the Contractor shall comply with all campground rules and regulations of the Washington State Parks and Recreation Commission and the park manager.

### 5.09 PRIOR NOTICE OF EXCAVATION

- A. "Excavation" means an operation in which earth, rock, or other material on or below the ground is moved or otherwise displaced by any means, except the tilling of soil less than 12 (twelve) inches in depth for agricultural purposes, or road ditch maintenance that does not change the original road grade or ditch flow line. Before commencing any excavation, Contractor shall provide notice of the scheduled commencement of excavation to all owners of underground facilities or utilities, through locator services.

### 5.10 UNFORESEEN PHYSICAL CONDITIONS

- A. If Contractor encounters conditions at the site which are subsurface or otherwise concealed physical conditions which differ materially from those indicated in the Contract Documents, or unknown physical conditions of an unusual nature which differ materially from those ordinarily found to exist and generally recognized as inherent in construction activities of the character provided for in the Contract Documents, then Contractor shall give written notice to Owner promptly and in no event later than 7 (seven) days after the first observance of the conditions. Conditions shall not be disturbed prior to such notice.
- B. If such conditions differ materially and cause a change in Contractor's cost of, or time required for, performance of any part of the Work, the Contractor may be entitled to an equitable adjustment in the Contract Time or Contract Sum, or both, provided it makes a request therefore as provided in part 7.

### 5.11 PROTECTION OF EXISTING STRUCTURES, EQUIPMENT, VEGETATION, UTILITIES, AND IMPROVEMENTS

- A. Contractor shall protect from damage all existing structures, equipment, improvements, utilities, and vegetation: at or near the Project site; and on adjacent property of a third party, the locations of which are made known to or should be known by Contractor. Contractor shall repair any damage, including that to the property of a third party, resulting from failure to comply with the requirements of the Contract Documents or failure to exercise reasonable care in performing the Work. If Contractor fails or refuses to repair the damage promptly, Owner may have the necessary work performed and charge the cost to Contractor.
- B. Contractor shall only remove trees when specifically authorized to do so, and shall protect vegetation that will remain in place.
- C. In general, the locations of existing major utilities and equipment, whether above ground or underground, are indicated on the drawings. This information has been obtained from utility maps and verbal

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descriptions. The Engineer does not guarantee the accuracy or completeness of this information. Other above ground or underground facilities not shown on the drawings may be encountered during the course of the work for which the Contractor is fully responsible to properly locate and identify within the construction area.

- D. Existing above ground and underground facilities and appurtenant structures, which includes but is not limited to, power transmission and distribution, telephone, alarm systems, sanitary sewers, gas services, water service and house or yard drains and fences, shall be located, protected, maintained, relocated, rerouted, removed and restored as may be necessary by the Contractor for completion of the work, but in a manner satisfactory to their respective owners and operators of the services and to the Engineer with the least possible interruption to existing services.
- E. The Contractor shall be responsible for location and maintenance of existing utilities and improvements. Under no circumstances will errors or omissions in location of utilities or improvements, whether they be visible from the surface, buried, or otherwise obscured, be considered as a basis for a claim for additional compensation by the Contractor.
- F. All utilities shall be protected and maintained in continuous operation except where special arrangements have been made with the appropriate utility owner. All damaged utilities shall be restored to original condition, subject to the approval of its owner and at the Contractor's own expense.
- G. If requested, the Contractor shall provide record information about locations, depths, and dimensions of lines, appurtenances, and structures, and any other relevant information about electrical power, water, sewer, and other utilities.
- H. The Contractor shall provide the Engineer with the data required to make a detailed set of record plans. This data will be obtained and recorded by the Contractor during construction on plans supplied by the Engineer. The Contractor shall ensure that the data is obtained. Typical information to be gathered includes the locations of:
  - 1. Buried utilities
  - 2. Junctions of sewer wyes
  - 3. Junctions of electrical taps
  - 4. Clean-outs
  - 5. Deflection points of utilities
  - 6. Valves
- I. Procedure for obtaining this information will be developed by the Engineer working with the Contractor.
- J. Contractor shall protect all existing facilities using whatever methods are necessary, subject to the Engineer's approval. Trees, shrubs, vegetation, or lawn shall not be damaged, scarred, or destroyed unless deemed necessary for work on this contract. All trees damaged during construction shall be immediately repaired using SEAL AND HEAL or other materials as directed by the Engineer. Any damage to the above-mentioned items shall be repaired at the Contractor's expense and to the Engineer's satisfaction.
- K. In the event that archaeological resources are found or unearthed on public land during the performance of this contract, the Contractor shall be required to comply with RCW 27.44 and RCW 27.53 and the rules and regulations of the office of Archaeology and Historic Preservation, including compliance with all archaeological excavation permit requirements.

### 5.12 LAYOUT OF WORK

- A. Contractor shall plan and lay out the Work in advance of operations so as to coordinate all work without delay or revision.
- B. Contractor shall lay out the Work from Owner-established baselines and bench marks indicated on the Drawings, and shall be responsible for all field measurements in connection with the layout. Contractor shall furnish, at its own expense, all stakes, templates, platforms, equipment, tools, materials, and labor required to lay out any part of the Work. Contractor shall be responsible for executing the Work to the lines

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and grades that may be established. Contractor shall be responsible for maintaining or restoring all stakes and other marks established.

- C. The indicated limits of work shall be the controlling factor in the Contractor's scope of operation and no payment shall be due for work done out of the limits. Damage to areas not in the Contractor's work area shall be repaired at the Contractor's expense. Questions of what constitutes the work area shall be determined by the Engineer. Only the best methods of construction will be allowed.
- D. The Engineer may adjust or relocate any portion of the system to meet site requirements or to improve the system without additional compensation to the Contractor, provided such adjustments do not represent appreciable costs for additional labor and materials.

### 5.13 MATERIAL AND EQUIPMENT

- A. All equipment, material, and articles incorporated into the Work shall be new and of the most suitable grade for the purpose intended, unless otherwise specifically provided in the Contract Documents. References in the Specifications to equipment, material, articles, or patented processes by trade name, make, or catalog number, shall be regarded as establishing a standard quality and shall not be construed as limiting competition. Contractor may, at its option, use any equipment, material, article, or process that, in the judgment of A/E, is equal to that named in the specifications, unless otherwise specifically provided in the Contract Documents.
- B. Contractor shall do all cutting, fitting, or patching that may be required to make its several parts fit together properly, or receive or be received by work of others set forth in, or reasonably implied by, the Contract Documents. Contractor shall not endanger any work by cutting, excavating, or otherwise altering the Work and shall not cut or alter the work of any other contractor unless approved in advance by Owner.
- C. Should any of the Work be found defective, or in any way not in accordance with the Contract Documents, this work, in whatever stage of completion, may be rejected by Owner.
- D. The Contractor shall furnish proof of equality in all respects to the specified items when proposing alternate brands or materials. Any significant deviations from specifications, drawings, or equality must be noted by the Contractor when submitting alternate products or materials for approval. The Engineer shall be the sole judge of the equality and suitability of any products, materials, or components proposed by the Contractor as alternates to specified items. The Contractor shall bear all costs and make all secondary changes required to incorporate an approved substitute or alternate into the work. No offers for substitution will be acknowledged from suppliers, distributors, manufacturers, or subcontractors.

### 5.14 AVAILABILITY AND USE OF UTILITY SERVICES

- A. Owner shall make all reasonable utilities available to Contractor from existing outlets and supplies, as specified in the Contract Documents. Unless otherwise provided in the Contract Documents, the utility service consumed shall be charged to or paid for by Contractor at prevailing rates charged to Owner or, where the utility is produced by Owner, at reasonable rates determined by Owner. Contractor will carefully conserve any utilities furnished.
- B. Contractor shall, at its expense and in a skillful manner satisfactory to Owner, install and maintain all necessary temporary connections and distribution lines, together with appropriate protective devices, and all meters required to measure the amount of each utility used for the purpose of determining charges. Prior to the date of Final Acceptance, Contractor shall remove all temporary connections, distribution lines, meters, and associated equipment and materials.

### 5.15 TESTS AND INSPECTION

- A. Contractor shall maintain an adequate testing and inspection program and perform such tests and inspections as are necessary or required to ensure that the Work conforms to the requirements of the Contract Documents. Contractor shall be responsible for inspection and quality surveillance of all its Work and all Work performed by any Subcontractor. Unless otherwise provided, Contractor shall make arrangements for such tests, inspections, and approvals with an independent testing laboratory or entity acceptable to Owner, or with the appropriate public authority, and shall bear all related costs of tests, inspections, and approvals. Contractor shall give Owner timely notice of when and where tests and

## GENERAL CONDITIONS FOR CONSTRUCTION AT WASHINGTON STATE PARKS

inspections are to be made. Contractor shall maintain complete inspection records and make them available to Owner.

- B. Owner may, at any reasonable time, conduct such inspections and tests as it deems necessary to ensure that the Work is in accordance with the Contract Documents. Owner shall promptly notify Contractor if an inspection or test reveals that the Work is not in accordance with the Contract Documents. Unless the subject items are expressly accepted by Owner, such Owner inspection and tests are for the sole benefit of Owner and do not:
  - 1. Constitute or imply acceptance;
  - 2. Relieve Contractor of responsibility for providing adequate quality control measures;
  - 3. Relieve Contractor of responsibility for risk of loss or damage to the Work, materials, or equipment;
  - 4. Relieve Contractor of its responsibility to comply with the requirements of the Contract Documents; or
  - 5. Impair Owner's right to reject defective or nonconforming items, or to avail itself of any other remedy to which it may be entitled.
- C. Neither observations by an inspector retained by Owner, the presence or absence of such inspector on the site, nor inspections, tests, or approvals by others, shall relieve Contractor from any requirement of the Contract Documents, nor is any such inspector authorized to change any term or condition of the Contract Documents.
- D. Contractor shall promptly furnish, without additional charge, all facilities, labor, material and equipment reasonably needed for performing such safe and convenient inspections and tests as may be required by Owner. Owner may charge Contractor any additional cost of inspection or testing when Work is not ready at the time specified by Contractor for inspection or testing, or when prior rejection makes re-inspection or retest necessary. Owner shall perform its inspections and tests in a manner that will cause no undue delay in the Work.
- E. The Owner shall have the right to appoint an Inspector who will have the authority to reject materials or workmanship which does not fulfill the requirements of these specifications. In case of dispute, the Contractor may appeal to the Engineer whose decision shall be final. The acceptance of any material by the Inspector shall not hinder its subsequent rejection if found defective. Rejected materials and workmanship shall be replaced promptly or be made good by the Contractor without additional cost to the Owner.
- F. Contractor shall deliver one (1) key for each type of lock installed on the project to the Engineer to enable the Engineer to enter all facilities under construction for the purpose of inspection. This includes temporary as well as State Parks' key-coded locks. All keys for key-coded locks shall be delivered to the Engineer as they are made available to the Contractor. These coded keys shall then be signed out to the Contractor on an accountable basis for security purposes.

### 5.16 CORRECTION OF NONCONFORMING WORK

- A. If a portion of the Work is covered contrary to the requirements in the Contract Documents, it must, if required in writing by Owner, be uncovered for Owner's observation and be replaced at the Contractor's expense and without change in the Contract Time.
- B. If, at any time prior to Final Completion, Owner desires to examine the Work, or any portion of it, which has been covered, Owner may request to see such Work and it shall be uncovered by Contractor. If such Work is in accordance with the Contract Documents, the Contractor shall be entitled to an adjustment in the Contract Sum for the costs of uncovering and replacement, and, if completion of the Work is thereby delayed, an adjustment in the Contract Time, provided it makes a request therefore as provided in part 7. If such Work is not in accordance with the Contract Documents, the Contractor shall pay the costs of examination and reconstruction.
- C. Contractor shall promptly correct Work found by Owner not to conform to the requirements of the Contract Documents, whether observed before or after Substantial Completion and whether or not fabricated, installed, or completed. Contractor shall bear all costs of correcting such nonconforming Work, including additional testing and inspections.

## GENERAL CONDITIONS FOR CONSTRUCTION AT WASHINGTON STATE PARKS

- D. If, within one year after the date of Substantial Completion of the Work or designated portion thereof, or within one year after the date for commencement of any system warranties established under section 6.08, or within the terms of any applicable special warranty required by the Contract Documents, any of the Work is found to be not in accordance with the requirements of the Contract Documents, Contractor shall correct it promptly after receipt of written notice from Owner to do so. Owner shall give such notice promptly after discovery of the condition. This period of one year shall be extended, with respect to portions of Work first performed after Substantial Completion, by the period of time between Substantial Completion and the actual performance of the Work. Contractor's duty to correct with respect to Work repaired or replaced shall run for one year from the date of repair or replacement. Obligations under this paragraph shall survive Final Acceptance.
- E. Contractor shall remove from the Project site portions of the Work which are not in accordance with the requirements of the Contract Documents and are neither corrected by Contractor nor accepted by Owner.
- F. If Contractor fails to correct nonconforming Work within a reasonable time after written notice to do so, Owner may replace, correct, or remove the nonconforming Work and charge the cost thereof to the Contractor.
- G. Contractor shall bear the cost of correcting destroyed or damaged Work, whether completed or partially completed, caused by Contractor's correction or removal of Work which is not in accordance with the requirements of the Contract Documents.
- H. Nothing contained in this section shall be construed to establish a period of limitation with respect to other obligations which Contractor might have according to the Contract Documents. Establishment of the time period of one (1) year as described in paragraph 5.16D relates only to the specific obligation of Contractor to correct the Work, and has no relationship to the time within which the Contractor's obligation to comply with the Contract Documents may be sought to be enforced, including the time within which such proceedings may be commenced.
- I. If Owner prefers to accept Work which is not in accordance with the requirements of the Contract Documents, Owner may do so instead of requiring its removal and correction, in which case the Contract Sum may be reduced as appropriate and equitable.

### 5.17 CLEAN UP

Contractor shall at all times keep the Project site, including hauling routes, infrastructures, utilities, and storage areas, free from accumulations of waste materials. Before completing the Work, Contractor shall remove from the premises its rubbish, tools, scaffolding, equipment, and materials. Upon completing the Work, Contractor shall leave the Project site in a clean, neat, and orderly condition satisfactory to Owner. If Contractor fails to clean up as provided herein, and after reasonable notice from Owner, Owner may do so and the cost thereof shall be charged to Contractor.

### 5.18 ACCESS TO WORK

Contractor shall provide Owner and A/E access to the Work in progress wherever located.

### 5.19 OTHER CONTRACTS

Owner may undertake or award other contracts for additional work at or near the Project site. Contractor shall reasonably cooperate with the other contractors and with Owner's employees and shall carefully adapt scheduling and perform the Work in accordance with these Contract Documents to reasonably accommodate the other work.

### 5.20 SUBCONTRACTORS AND SUPPLIERS

- A. The Contractor shall include the language of this paragraph in each of its first tier subcontracts, and shall require each of its subcontractors to include the same language of this section in each of their subcontracts, adjusting only as necessary the terms used for the contracting parties. Upon request of the Owner, the Contractor shall promptly provide documentation to the Owner demonstrating that the subcontractor meets the subcontractor responsibility criteria below. The requirements of this paragraph apply to all subcontractors regardless of tier. At the time of subcontract execution, the Contractor shall verify that each of its first tier subcontractors meets the following bidder responsibility criteria:

## GENERAL CONDITIONS FOR CONSTRUCTION AT WASHINGTON STATE PARKS

1. Have a current certificate of registration as a contractor in compliance with chapter 18.27 RCW, which must have been in effect at the time of subcontract bid submittal;
  2. Have a current Washington Unified Business Identifier (UBI) number;
  3. If applicable, have:
    - a. Industrial Insurance (workers' compensation) coverage for the subcontractor's employees working in Washington, as required in Title 51 RCW;
    - b. A Washington Employment Security Department number, as required in Title 50 RCW;
    - c. A Washington Department of Revenue state excise tax registration number, as required in Title 82 RCW;
    - d. An electrical contractor license, if required by Chapter 19.28 RCW;
    - e. An elevator contractor license, if required by Chapter 70.87 RCW.
  4. Not be disqualified from bidding on any public works contract under RCW 39.06.010 or 39.12.065 (3).
  5. On a project subject to the apprenticeship utilization requirements in RCW 39.04.320, not have been found out of compliance by the Washington state apprenticeship and training council for working apprentices out of ratio, without appropriate supervision, or outside their approved work processes as outlined in their standards of apprenticeship under chapter 49.04 RCW for the one-year period immediately preceding the date of the Owner's first advertisement of the project.
- B. Prior to submitting the first Application for Payment, Contractor shall furnish in writing to Owner, on Owner provided form(s), the names, addresses, telephone numbers, and Tax Identification Numbers (TIN) of all subcontractors, as well as suppliers providing materials in excess of \$2,500.00 which Contractor believes to be MBE or WBE owned businesses, or have identified themselves to the Contractor as MBE or WBE, or are Washington State OMWBE certified. The Contractor shall indicate the anticipated dollar value of each MWBE subcontract. Contractor shall utilize subcontractors and suppliers, which are experienced and qualified, and meet the requirements of the Contract Documents, if any. Contractor shall not utilize any subcontractor or supplier to whom the Owner has a reasonable objection, and shall obtain Owner's written consent before making any substitutions or additions. The Owner may direct the Contractor, at no additional cost to the Owner, to remove and substitute any subcontractor(s) found to be out of compliance with the "Off-Site Prefabricated Non-Standard Project Specific Items" reporting requirements more than one time as determined by the Department of Labor and Industries and as defined in EHB 2805 that amends RCW 39.04.
- C. All Subcontracts must be in writing. By appropriate written agreement, Contractor shall require each Subcontractor, so far as applicable to the Work to be performed by the Subcontractor, to be bound to Contractor by terms of the Contract Documents, and to assume toward Contractor all the obligations and responsibilities which Contractor assumes toward Owner in accordance with the Contract Documents. Each Subcontract shall preserve and protect the rights of Owner in accordance with the Contract Documents with respect to the Work to be performed by the Subcontractor so that subcontracting thereof will not prejudice such rights. Where appropriate, Contractor shall require each Subcontractor to enter into similar agreements with Sub-subcontractors. However, nothing in this paragraph shall be construed to alter the contractual relations between Contractor and its Subcontractors with respect to insurance or bonds.
- D. Contractor shall schedule, supervise, and coordinate the operations of all Subcontractors. No Subcontracting of any of the Work shall relieve Contractor from its responsibility for the performance of the Work in accordance with the Contract Documents or any other obligations of the Contract Documents.
- E. Each subcontract agreement for a portion of the Work is hereby assigned by Contractor to Owner provided that:
1. The assignment is effective only after termination by Owner for cause pursuant to section 9.01 and only for those Subcontracts which Owner accepts by notifying the Subcontractor in writing; and
  2. After the assignment is effective, Owner will assume all future duties and obligations toward the Subcontractor which Contractor assumed in the Subcontract.
  3. The assignment is subject to the prior rights of the surety, if any, obligated under any bond provided in accordance with the Contract Documents.

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## 5.21 WARRANTY OF CONSTRUCTION

- A. In addition to any special warranties provided elsewhere in the Contract Documents, Contractor warrants that all Work conforms to the requirements of the Contract Documents and is free of any defect in equipment, material, or design furnished, or workmanship performed, by Contractor.
- B. With respect to all warranties, express or implied, for Work performed or materials furnished according to the Contract Documents, Contractor shall:
  - 1. Obtain all warranties that would be given in normal commercial practice;
  - 2. Require all warranties to be executed, in writing, for the benefit of Owner;
  - 3. Enforce all warranties for the benefit of Owner, if directed by Owner; and
  - 4. Be responsible to enforce any subcontractor's, manufacturer's, or supplier's warranty should they extend beyond the period specified in the Contract Documents.
- C. The obligations under this section shall survive Final Acceptance.

## 5.22 INDEMNIFICATION

- A. Contractor shall defend, indemnify, and hold Owner and A/E harmless from and against all claims, demands, losses, damages, or costs, including but not limited to damages arising out of bodily injury or death to persons and damage to property, caused by or resulting from:
  - 1. The sole negligence of Contractor or any of its Subcontractors;
  - 2. The concurrent negligence of Contractor, or any Subcontractor, but only to the extent of the negligence of Contractor or such Subcontractor; and
  - 3. The use of any design, process, or equipment which constitutes an infringement of any United States patent presently issued, or violates any other proprietary interest, including copyright, trademark, and trade secret.
- B. In any action against Owner and any other entity indemnified in accordance with this section, by any employee of Contractor, its Subcontractors, Sub-subcontractors, agents, or anyone directly or indirectly employed by any of them, the indemnification obligation of this section shall not be limited by a limit on the amount or type of damages, compensation, or benefits payable by or for Contractor or any Subcontractor under RCW Title 51, the Industrial Insurance Act, or any other employee benefit acts. In addition, Contractor waives immunity as to Owner and A/E only, in accordance with RCW Title 51.

## 5.23 AMERICANS WITH DISABILITIES ACT (ADA) COMPLIANCE

- A. **General Requirements**

The Contractor and subcontractor shall ensure that all work performed under this Contract complies with the Americans with Disabilities Act (ADA), as codified in 28 C.F.R. § 35.151, and the 2010 ADA Standards for Accessible Design. The Contractor and subcontractor shall construct and maintain all accessible features in operable condition and correct any identified deficiencies in a timely manner.
- B. **Accessibility in New Construction and Alterations**
  - 1. All new facilities and alterations to existing facilities shall be designed and constructed in a manner that ensures accessibility and usability for individuals with disabilities, consistent with ADA accessibility standards.
  - 2. Alterations shall, to the maximum extent feasible, ensure the altered area and the associated path of travel comply with accessibility requirements.
  - 3. If technical infeasibility prevents full compliance, the Contractor and subcontractor shall notify the Owner's Representative and submit a written request for determination of technical infeasibility.

## GENERAL CONDITIONS FOR CONSTRUCTION AT WASHINGTON STATE PARKS

4. The Contractor and subcontractor shall coordinate with the Owner to ensure that all public notices related to temporary accessibility interruptions are posted on the project site and on designated agency communication channels.
- C. Maintenance and Inspection of Accessible Features
1. The Contractor and subcontractor shall be responsible for maintaining accessible routes, parking, restrooms, and other accessible features in operable condition throughout the duration of the Work.
  2. Any temporary disruptions affecting accessibility shall be scheduled in a manner that minimizes impact and includes reasonable alternative accommodations where feasible.
  3. The Contractor and subcontractor shall notify the Owner immediately if any accessibility feature is found to be non-compliant or requires repair.
- D. Historic Structures
- If the Work involves historic structures or landscapes that are listed or eligible for listing in the National Register of Historic Places, modifications shall be made in compliance with ADA requirements to the maximum extent feasible. The State Historic Preservation Officer (SHPO) must approve any exemptions for alterations that may impact the historic significance of a structure or landscape.
- E. Compliance and Documentation
1. The Contractor and subcontractor shall comply with all applicable local, state, and federal accessibility requirements.
  2. Any non-compliant work shall be corrected at the Contractor's expense prior to final acceptance.
- F. Submission of Progress Reports – Americans with Disabilities Act (ADA) Compliance
- The Contractor shall submit regular progress reports to the Owner, which shall include the following:
1. Status of Accessible Features – Updates on the construction, installation, and maintenance of all accessibility-related features in accordance with ADA standards.
  2. Compliance Issues – Identification of any non-compliance issues encountered, including deviations from ADA accessibility standards, technical infeasibility determinations, or unforeseen site conditions affecting accessibility.
  3. Corrective Actions – Description of corrective actions taken or proposed to address any identified accessibility deficiencies, including timelines for remediation and any required approvals from the Owner.
  4. Temporary Disruptions – Notification of any planned or unplanned interruptions to accessibility features, including measures taken to minimize impacts and alternative accommodations provided.
  5. Final Verification – Prior to Substantial Completion, the Contractor shall provide documentation verifying that all constructed and altered elements comply with applicable ADA requirements, subject to inspection and approval by the Owner.

Failure to comply with the provisions of this section may result in suspension of the Work, withholding of payment or other remedies as deemed necessary by the Owner.

### **PART 6 - PAYMENTS AND COMPLETION**

#### **6.01 CONTRACT SUM**

Owner shall pay Contractor the Contract Sum for performance of the Work, in accordance with the Contract Documents. The Contract Sum shall include all taxes imposed by law and properly chargeable to the Project, including sales tax.

#### **6.02 SCHEDULE OF VALUES**

Before submitting its first Application for Payment, Contractor shall submit to Owner for approval a breakdown allocating the total Contract Sum to each principle category of work, in such detail as requested by Owner ("Schedule of Values"). The approved Schedule of Values shall include appropriate amounts for demobilization, record drawings, O&M manuals, and any other requirements for Project closeout, and shall be used by Owner as the basis for progress payments. Payment for Work shall be made only for and in accordance with those items included in the Schedule of Values.

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### 6.03 APPLICATION FOR PAYMENT

- A. At monthly intervals, unless determined otherwise by Owner, Contractor shall submit to Owner an itemized Application for Payment for Work completed in accordance with the Contract Documents and the approved Schedule of Values. Each application shall be supported by such substantiating data as Owner may require.
- B. By submitting an Application for Payment, Contractor is certifying that all Subcontractors have been paid, less earned retainage in accordance with RCW 60.28.010, as their interests appeared in the last preceding certificate of payment. By submitting an Application for Payment, Contractor is recertifying that the representations set forth in section 1.03 are true and correct, to the best of Contractor's knowledge, as of the date of the Application for Payment.
- C. At the time it submits an Application for Payment, Contractor shall analyze and reconcile, to the satisfaction of Owner, the actual progress of the Work with the Progress Schedule.
- D. If authorized by Owner, the Application for Payment may include request for payment for material delivered to the Project site and suitably stored, or for completed preparatory work. Payment may similarly be requested for material stored off the Project site, provided Contractor complies with or furnishes satisfactory evidence of the following:
  - 1. The material will be placed in a warehouse that is structurally sound, dry, lighted, and suitable for the materials to be stored;
  - 2. The warehouse is located within a 10-mile radius of the Project. Other locations may be utilized, if approved in writing, by Owner;
  - 3. Only materials for the Project are stored within the warehouse (or a secure portion of a warehouse set aside for the Project);
  - 4. Contractor furnishes Owner a certificate of insurance extending Contractor's insurance coverage for damage, fire, and theft to cover the full value of all materials stored, or in transit;
  - 5. The warehouse (or secure portion thereof) is continuously under lock and key, and only Contractor's authorized personnel shall have access;
  - 6. Owner shall at all times have the right of access in company of Contractor;
  - 7. Contractor and its surety assume total responsibility for the stored materials; and
  - 8. Contractor furnishes to Owner certified lists of materials stored, bills of lading, invoices, and other information as may be required, and shall also furnish notice to Owner when materials are moved from storage to the Project site.

### 6.04 PROGRESS PAYMENTS

- A. Owner shall make progress payments, in such amounts as Owner determines are properly due, within 30 days after receipt of a properly executed Application for Payment. Owner shall notify Contractor in accordance with RCW 39.76 if the Application for Payment does not comply with the requirements of the Contract Documents.
- B. Owner shall retain 5% (five percent) of the amount of each progress payment until forty-five (45) days after Final Acceptance and receipt of all documents required by law or the Contract Documents, including, at Owner's request, consent of surety to release of the retainage. In accordance with RCW 60.28, Contractor may request that monies reserved be retained in a fund by Owner, deposited by Owner in a bank or savings and loan, or placed in escrow with a bank or trust company to be converted into bonds and securities to be held in escrow with interest to be paid to Contractor. Owner may permit Contractor to provide an appropriate bond in lieu of the retained funds.
- C. Title to all Work and materials covered by a progress payment shall pass to Owner at the time of such payment free and clear of all liens, claims, security interests, and encumbrances. Passage of title shall not,

## GENERAL CONDITIONS FOR CONSTRUCTION AT WASHINGTON STATE PARKS

however, relieve Contractor from any of its duties and responsibilities for the Work or materials, or waive any rights of Owner to insist on full compliance by Contractor with the Contract Documents.

- D. Payments due and unpaid in accordance with the Contract Documents shall bear interest as specified in RCW 39.76.

### 6.05 PAYMENTS WITHHELD

- A. Owner may withhold or, on account of subsequently discovered evidence, nullify the whole or part of any payment to such extent as may be necessary to protect Owner from loss or damage for reasons including but not limited to:
  - 1. Work not in accordance with the Contract Documents;
  - 2. Reasonable evidence that the Work required by the Contract Documents cannot be completed for the unpaid balance of the Contract Sum;
  - 3. Work by Owner to correct defective Work or complete the Work in accordance with section 5.17;
  - 4. Failure to perform in accordance with the Contract Documents; or
  - 5. Cost or liability that may occur to Owner as the result of Contractor's fault or negligent acts or omissions.
- B. In any case where part or all of a payment is going to be withheld for unsatisfactory performance, Owner shall notify Contractor in accordance with RCW 39.76.

### 6.06 RETAINAGE AND BOND CLAIM RIGHTS

- A. Prior to release of the contract retainage, an "Affidavit of Wages Paid", approved by the Washington State Department of Labor and Industries, must be on file in the Owner's office. Contracts over \$20,000, including tax, necessitate a clearance from the Washington State Department of Revenue and the Washington State Department of Employment Security. The Owner shall initiate action for the releases from the Departments of Revenue and Employment Security.
- B. RCW chapters 39.08 and 60.28, concerning the rights and responsibilities of Contractor and Owner with regard to the performance and payment bonds and retainage, are made a part of the Contract Documents by reference as though fully set forth herein.
- C. In accordance with RCW 60.28, the lien period for filing liens against the contract retainage shall be forty-five (45) days. Persons performing labor or furnishing supplies toward the completion of the contract who intend to file a lien against the contract retainage must do so within forty-five (45) days from the date of Final Acceptance of the contract by the Owner and in the manner as described in RCW 39.08.030.

### 6.07 SUBSTANTIAL COMPLETION

Substantial Completion is the stage in the progress of the Work (or portion thereof designated and approved by Owner) when the construction is sufficiently complete, in accordance with the Contract Documents, so Owner can fully occupy the Work (or the designated portion thereof) for the use for which it is intended. All Work other than incidental corrective or punch list work shall be completed. Substantial Completion shall not have been achieved if all systems and parts are not functional, if utilities are not connected and operating normally, if all required occupancy permits have not been issued, or if the Work is not accessible by normal vehicular and pedestrian traffic routes. The date Substantial Completion is achieved shall be established in writing by Owner. Contractor may request an early date of Substantial Completion which must be approved by Change Order. Owner's occupancy of the Work or designated portion thereof does not necessarily indicate that Substantial Completion has been achieved.

### 6.08 PRIOR OCCUPANCY

- A. Owner may, upon written notice thereof to Contractor, take possession of or use any completed or partially completed portion of the Work ("Prior Occupancy") at any time prior to Substantial Completion. Unless otherwise agreed in writing, Prior Occupancy shall not: be deemed an acceptance of any portion of the

## GENERAL CONDITIONS FOR CONSTRUCTION AT WASHINGTON STATE PARKS

Work; accelerate the time for any payment to Contractor; prejudice any rights of Owner provided by any insurance, bond, guaranty, or the Contract Documents; relieve Contractor of the risk of loss or any of the obligations established by the Contract Documents; establish a date for termination or partial termination of the assessment of liquidated damages; or constitute a waiver of claims.

- B. Notwithstanding anything in the preceding paragraph, Owner shall be responsible for loss of or damage to the Work resulting from Prior Occupancy. Contractor's one (1) year duty to repair and any system warranties shall begin on building systems activated and used by Owner as agreed in writing by Owner and Contractor.

### 6.09 FINAL COMPLETION, ACCEPTANCE, AND PAYMENT

- A. Final Completion shall be achieved when the Work is fully and finally complete in accordance with the Contract Documents. The date Final Completion is achieved shall be established by Owner in writing.
- B. Final Acceptance is the formal action of Owner acknowledging Final Completion. Prior to Final Acceptance, Contractor shall, in addition to all other requirements in the Contract Documents, submit to Owner a written notice of any outstanding disputes or claims between Contractor and any of its Subcontractors, including the amounts and other details thereof. Neither Final Acceptance, nor final payment, shall release Contractor or its sureties from any obligations of these Contract Documents or the Public Works Bond, or constitute a waiver of any claims by Owner arising from Contractor's failure to perform the Work in accordance with the Contract Documents.
- C. Acceptance of final payment by Contractor, or any Subcontractor, shall constitute a waiver and release to Owner of all claims by Contractor, or any such Subcontractor, for an increase in the Contract Sum or the Contract Time, and for every act or omission of Owner relating to or arising out of the Work, except for those Claims made in accordance with the procedures, including the time limits, set forth in part 8.

## **PART 7 - CHANGES**

### 7.01 CHANGES IN THE WORK

- A. Owner may, at any time and without notice to Contractor's surety, order additions, deletions, revisions, or other changes in the Work. These changes in the Work shall be incorporated into the Contract Documents through the execution of Change Orders. If any change in the Work ordered by Owner causes an increase or decrease in the Contract Sum or the Contract Time, an equitable adjustment shall be made as provided in section 7.02 or 7.03, respectively, and such adjustment(s) shall be incorporated into a Change Order.
- B. If Owner desires to order a change in the Work, it may request a written Change Order Proposal (COP) from Contractor. Contractor shall submit a Change Order Proposal within 14 (fourteen) days of the request from Owner, or within such other period as mutually agreed. Contractor's Change Order Proposal shall be full compensation for implementing the proposed change in the Work, including any adjustment in the Contract Sum or Contract Time, and including compensation for all delays in connection with such change in the Work and for any expense or inconvenience, disruption of schedule, or loss of efficiency or productivity occasioned by the change in the Work.
- C. Upon receipt of the Change Order proposal, or a request for equitable adjustment in the Contract Sum or Contract Time, or both, as provided in sections 7.02 and 7.03, Owner may accept or reject the proposal, request further documentation, or negotiate acceptable terms with Contractor. Pending agreement on the terms of the Change Order, Owner may direct Contractor to proceed immediately with the Change Order Work. Contractor shall not proceed with any change in the Work until it has obtained Owner's approval. All Work done pursuant to any Owner-directed change in the Work shall be executed in accordance with the Contract Documents.
- D. If Owner and Contractor reach agreement on the terms of any change in the Work, including any adjustment in the Contract Sum or Contract Time, such agreement shall be incorporated in a Change Order. The Change Order shall constitute full payment and final settlement of all claims for time and for direct, indirect, and consequential costs, including costs of delays, inconvenience, disruption of schedule, or loss of efficiency or productivity, related to any Work either covered or affected by the Change Order, or related to the events giving rise to the request for equitable adjustment.

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- E. If Owner and Contractor are unable to reach agreement on the terms of any change in the Work, including any adjustment in the Contract Sum or Contract Time, Contractor may at any time in writing, request a final offer from Owner. Owner shall provide Contractor with its written response within 30 (thirty) days of Contractor's request. Owner may also provide Contractor with a final offer at any time. If Contractor rejects Owner's final offer, or the parties are otherwise unable to reach agreement, Contractor's only remedy shall be to file a Claim as provided in part 8.
- F. Field Authorization
  - 1. The Field Authorization (FA) is executed as a directive to proceed with work when the processing time for an approved change order would impact the project.
  - 2. A scope of work must be defined, a maximum not to exceed cost agreed upon, and any estimated modification to the contract completion time determined. The method of final cost verification must be noted and supporting cost data must be submitted in accordance with the requirements of Part 7 of the General Conditions. Upon satisfactory submittal and approval of supporting cost data, the completed FA will be processed into a change order. No payment will be made to the Contractor for FA work until that FA is converted to a Change Order.

### 7.02 CHANGES IN THE CONTRACT SUM

- A. General Application
  - 1. The Contract Sum shall only be changed by a Change Order. Contractor shall include any request for a change in the Contract Sum in its Change Order Proposal.
  - 2. If the cost of Contractor's performance is changed due to the fault or negligence of Owner, or anyone for whose acts Owner is responsible, Contractor shall be entitled to make a request for an equitable adjustment in the Contract Sum in accordance with the following procedure. No change in the Contract Sum shall be allowed to the extent: Contractor's changed cost of performance is due to the fault or negligence of Contractor, or anyone for whose acts Contractor is responsible; the change is concurrently caused by Contractor and Owner; or the change is caused by an act of Force Majeure as defined in Section 3.05.
    - a. A request for an equitable adjustment in the Contract Sum shall be based on written notice delivered to Owner within 7 (seven) days of the occurrence of the event giving rise to the request. For purposes of this part, "occurrence" means when Contractor knew, or in its diligent prosecution of the Work should have known, of the event giving rise to the request. If Contractor believes it is entitled to an adjustment in the Contract Sum, Contractor shall immediately notify Owner and begin to keep and maintain complete, accurate, and specific daily records. Contractor shall give Owner access to any such records and, if requested shall promptly furnish copies of such records to Owner.
    - b. Contractor shall not be entitled to any adjustment in the Contract Sum for any occurrence of events or costs that occurred more than 7 (seven) days before Contractor's written notice to Owner. The written notice shall set forth, at a minimum, a description of: the event giving rise to the request for an equitable adjustment in the Contract Sum; the nature of the impacts to Contractor and its Subcontractors of any tier, if any; and to the extent possible the amount of the adjustment in Contract Sum requested. Failure to properly give such written notice shall, to the extent Owner's interests are prejudiced, constitute a waiver of Contractor's right to an equitable adjustment.
    - c. Within 30 (thirty) days of the occurrence of the event giving rise to the request, unless Owner agrees in writing to allow an additional period of time to ascertain more accurate data, Contractor shall supplement the written notice provided in accordance with subparagraph a. above with additional supporting data. Such additional data shall include, at a minimum: the amount of compensation requested, itemized in accordance with the procedure set forth herein; specific facts, circumstances, and analysis that confirms not only that Contractor suffered the damages claimed, but that the damages claimed were actually a result of the act, event, or condition complained of and that the Contract Documents provide entitlement to an equitable adjustment to Contractor for

## GENERAL CONDITIONS FOR CONSTRUCTION AT WASHINGTON STATE PARKS

such act, event, or condition; and documentation sufficiently detailed to permit an informed analysis of the request by Owner. When the request for compensation relates to a delay, or other change in Contract Time, Contractor shall demonstrate the impact on the critical path, in accordance with section 7.03C. Failure to provide such additional information and documentation within the time allowed or within the format required shall, to the extent Owner's interests are-prejudiced, constitute a waiver of Contractor's right to an equitable adjustment.

- d. Pending final resolution of any request made in accordance with this paragraph, unless otherwise agreed in writing, Contractor shall proceed diligently with performance of the Work.
  - e. Any requests by Contractor for an equitable adjustment in the Contract Sum and in the Contract Time that arise out of the same event(s) shall be submitted together.
3. The value of any Work covered by a Change Order, or of any request for an equitable adjustment in the Contract Sum, shall be determined by one of the following methods:
    - a. On the basis of a fixed price as determined in paragraph 7.02B.
    - b. By application of unit prices to the quantities of the items involved as determined in paragraph 7.02C.
    - c. On the basis of time and material as determined in paragraph 7.02D.
  4. When Owner has requested Contractor to submit a Change Order proposal, Owner may direct Contractor as to which method in subparagraph 3 above to use when submitting its proposal. Otherwise, Contractor shall determine the value of the Work, or a request for an equitable adjustment, on the basis of the fixed price method.

### B. Change Order Pricing -- Fixed Price

When the fixed price method is used to determine the value of any Work covered by a Change Order or a request for an equitable adjustment in the Contract Sum, the following procedures shall apply:

1. Contractor's Change Order Proposal, or request for adjustment in the Contract Sum, shall be accompanied by a complete itemization of the costs, including labor, material, subcontractor costs, and overhead and profit. The costs shall be itemized in the manner set forth below, and shall be submitted on breakdown sheets in a form approved by Owner.
2. All costs shall be calculated based upon appropriate industry standard methods of calculating labor, material quantities, and equipment costs.
3. If any of Contractor's pricing assumptions are contingent upon anticipated actions of Owner, Contractor shall clearly state them in the proposal or request for an equitable adjustment.
4. The cost of any additive or deductive changes in the Work shall be calculated as set forth below, except that overhead and profit shall not be included on deductive changes in the Work. Where a change in the Work involves additive and deductive work by the same Contractor or Subcontractor, small tools, overhead, profit, bond, and insurance markups will apply to the net difference.
5. If the total cost of the change in the Work or request for equitable adjustment does not exceed \$1,000, Contractor shall not be required to submit a breakdown if the description of the change in the Work or request for equitable adjustment is sufficiently definitive for Owner to determine fair value.
6. If the total cost of the change in the Work or request for equitable adjustment is between \$1,000 and \$2,500, Contractor may submit a breakdown in the following level of detail if the description of the change in the Work or if the request for equitable adjustment is sufficiently definitive to permit the Owner to determine fair value:
  - a. lump sum labor;
  - b. lump sum material;
  - c. lump sum equipment usage;
  - d. overhead and profit as set forth below; and
  - e. insurance and bond costs as set forth below.

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7. Any request for adjustment of Contract Sum based upon the fixed price method shall include only the following items:
- a. Craft labor costs: These are the labor costs determined by multiplying the estimated or actual additional number of craft hours needed to perform the change in the Work by the hourly labor costs. Craft hours should cover direct labor, as well as indirect labor due to trade inefficiencies. The hourly costs shall be based on the following:
    - 1) Basic wages and benefits: Hourly rates and benefits as stated on the Department of Labor and Industries approved "statement of intent to pay prevailing wages." Direct supervision shall be a reasonable percentage not to exceed 15% (fifteen percent) of the cost of direct labor. No supervision markup shall be allowed for a working supervisor's hours.
    - 2) Worker's insurance: Direct contributions to the state of Washington for industrial insurance; medical aid; and supplemental pension, by the class and rates established by the Department of Labor and Industries.
    - 3) Federal insurance: Direct contributions required by the Federal Insurance Compensation Act; Federal Unemployment Tax Act; and the State Unemployment Compensation Act.
    - 4) Travel allowance: Travel allowance and/or subsistence, if applicable, not exceeding those allowances established by regional labor union agreements, which are itemized and identified separately.
    - 5) Safety: Cost incurred due to the Washington Industrial Safety and Health Act, which shall be a reasonable percentage not to exceed 2% (two percent) of the sum of the amounts calculated in (1), (2), and (3) above.
  - b. Material costs: This is an itemization of the quantity and cost of materials needed to perform the change in the Work. Material costs shall be developed first from actual known costs, second from supplier quotations or if these are not available, from standard industry pricing guides. Material costs shall consider all available discounts. Freight costs, express charges, or special delivery charges, shall be itemized.
  - c. Equipment costs: This is an itemization of the type of equipment and the estimated or actual length of time the construction equipment appropriate for the Work is or will be used on the change in the Work. Costs will be allowed for construction equipment only if used solely for the changed Work, or for additional rental costs actually incurred by the Contractor. Equipment charges shall be computed on the basis of actual invoice costs or if owned, from the current edition of one of the following sources:
    - 1) Associated General Contractors - Washington State Department of Transportation (AGC-WSDOT) Equipment Rental Agreement; current edition, on the Contract execution date.
    - 2) The state of Washington Utilities and Transportation Commission for trucks used on highways.
    - 3) The National Electrical Contractors Association for equipment used on electrical work.
    - 4) The Mechanical Contractors Association of America for equipment used on mechanical work.

The Data Quest Rental Rate (Blue Book) shall be used as a basis for establishing rental rates of equipment not listed in the above sources. The maximum rate for standby equipment shall not exceed that shown in the AGC WSDOT Equipment Rental Agreement, current edition, on the Contract execution date.
  - d. Allowance for small tools, expendables, and consumable supplies: Small tools consist of tools which cost \$250 or less and are normally furnished by the performing contractor. The maximum rate for small tools shall not exceed the following:

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- 1) For Contractor, 3% (three percent) of direct labor costs.
- 2) For Subcontractors, 5% (five percent) of direct labor costs.

Expendables and consumable supplies directly associated with the change in Work must be itemized.

- e. Subcontractor costs: This is defined as payments Contractor makes to Subcontractors for changed Work performed by Subcontractors of any tier. The Subcontractors' cost of Work shall be calculated and itemized in the same manner as prescribed herein for Contractor.
- f. Allowance for overhead: This is defined as costs of any kind attributable to direct and indirect delay, acceleration, or impact, added to the total cost to Owner of any change in the Contract Sum but not to the cost of any change in the Contract Time for which contractor has been compensated pursuant to the conditions set forth in Section 7.03. This allowance shall compensate Contractor for all non-craft labor, temporary construction facilities, field engineering, schedule updating, record drawings, home office cost, B&O taxes, office engineering, estimating costs, additional overhead because of extended time, and any other cost incidental to the change in the Work. It shall be strictly limited in all cases to a reasonable amount, mutually acceptable, or if none can be agreed upon to an amount not to exceed the rates below:

**1) For projects where the Contract Award Amount is under \$3 million, the following shall apply:**

- a) For Contractor, for any Work actually performed by Contractor's own forces, 16% (sixteen percent) of the first \$50,000 of the cost, and 4% (four percent) of the remaining cost, if any.
- b) For each Subcontractor (including lower tier subcontractors), for any Work actually performed by its own forces, 16% (sixteen percent) of the first \$50,000 of the cost, and 4% (four percent) of the remaining cost, if any.
- c) For Contractor, for any work performed by its Subcontractor(s), 6% (six percent) of the first \$50,000 of the amount due each Subcontractor, and 4% (four percent) of the remaining amount if any.
- d) For each Subcontractor, for any Work performed by its Subcontractor(s) of any lower tier, 4% (four percent) of the first \$50,000 of the amount due the sub-Subcontractor, and 2% (two percent) of the remaining amount if any.
- e) The cost to which overhead is to be applied shall be determined in accordance with subparagraphs a.-e. above.

**2) For projects where the Contract Award Amount is equal to or exceeds \$3 million, the following shall apply:**

- a) For Contractor, for any Work actually performed by Contractor's own forces, 12% (twelve percent) of the first \$50,000 of the cost, and 4% (four percent) of the remaining cost, if any.
- b) For each Subcontractor (including lower tier subcontractors), for any Work actually performed by its own forces, 12% (twelve percent) of the first \$50,000 of the cost, and 4% (four percent) of the remaining cost, if any.
- c) For Contractor, for any Work performed by its Subcontractor(s), 4% (four percent) of the first \$50,000 of the amount due each Subcontractor, and 2% (two percent) of the remaining amount if any.
- d) For each Subcontractor, for any Work performed by its Subcontractor(s) of any lower tier, 4% (four percent) of the first \$50,000 of the amount due the sub-Subcontractor, and 2% (two percent) of the remaining amount if any.

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- e) The cost to which overhead is to be applied shall be determined in accordance with subparagraphs a.- e. above.
- g. Allowance for profit: This is an amount to be added to the cost of any change in contract sum, but not to the cost of change in Contract Time for which contractor has been compensated pursuant to the conditions set forth in section 7.03. It shall be limited to a reasonable amount, mutually acceptable, or if none can be agreed upon, to an amount not to exceed the rates below:
  - 1) For Contractor or Subcontractor of any tier for work performed by their forces, 6% (six percent) of the cost developed in accordance with Section 7.02 b. 7a.- e.
  - 2) For Contractor or Subcontractor of any tier for work performed by a subcontractor of a lower tier, 4% (four percent) of the Subcontractor cost developed in accordance with Section 7.02 b. 7a. - h.
- h. Cost of change in insurance or bond premium: This is defined as:
  - 1) Contractor's liability insurance: The cost of any changes in Contractor's liability insurance arising directly from execution of the Change Order; and
  - 2) Public works bond: The cost of the additional premium for Contractor's bond arising directly from the changed Work.

The costs of any change in insurance or bond premium shall be added after overhead and allowance for profit are calculated in accordance with subparagraph f. and g. above.

### C. Change Order Pricing -- Unit Prices

- 1. Whenever Owner authorizes Contractor to perform Work on a unit-price basis, Owner's authorization shall clearly state:
  - a. Scope of work to be performed;
  - b. Type of reimbursement including pre-agreed rates for material quantities; and
  - c. Cost limit of reimbursement.
- 2. Contractor shall:
  - a. Cooperate with Owner and assist in monitoring the Work being performed. As requested by Owner, Contractor shall identify workers assigned to the Change Order Work and areas in which they are working;
  - b. Leave access as appropriate for quantity measurement; and
  - c. Not exceed any cost limit(s) without Owner's prior written approval.
- 3. Contractor shall submit costs in accordance with paragraph 7.02B. and satisfy the following requirements:
  - a. Unit prices shall include reimbursement for all direct and indirect costs of the Work, including overhead and profit, and bond and insurance costs; and
  - b. Quantities must be supported by field measurement statements signed by Owner.

### D. Change Order Pricing -- Time-and-Material Prices

- 1. Whenever Owner authorizes Contractor to perform Work on a time-and-material basis, Owner's authorization shall clearly state:
  - a. Scope of Work to be performed;
  - b. Type of reimbursement including pre-agreed rates, if any, for material quantities or labor; and
  - c. Cost limit of reimbursement.
- 2. Contractor shall:

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- a. Cooperate with Owner and assist in monitoring the Work being performed. As requested by Owner, identify workers assigned to the Change Order Work and areas in which they are working;
  - b. Identify on daily time sheets all labor performed in accordance with this authorization. Submit copies of daily time sheets within 2 working days for Owner's review;
  - c. Leave access as appropriate for quantity measurement;
  - d. Perform all Work in accordance with this section as efficiently as possible; and
  - e. Not exceed any cost limit(s) without Owner's prior written approval.
3. Contractor shall submit costs in accordance with paragraph 7.02B and additional verification supported by:
- a. Labor detailed on daily time sheets; and
  - b. Invoices for material.

### 7.03 CHANGES IN THE CONTRACT TIME

- A. The Contract Time shall only be changed by a Change Order. Contractor shall include any request for a change in the Contract Time in its Change Order Proposal.
- B. If the time of Contractor's performance is changed due to an act of Force Majeure, or due to the fault or negligence of Owner or anyone for whose acts Owner is responsible, Contractor shall be entitled to make a request for an equitable adjustment in the Contract Time in accordance with the following procedure. No adjustment in the Contract Time shall be allowed to the extent Contractor's changed time of performance is due to the fault or negligence of Contractor, or anyone for whose acts Contractor is responsible.
1. A request for an equitable adjustment in the Contract Time shall be based on written notice delivered within 7 (seven) days of the occurrence of the event giving rise to the request. If Contractor believes it is entitled to adjustment of Contract Time, Contractor shall immediately notify Owner and begin to keep and maintain complete, accurate, and specific daily records. Contractor shall give Owner access to any such record and if requested, shall promptly furnish copies of such record to Owner.
  2. Contractor shall not be entitled to an adjustment in the Contract Time for any events that occurred more than 7 (seven) days before Contractor's written notice to Owner. The written notice shall set forth, at a minimum, a description of: the event giving rise to the request for an equitable adjustment in the Contract Time; the nature of the impacts to Contractor and its Subcontractors of any tier, if any; and to the extent possible the amount of the adjustment in Contract Time requested. Failure to properly give such written notice shall, to the extent Owner's interests are prejudiced, constitute a waiver of Contractor's right to an equitable adjustment.
  3. Within 30 (thirty) days of the occurrence of the event giving rise to the request, unless Owner agrees in writing to allow an additional period of time to ascertain more accurate data, Contractor shall supplement the written notice provided in accordance with subparagraph 7.03B.2 with additional supporting data. Such additional data shall include, at a minimum: the amount of delay claimed, itemized in accordance with the procedure set forth herein; specific facts, circumstances, and analysis that confirms not only that Contractor suffered the delay claimed, but that the delay claimed was actually a result of the act, event, or condition complained of, and that the Contract Documents provide entitlement to an equitable adjustment in Contract Time for such act, event, or condition; and supporting documentation sufficiently detailed to permit an informed analysis of the request by Owner. Failure to provide such additional information and documentation within the time allowed or within the format required shall, to the extent Owner's interests are prejudiced, constitute a waiver of Contractor's right to an equitable adjustment.
  4. Pending final resolution of any request in accordance with this paragraph, unless otherwise agreed in writing, Contractor shall proceed diligently with performance of the Work.
- C. Any change in the Contract Time covered by a Change Order, or based on a request for an equitable adjustment in the Contract Time, shall be limited to the change in the critical path of Contractor's schedule attributable to the change of Work or event(s) giving rise to the request for equitable adjustment. Any Change Order proposal or request for an adjustment in the Contract Time shall demonstrate the impact on the critical path of the schedule. Contractor shall be responsible for showing clearly on the Progress

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Schedule that the change or event: had a specific impact on the critical path, and except in case of concurrent delay, was the sole cause of such impact; and could not have been avoided by resequencing of the Work or other reasonable alternatives.

- D. Contractor may request compensation for the cost of a change in Contract Time in accordance with this paragraph, 7.03D, subject to the following conditions:
1. The change in Contract Time shall solely be caused by the fault or negligence of Owner or A/E;
  2. Compensation under this paragraph is limited to changes in Contract Time for which Contractor is not entitled to be compensated under section 7.02;
  3. Contractor shall follow the procedure set forth in paragraph 7.03B;
  4. Contractor shall establish the extent of the change in Contract Time in accordance with paragraph 7.03C; and
  5. The daily cost of any change in Contract Time shall be limited to the items below, less funds that may have been paid pursuant to a change in the Contract Sum that contributed to this change in Contract Time:
    - a. cost of nonproductive field supervision or labor extended because of the delay;
    - b. cost of weekly meetings or similar indirect activities extended because of the delay;
    - c. cost of temporary facilities or equipment rental extended because of the delay;
    - d. cost of insurance extended because of the delay;
    - e. general and administrative overhead in an amount to be agreed upon, but not to exceed 3% (three percent) of Contract Sum divided by the Contract Time for each day of the delay.

### **PART 8 - CLAIMS AND DISPUTE RESOLUTION**

#### **8.01 CLAIMS PROCEDURE**

- A. If the parties fail to reach agreement on the terms of any Change Order for Owner-directed Work as provided in section 7.01, or on the resolution of any request for an equitable adjustment in the Contract Sum as provided in section 7.02 or the Contract Time as provided in section 7.03, Contractor's only remedy shall be to file a Claim with Owner as provided in this section.
- B. Contractor shall file its Claim within the earlier of: 120 (one hundred twenty) days from Owner's final offer in accordance with either paragraph 7.01E or the date of Final Acceptance.
- C. The Claim shall be deemed to cover all changes in cost and time (including direct, indirect, impact, and consequential) to which Contractor may be entitled. It shall be fully substantiated and documented. At a minimum, the Claim shall contain the following information:
1. A detailed factual statement of the Claim for additional compensation and time, if any, providing all necessary dates, locations, and items of Work affected by the Claim;
  2. The date on which facts arose which gave rise to the Claim
  3. The name of each employee of Owner or A/E knowledgeable about the Claim;
  4. The specific provisions of the Contract Documents which support the Claim;
  5. The identification of any documents and the substance of any oral communications that support the Claim;
  6. Copies of any identified documents, other than the Contract Documents, that support the Claim;
  7. If an adjustment in the Contract Time is sought: the specific days and dates for which it is sought; the specific reasons Contractor believes an extension in the Contract Time should be granted; and Contractor's analysis of its Progress Schedule to demonstrate the reason for the extension in Contract Time;

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8. If an adjustment in the Contract Sum is sought, the exact amount sought and a breakdown of that amount into the categories set forth in, and in the detail required by, section 7.02; and
  9. A statement certifying, under penalty of perjury, that the Claim is made in good faith, that the supporting cost and pricing data are true and accurate to the best of Contractor's knowledge and belief, that the Claim is fully supported by the accompanying data, and that the amount requested accurately reflects the adjustment in the Contract Sum or Contract Time for which Contractor believes Owner is liable.
- D. After Contractor has submitted a fully documented Claim that complies with all applicable provisions of parts 7 and 8, Owner shall respond, in writing, to Contractor as follows:
1. If the Claim amount is less than \$50,000, with a decision within 60 (sixty) days from the date the Claim is received; or
  2. If the Claim amount is \$50,000 or more, with a decision within 60 (sixty) days from the date the Claim is received, or with notice to Contractor of the date by which it will render its decision. Owner will then respond with a written decision in such additional time.
- E. To assist in the review of Contractor's Claim, Owner may visit the Project site, or request additional information, in order to fully evaluate the issues raised by the Claim. Contractor shall proceed with performance of the Work pending final resolution of any Claim. Owner's written decision as set forth above shall be final and conclusive as to all matters set forth in the Claim, unless Contractor follows the procedure set forth in section 8.02.
- F. Any Claim of the Contractor against the Owner for damages, additional compensation, or additional time, shall be conclusively deemed to have been waived by the Contractor unless timely made in accordance with the requirements of this section.

### 8.02 ARBITRATION

- A. If Contractor disagrees with Owner's decision rendered in accordance with paragraph 8.01D, Contractor shall provide Owner with a written demand for arbitration. No demand for arbitration of any such Claim shall be made later than 30 (thirty) days after the date of Owner's decision on such Claim; failure to demand arbitration within said 30-day period shall result in Owner's decision being final and binding upon Contractor and its Subcontractors.
- B. Notice of the demand for arbitration shall be filed with the American Arbitration Association (AAA), with a copy provided to Owner. The parties shall negotiate or mediate under the Voluntary Construction Mediation Rules of the AAA, or mutually acceptable service, before seeking arbitration in accordance with the Construction Industry Arbitration Rules of AAA as follows:
1. Disputes involving \$30,000 or less shall be conducted in accordance with the Northwest Region Expedited Commercial Arbitration Rules; or
  2. Disputes over \$30,000 shall be conducted in accordance with the Construction Industry Arbitration Rules of the AAA, unless the parties agree to use the expedited rules.
- C. All Claims arising out of the Work shall be resolved by arbitration. The judgment upon the arbitration award may be entered, or review of the award may occur, in the superior court having jurisdiction thereof. No independent legal action relating to or arising from the Work shall be maintained.
- D. Claims between Owner and Contractor, Contractor and its Subcontractors, Contractor and A/E, and Owner and A/E shall, upon demand by Owner, be submitted in the same arbitration or mediation.
- E. If the parties resolve the Claim prior to arbitration judgment, the terms of the resolution shall be incorporated in a Change Order. The Change Order shall constitute full payment and final settlement of the Claim, including all claims for time and for direct, indirect, or consequential costs, including costs of delays, inconvenience, disruption of schedule, or loss of efficiency or productivity.

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### 8.03 CLAIMS AUDITS

- A. All Claims filed against Owner shall be subject to audit at any time following the filing of the Claim. Failure of Contractor, or Subcontractors of any tier, to maintain and retain sufficient records to allow Owner to verify all or a portion of the Claim or to permit Owner access to the books and records of Contractor, or Subcontractors of any tier, shall constitute a waiver of the Claim and shall bar any recovery.
- B. In support of Owner audit of any Claim, Contractor shall, upon request, promptly make available to Owner the following documents:
1. Daily time sheets and supervisor's daily reports;
  2. Collective bargaining agreements;
  3. Insurance, welfare, and benefits records;
  4. Payroll registers;
  5. Earnings records;
  6. Payroll tax forms;
  7. Material invoices, requisitions, and delivery confirmations;
  8. Material cost distribution worksheet;
  9. Equipment records (list of company equipment, rates, etc.);
  10. Vendors', rental agencies', Subcontractors', and agents' invoices;
  11. Contracts between Contractor and each of its Subcontractors, and all lower-tier Subcontractor contracts and supplier contracts;
  12. Subcontractors' and agents' payment certificates;
  13. Cancelled checks (payroll and vendors);
  14. Job cost report, including monthly totals;
  15. Job payroll ledger;
  16. Planned resource loading schedules and summaries;
  17. General ledger;
  18. Cash disbursements journal;
  19. Financial statements for all years reflecting the operations on the Work. In addition, the Owner may require, if it deems it appropriate, additional financial statements for 3 (three) years preceding execution of the Work;
  20. Depreciation records on all company equipment whether these records are maintained by the company involved, its accountant, or others;
  21. If a source other than depreciation records is used to develop costs for Contractor's internal purposes in establishing the actual cost of owning and operating equipment, all such other source documents;
  22. All non-privileged documents which relate to each and every Claim together with all documents which support the amount of any adjustment in Contract Sum or Contract Time sought by each Claim;
  23. Work sheets or software used to prepare the Claim establishing the cost components for items of the Claim including but not limited to labor, benefits and insurance, materials, equipment, Subcontractors,

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all documents which establish the time periods, individuals involved, the hours for the individuals, and the rates for the individuals; and

24. Work sheets, software, and all other documents used by Contractor to prepare its bid.

- C. The audit may be performed by employees of Owner or a representative of Owner. Contractor, and its Subcontractors, shall provide adequate facilities acceptable to Owner, for the audit during normal business hours. Contractor, and all Subcontractors, shall make a good faith effort to cooperate with Owner's auditors.

### **PART 9 - TERMINATION OF THE WORK**

#### **9.01 TERMINATION BY OWNER FOR CAUSE**

- A. Owner may, upon 7 (seven) days written notice to Contractor and to its surety, terminate (without prejudice to any right or remedy of Owner) the Work, or any part of it, for cause upon the occurrence of any one or more of the following events:
1. Contractor fails to prosecute the Work or any portion thereof with sufficient diligence to ensure Substantial Completion of the Work within the Contract Time;
  2. Contractor is adjudged bankrupt, makes a general assignment for the benefit of its creditors or a receiver is appointed on account of its insolvency;
  3. Contractor fails in a material way to replace or correct Work not in conformance with the Contract Documents;
  4. Contractor repeatedly fails to supply skilled workers or proper materials or equipment;
  5. Contractor repeatedly fails to make prompt payment due to Subcontractors or for labor;
  6. Contractor materially disregards or fails to comply with laws, ordinances, rules, regulations, or orders of any public authority having jurisdiction; or
  7. Contractor is otherwise in material breach of any provision of the Contract Documents.
- B. Upon termination, Owner may at its option:
1. Take possession of the Project site and take possession of or use all materials, equipment, tools, and construction equipment and machinery thereon owned by Contractor to maintain the orderly progress of, and to finish, the Work;
  2. Accept assignment of subcontracts pursuant to section 5.20; and
  3. Finish the Work by whatever other reasonable method it deems expedient.
- C. Owner's rights and duties upon termination are subject to the prior rights and duties of the surety, if any, obligated under any bond provided in accordance with the Contract Documents.
- D. When Owner terminates the Work in accordance with this section, Contractor shall take the actions set forth in paragraph 9.02B, and shall not be entitled to receive further payment until the Work is accepted.
- E. If the unpaid balance of the Contract Sum exceeds the cost of finishing the Work, including compensation for A/E's services and expenses made necessary thereby and any other extra costs or damages incurred by Owner in completing the Work, or as a result of Contractor's actions, such excess shall be paid to Contractor. If such costs exceed the unpaid balance, Contractor shall pay the difference to Owner. These obligations for payment shall survive termination.
- F. Termination of the Work in accordance with this section shall not relieve Contractor or its surety of any responsibilities for Work performed.

## **GENERAL CONDITIONS FOR CONSTRUCTION AT WASHINGTON STATE PARKS**

- G. If Owner terminates Contractor for cause, and it is later determined that none of the circumstances set forth in paragraph 9.01A exist, then such termination shall be deemed a termination for convenience pursuant to section 9.02.

### **9.02 TERMINATION BY OWNER FOR CONVENIENCE**

- A. Owner may, upon written notice, terminate (without prejudice to any right or remedy of Owner) the Work, or any part of it, for the convenience of Owner.
- B. Unless Owner directs otherwise, after receipt of a written notice of termination for either cause or convenience, Contractor shall promptly:
1. Stop performing Work on the date and as specified in the notice of termination;
  2. Place no further orders or subcontracts for materials, equipment, services or facilities, except as may be necessary for completion of such portion of the Work as is not terminated;
  3. Cancel all orders and subcontracts, upon terms acceptable to Owner, to the extent that they relate to the performance of Work terminated;
  4. Assign to Owner all of the right, title, and interest of Contractor in all orders and subcontracts;
  5. Take such action as may be necessary or as directed by Owner to preserve and protect the Work, Project site, and any other property related to this Project in the possession of Contractor in which Owner has an interest; and
  6. Continue performance only to the extent not terminated.
- C. If Owner terminates the Work or any portion thereof for convenience, Contractor shall be entitled to make a request for an equitable adjustment for its reasonable direct costs incurred prior to the effective date of the termination, plus a reasonable allowance for overhead and profit on Work performed prior to termination, plus the reasonable administrative costs of the termination, but shall not be entitled to any other costs or damages, whatsoever, provided however, the total sum payable upon termination shall not exceed the Contract Sum reduced by prior payments. Contractor shall be required to make its request in accordance with the provisions of part 7.
- D. If Owner terminates the Work or any portion thereof for convenience, the Contract Time shall be adjusted as determined by Owner.

## **PART 10 - MISCELLANEOUS PROVISIONS**

### **10.01 GOVERNING LAW**

The Contract Documents and the rights of the parties herein shall be governed by the laws of the state of Washington. Venue shall be in the county in which Owner's principal place of business is located, unless otherwise specified.

### **10.02 SUCCESSORS AND ASSIGNS**

Owner and Contractor respectively bind themselves, their partners, successors, assigns, and legal representatives to the other party hereto and to partners, successors, assigns, and legal representatives of such other party in respect to covenants, agreements, and obligations contained in the Contract Documents. Neither party shall assign the Work without written consent of the other, except that Contractor may assign the Work for security purposes, to a bank or lending institution authorized to do business in the state of Washington. If either party attempts to make such an assignment without such consent, that party shall nevertheless remain legally responsible for all obligations set forth in the Contract Documents.

### **10.03 MEANING OF WORDS**

Unless otherwise stated in the Contract Documents, words which have well-known technical or construction industry meanings are used in the Contract Documents in accordance with such recognized meanings. Reference to standard specifications, manuals, or codes of any technical society, organization, or association, or

## GENERAL CONDITIONS FOR CONSTRUCTION AT WASHINGTON STATE PARKS

to the code of any governmental authority, whether such reference be specific or by implication, shall be to the latest standard specification, manual, or code in effect on the date for submission of bids, except as may be otherwise specifically stated. Wherever in these Drawings and Specifications an article, device, or piece of equipment is referred to in the singular manner, such reference shall apply to as many such articles as are shown on the drawings, or required to complete the installation.

### 10.04 RIGHTS AND REMEDIES

No action or failure to act by Owner or A/E shall constitute a waiver of a right or duty afforded them under the Contract Documents, nor shall such action or failure to act constitute approval of an acquiescence in a breach therein, except as may be specifically agreed in writing.

### 10.05 CONTRACTOR REGISTRATION

Pursuant to RCW 39.06, Contractor shall be registered or licensed as required by the laws of the State of Washington, including but not limited to RCW 18.27.

### 10.06 TIME COMPUTATIONS

When computing any period of time, the day of the event from which the period of time begins shall not be counted. The last day is counted unless it falls on a weekend or legal holiday, in which event the period runs until the end of the next day that is not a weekend or holiday. When the period of time allowed is less than 7 (seven) days, intermediate Saturdays, Sundays, and legal holidays are excluded from the computation.

### 10.07 RECORDS RETENTION

The wage, payroll, and cost records of Contractor, and its Subcontractors, and all records subject to audit in accordance with section 8.03, shall be retained for a period of not less than 6 (six) years after the date of Final Acceptance.

### 10.08 THIRD-PARTY AGREEMENTS

The Contract Documents shall not be construed to create a contractual relationship of any kind between: A/E and Contractor; Owner and any Subcontractor; or any persons other than Owner and Contractor.

### 10.09 ANTITRUST ASSIGNMENT

Owner and Contractor recognize that in actual economic practice, overcharges resulting from antitrust violations are in fact usually borne by the purchaser. Therefore, Contractor hereby assigns to Owner any and all claims for such overcharges as to goods, materials, and equipment purchased in connection with the Work performed in accordance with the Contract Documents, except as to overcharges which result from antitrust violations commencing after the Contract Sum is established and which are not passed on to Owner under a Change Order. Contractor shall put a similar clause in its Subcontracts, and require a similar clause in its sub-Subcontracts, such that all claims for such overcharges on the Work are passed to Owner by Contractor.

### 10.10 MINORITY AND WOMEN'S BUSINESS ENTERPRISES (MWBE) PARTICIPATION

In Accordance with the legislative findings and policies set forth in Chapter 39.19 RCW the State of Washington encourages participation in all of its contracts by MWBE firms certified by the Office of Minority and Women's Business Enterprises (OMWBE). Participation may be either on a direct basis in response to this solicitation or as a subcontractor to a Bidder. Any affirmative action requirements set forth in federal regulations or statutes included or referenced in the contract documents will apply. Bidders may contact OMWBE to obtain information on certified firms for potential subcontractors/suppliers.

- A. When referred to in this Contract, the terms Minority Business Enterprise (MBE) and Women's Business Enterprise (WBE) will be as defined by OMWBE, WAC 326-02-030.
- B. The OMWBE has compiled a directory of certified firms. Copies of this directory may be obtained through the OMWBE. For information regarding the certification process or the certification status of a particular firm, contact:

OMWBE, 406 South Water Street, PO Box 41160, Olympia, WA 98504-1160, telephone (360) 753-9693.

## GENERAL CONDITIONS FOR CONSTRUCTION AT WASHINGTON STATE PARKS

C. Eligible MWBEs or M/W firms

MWBE firms utilized for this project for voluntary MWBE goals may be certified by Washington State OMWBE or self identified as minority or women owned (M/W firm).

D. MWBE Voluntary Goals

The Owner has established voluntary goals for MWBE participation for this project. The voluntary goals are set forth in the Advertisement for Bids.

E. If any part of the contract, including the supply of materials and equipment, is anticipated to be subcontracted, then prior to receipt of the first payment, Contractor shall submit, pursuant to Section 5.20 A, a list of all subcontractors/suppliers it intends to use, designate whether any of the subcontractors/suppliers are MWBE firms, indicate the anticipated dollar value of each MWBE subcontract, and provide Tax Identification Number (TIN).

F. If any part of the contract, including the supply of materials and equipment is actually subcontracted during completion of the work, then prior to final acceptance or completion of the contract or as otherwise indicated in the contract documents, the Contractor shall submit a statement of participation indicating what MWBEs were used and the dollar value of their subcontracts.

G. The provisions of this section are not intended to replace or otherwise change the requirements of RCW 39.30.060. If said statute is applicable to this contract then the failure to comply with RCW 39.30.060 will still render a bid non-responsive.

H. The Contractor shall maintain, for at least three years after completion of this contract, relevant records and information necessary to document the level of utilization of MWBEs and other businesses as subcontractors and suppliers in this contract, as well as any efforts the Contractor makes to increase the participation of MWBEs as listed in section I below. The Contractor shall also maintain, for at least three years after completion of this contract, a record of all quotes, bids, estimates, or proposals submitted to the Contractor by all businesses seeking to participate as subcontractors or suppliers in this contract. The state shall have the right to inspect and copy such records. If this contract involves federal funds, Contractor shall comply with all record keeping requirements set forth in any federal rules, regulations, or statutes included or referenced in the contract documents.

I. Bidders should advertise opportunities for subcontractors or suppliers in a manner reasonably designed to provide MWBEs capable of performing the work with timely notice of such opportunities, and all advertisements shall include a provision encouraging participation by MWBE firms. Advertising may be done through general advertisements (e.g. newspapers, journals, etc.) or by soliciting bids directly from MWBEs. Bidders shall provide MWBEs that express interest with adequate and timely information about plans, specifications, and requirements of the contract.

J. Contractors shall not create barriers to open and fair opportunities for all businesses including MWBEs to participate in all State contracts and to obtain or compete for contracts and subcontracts as sources of supplies, equipment, construction and services.

K. Any violation of the mandatory requirements of this part of the contract shall be a material breach of contract for which the Contractor may be subject to a requirement of specific performance, or damages and sanctions provided by contract, by RCW 39.19.090, or by other applicable laws.

### 10.11 MINIMUM LEVELS OF APPRENTICESHIP PARTICIPATION

In accordance with Executive Order 00-01 the State of Washington may require apprenticeship participation for projects of a certain cost. The bid advertisement and Bid Proposal form shall establish the minimum percentage of apprentice labor hours as compared to the total labor hours.

A. Voluntary workforce diversity goals have been established for the apprentice hours. These goals are that one-fifth (1/5) of the apprentice hours be performed by minorities, and one-sixth (1/6) of the apprentice hours be performed by women.

## GENERAL CONDITIONS FOR CONSTRUCTION AT WASHINGTON STATE PARKS

- B. Apprentice participation, under this contract, may be counted towards the required percentage (%) only if the apprentices are from an apprenticeship program registered and approved by the Washington State Apprenticeship and Training Council (RCW 49.04 and WAC 296-04).
- C. Bidders may contact the Department of Labor and Industries, Specialty Compliance Services Division, Apprenticeship Section, P.O. Box 44530, Olympia, WA 98504-4530 by phone at (360) 902-5320, and e-mail at [Apprentice@Lni.wa.gov](mailto:Apprentice@Lni.wa.gov), to obtain information on available apprenticeship programs.
- D. For each project that has apprentice requirements, the contractor shall submit a "Statement of Apprentice/Journeyman Participation" on forms provided by the Department of General Administration, with every request for progress payment. The Contractor shall submit consolidated and cumulative data collected by the Contractor and collected from all subcontractors by the Contractor. The data to be collected and submitted includes the following:
1. Contractor name and address
  2. Contract number
  3. Project name
  4. Contract value
  5. Reporting period "Notice to Proceed" through "Invoicing Date"
  6. Craft/trade/occupation of all (contractor and subcontractor trades working on the project) apprentices and journeymen
  7. Total number of apprentices and total number of hours worked by apprentices, both categorized by gender and ethnicity
  8. Total number of journeymen and total number of hours worked by journeymen, both categorized by gender and ethnicity
  9. Cumulative combined total of apprentice and journeymen labor hours.
  10. Total percentage of apprentice hours worked
  11. No changes to the required percentage (%) of apprentice participation shall be allowed without written approval of the Owner. In any request for the change the Contractor shall clearly demonstrate a good faith effort to comply with the requirements for apprentice participation.
  12. Any substantive violation of the mandatory requirements of this part of the contract may be a material breach of the contract by the Contractor. The Owner may withhold payment pursuant to Part 6.05, stop the work for cause pursuant to Part 3.04, and terminate the contract for cause pursuant to Part 9.01.

### 10.12 HEADINGS AND CAPTIONS

Headings for convenience only: All headings and captions used in these General Conditions are only for convenience of reference and shall not be used in any way in connection with the meaning, effect, interpretation, construction, or enforcement of the General Conditions, and do not define the limit or describe the scope or intent of any provision of these General Conditions.

### 10.13 SUBCONTRACTOR PAYMENTS REPORTING REQUIREMENTS

This Contract is subject to compliance tracking using the State's business diversity management system, Access Equity (B2Gnow). Access Equity is web-based and can be accessed at the Office of Minority and Women's Business Enterprises at <https://omwbe.diversitycompliance.com/>. The Contractor and all Subcontractors shall report and confirm receipt of payments made to the Contractor and each Subcontractor through Access Equity.

The Contractor may contact the Owner at [contracts@parks.wa.gov](mailto:contracts@parks.wa.gov) for technical assistance in using the Access Equity system. User guides and documentation related to Contractor and Subcontractor access to and use of Access Equity are available online at <https://omwbe.wa.gov/access-equity-help-center>. The Owner reserves the

## GENERAL CONDITIONS FOR CONSTRUCTION AT WASHINGTON STATE PARKS

right to withhold payments from the Contractor for non-compliance with this section. For purposes of this section, Subcontractor means any subcontractor working on the Contract, at any tier and regardless of status as certified WMBE or Non-WMBE.

The Contractor shall:

- a. Register and enter all required Subcontractor information into Access Equity no later than 15 days after the Owner creates the Contract Record.
- b. Complete the required user training (two (2) one-hour online sessions) no later than 20 days after the Owner creates the Contract Record.
- c. Report the amount and date of all payments (i) received from the Owner, and (ii) paid to Subcontractors, no later than 30 days, issuance of each payment made by the Owner to the Contractor, unless otherwise specified in writing by the Owner, except that the Contractor shall mark as "Final" and report the final Subcontractor payments) into Access Equity no later than thirty (30) days after the final payment is due the Subcontractor(s) under the Contract, with all payment information entered no later than sixty (60) days after end of fiscal year.
- d. Monitor contract payments and respond promptly to any requests or instructions from the Owner or system-generated messages to check or provide information in Access Equity.
- e. Coordinate with Subcontractors, or Owner when necessary, to resolve promptly any discrepancies between reported and received payments.
- f. Require each Subcontractor to: (i) register in Access Equity and complete the required user training; (ii) verify the amount and date of receipt of each payment from the Contractor or a higher tier Subcontractor, if applicable, through Access Equity; (iii) report payments made to any lower tier Subcontractors, if any, in the same manner as specified herein; (iv) respond promptly to any requests or instructions from the Contractor or system-generated messages to check or provide information in Access Equity; and (v) coordinate with Contractor, or Owner when necessary, to resolve promptly any discrepancies between reported and received payments.

**END OF CONDITIONS**

/ / / / /

Approved as to Form:  
William Van Hook /s/  
Asst. Attorney General  
02/2007  
08/2010 GA Updates – jrc  
09/2010 to AAG Schwartz



## **PREVAILING WAGES**

### **Instruction for Prevailing Wage Rates**

The State of Washington prevailing wage rates for this public works project, which is located in Jefferson County, may be found at the following website address of the Department of Labor and Industries:

<https://secure.lni.wa.gov/wagelookup/rates/journey-level-rates>

The prevailing wages for this project are those that are in effect on the date that the bids are due.

### **Contractor to Pay Prevailing Wages**

The Contractor shall pay the prevailing rate of wages to all workers, laborers, or mechanics employed in the performance of any part of the Work in accordance with RCW 39.12 and the rules and regulations of the Department of Labor and Industries. The schedule of prevailing wage rates for the locality or localities of the Work is determined by the Industrial Statistician of the Department of Labor and Industries. It is the Contractor's responsibility to verify the applicable prevailing wage rate.

A copy of the applicable wage rates is available upon request. Please request a copy by email at: [contracts@parks.wa.gov](mailto:contracts@parks.wa.gov).

**FORT FLAGLER STATE PARK  
WW1 HISTORIC FACILITIES PRESERVATION – BUILDINGS 1,6,7&16**

SECTION 010000 – GENERAL REQUIREMENTS

PART 1 - GENERAL

1.1 SPECIAL NOTICE

- A. Fort Flagler State Park is on the National Register for Historical Places. All work will conform with the “Secretary of the Interior’s Standards for the Treatment of Historic Properties”
- B. Bidders are reminded that all work on this project is covered by commercial prevailing wage rates.
- C. Building 1 and Building 7 are available to the Contractor between April 1, 2026 and September 4, 2026

1.2 DESCRIPTION OF WORK

- A. This project includes cedar siding replacement, lead paint removal, window restoration, finish carpentry, steel railings and painting.

1.3 TIME FOR COMPLETION OF PROJECT

- A. Substantially complete project in accordance with the drawings and specifications within 120 calendar days from date on Notice to Proceed letter. Final completion in accordance with Contract Documents within 30 calendar days from substantial completion date.

1.4 HOURS OF WORK

- A. Work hours are between 8:00a.m. and & 6:00 p.m. Monday through Friday, excluding national holidays.

1.5 LIQUIDATED DAMAGES

- A. If Contractor fails to complete Contract within stipulated time, an assessment of \$200 per day will be made against Contractor for each additional day required to complete contract, unless an extension of time was granted through Change Order. This assessment is to cover Commission’s liquidated damages and is not to be construed as a penalty.
- B. Contract authorizes the Washington State Parks and Recreation Commission to deduct liquidated damages from money due at completion of contract.

1.6 PRE-CONSTRUCTION CONFERENCE

**FORT FLAGLER STATE PARK  
WW1 HISTORIC FACILITIES PRESERVATION – BUILDINGS 1,6,7&16**

- A. Following notification of award to Contractor, the date for an on-site pre-construction conference will be set. Do not commence Work prior to conference or until written clearance has been obtained from Project Representative.
- B. Furnish Project Representative with following:
  - 1. Complete list of sub-contractors, including business address, telephone numbers, items of Work, and registration numbers. List is to be updated during contract life.
  - 2. Name and contact information of Contractor's staff who is in charge and responsible for site safety and will be on site at all times.
  - 3. A Site-Specific Safety Plan that is in compliance with the Department of Labor and Industries and 000011 – General Conditions specifically for this project.
  - 4. A progress schedule in accordance with General Conditions.
  - 5. A detailed cost breakdown for lump sum bid items. Furnish a fair evaluation of actual cost of each items of Work listed. This will be used in processing Contractor's requests for partial payment. Submittal of breakdown does not affect the Contract terms.
- C. Appropriate Safety Data Sheet (SDS) will be on file at park.

1.7 PROGRESS CLEANING

- A. Remove rubbish and debris from park property daily unless otherwise directed do not allow accumulation. Store materials that cannot be removed daily only in areas specified by the Project Representative.
- B. Maintain worksites in a neat and orderly condition.
- C. Cleanup operations are incidental to the Contract and no extra compensation will be made.

1.8 AS-BUILT DRAWINGS

- A. Keep a clean set of full-sized drawings at job site to use to identify changes.

1.9 PROJECT CONDITIONS

- 1. If materials suspected of containing hazardous materials are encountered, do not disturb; immediately notify Project Representative and Owner. Owner will remove hazardous materials under a separate contract.
- B. Hazardous Materials: Hazardous materials (lead paint) are present in construction affected by removal and dismantling work. A report on the presence of hazardous materials is on file for review and use. Examine report to become aware of locations where hazardous materials are present.
  - 1. Hazardous material remediation is specified elsewhere in the Contract Documents.
  - 2. Do not disturb hazardous materials or items suspected of containing hazardous materials except under procedures specified elsewhere in the Contract Documents.

**FORT FLAGLER STATE PARK  
WW1 HISTORIC FACILITIES PRESERVATION – BUILDINGS 1,6,7&16**

1.10 PROJECT SIGN

- A. Provide following temporary sign. Sign location is shown on drawings or determined by Project Representative. Upon Project completion, remove sign and restore area to original condition.

1.11 PROJECT SIGN LETTERING

TITLE OF PROJECT:	WW1 HIST. PRESERVATION BLDGS 1,6,7&16
NAME OF FACILITY:	FORT FLAGLER STATE PARK
NAME OF CONTRACTOR:	(Place Contractor's Name here)
ADDRESS OF CONTRACTOR:	(Place Contractor's Address here)
FUNDING TITLE NUMBER 1:	STATE BUILDING CONSTRUCTION ACCOUNT
FUNDING TITLE NUMBER 2:	

1.12 PARTNERSHIP IN THE CONTRACT

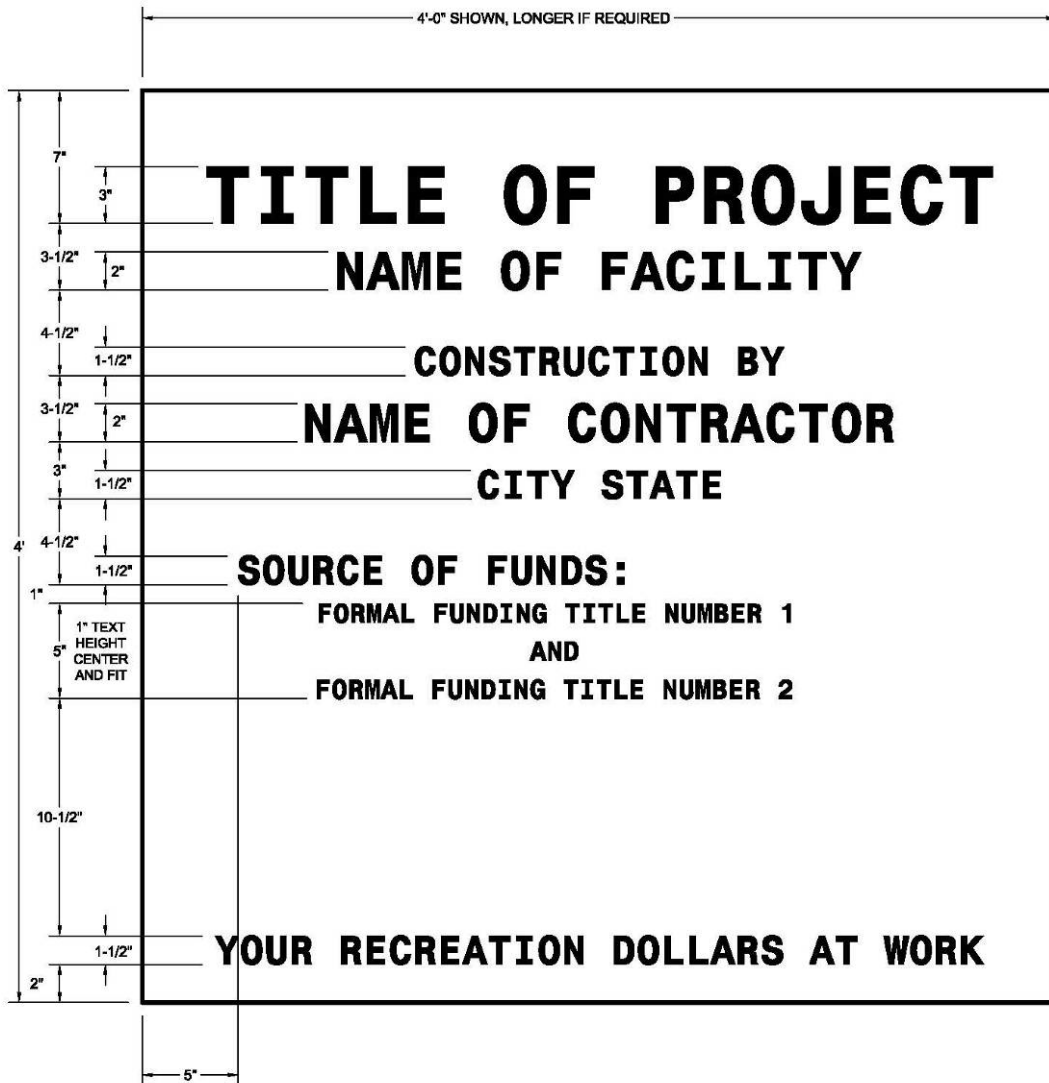
- A. As partners in this contract, both Contractor and Commission recognize the value of a successful Project. Both parties recognize, besides the tangible benefits to Contractor and the Commission, the citizens of Washington State and visitors to Washington State Parks will benefit immensely from the successful completion of a quality Project.

PART 2 - PRODUCTS (NOT USED)

PART 3 - EXECUTION (NOT USED)

**FORT FLAGLER STATE PARK  
WW1 HISTORIC FACILITIES PRESERVATION – BUILDINGS 1,6,7&16**

PROJECT SIGN DETAIL

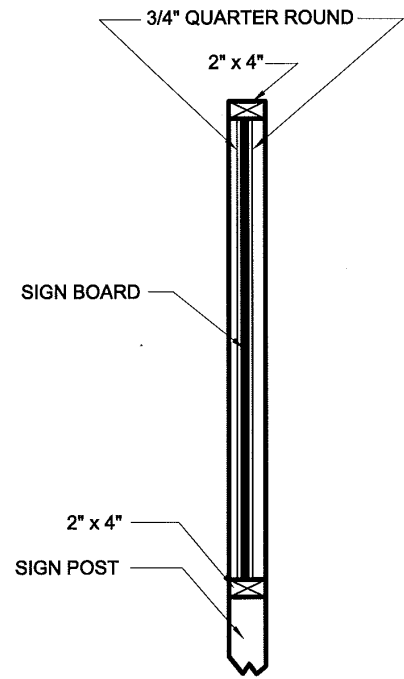
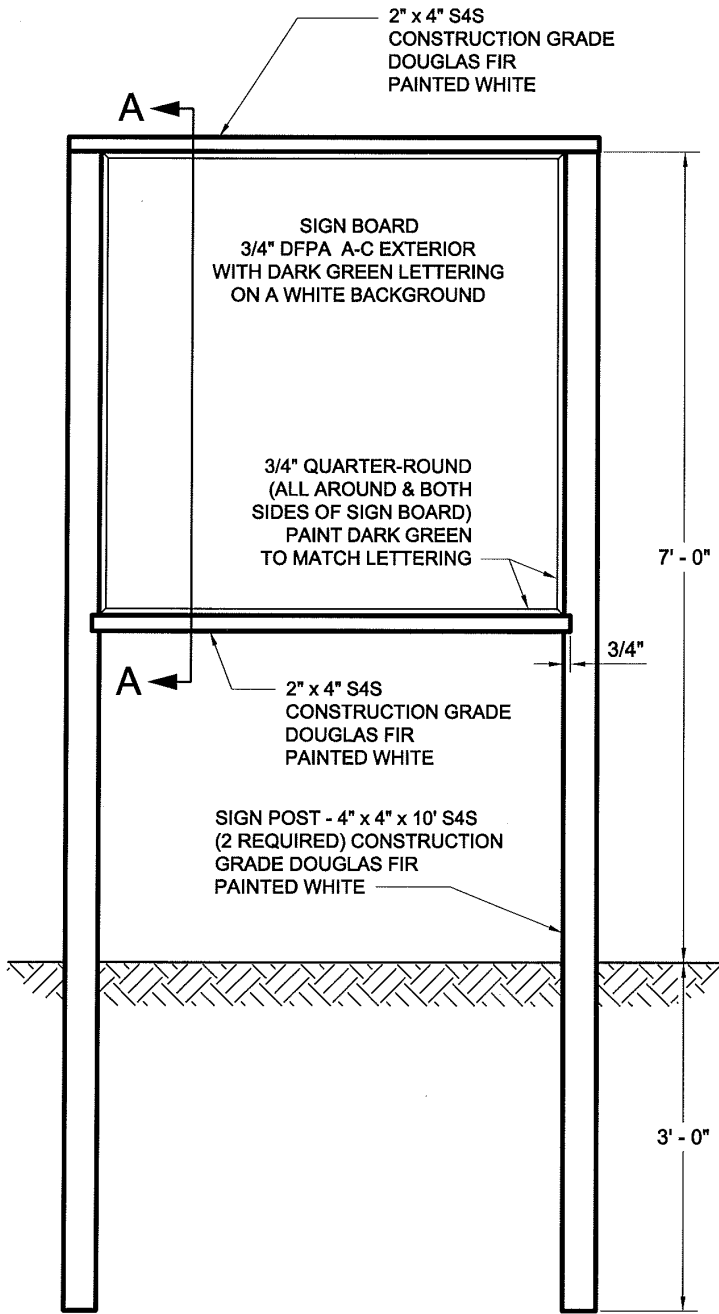


LAY OUT SIGN TO FIT ON A PORTION OF ONE (1) SHEET OF PLYWOOD. IF PLYWOOD IS THE FINAL SURFACE, PAINT IT WITH TWO (2) OR MORE COATS OF WHITE PAINT TO FORM A SMOOTH, NONABSORBENT SURFACE. PROVIDE DARK GREEN WELL FORMED LETTERS, EVENLY SPACED, NEAT IN APPEARANCE, AND ALIGNED AS SHOWN ABOVE.

**WASHINGTON STATE PARKS  
PROJECT SIGN DETAIL**

FORT FLAGLER STATE PARK  
WW1 HISTORIC FACILITIES PRESERVATION – BUILDINGS 1,6,7&16

PROJECT SIGN DETAIL



SECTION A - A

END OF SECTION

**FORT FLAGLER STATE PARK  
WW1 HISTORIC FACILITIES PRESERVATION – BUILDINGS 1,6,7&16**

SECTION 011110 – SUMMARY OF HAZARDOUS MATERIALS WORK

PART 1 - GENERAL

1.1 DESCRIPTION OF WORK

- A. Perform activities impacting lead-containing paint (LCP) in accordance with the Contract Documents.
  - 1. The General Contractor is solely responsible for determining which sub-contractors perform work impacting lead-containing painted coatings. Work specified herein does not require that work impacting lead-containing painted coatings be performed by any specific sub-contractor. All work impacting lead-containing painted coatings is to comply with all applicable local, state and federal regulations, and the Contract Documents.
- B. General Contractor is responsible for coordinating all hazardous materials work to comply with the overall project schedule. General Contractor is responsible for coordination with the Owner and Environmental Consultant.
- C. Presence of Hazardous Materials: Lead-containing painted coatings have been identified at the portions of the existing Buildings included in the Work. See below for information on the nature of these materials and their disposition as part of the Work.
- D. Special Requirements for Off-site Work: Specific requirements exist for any work impacting LCP at remote off-site facilities. Refer to Section 028300, Lead-Related Activities for additional information.

1.2 WORK IN OTHER SECTIONS

- A. Division 00 - Procurement and Contracting Requirements
- B. Division 01 - General Requirements
- C. Section 028300 – Lead Related Activities

1.3 LEAD

- A. Lead-containing items: The Owner has conducted testing of representative painted coatings to be impacted by the Work for the presence of lead.
  - 1. Exterior paint was found to contain 11 percent lead (Total Lead, Method EPA 3051/7000B). Similar concentrations of lead are presumed to exist in all exterior painted coatings at Buildings.
  - 2. Lead is presumed to exist within wood siding beneath exterior painted coatings. Treat all exterior siding as lead-containing.

**FORT FLAGLER STATE PARK**  
**WW1 HISTORIC FACILITIES PRESERVATION – BUILDINGS 1,6,7&16**

- B. The Contractor shall comply with all applicable regulations, laws and ordinances concerning the impact, removal, handling, storage, disposal, monitoring and protection against exposure or environmental pollution related to building components containing lead coatings or lead products. Impacts to lead that may be required by the Work include, but are not limited to: manual demolition, mechanical demolition, cutting, sawing, drilling, sanding, scraping, welding or torch-cutting. Confirm required impacts with applicable specification sections and drawing sheets.
- C. Work impacting lead-containing painted coatings and lead-containing items and products within this contract is the responsibility of the Contractor, and all affected Sub-Contractors, and shall be performed in accordance with all applicable local, state and federal regulations and the requirements outlined Specification Section 028300, Lead Related Activities.
  - 1. Based on paint historical waste characterization data and the age of the buildings, it is anticipated that disposal of the waste stream generated by the Work will require special handling and disposal as “dangerous” in accordance with WAC 173-303, Dangerous Waste Regulations, related to lead.
  - 2. The Contractor is to submit a description of actual waste stream constituents, including approximate volumes, to be generated by the Work and disposed of as general solid waste (landfill) for review by the Environmental Consultant. Account for any waste minimization or recycling when estimating waste stream volumes.
  - 3. Contractor is to provide submittal information outlined in Section 028300, Lead Related Activities for all trades performing tasks anticipated to impact lead-containing paint or lead components.

1.4 POLYCHLORINATED-BIPHENYLS (PCBs)

- A. No anticipated impacts.

1.5 FLUORESCENT LAMPS

- A. No anticipated impacts.

1.6 WORK COVERED BY CONTRACT DOCUMENTS

- A. The Contractor shall comply with all applicable regulations, laws and ordinances concerning removal, remodeling, cutting, handling, storage, disposal, monitoring and protection against exposure or environmental pollution related to lead-containing paint. Work related to lead-containing paint within this contract is the responsibility of the Contractor and shall be performed in accordance with the requirements of Section 028300, Lead Related Activities and all applicable local, state and federal regulations.
  - 1. Due to elevated lead content in exterior painted coatings, all debris produced by component removal/demolition, surface preparation and/or removal of lead-containing painted coatings from substrate(s) is to be handled, containerized, transported and disposed of as “dangerous” per WAC 173-303, Dangerous Waste, related to lead.
  - 2. All employers of employees impacting lead-containing paint shall comply with the requirements of Section 028300, Lead Related Activities.

**FORT FLAGLER STATE PARK  
WW1 HISTORIC FACILITIES PRESERVATION – BUILDINGS 1,6,7&16**

1.7 EXISTING CONDITIONS

- A. The Environmental Consultant and Owner make no representation, warranty or guarantee the conditions indicated by the test reports or inspection summary are representative of those conditions existing throughout the area, or that unforeseen developments may not occur, or that materials other than, or in proportions different from those indicated, may not exist.
- B. Contractor is advised that the locations of all ACMs may not be clearly known and that care should be taken to prevent impact of ACMs located in concealed and inaccessible locations.

1.8 WORK NOT COVERED BY CONTRACT DOCUMENTS

- A. Contractor shall perform air monitoring that is described in Section 028300 – Lead Related Activities, related to employee exposure as required by WISHA regulations.
- B. TCLP waste characterization related to lead will be performed, if necessary, by the Contractor. Profiling of waste streams will be based solely on waste stream characterization performed by the Contractor, unless specific direction otherwise is issued to the Contractor in writing.

1.8 SEGREGATION OF WORK AREAS

- A. Segregate regulated work areas from any surrounding areas to be occupied by general trades.

1.9 OWNER'S RULES

- A. The Contractor shall abide by all facility rules and regulations.

1.10 CLEAN UP

- A. Ensure that all areas are visibly clean at completion of Work.

PART 2 - PRODUCTS (NOT USED)

PART 3 - EXECUTION (NOT USED)

END OF SECTION

**FORT FLAGLER STATE PARK  
WW1 HISTORIC FACILITIES PRESERVATION – BUILDINGS 1,6,7&16**

SECTION 012300 – ALTERNATES

PART 1 - GENERAL

1.1 SUMMARY

- A. Section includes administrative and procedural requirements for alternates.

1.2 DEFINITIONS

- A. Alternate: An amount proposed by bidders and stated on the Bid Form for certain work defined in the Bidding Requirements that may be added to or deducted from the base bid amount if Owner decides to accept a corresponding change either in the amount of construction to be completed or in the products, materials, equipment, systems, or installation methods described in the Contract Documents.
  - 1. Alternates described in this Section are part of Work only if accepted by the Commission.
  - 2. The cost or credit for each alternate is the net addition to or deduction from Contract Sum to incorporate alternate into Work. No other adjustments are made to Contract Sum.

1.3 PROCEDURES

- A. Coordination: Modify or adjust affected adjacent work as necessary to completely integrate work of the alternate into Project.
  - 1. Include as part of each alternate, miscellaneous devices, accessory objects, and similar items incidental to or required for a complete installation whether or not indicated as part of alternate.
- B. Execute accepted alternates under the same conditions as other work of Contract.
- C. Schedule: A schedule of alternates is included at the end of this Section. Specification Sections referenced in schedule contain requirements for materials necessary to achieve work described under each alternate.

1.4 REINSTATEMENT OF BID ALTERNATES

- A. The Commission reserves the right to reinstate, within thirty (30) calendar days after Notice to Proceed date, any bid alternates not incorporated into the contract, at the stated alternate bid price.

1.5 ORDER OF CONSIDERATION

- A. Bid alternates may be selected in any order or combination by the Commission in any order.

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PART 2 - PRODUCTS (NOT USED)

PART 3 - EXECUTION

3.1 SCHEDULE OF ALTERNATES

A. Alternate No. A1 BUILDING 16

1. Includes all window repair, door replacement, siding and trim replacement and painting as shown on the plans sheet.

END OF SECTION

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SECTION 013233 - PHOTOGRAPHIC DOCUMENTATION

PART 1 - GENERAL

1.1 SUMMARY

- A. This Section includes administrative and procedural requirements for the following:
  - 1. Preconstruction photographs.
  - 2. Periodic construction photographs.
- B. See Section 017700 - Closeout Procedures for submitting digital media as Project Record Documents at Project closeout.

1.2 SUBMITTALS

- A. Key Plan: Submit key plan of Project site and building with notation of vantage points marked for location and direction of each photograph. Indicate elevation or story of construction. Include same label information as corresponding set of photographs.
- B. Construction Photographs: Submit one print of each photographic view within seven days of taking photographs.
  - 1. Digital Images: Submit a complete set of digital image electronic files (TIFF or other owner approved format) with each submittal of prints and as a Project Record Document on thumb drive. Identify electronic media with date photographs were taken. Submit images that have same aspect ratio as the sensor, uncropped.

1.3 COORDINATION

- A. Auxiliary Services: If the Contractor is not the photographer, cooperate with photographer and provide auxiliary services requested, including access to Project site and use of temporary facilities, including temporary lighting required to produce clear, well-lit photographs without obscuring shadows.

1.4 USAGE RIGHTS

- A. Obtain and transfer copyright usage rights from photographer to Owner for unlimited reproduction of photographic documentation.

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**PART 2 - PRODUCTS**

**2.1 PHOTOGRAPHIC MEDIA**

- A. Digital Images: Provide images in uncompressed TIFF format, produced by a digital camera with minimum sensor size of 4.0 megapixels, and at an image resolution of not less than 1600 by 1200 pixels.

**PART 3 - EXECUTION**

**3.1 CONSTRUCTION PHOTOGRAPHS**

- A. General: Take photographs using the maximum range of depth of field, and that are in focus, to clearly show the Work. Photographs with blurry or out-of-focus areas will not be accepted.
  - 1. Maintain key plan with each set of construction photographs that identifies each photographic location.
- B. Digital Images: Submit digital images exactly as originally recorded in the digital camera, without alteration, manipulation, editing, or modifications using image-editing software.
  - 1. Date and Time: Include date and time in filename for each image.
  - 2. Field Office Images: Maintain one set of image prints and images on thumb drive in the field office at Project site, available at all times for reference. Identify images same as for those submitted to Project Representative.
- C. Preconstruction Photographs: Before starting construction, take color, digital photographs of Project site and surrounding properties, that may be impacted by the Work, including existing items to remain during construction, from different vantage points, as directed by Project Representative.
  - 1. Flag excavation areas and construction limits before taking construction photographs.
  - 2. Take as many photographs as necessary but no less than eight to show existing conditions adjacent to the Work before starting the Work.
  - 3. Take as many photographs as necessary but no less than eight photographs of existing buildings either on or adjoining property to accurately record physical conditions at start of construction. Also, document access route within park.
- D. Periodic Construction Photographs: Take as many photographs as necessary but no less than 12 color, digital photographs weekly, with timing each month adjusted to coincide with the cutoff date associated with each Application for Payment. Select vantage points to show status of construction and progress since last photographs were taken.
- E. Additional Photographs: Project Representative may request additional photographs to adequately show the work. Additional photographs are considered incidental to the work, and the Contractor will not receive additional compensation.
  - 1. Three days' notice will be given, where feasible.
  - 2. In emergency situations, take additional photographs within 24 hours of request.

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3. Circumstances that could require additional photographs include, but are not limited to, the following:
  - a. Photographs to be taken at fabrication locations away from Project site.
  - b. Substantial Completion of a major phase or component of the Work.
  - c. Extra record photographs at time of final acceptance.

END OF SECTION

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SECTION 013300 – SUBMITTAL PROCEDURES

PART 1 - GENERAL

1.1 SUMMARY

- A. For information on submittals see General Conditions 4.03

PART 2 - PRODUCTS - (NOT USED)

PART 3 - EXECUTION – (NOT USED)

END OF SECTION

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SECTION 013501 – INADVERTENT DISCOVERIES OF CULTURAL RESOURCES AND HUMAN SKELETAL REMAINS

PART 1 - GENERAL

1.1 PROJECT SPECIFIC REQUIREMENTS

- A. Cultural resource sites are known to exist within Work area see Special Conditions for requirements.

1.2 EMERGENCY CONTACTS

WSPRC SOUTHWEST REGION Archaeologists  
Move them from below.

WSPRC Archaeologists

Jennifer Wilson, Archaeology Program Manager	(360) 787-6511 (cell)
Email: <a href="mailto:jennifer.wilson@parks.wa.gov">jennifer.wilson@parks.wa.gov</a>	(360) 902-8637 (office)
Shari Silverman, Archaeologist SW Region	(435) 260-9894 (cell)
Email: <a href="mailto:shari.silverman@parks.wa.gov">shari.silverman@parks.wa.gov</a>	(360) 902- 8640 (office)
Kayley Bass, Archaeologist SW Region	(360) 701-1277 (cell)
Emails: <a href="mailto:kayley.bass@parks.wa.gov">kayley.bass@parks.wa.gov</a>	
Maurice Major, Stewardship Archaeologist	(360) 701-6218 (cell)
Email: <a href="mailto:maurice.major@parks.wa.gov">maurice.major@parks.wa.gov</a>	(360) 902-8503 (office)

WSPRC Curator of Collections/NAGPRA Specialist

Alicia L. Woods, Statewide Curator of Collections & NAGPRA Specialist (360) 586-0206 (office)

State Physical Anthropologist

Guy Tasa, PhD, Dept. of Archaeology and Historic Preservation (360) 790-1633 (cell)

Assistant State Physical Anthropologist

Julie Berger, Dept. of Archaeology and Historic Preservation (360) 890-2633 (cell)

County Coroner/Examiner

James M. Kennedy, Jefferson County Coroner (360) 385-9180

Area Manager

Brian Hageman, [brian.hageman@parks.wa.gov](mailto:brian.hageman@parks.wa.gov), (360) 344-4401

Region Manager

Darrel Hopkins, [Darrel.hopkins@parks.wa.gov](mailto:Darrel.hopkins@parks.wa.gov), (360)725-9781

Local Law Enforcement (if can't get ahold of any park staff)

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(360) 385-3831

1.3 INADVERTENT DISCOVERIES OF CULTURAL RESOURCES AND HUMAN SKELETAL REMAINS

- A. Many of Washington’s most important heritage sites reside on lands owned or managed by the Washington State Parks and Recreation Commission (WSPRC). Nearly all Washington State Parks contain one or more important historic buildings, structures, or archaeological sites. For this reason, archaeological surveys and historic building inventories are ordinarily commissioned as a part of background analysis and information gathering for park developments and undertakings. Results of these surveys are used during project planning to ensure every effort is made to avoid impacts to cultural resources. Yet, despite these efforts, there **always** remains some potential for unanticipated discoveries while working in Washington State Parks.
- B. All unanticipated discoveries, both cultural resources and human skeletal remains, are subject to all applicable federal and state statues, regulations, and executive orders. For these reasons, the Inadvertent Discovery Plan (IDP) provides useful guidance and instructions for circumstances when cultural resources or human skeletal remains are found. Please carefully read these instructions. If you have any questions, please contact the appropriate WSPRC Area Manager or the WSPRC archaeologist assigned to the undertaking. It is also strongly recommended that anyone conducting ground-disturbing activities watch the training video produced by Washington State Dept of Ecology: [Inadvertent Discovery of Cultural Resources or Human Remains: Training for Field Staff](#). This IDP for cultural resources and human skeletal remains is based on [RCW 27.53](#), [RCW 68.50.645](#), [RCW 27.44.055](#), and [RCW 68.60.055](#) and [recommended language](#) from the Department of Archaeology and Historic Preservation (DAHP).

1.4 INADVERTENT DISCOVERY PLAN FOR CULTURAL RESOURCES

- A. If cultural resources are found during a project, activity in the immediate area of the find should stop, the area secured, and the WSPRC archaeologists notified to assess the find. When in doubt, assume the material is a cultural resource and implement the IDP outlined below.
- B. **Recognizing Cultural Resources**-Types of Historic/Prehistoric Artifacts and/or Activity Areas That May Be Found
  - 1. Artifacts- Both historic and prehistoric artifacts may be found exposed in backhoe trenches or back dirt piles.
    - a) Prehistoric artifacts may range from finished tools such as stone pestles, arrowheads/projectile points, shell beads, or polished bone tools to small pieces or “flakes” or “chips” of exotic stone such as chert, jasper, or obsidian.
    - b) Historic artifacts may include older (more than 50 years) nails, plates/ceramics, bottles, cans, coins, glass insulators, or bricks.
    - c) Old abandoned industrial materials from farming, logging, railways, lighthouses, and military installations.
  - 2. Activity Area/Cultural Features- While excavating trench lines look for evidence of buried activity areas/cultural features such as old campfire hearths or buried artifacts.

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- a) An area of charcoal or very dark stained soil with artifacts or burned rocks may be a fire hearth.
  - b) A concentration of shell with or without artifacts may be shell midden deposits.
  - c) Modified or stripped trees, often cedar or aspen, or other modified natural features, such as rock drawings or carvings
3. Historic building foundation/structural remains- During excavation, buried historic structures (e.g., privies, building foundations) that are more than 50 years old may be found.
  4. Bone- Complete or broken pieces of bone may be discovered exposed in trench walls or in back dirt piles. Bone can come from either animal remains or human remains and requires a trained professional to identify. If you find bone, notify the WSPRC archaeologist immediately and follow their directions.

C. STEPS TO TAKE IF A CULTURAL RESOURCE IS FOUND DURING CONSTRUCTION

1. **Stop** if a cultural resource(s) is observed or suspected, all work within the immediate area of the discovery must stop.
2. **Protect** the area from further disturbance. Do not touch, move, or further disturb the exposed materials/artifacts. Create a protected area with temporary fencing, flagging, stakes, or other clear markings that is large enough (30 feet or larger) to protect the discovery location area. The WSPRC archaeologist can help determine the size of the protected area. Do not permit vehicles, equipment, or unauthorized personnel to traverse the discovery site.
3. **Notify** the WSPRC archaeologist. If the area needs to be secured, notify the Park Ranger or Park staff as well.
4. If requested by the WSPRC archaeologist, take photographs with a scale (e.g., pen, coin, etc.) and collect geospatial information of the discovery site to document the initial finds.

D. WHAT NOT TO DO IF A CULTURAL RESOURCE IS FOUND DURING CONSTRUCTION

1. Do not remove any artifacts from the site of the discovery.
2. Do not dig out objects protruding from any trench walls as this may cause further damage to artifacts and/or destroy important contextual information.
3. Do not share any information about the find, including on social media, except as necessary to implement the IDP.

E. WHAT HAPPENS NEXT?

1. The find will be assessed by a professional archaeologist (may be a WSPRC archaeologist or an archaeology consultant).
  - a) If the find is not a cultural resource, construction work may resume.
  - b) If the find is a cultural resource, the WSPRC archaeologist will contact the DAHP and affected Tribes, as appropriate, to develop a suitable treatment plan for the resource.
2. Construction work may resume in the protected area after the WSPRC archaeologist assigned to the undertaking has determined that the find has been adequately investigated and, if necessary, a treatment plan and monitor are in place to protect any remaining archaeological deposits.

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1.5 INADVERTENT DISCOVERY PLAN FOR HUMAN SKELETAL REMAINS

A. Native American burials and historic grave sites are uncommon features on Washington State Park lands. These remains, as well as any associated artifacts or funerary objects, are protected under state law and, if the park is a federal lease, applicable federal law. If you discover human remains (or bones that you believe may be human remains) during construction, please follow these important instructions. It is imperative that reporting and treatment of any human remains found during construction or any ground-disturbing activities are treated with utmost dignity and respect.

**B. Steps to Take If Human Skeletal Remains are Found During Construction**

1. **Stop** if human skeletal remains observed or suspected, all work within the immediate area of the discovery must stop.
2. **Protect** the area from further disturbance. Do not touch, move, or further disturb the remains. Cover the remains with a tarp or other materials (not soil or rocks) for temporary protection in place and shield them from being photographed. Create a protected area with temporary fencing, flagging, stakes, or other clear markings that is large enough (30 feet or larger) to protect the discovery location area. The WSPRC archaeologist can help determine the size of the protected area. Do not permit vehicles, equipment, or unauthorized personnel to traverse the discovery site.
3. **Notify** law enforcement and the appropriate county medical examiner/coroner as soon as possible. If you are unsure if the remains are human, the physical anthropologist at DAHP may be called. Also notify the Park Ranger, the WSPRC archaeologist, and the WSPRC Curator of Collections/NAGRPA Specialist of the discovery of the remains.
4. If requested by law enforcement, the county coroner/examiner, the DAHP physical anthropologist, or the WSPRC archaeologist, take photographs with a scale (e.g., pen, coin, etc.) and geospatial information of the discovery site to document the initial finds.

**C. What Not to Do If Human Skeletal Remains are Found During Construction**

1. Do not pick up or remove anything.
2. Do not take any photographs of the remains unless instructed to do so by law enforcement, the county coroner/examiner, the DAHP physical anthropologist, or the WSPRC archaeologist. If pictures are requested, be prepared to photograph them with a scale (e.g., pen, coin, etc.) and collect geospatial information of the remains.
3. Do not call 911 unless you cannot reach law enforcement or the coroner/examiner by other means.
4. Do not share any information about the find, including on social media, except as necessary to implement the IDP.

**D. What Happens Next?**

1. The county medical examiner/coroner will assume jurisdiction over the human skeletal remains and decide whether those remains are forensic (crime-related) or non-forensic.
  - a) If forensic, the county medical examiner/coroner will retain jurisdiction over the remains.
  - b) If non-forensic, the county medical examiner/coroner will report that finding to the DAHP who will then take jurisdiction over the remains. The DAHP will notify any

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appropriate cemeteries and all affected Tribes of the remains. The State Physical Anthropologist will decide whether the remains are Indian or Non-Indian and report that finding to any appropriate cemeteries and the affected Tribes. The DAHP will then handle all consultation with the affected parties as to the future preservation, excavation, and disposition of the remains.

Note: The WSPRC archaeologist assigned to the undertaking will be coordinating and consulting with the DAHP, affected Tribes, and other groups as necessary. Additionally, WSPRC's Curator of Collections/NAGPRA Specialist should be included on all written and/or verbal correspondence until the remains have been officially transferred from WSPRC's possession to an outside authority. Until the remains are transferred off of WSPRC's property, it is the responsibility of the Curator of Collections/NAGPRA Specialist to document and track the information regarding all human remains and associated funerary objects (including all material from excavation areas/units from which the human remains were removed).

2. Construction work may resume in the protected area after the WSPRC archaeologist assigned to the undertaking has determined that the find has been adequately investigated and, if necessary, a treatment plan and monitor are in place.

PART 2 - PRODUCTS (NOT USED)

PART 3 - EXECUTION (NOT USED)

END OF SECTION

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SECTION 013591 - HISTORIC TREATMENT PROCEDURES

PART 1 - GENERAL

1.1 SUMMARY

- A. Section includes general protection and treatment procedures for the entire project and following specific work:

1. Historic removal and dismantling.

1.2 DEFINITIONS

- A. Consolidate: To strengthen loose or deteriorated materials in place.
- B. Dismantle: To disassemble and detach items by hand from existing construction to the limits indicated, using small hand tools and small one-hand power tools, so as to protect nearby historic surfaces; and legally dispose of dismantled items off-site, unless indicated to be salvaged or reinstalled.
- C. Existing to Remain: Existing items that are not to be removed or dismantled.
- D. Historic: Spaces, areas, rooms, surfaces, materials, finishes, and overall appearance which are important to the successful preservation and restoration as determined by Project Representative.
- E. Match: To blend with adjacent construction and manifest no apparent difference in material type, species, cut, form, detail, color, grain, texture, or finish; as approved by Project Representative.
- F. Reconstruct: To remove existing item, replicate damaged or missing components, and reinstall in original position.
- G. Refinish: To remove existing finishes to base material and apply new finish to match original, or as otherwise indicated.
- H. Reinstall: To protect removed or dismantled item, repair and clean it as indicated for reuse, and reinstall it in original position, or where indicated.
- I. Remove: Specifically for historic spaces, areas, rooms, and surfaces, the term means to detach an item from existing construction to the limits indicated, using hand tools and hand-operated power equipment, and legally dispose of it off-site, unless indicated to be salvaged or reinstalled.
- J. Repair: To correct damage and defects, retaining existing materials, features, and finishes while employing as little new material as possible. Includes patching, piecing-in, splicing, consolidating, or otherwise reinforcing or upgrading materials.
- K. Replace: To remove, duplicate, and reinstall entire item with new material. The original item is the pattern for creating duplicates unless otherwise indicated.

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- L. Replicate: To reproduce in exact detail, materials, and finish, unless otherwise indicated.
- M. Reproduce: To fabricate a new item, accurate in detail to the original, and in either the same or a similar material as the original, unless otherwise indicated.
- N. Restore: To consolidate, replicate, reproduce, repair, and refinish as required to achieve the indicated results.
- O. Retain: To keep existing items that are not to be removed or dismantled.
- P. Reversible: New construction work, treatments, or processes that can be removed or undone in the future without damaging historic materials, unless otherwise indicated.
- Q. Salvage: To protect removed or dismantled items and deliver them to Owner [**ready for reuse**].
- R. Stabilize: To provide structural reinforcement of unsafe or deteriorated items while maintaining the essential form as it exists at present; also, to reestablish a weather-resistant enclosure.
- S. Strip: To remove existing finish down to base material, unless otherwise indicated.

1.3 SUBMITTALS

- A. Historic Treatment Program: Submit before work begins.
- B. Fire-Prevention Plan: Submit before work begins.

1.4 QUALITY ASSURANCE

- A. Historic Treatment Specialist Qualifications: An experienced firm regularly engaged in historic treatments similar in nature, materials, design, and extent to this work as specified in each section, and that has completed a minimum of five recent projects with a record of successful in-service performance that demonstrate the firm's qualifications to perform this work.
  - 1. Field Supervisor Qualifications: Full-time supervisors experienced in historic treatment work similar in nature, material, design, and extent to that indicated for this Project. Supervisors are to be on Project site during times that historic treatment work is in progress. Do not change Supervisors during Project except for causes beyond the control of the specialist firm.
  - 2. Worker Qualification: Persons who are experienced in historic treatment work of types they will be performing.
- B. Historic Treatment Program: Prepare a written plan for historic treatment for the whole Project, including each phase or process and protection of surrounding materials during operations. Describe in detail materials, methods, and equipment to be used for each phase of work. Show compliance with indicated methods and procedures specified in this and other sections.
  - 1. Dust and Noise Control: Include locations of proposed temporary dust- and noise-control partitions and means of egress from occupied areas coordinated with continuing on-site operations and other known work in progress.

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2. Debris Hauling: Include plans clearly marked to show debris hauling routes, turning radii, and locations and details of temporary protective barriers.
- C. Fire-Prevention Plan: Prepare a written plan for preventing fires during the Work, including placement of fire extinguishers, fire blankets, rag buckets, and other fire-prevention devices during each phase or process. Coordinate plan with Owner's fire-protection equipment and requirements. Include each fire watch's training, duties, and authority to enforce fire safety.
- D. Regulatory Requirements: Comply with governing EPA notification regulations before beginning removal and dismantling work. Comply with hauling and disposal regulations of Authorities Having Jurisdiction.
- E. Standards: Comply with ANSI/ASSE A10.6.

1.5 STORAGE AND PROTECTION OF HISTORIC MATERIALS

A. Salvaged Historic Materials:

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

B. Historic Materials for Reinstallation:

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

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

D. Storage and Protection: When taken from their existing locations, catalog and store historic items within a weathertight enclosure where they are protected from wetting by rain, snow, condensation, or ground water, and from freezing temperatures.

1. Identify each item with a nonpermanent mark to document its original location. Indicate original locations on plans elevations, sections, or photographs by annotating the identifying marks.
2. Secure stored materials to protect from theft.

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1.6 PROJECT CONDITIONS

- A. Hazardous Materials: See Project Conditions Subsection in Section 010000 - General Requirements.
- B. Storage or sale of removed or dismantled items on-site is not permitted.

PART 2 - PRODUCTS - (NOT USED)

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Preparation for Removal and Dismantling: Examine construction to be removed or dismantled to determine best methods to safely and effectively perform removal and dismantling work. Examine adjacent work to determine what protective measures will be necessary. Make explorations, probes, and inquiries as necessary to determine condition of construction to be removed or dismantled and location of utilities and services to remain that may be hidden by construction that is to be removed or dismantled.
  - 1. Verify that affected utilities have been disconnected and capped.
  - 2. Inventory and record the condition of items to be removed and dismantled for reinstallation or salvage.
  - 3. Before removal or dismantling of existing building elements that will be reproduced or duplicated in final Work, make permanent record of measurements, materials, and construction details required to make exact reproduction.
  - 4. Comply with requirements specified in Division 01 Section 013233 "Photographic Documentation."
- B. Perform surveys as the Work progresses to detect hazards resulting from historic treatment procedures.

3.2 PROTECTION, GENERAL

- A. Ensure that supervisory personnel are on-site and on duty when historic treatment work begins and during its progress.
- B. Protect persons, motor vehicles, surrounding surfaces of building, building site, plants, and surrounding buildings from harm resulting from historic treatment procedures.
  - 1. Use only proven protection methods, appropriate to each area and surface being protected.
  - 2. Provide barricades, barriers, and temporary directional signage to exclude public from areas where historic treatment work is being performed.
  - 3. Erect temporary protective covers over walkways and at points of pedestrian and vehicular entrance and exit that must remain in service during course of historic treatment work.
  - 4. Contain dust and debris generated by removal and dismantling work and prevent it from reaching the public or adjacent surfaces.

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5. Provide shoring, bracing, and supports as necessary. Do not overload structural elements.
6. Protect floors and other surfaces along haul routes from damage, wear, and staining.

C. Temporary Protection of Historic Materials:

1. Protect existing historic materials with temporary protections and construction. Do not deface or remove existing materials.
2. Do not attach temporary protection to historic surfaces except as indicated as part of the historic treatment program and approved by Project Representative.

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

E. Utility and Communications Services:

1. Notify the Owner, Project Representative, and Authorities Having Jurisdiction, owning or controlling wires, conduits, pipes, and other services affected by the historic treatment work before commencing operations.
2. Disconnect and cap pipes and services as required by Authorities Having Jurisdiction, as required for the historic treatment work.
3. Maintain existing services unless otherwise indicated; keep in service and protect against damage during operations. Provide temporary services during interruptions to existing utilities.

F. Existing Drains: Prior to the start of work in an area, test drainage system to ensure that it is functioning properly. Notify Project Representative immediately of inadequate drainage or blockage. Do not begin work in an area until the drainage system is in working order.

1. Prevent solids such as stone or mortar residue from entering the drainage system. Clean out drains and drain lines that become sluggish or blocked by sand or other materials resulting from historic treatment work.
2. Protect drains from pollutants. Block drains or filter out sediments, allowing only clean water to pass.

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

3.3 PROTECTION DURING APPLICATION OF CHEMICALS

A. Protect motor vehicles, surrounding surfaces of building being restored, building site, plants, and surrounding buildings from harm or damage resulting from applications of chemical cleaners and paint removers.

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

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- C. Do not apply chemicals during winds of sufficient force to spread them to unprotected surfaces.
- D. Neutralize and collect alkaline and acid wastes and legally dispose of off Owner's property.
- E. Collect and dispose of runoff from chemical operations by legal means and in a manner that prevents soil contamination, soil erosion, undermining of paving and foundations, damage to landscaping, or water penetration into building interior.

3.4 PROTECTION FROM FIRE

- A. General: Follow fire-prevention plan and the following.
  - 1. Comply with NFPA 241 requirements unless otherwise indicated. Contractor to Perform duties entitled "Owner's Responsibility for Fire Protection."
  - 2. Remove and keep area free of combustibles including, rubbish, paper, waste, and chemicals, except to the degree necessary for the immediate work.
    - a. If combustible material cannot be removed, provide fire blankets to cover such materials.
  - 3. Prohibit smoking by all persons within the Project work and staging areas.
- B. Heat-Generating Equipment and Combustible Materials: Comply with the following procedures while performing work with heat-generating equipment or highly combustible materials, including welding, torch-cutting, soldering, brazing, paint removal with heat, or other operations where open flames or implements utilizing high heat or combustible solvents and chemicals are anticipated.
  - 1. Use of open-flame equipment is not permitted.
  - 2. As far as practical, restrict heat-generating equipment to shop areas or outside the building.
  - 3. Do not perform work with heat-generating equipment in or near rooms or in areas where flammable liquids or explosive vapors are present or thought to be present. Use a combustible gas indicator test to ensure that the area is safe.
  - 4. Fire Watch: Before working with heat-generating equipment or highly combustible materials, station personnel to serve as a fire watch at each location where such work is performed. Fire watch personnel shall have the authority to enforce fire safety. Station fire watch according to NFPA 51B, NFPA 241, and as follows.
    - a. Train each fire watch in the proper operation of fire-control equipment and alarms.
    - b. Prohibit fire-watch personnel from other work that would be a distraction from fire-watch duties.
    - c. Cease work with heat-generating equipment whenever fire-watch personnel are not present.
    - d. Have fire watch perform final fire-safety inspection each day beginning no sooner than **30 minutes** after conclusion of work at each area of the Project site to detect hidden or smoldering fires and to ensure that proper fire-prevention is maintained.
    - e. Maintain fire-watch personnel at each area of the Project site until 30 minutes after conclusion of daily work.

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- C. Fire Extinguishers, Fire Blankets, and Rag Buckets: Maintain fire extinguishers, fire blankets, and rag buckets for disposal of rags with combustible liquids. Maintain each as suitable for the type of fire risk in each work area. Ensure that nearby personnel and the fire watch are trained in fire-extinguisher and blanket operation.
- D. Sprinklers: Where sprinkler protection exists and is functional, maintain it without interruption while operations are being performed. If operations are performed close to sprinklers, shield them temporarily with guards.
  - 1. Remove temporary guards at the end of work shifts, whenever operations are paused, and when nearby work is completed.

3.5 GENERAL HISTORIC TREATMENT

- A. Ensure that supervisory personnel are present when historic treatment work begins and during its progress.
- B. Halt the process of deterioration and stabilize conditions, unless otherwise indicated. Perform work as indicated on Drawings. Follow the procedures in subparagraphs below and procedures approved in historic treatment program.
  - 1. Retain as much existing material as possible; repair and consolidate rather than replace.
  - 2. Use additional material or structure to reinforce, strengthen, prop, tie, and support existing material or structure.
  - 3. Use reversible processes wherever possible.
  - 4. Use historically accurate repair and replacement materials and techniques unless otherwise indicated.
  - 5. Record existing work before each procedure (preconstruction) and progress during the work with digital preconstruction documentation. Comply with requirements in Division 01 Section 013233 "Photographic Documentation."
- C. Notify Project Representative of visible changes in the integrity of material or components whether due to environmental causes including biological attack, UV degradation, freezing, or thawing; or due to structural defects including cracks, movement, or distortion.
  - 1. Do not proceed with the work in question until directed by Project Representative.
- D. Where missing features are indicated to be repaired or replaced, provide features whose designs are based on accurate duplications rather than on conjectural designs, subject to the approval of Project Representative.
- E. Where Work requires existing features to be removed or dismantled and reinstalled, perform these operations without damage to the material itself, to adjacent materials, or to the substrate.
- F. Identify new and replacement materials and features with permanent marks hidden in the completed work to distinguish them from original materials. Record a legend of identification marks and the locations of the items on As-Built Drawings.

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3.6 HISTORIC REMOVAL AND DISMANTLING

- A. General: Have removal and dismantling work performed by a qualified historic treatment specialist.
- B. Perform work in accordance with the historic treatment program.
- C. Water-Mist Sprinkling: Use water-mist sprinkling and other wet methods to control dust only with adequate, approved procedures and equipment that ensure that such water will not create a hazard or adversely affect other building areas or materials.
- D. Anchorages:
  - 1. Remove anchorages associated with removed items.
  - 2. Dismantle anchorages associated with dismantled items.
  - 3. In non-historic surfaces, patch holes created by anchorage removal or dismantling in accordance with the requirements for new work.
  - 4. In historic surfaces, patch or repair holes created by anchorage removal or dismantling in accordance with Section specific to the historic surface being patched.
  - 5. Use only nonmetallic tools such as plastic spatulas and brushes with natural fiber or nylon bristles.
  - 6. Collect excrement debris as it is removed and legally dispose of off-site.

END OF SECTION

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SECTION 014000 - QUALITY REQUIREMENTS

PART 1 - GENERAL

1.1 SUMMARY

- A. Section includes administrative and procedural requirements for quality assurance and quality control.
- B. Testing and inspecting services are required to verify compliance with requirements specified or indicated. These services do not relieve Contractor of responsibility for compliance with the Contract Document requirements.
  - 1. Specified tests, inspections, and related actions do not limit Contractor's other quality-assurance and -control procedures that facilitate compliance with the Contract Document requirements.
  - 2. Requirements for Contractor to provide quality-assurance and -control services required by Project Representative, Owner, or Authorities Having Jurisdiction are not limited by provisions of this Section.
- C. Related Requirements:
  - 1. Divisions 02 through 49 Sections for specific test and inspection requirements.

1.2 DEFINITIONS

- A. Quality-Assurance Services: Activities, actions, and procedures performed before and during execution of the Work to guard against defects and deficiencies and substantiate that proposed construction will comply with requirements.
- B. Quality-Control Services: Tests, inspections, procedures, and related actions during and after execution of the Work to evaluate that actual products incorporated into Work and completed construction comply with requirements. Services do not include contract enforcement activities performed by Project Representative.
- C. Preconstruction Testing: Tests and inspections performed specifically for Project before products and materials are incorporated into the Work, to verify performance or compliance with specified criteria.
- D. Product Testing: Tests and inspections that are performed by an NRTL, an NVLAP, or a testing agency qualified to conduct product testing and acceptable to Authorities Having Jurisdiction, to establish product performance and compliance with specified requirements.
- E. Source Quality-Control Testing: Tests and inspections that are performed at the source, e.g., plant, mill, factory, or shop.
- F. Field Quality-Control Testing: Tests and inspections that are performed on-site for installation of the Work and for completed Work.

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- G. Testing Agency: An entity engaged to perform specific tests, inspections, or both. Testing laboratory shall mean the same as testing agency.
- H. Installer/Applicator/Erector: Contractor or another entity engaged by Contractor as an employee, Subcontractor, or Sub-subcontractor, to perform a particular construction operation, including installation, erection, application, and similar operations.
  - 1. Use of trade-specific terminology in referring to a trade or entity does not require that certain construction activities be performed by accredited or unionized individuals, or that requirements specified apply exclusively to specific trade(s).
- I. Experienced: When used with an entity or individual, "experienced" means having successfully completed a minimum of five previous projects similar in nature, size, and extent to this Project; being familiar with special requirements indicated; and having complied with requirements of authorities having jurisdiction.

1.3 CONFLICTING REQUIREMENTS

- A. Referenced Standards: If compliance with two or more standards is specified and the standards establish different or conflicting requirements for minimum quantities or quality levels, comply with the most stringent requirement. Refer conflicting requirements that are different, but apparently equal, to Project Representative for a decision before proceeding.
- B. Minimum Quantity or Quality Levels: The quantity or quality level shown or specified shall be the minimum provided or performed. The actual installation may comply exactly with the minimum quantity or quality specified, or it may exceed the minimum within reasonable limits. To comply with these requirements, indicated numeric values are minimum or maximum, as appropriate, for the context of requirements. Refer uncertainties to Project Representative for a decision before proceeding.

1.4 QUANTITY SHEETS/WEIGHT TICKETS

- A. For bulk items, supply quantity sheets (load receipts) to account for each load delivered to the jobsite. Deliver quantity sheets to Inspector on job at delivery time. If Inspector is not on job, deliver quantity sheets on a daily basis to place designated by Project Representative.
- B. No payment shall be made for materials delivered for which quantity tickets have not been turned into Inspector or delivered to designated place at end of working day. Backdated tickets are not acceptable as a basis for payment, except at Project Representative's discretion.
- C. If bid item for material to be delivered to jobsite is stated in TONS, only weight slips from approved scale are acceptable for payment purposes, unless approved in advance by Project Representative.
- D. No payment for materials will be made until proper accounting has been made. Final quantity records are approved by Project Representative, with payment at Project Representative's discretion.

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1.5 INFORMATIONAL SUBMITTALS

- A. Contractor's Statement of Responsibility: When required by Authorities Having Jurisdiction, submit copy of written statement of responsibility sent to Authorities Having Jurisdiction before starting work on the following systems:
  - 1. Seismic-force-resisting system, designated seismic system, or component listed in the designated seismic system quality-assurance plan prepared by Engineer.
  - 2. Main wind-force-resisting system or a wind-resisting component listed in the wind-force-resisting system quality-assurance plan prepared by Engineer.
- B. Testing Agency Qualifications: For testing agencies specified in "Quality Assurance" Article to demonstrate their capabilities and experience. Include proof of qualifications in the form of a recent report on the inspection of the testing agency by a recognized authority.

1.6 QUALITY ASSURANCE

- A. General: Qualifications paragraphs in this article establish the minimum qualification levels required; individual Specification Sections specify additional requirements.
- B. Manufacturer Qualifications: A firm experienced in manufacturing products or systems similar to those indicated for this Project and with a record of successful in-service performance, as well as sufficient production capacity to produce required units.
- C. Fabricator Qualifications: A firm experienced in producing products similar to those indicated for this Project and with a record of successful in-service performance, as well as sufficient production capacity to produce required units.
- D. Installer Qualifications: A firm or individual experienced in installing, erecting, or assembling work similar in material, design, and extent to that indicated for this Project, whose work has resulted in construction with a record of successful in-service performance.
- E. Professional Engineer Qualifications: A professional engineer who is legally qualified to practice in jurisdiction where Project is located and who is experienced in providing engineering services of the kind indicated. Engineering services are defined as those performed for installations of the system, assembly, or product that are similar in material, design, and extent to those indicated for this Project.
  - 1. Requirements of Authorities Having Jurisdiction shall supersede requirements for specialists.
  - 2. NRTL: A nationally recognized testing laboratory according to 29 CFR 1910.7.
  - 3. NVLAP: A testing agency accredited according to NIST's National Voluntary Laboratory Accreditation Program.
- F. Manufacturer's Representative Qualifications: An authorized representative of manufacturer who is trained and approved by manufacturer to observe and inspect installation of

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1.7 QUALITY CONTROL

- A. Owner Responsibilities: Where quality-control services are indicated as Owner's responsibility, Owner will engage a qualified testing agency to perform these services.
1. Owner will furnish Contractor with names, addresses, and telephone numbers of testing agencies engaged and a description of types of testing and inspecting they are engaged to perform.
  2. Costs for retesting and reinspecting construction that replaces or is necessitated by work that failed to comply with the Contract Documents will be charged to Contractor, and the Contract Sum will be adjusted by Change Order.
- B. Contractor Responsibilities: Tests and inspections not explicitly assigned to Owner are Contractor's responsibility. Perform additional quality-control activities required to verify that the Work complies with requirements, whether specified or not.
1. Where services are indicated as Contractor's responsibility, engage a qualified testing agency to perform these quality-control services.
    - a. Contractor shall not employ same entity engaged by Owner, unless agreed to in writing by Owner.
  2. Notify testing agencies at least 24 hours in advance of time when Work that requires testing or inspecting will be performed.
  3. Where quality-control services are indicated as Contractor's responsibility, submit a certified written report, in duplicate, of each quality-control service.
  4. Testing and inspecting requested by Contractor and not required by the Contract Documents are Contractor's responsibility.
  5. Submit additional copies of each written report directly to authorities having jurisdiction, when they so direct.
- C. Manufacturer's Field Services: Where indicated, engage a manufacturer's representative to observe and inspect the Work. Manufacturer's representative's services include examination of substrates and conditions, verification of materials, inspection of completed portions of the Work, and submittal of written reports.
- D. Retesting/Reinspecting: Regardless of whether original tests or inspections were Contractor's responsibility, provide quality-control services, including retesting and reinspecting, for construction that replaced Work that failed to comply with the Contract Documents.
- E. Testing Agency Responsibilities: Cooperate with Project Representative and Contractor in performance of duties. Provide qualified personnel to perform required tests and inspections.
1. Notify Project Representative and Contractor promptly of irregularities or deficiencies observed in the Work during performance of its services.
  2. Determine the location from which test samples will be taken and in which in-situ tests are conducted.
  3. Conduct and interpret tests and inspections and state in each report whether tested and inspected work complies with or deviates from requirements.
  4. Submit a certified written report, in duplicate, of each test, inspection, and similar quality-control service through Contractor.

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5. Do not release, revoke, alter, or increase the Contract Document requirements or approve or accept any portion of the Work.
  6. Do not perform any duties of Contractor.
- F. Associated Services: Cooperate with agencies performing required tests, inspections, and similar quality-control services, and provide reasonable auxiliary services as requested. Notify agency sufficiently in advance of operations to permit assignment of personnel. Provide the following:
1. Access to the Work.
  2. Incidental labor and facilities necessary to facilitate tests and inspections.
  3. Adequate quantities of representative samples of materials that require testing and inspecting. Assist agency in obtaining samples.
  4. Facilities for storage and field curing of test samples.
  5. Delivery of samples to testing agencies.
  6. Preliminary design mix proposed for use for material mixes that require control by testing agency.
  7. Security and protection for samples and for testing and inspecting equipment at Project site.
- G. Coordination: Coordinate sequence of activities to accommodate required quality-assurance and -control services with a minimum of delay and to avoid necessity of removing and replacing construction to accommodate testing and inspecting.
1. Schedule times for tests, inspections, obtaining samples, and similar activities.

**PART 2 - PRODUCTS (NOT USED)**

**PART 3 - EXECUTION**

**3.1 TEST AND INSPECTION LOG**

- A. Test and Inspection Log: Prepare a record of tests and inspections. Include the following:
1. Date test or inspection was conducted.
  2. Description of the Work tested or inspected.
  3. Date test or inspection results were transmitted to Project Representative.
  4. Identification of testing agency or special inspector conducting test or inspection.
- B. Maintain log at Project site. Post changes and revisions as they occur. Provide access to test and inspection log for Project Representative's reference during normal working hours.

**3.2 REPAIR AND PROTECTION**

- A. General: On completion of testing, inspecting, sample taking, and similar services, repair damaged construction and restore substrates and finishes.

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1. Provide materials and comply with installation requirements specified in other Specification Sections or matching existing substrates and finishes. Restore patched areas and extend restoration into adjoining areas with durable seams that are as invisible as possible.
  
- B. Protect construction exposed by or for quality-control service activities.
  
- C. Repair and protection are Contractor's responsibility, regardless of the assignment of responsibility for quality-control services.

END OF SECTION

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SECTION 014100 - REGULATORY REQUIREMENTS

PART 1 - GENERAL

1.1 PERMITS, CODES AND REGULATIONS

- A. The following permits have been applied for (or are on file) and incorporated into the contract:
  - 1. S.E.P.A.
  - 2. Shoreline
  - 3. Building
- B. Conform with the requirements of listed permits and additional or other applicable permits, codes, and regulations as may govern Work.
- C. Obtain and pay fees for licenses, permits, inspections, and approvals required by laws, ordinances, and rules of appropriate governing or approving agencies necessary for proper completion of Work (other than those listed under item 1.1A. above and Special Inspections called for by the International Building Code).
- D. Conform with current applicable codes, regulations and standards, which is the minimum standard of quality for material and workmanship. Provide labor, materials, and equipment necessary for compliance with code requirements or interpretations, although not specifically detailed in the Drawings or specifications. Be familiar with applicable codes and standards prior to bidding.
- E. Process through Project Representative, requests to extend, modify, revise, or renew any of the permits (listed in 1.1A above). Furnish requests in writing and include a narrative description and adequate Drawings to clearly describe and depict proposed action. Do not contact regulatory agency with requests for permit extensions, modifications, revisions, or renewals without the prior written consent of Project Representative.

1.2 VARIATIONS WITH CODES, REGULATIONS AND STANDARDS

- A. Nothing in the drawings and specifications permits Work not conforming to codes, permits or regulations. Promptly submit written notice to Project Representative of observed variations or discrepancies between the Contract documents and governing codes and regulations.
- B. Appropriate modifications to the Contract documents will be made by Change Order to incorporate changes to Work resulting from code and/or regulatory requirements. Contractor assumes responsibility for Work contrary to such requirements if Work proceeds without notice.
- C. Contractor is not relieved from complying with requirements of Contract documents which may exceed but not conflict with requirements of governing codes.

1.3 COORDINATION WITH REGULATORY AGENCIES

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- A. Coordinate Work with appropriate governing or regulating authorities and agencies.
- B. Provide advance notification to proper officials of Project schedule and schedule revisions throughout Project duration, in order to allow proper scheduling of inspection visits at proper stages of Work completion.
- C. Regulation coordination is in addition to inspections conducted by Project Representative. Notify Project Representative of scheduled inspections involving outside regulating officials, to allow Project Representative to be present for inspections.

PART 2 - PRODUCTS (NOT USED)

PART 3 - EXECUTION (NOT USED)

END OF SECTION

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SECTION 014200 – REFERENCES

PART 1 - GENERAL

1.1 DEFINITIONS

- A. General: Basic Contract definitions are included in the General Conditions of the Contract.
- B. "Approved": When used to convey Project Representative's action on Contractor's submittals, applications, and requests, "approved" is limited to Project Representative's duties and responsibilities as stated in the General Conditions of the Contract.
- C. "Directed": A command or instruction by Project Representative. Other terms including "requested," "authorized," "selected," "required," and "permitted" have the same meaning as "directed."
- D. "Indicated": Requirements expressed by graphic representations or in written form on Drawings, in Specifications, and in other Contract Documents. Other terms including "shown," "noted," "scheduled," and "specified" have the same meaning as "indicated."
- E. "Regulations": Laws, ordinances, statutes, and lawful orders issued by authorities having jurisdiction, and rules, conventions, and agreements within the construction industry that control performance of the Work.
- F. "Furnish": Supply and deliver to Project site, ready for unloading, unpacking, assembly, installation, and similar operations.
- G. "Install": Operations at Project site including unloading, temporarily storing, unpacking, assembling, erecting, placing, anchoring, applying, working to dimension, finishing, curing, protecting, cleaning, and similar operations.
- H. "Provide": Furnish and install, complete and ready for the intended use.
- I. "Project Engineer", "Project Architect", "Engineer", and "Architect" are interchangeable terms.
- J. Project Representative and Owners Representative are interchangeable terms.
- K. "As-built Drawings": Drawings done by the Contractor in the field showing changes to the Work.
- L. "Record Drawings": Drawings prepared based on the information on the As-built Drawings.

1.2 GENERAL

- A. Applicable standards of the construction industry have the same force and effect (and are made a part of the Contract Documents by reference) as if directly copied or bound herein.

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1.3 PUBLICATION DATES

- A. Where compliance with an industry standard is required, comply with the standard in effect on Bid Date.

1.4 ABBREVIATIONS AND NAMES

- A. The following acronyms or abbreviations, referenced in the Contract documents, are defined to mean the associated name. Applicable standards include, but are not limited to the following:

1.	AASHTO	American Association of State Highway & Transportation Officials
2.	ACI	American Concrete Institute
3.	AGA	American Gas Association
4.	AI	Asphalt Institute
5.	AIA	American Institute of Architects (The)
6.	AISC	American Institute of Steel Construction, Inc.
7.	AISI	American Iron and Steel Institute
8.	AITC	American Institute of Timber Construction
9.	ANSI	American National Standards Institute
10.	APA	Engineered Wood Association (The)
11.	APWA	American Public Works Association
12.	ASME	American Society of Mechanical Engineers
13.	ASTM	American Society for Testing and Materials International
14.	AWPA	American Wood Protection Association
15.	AWS	American Welding Society
16.	AWWA	American Water Works Association
17.	CRSI	Concrete Reinforcing Steel Institute
18.	EPA	Environmental Protection Agency
19.	HPVA	Hardwood Plywood and Veneer Association
20.	IBC	International Building Code
21.	IEEE	Institute of Electrical & Electronics Engineers, Inc. (The)
22.	IES	Illuminating Engineering Society of North America
23.	LPI	Lighting Protection Institute
24.	MCAA	Mechanical Contractors Association of America, Inc.
25.	NIST	National Institute of Standards and Technology
26.	NCMA	National Concrete Masonry Association
27.	NEC	National Electrical Code
28.	NECA	National Electrical Contractors Association, Inc.
29.	NFPA	National Fire Protection Association
30.	NHLA	National Hardwood Lumber Association
31.	NSF	National Sanitation Foundation International
32.	OSHA	Occupational Safety & Health Administration
33.	PCA	Portland Cement Association, (The)
34.	SEPA	State Environmental Policy Act
35.	UL	Underwriters Laboratories, Inc.
36.	UPC	Uniform Plumbing Code
37.	WCLIB	West Coast Lumber Inspection Bureau (Grading Rules)
38.	WRI	Wire Reinforcement Institute
39.	WSDOE or ECY	Washington State Department of Ecology
40.	WSDOH or DOH	Washington State Department of Health

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|-----|-------|---|
| 41. | WSDOT | Washington State Department of Transportation     |
| 42. | WSPRC | Washington State Parks and Recreation Commission  |
| 43. | WWPA  | Western Wood Products Association (Grading Rules) |

PART 2 – PRODUCTS (NOT USED)

PART 3 – EXECUTION (NOT USED)

END OF SECTION

FORT FLAGLER STATE PARK  
WW1 HISTORIC FACILITIES PRESERVATION – BUILDINGS 1,6,7&16

SECTION 015000 – TEMPORARY FACILITIES AND CONTROLS

PART 1 - GENERAL

1.1 PROTECTION OF PROPERTY AND EXISTING FACILITIES

- A. Provide protections necessary to prevent damage to park property and facilities.
- B. Only rubber-tired equipment are permitted to operate on paved park roads.
- C. Protect existing trees and other vegetation indicated to remain in place against cutting, breaking or skinning of roots, skinning and bruising of bark, or smothering of trees by stockpiling materials within dripline. Provide necessary temporary guards to protect trees and vegetation to remain in place.
- D. Make every effort to minimize damage and cutting major tree roots during excavation operations. Provide protection for larger tree roots exposed or cut during excavation operations.

1.2 ENVIRONMENTAL PROTECTIONS

- A. Scope:
  - 1. Provide labor, materials, equipment and perform Work required for protection of environment during and as a result of construction operations under contract.
- B. Applicable Regulations:
  - 1. Comply with applicable federal, state and local laws and regulations concerning environmental pollution control and abatement, and specific requirements elsewhere in specifications and drawings to prevent and provide for control of environmental pollution.
- C. Protection of Land Resources:
  - 1. Give special attention to the effect of Contractor's operations upon surroundings. Take special care to maintain natural surroundings undamaged and conduct Work in compliance with following requirements:
    - a. When Work is completed, remove storage and other Contractor buildings and facilities, and sites restored to a neat and presentable condition appropriate to surrounding landscape, unless otherwise specified. Remove debris resulting from Contractor's operation.
    - b. Store petroleum products, industrial chemicals and similar toxic or volatile materials in durable containers approved by the Authority Having Jurisdiction and located in areas where accidental spillage will not enter water. Store substantial quantities of materials in an area surrounded by containment dikes of sufficient capacity to contain an aggregate capacity of tanks.

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D. Protection and Restoration of Property:

1. Preserve public and private property, monuments, power and telephone lines, other utilities, prevention of damage to natural environment, etc., insofar as they may be endangered by Work.
2. When or where any direct or indirect damage or injury is done to public or private property by or on account of any act, omission, neglect or misconduct in execution of Work, or in consequence of non-execution of Contractor, restore, or have restored at Contractor's expense, such property to a condition similar and equal to that existing before such damage or injury was done, by repairing, rebuilding, or otherwise restoring same, or make good damage or injury in some other manner acceptable to Project Representative.

E. Protection of Water Resources:

1. Perform Work not to create conditions injurious to fish or to their habitat, or which would make water unsuitable for private, municipal, or industrial use.
2. Take special measures to prevent chemicals, fuels, oils, grease, bituminous materials, waste washings, herbicides, insecticides, lime, wet concrete, cement, silt or organic or other deleterious material from entering waterways.
3. Dispose of offsite, in a lawful manner conforming to applicable local, state and federal laws wastes, effluents, trash, garbage, oil, grease, chemicals, cement, bitumen, etc., petroleum, and chemical products or wastes containing such products. Furnish Owner with documentation showing compliance with this requirement.
4. Conform to applicable local, state and federal laws for disposal of effluents. Dispose of waters used to wash down equipment in a manner to prevent their entry into a waterway. If waste material is dumped in unauthorized areas, remove material and restore area to condition of adjacent, undisturbed area. If necessary, excavate contaminated ground and disposed of as directed by Project Representative and replace with suitable compacted fill material with surface restored to original condition.

F. Dust Control:

1. Dust control is required on roads used by Contractor. Maintain excavations, embankments, stockpiles, roads, plant sites, waste areas, borrow areas and other Work areas within or without the Project boundaries free from dust which would cause a hazard or nuisance to others. Provide approved, temporary methods of stabilization consisting of sprinkling, chemical treatment, light bituminous treatment or equal methods to control dust. If sprinkling is used, sprinkling must be repeated at intervals to keep disturbed areas at least damp.

G. Temporary Water Pollution/Erosion Controls:

1. Provide for prevention, control and abatement of soil erosion and water pollution within the limits of Project, to prevent and/or minimize damage to adjacent bodies of water and Work itself.
2. Coordinate temporary soil erosion/water pollution control measures with permanent drainage and erosion control Work to ensure effective and continuous controls are maintained throughout Project life.

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3. Develop a written spill prevention and response plan for construction activities adjacent to/and over any surface waters and/or wetlands. “Adjacent” means within 150’ as measured on a horizontal plane. Plan addresses:
  - a. Narrative description of the proposed construction methods, materials, and equipment to be used for Work
  - b. Assessment and listing of hazardous materials and/or potential contaminants that could be released during execution of Work
  - c. SDS sheets with cleanup instructions for potential contaminants
  - d. Spill response/cleanup materials and instructions for use
  - e. Procedures and precautions to prevent spills
  - f. Spill response training for on-site personnel, including the location of the containment and cleanup materials at site
  - g. Emergency notification in case of a spill or release. Park Manager and Project Representative must be included on the list of notified.
4. Comply with applicable codes and ordinances for spill prevention and response plan and submit a copy to Project Representative before commencing Work adjacent to or over any waters and/or wetlands.

H. Emergency Spill Response Notification

1. Under state law, Ecology must be notified when any amount of regulated waste or hazardous material that poses an imminent threat to life, health, or the environment is released to the air, land, or water, or whenever oil is spilled on land or to waters of the state. The spiller is always responsible for reporting a spill. Failure to report a spill in a timely manner may result in enforcement actions. If you are not responsible for a spill, making the initial notification does not make you liable. However, please consult with Ecology’s response team before attempting any type of response or cleanup. Also notify Park Manager and Project Representative.
2. If oil or hazardous materials are spilled to state waters, the spiller must notify both federal and state spill response agencies. The federal agency is the National Response Center at 1-800-424-8802. For state notification, call the Washington Emergency Management Division (EMD) at 1-800-258-5990 or 1-800-OILS-911 AND the appropriate Ecology regional office for your county (see numbers below). An Ecology spill responder will normally call reporting party back to gather more information. The agency will then determine its response actions. Also notify Park Manager and Project Representative.
3. Ecology Regional Spill Reporting Numbers:
  - a. Southwest Regional Office: (360) 407-6300 (Clallam, Clark, Cowlitz, Grays Harbor, Jefferson, Kitsap, Lewis, Mason, Pacific, Pierce, Skamania, Thurston, and Wahkiakum counties)  
TDD: Washington Relay Service 711 or (800) 833-6388.

1.3 PARK TRAFFIC/PEDESTRIAN CONTROLS

- A. Properly warn the public of construction equipment and activities, open trenches, and/or other unsafe conditions by providing all necessary warning equipment. Equipment includes warning signs, barricades, fencing, flashing lights and traffic control personnel (flaggers).

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- B. Provide Orange construction fencing with steel “T” posts around building work areas to keep pedestrians away from work areas.

1.4 PROTECTION OF WORK

- A. Protect Work, materials, and equipment against damage, weather conditions, or other hazards. Equipment, Work or materials found damaged or in other than new condition will be rejected by Project Representative.

1.5 REMOVAL AND REPLACEMENT OF STATE-OWNED ITEMS

- A. Should any state-owned items, such as signs, bumper blocks, or related items, interfere with the proper construction process, remove and reinstall such items to the satisfaction of Project Representative.

1.6 USE OF PARK SPACE

- A. Only in areas of park that Contract covers and only during active inclusive dates of Contract.
- B. Contractor vehicle and equipment parking only as designated by Project Representative.
- C. Contractor will be issued temporary parking passes for construction crew, vehicles and equipment, valid for the duration of the contract only.

1.7 ROADWAY CLOSURE

- A. Closure of the park is not in the best interest of the general public, only close roads being trenched while conduits, etc., are being installed, and immediately reopened for traffic. Supply necessary barricades, etc., to effectively prevent automotive traffic from entering upon any traveled way while trenches are open, unless other approved appropriate safety measures are taken.

1.8 UTILITIES

- A. Existing subsurface utilities on Project are represented on Contract Drawings to the best of the Commission's knowledge. It is Contractor's responsibility to verify existence of utilities and determine exact location and depth. Maintain use of utilities during construction through temporary connections or other measures suitable to Commission. No extra compensation will be made for removal, temporary connections, relocations, or replacement of utilities.

1.9 SERVICE OUTAGES

- A. Coordinate and schedule outages for, power, water, and sewer service connections/repairs with Park Manager, so as not to inconvenience park staff or public.

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1.10 SANITARY FACILITIES

- A. Provide temporary toilets, wash facilities, and drinking water for use of construction personnel. Comply with requirements of Authorities Having Jurisdiction for type, number, location, operation, and maintenance of fixtures and facilities.

PART 2 - PRODUCTS (NOT USED)

PART 3 - EXECUTION (NOT USED)

END OF SECTION

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SECTION 016000 – PRODUCT REQUIREMENTS

PART 1 - GENERAL

1.1 COMMISSION FURNISHED ITEMS

- A. The Commission furnishes no items other than replacement hardware and cast-iron railing fittings for Building 6. The intention of the project is to reuse serviceable existing hardware including latches, hinges, straight slot screws etc. The project manager will decide if hardware is damaged beyond reuse and furnish appropriate replacement hardware. The cast iron finials, crosses, tees, and elbow railing fittings furnished by the Owner will require hot dip galvanizing prior to installation by the Contractor. The Contractor will make all arrangements for and provide all other materials required to accomplish the Work.

1.2 IMPLIED/INCIDENTAL MATERIALS

- A. Minor materials required for proper Project completion although not specifically mentioned or shown in Contract documents, are part of materials to be provided by Contractor as a part of Contract and are considered incidental to the total cost of Project. No additional compensation is due to the Contractor for providing such items.

1.3 QUALITY OF MATERIALS

- A. Materials are to be new, free from defects, and of quality specified in the drawings and specifications.
- B. Select and provide materials to ensure satisfactory operation and rated life in prevailing environmental conditions were installed.
- C. Same make and quality throughout the entire job, for each type. Furnish materials of latest standard design products of manufacturers regularly engaged in their production.

1.4 SPECIFIED MATERIALS

- A. Drawings and specifications generally reference only one make and model for each item of material or equipment required. This is not intended to be restrictive but indicates the standard of quality, design, and features required.
- B. Specified product is the basis of design regarding physical size, strength, and performance. Products named indicate minimum acceptable product and are "or equal" unless noted otherwise.

1.5 SUBSTITUTIONS

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- A. Substitutions for Cause: Submit requests for substitution immediately on discovery of need for change, but not later than 15 days prior to time required for preparation and review of related submittals.
1. Conditions: Project Representative will consider Contractor's request for substitution when the following conditions are satisfied:
    - a. substitution is consistent with Contract Documents and will produce indicated results.
    - b. Requested substitution provides sustainable design characteristics that specified product provided.
    - c. Requested substitution will not adversely affect Contractor's construction schedule.
    - d. Requested substitution has received necessary approvals of Authorities Having Jurisdiction.
    - e. Requested substitution is compatible with other portions of Work.
    - f. Requested substitution has been coordinated with other portions of Work.
    - g. Requested substitution provides specified warranty.
    - h. If requested substitution involves more than one contractor, requested substitution has been coordinated with other portions of Work, is uniform and consistent, is compatible with other products, and is acceptable to all contractors involved.
- B. Substitutions for Convenience: Project Representative will consider requests for substitution if received within 15 days after the Notice to Proceed.
1. Conditions: Project Representative will consider Contractor's request for substitution when the following conditions are satisfied:
    - a. Requested substitution offers Owner a substantial advantage in cost, time, energy conservation, or other considerations, after deducting additional responsibilities Owner must assume. Owner's additional responsibilities may include compensation to Engineer for redesign and evaluation services, increased cost of other construction by Owner, and similar considerations.
    - b. Requested substitution does not require extensive revisions to Contract Documents.
    - c. Requested substitution is consistent with Contract Documents and will produce indicated results.
    - d. Requested substitution provides sustainable design characteristics that specified product provided.
    - e. Requested substitution will not adversely affect Contractor's construction schedule.
    - f. Requested substitution has received necessary approvals of Authorities Having Jurisdiction.
    - g. Requested substitution is compatible with other portions of Work.
    - h. Requested substitution has been coordinated with other portions of Work.
    - i. Requested substitution provides specified warranty.
    - j. If requested substitution involves more than one contractor, requested substitution has been coordinated with other portions of Work, is uniform and consistent, is compatible with other products, and is acceptable to all contractors involved.

1.6 SUBSTITUTION OF MATERIALS ("OR EQUAL")

- A. Proposed equipment to be considered "or equal" will necessitate written approval by the Engineer prior to substitution.

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- B. On requests for substitution of materials clearly define and describe proposed substitute.
- C. Accompany requests by complete specifications, samples, records of performance, certified test reports, and such other information as the Engineer may request to evaluate the substitute product.
- D. Contractor is responsible for a substitute item suiting the installation requirements and for additional costs incurred as a result of substitution.
- E. Final decisions regarding quality and suitability of proposed substitutions rests solely with Engineer and will be based on information submitted.

1.7 TECHNICAL DATA

- A. Technical data and information contained herein relies entirely on tests and ratings provided by manufacturers who are solely responsible for their accuracy. Project Representative, by use of this information in no way implies that Project Representative has tested or otherwise verified the results of published manufacturer's information.

1.8 DELIVERY, STORAGE AND HANDLING

- A. Transport products by methods to avoid product damage. Only deliver products to the site that are undamaged and free from defects.
- B. Provide proper equipment and personnel to handle and transport materials/products to the Project sites safely and undamaged.
- C. Promptly inspect material to assure that products comply with Contract requirements, quantities are correct, and products are undamaged.
- D. Store and/or stockpile materials and products only in areas of park designated and approved by Project Representative prior to delivery.
- E. Arrange storage to provide easy access for inspections. Original product labels, certifications, stamps, etc. to be intact and readily visible for inspection purposes.

PART 2 - PRODUCTS (NOT USED)

PART 3 - EXECUTION (NOT USED)

END OF SECTION

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SECTION 017329 – CUTTING AND PATCHING

PART 1 - GENERAL

1.1 SUMMARY

- A. This Section includes procedural requirements for cutting and patching.

1.2 DEFINITIONS

- A. Cutting: Removal of in-place construction necessary to permit installation or performance of other Work.
- B. Patching: Fitting and repair work required to restore surfaces to original conditions after installation of other Work.

1.3 SUBMITTALS

- A. Cutting and Patching Proposal: For work not clearly indicated as cutting and patching on the drawings or specifications, submit a proposal describing procedures at least seven (7) days before the time cutting and patching will be performed, requesting approval to proceed. Include the following information, as applicable:
  - 1. Extent: Describe cutting and patching, show how they will be performed, and indicate why they cannot be avoided.
  - 2. Changes to In-Place Construction: Describe anticipated results. Include changes to structural elements and operating components as well as changes in building's appearance and other significant visual elements.
  - 3. Products: List products to be used and firms or entities that will perform the Work.
  - 4. Utility Services and Mechanical/Electrical Systems: List services/systems that cutting and patching procedures will disturb or affect. List services/systems that will be relocated and those that will be temporarily out of service. Indicate how long services/systems will be disrupted.
  - 5. Structural Elements: Where cutting and patching involve adding reinforcement to structural elements, submit details and engineering calculations showing integration of reinforcement with original structure.
  - 6. Roofing Elements: Where cutting and patching involve cutting and patching roofing. Submit product data and samples of roofing material to be used.
  - 7. Noise and Dust Protection Plan.
- B. Architect or Engineer's Approval: Obtain approval of cutting and patching proposal before cutting and patching. Approval does not waive right to later require removal and replacement of unsatisfactory work.

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1.4 QUALITY ASSURANCE

- A. Structural Elements: Do not cut and patch structural elements in a manner that could change their load-carrying capacity, load-deflection ratio, or seismic bracing capacity.
- B. Operational Elements: Do not cut and patch operating elements and related components in a manner that results in reducing their capacity to perform as intended or that results in increased maintenance or decreased operational life or safety. Operating elements include the following:
  - 1. Primary operational systems and equipment.
  - 2. Air or smoke barriers.
  - 3. Fire-suppression systems.
  - 4. Mechanical systems piping and ducts.
  - 5. Control systems.
  - 6. Communication systems.
  - 7. Conveying systems.
  - 8. Electrical wiring systems.
  - 9. Operating systems of special construction in Division 13 Sections
- C. Miscellaneous Elements: Do not cut and patch miscellaneous elements or related components in a manner that could change their load-carrying capacity, that results in reducing their capacity to perform as intended, or that results in increased maintenance or decreased operational life or safety.
- D. Visual Requirements: Do not cut and patch construction in a manner that results in visual evidence of cutting and patching. Do not cut and patch construction exposed on the exterior or in occupied spaces in a manner that would, in Architect's opinion, reduce the building's aesthetic qualities. Remove and replace construction that has been cut and patched in a visually unsatisfactory manner.
- E. Cutting and Patching Conference: Before proceeding, meet at Project site with parties involved in cutting and patching, including mechanical and electrical trades. Review areas of potential interference and conflict. Coordinate procedures and resolve potential conflicts before proceeding.

1.5 WARRANTY

- A. Existing Warranties: Remove, replace, patch, and repair materials and surfaces cut or damaged during cutting and patching operations, by methods and with materials so as not to void existing warranties.

PART 2 - PRODUCTS

2.1 MATERIALS

- A. General: Comply with requirements specified in other Sections.

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- B. In-Place Materials: Use materials identical to in-place materials. For exposed surfaces, use materials that visually match in-place adjacent surfaces to the fullest extent possible.
  - 1. If identical materials are unavailable or cannot be used, use materials that, when installed, will match the visual and functional performance of in-place materials.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine surfaces to be cut and patched and conditions under which cutting and patching are to be performed.
  - 1. Compatibility: Before patching, verify compatibility with and suitability of substrates, including compatibility with in-place finishes or primers.
  - 2. Proceed with installation only after unsafe or unsatisfactory conditions have been corrected.

3.2 PREPARATION

- A. Temporary Support: Provide temporary support of Work to be cut.
- B. Protection:
  - 1. Protect in-place construction during cutting and patching to prevent damage. Provide protection from adverse weather conditions for portions of Project that might be exposed during cutting and patching operations.
  - 2. Take precautions required by regulations and Standard Specifications to protect personnel and property.
  - 3. Take all necessary precautions for temporary fire protection during welding and cutting.
    - a. Carefully mask or shield adjacent surfaces to prevent damage from heat or welding materials. Take particular care to prevent fires.
- C. Adjoining Areas: Avoid interference with use of adjoining areas or interruption of free passage to adjoining areas.
- D. Existing Utility Services and Mechanical/Electrical Systems: Where existing services/systems are required to be removed, relocated, or abandoned, bypass such services/systems before cutting to prevent interruption to occupied areas.

3.3 PERFORMANCE

- A. General: Employ skilled workers to perform cutting and patching. Proceed with cutting and patching at the earliest feasible time, and complete without delay.
  - 1. Cut in-place construction to provide for installation of other components or performance of other construction and subsequently patch as required to restore surfaces to their original condition.

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- B. Cutting: Cut in-place construction by sawing, drilling, breaking, chipping, grinding, and similar operations, including excavation, using methods least likely to damage elements retained or adjoining construction. If possible, review proposed procedures with original Installer; comply with original Installer's written recommendations.
1. In general, use hand or small power tools designed for sawing and grinding, not hammering and chopping. Cut holes and slots as small as possible, neatly to size required, and with minimum disturbance of adjacent surfaces. Temporarily cover openings when not in use.
  2. Finished Surfaces: Cut or drill from the exposed or finished side into concealed surfaces.
  3. Concrete: Cut using a cutting machine, such as an abrasive saw or a diamond-core drill.
  4. Mechanical and Electrical Services: Cut off pipe or conduit in walls or partitions to be removed. Cap, valve, or plug and seal remaining portion of pipe or conduit to prevent entrance of moisture or other foreign matter after cutting. If a valve is used, provide access to the valve.
  5. Proceed with patching after construction operations requiring cutting are complete.
- C. Patching: Patch construction by filling, repairing, refinishing, closing up, and similar operations following performance of other Work. Patch with durable seams that are as invisible as possible.
1. Inspection: Where feasible, test and inspect patched areas after completion to demonstrate integrity of installation.
  2. Exposed Finishes: Restore exposed finishes of patched areas and extend finish restoration into retained adjoining construction in a manner that will eliminate evidence of patching and refinishing.
    - a. Clean piping, conduit, and similar features before applying paint or other finishing materials.
    - b. Restore damaged pipe covering to its original condition.
  3. Where patching occurs in a painted surface, apply primer and intermediate paint coats over the patch and apply final paint coat over entire unbroken surface containing the patch. Provide additional coats until patch blends with adjacent surfaces.
  4. Ceilings: Patch, repair, or rehang in-place ceilings as necessary to provide an even-plane surface of uniform appearance.
  5. Roofing / Exterior Building Enclosure: Patch components using material to match existing and in a manner that restores enclosure to a weathertight condition.
- D. Cleaning: Clean areas and spaces where cutting and patching are performed. Completely remove paint, mortar, oils, putty, and similar materials.

END OF SECTION

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SECTION 017419 - CONSTRUCTION WASTE MANAGEMENT AND DISPOSAL

PART 1 - GENERAL (NOT USED)

PART 2 - PRODUCTS (NOT USED)

PART 3 - EXECUTION

3.1 DISPOSAL OF WASTE

- A. General: Except for items or materials to be salvaged, recycled, or otherwise reused, remove waste materials from Project site and legally dispose of them in a landfill or incinerator acceptable to Authorities Having Jurisdiction.
  - 1. Except as otherwise specified, do not allow waste materials that are to be disposed of accumulate on-site.
  - 2. Remove and transport debris in a manner that will prevent spillage on adjacent surfaces and areas.
- B. Waste and debris removed from the worksite and not specified for reuse becomes the responsibility of the Contractor and disposed of off park property in areas authorized by the applicable county and/or state agencies and in accordance with current rules and regulations governing the disposal of solid waste. Disposal fees and sundry charges are paid by the Contractor and are incidental to the contract.
- C. Burning: Do not burn waste materials.
- D. Disposal: Remove waste materials from Owner's property and legally dispose of them.

END OF SECTION

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SECTION 017700 – CLOSEOUT PROCEDURES

PART 1 - GENERAL

1.1 OPERATING AND MAINTENANCE (O&M) INSTRUCTION MANUAL

- A. Final payment will be held to no more than 95 percent completion percentage until receipt of the O & M Instruction Manuals. Payment for Contract closeout item will be made after receipt and approval of the manuals by the Project Representative. Have O & M Instruction Manuals prepared before final payment. Lack of O & M Instruction Manuals will not be a cause for Contract extensions.
- B. Furnish three (3) complete hard copy sets of binders and one (1) Electronic PDF **copy on a storage device** containing the following data for each mechanical, pumping, electrical equipment, major hardware, and plumbing installation or provided on this Project:
  - 1. Installation instructions
  - 2. Operating instructions (start-up and shut-down)
  - 3. Maintenance instructions, including trouble shooting guide
  - 4. Electrical schematics
  - 5. Illustrated parts breakdown and code (if available)
  - 6. Parts list (complete)
  - 7. Technical manuals
  - 8. Provide a complete list of manufacturer's representatives sales offices, or suppliers of major parts used on this Project, including their business address and telephone number, for the Park Manager's use when maintaining/repairing the system. Major parts are defined as other than miscellaneous plumbing, wire, piping fittings, etc.
  - 9. List of subcontractors contact information, and specific items of work performed by them.
  - 10. Tab binders and clearly mark all information contained.
- C. Affix to walls, panels, boxes or at other locations, the following data sealed in heavy plastic:
  - 1. Operating instructions (start-up and shut-down)
  - 2. Electrical schematics
- D. Operating instructions refer to designated parts of each particular installation as necessary and tag such parts with permanent markers as directed by Project Representative. This includes operational equipment.

1.2 AS-BUILTS

- A. Before final acceptance of Project, furnish Project Representative "As-Builts" which shows as-built locations and dimensions of major items constructed. Include locations and elevations of existing utilities encountered during excavation. Show location of pipes, manholes, buildings, structures, etc. by field measurements consisting of at least two (2) ties to permanent surface objects such as hydrants, buildings, etc.

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- B. Final payment: No more than 95 percent until As-Built Drawings received. Payment made after receipt and acceptance of drawings by Project Representative. Lack of As-Built Drawings will not be a cause for contract extensions.

1.3 SPECIAL TOOLS

- A. Deliver special tools required for maintenance and adjustment of equipment to Project Representative upon completion and before final acceptance of Project.

1.4 SPARE MATERIALS AND PARTS

- A. Before final acceptance, deliver spare materials, parts and other similar items to storage locations specified by Project Representative.

1.5 CERTIFICATES AND PERMITS

- A. Submit signed original certificates of compliance and final approval from Authorities Having Jurisdiction.

1.6 OUTSTANDING DOCUMENTS

- A. Expedite and submit outstanding administrative documents including outstanding cost proposals, Change Orders, etc.

1.7 PHOTOGRAPHIC DOCUMENTATION

- A. Before final acceptance of this Project, provide one (1) copy of the photo key plan, prints of the photos, and storage device of the photos.

1.8 PRIOR OCCUPANCY

- A. Reference General Conditions.
- B. Commission has the right to occupy completed portions of Project prior to final acceptance, and such occupation is not an acceptance of Project. Prior to occupancy, Project Representative and Contractor mutually agree to a date for prior occupancy; the area to be occupied; that occupancy is commencing within the requirements of applicable codes and ordinances; that endorsements from insurance companies, as necessary to maintain full insurance of Project regardless of prior occupancy, have been obtained; and that other necessary provisions are completed.
- C. The Project Representative will inspect areas designated for prior occupancy and issue a letter of acceptance or provide a list of deficiencies to be corrected to Contractor. Correct deficiencies prior to date of occupancy.

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1.9 SUBSTANTIAL COMPLETION

- A. Reference General Conditions.
- B. Notify Project Representative in writing a minimum of seven (7) days in advance of the scheduled date of completion. Project Representative will conduct a "pre-final" inspection and formulate a final punchlist of Work items to be completed prior to final inspection. Project Representative will establish the date of substantial completion based on pre-final inspection findings. Following this inspection, Project Representative will either issue notice of substantial completion or advise the Contractor of deficient items which must be corrected prior to issuance of substantial completion.

1.10 DAMAGE TO FACILITIES, ROADS, VEGETATION OR PROPERTY

- A. During the course of construction, should any park facility be damaged by the Contractor's actions, operations or neglect, repair any such damages to their original condition, as acceptable to the Project Representative, at no cost to the Commission.
- B. Repair, restore or replace any park roads, vegetation or property damaged by the Contractor to the original condition at the time construction began. Repair or replace trees and vegetation indicated to remain, which has been damaged by construction operations, in a manner acceptable to the Project Representative.

1.11 FINAL CLEAN-UP

- A. Upon completion of the Work and prior to final inspection and acceptance, clean up the entire construction site and all grounds occupied by the Contractor in connection with the Work.
- B. Fine graded, rake clean and smooth all worksites and disturbed areas. Remove from the park rubbish, surplus and discarded materials, falsework, temporary structures, equipment, and debris.
- C. Leave all phases of the Project clean and ready for public use prior to final acceptance.
- D. Inspect all materials and surfaces for damage, scratches, marring, untreated ends of sawcuts, etc. and repair to original or intended condition.

1.12 FINAL INSPECTION AND ACCEPTANCE

- A. Reference General Conditions.
- B. Notify Project Representative in writing when Work, including punchlist items, has been completed.
- C. Project Representative will schedule and conduct a final inspection to verify that outstanding Work items are complete.

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- D. Owner will establish the date of final acceptance based on the results of final inspection. Complete/correct any items identified as outstanding during final inspection prior to final acceptance of Project.

PART 2 - PRODUCTS (NOT USED)

PART 3 - EXECUTION (NOT USED)

END OF SECTION

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SECTION 024296 - HISTORIC REMOVAL AND DISMANTLING

PART 1 - GENERAL

1.1 SUMMARY

- A. Section includes historic treatment procedures in the form of special types of selective demolition work for designated historic spaces, areas, rooms, and surfaces.
- B. Related Requirements:
  - 1. Section 013591 "Historic Treatment Procedures" for general historic treatment requirements.

1.2 DEFINITIONS

- A. Dismantle: To disassemble or detach a historic item from a surface, or a non-historic item from a historic surface, using gentle methods and equipment to prevent damage to historic items and surfaces; disposing of items unless indicated to be salvaged or reinstalled.
- B. Existing to Remain: Existing items that are not to be removed or dismantled, except to the degree indicated for performing required Work.
- C. Remove: To take down or detach a non-historic item located within a historic space, area, or room, using methods and equipment to prevent damage to historic items and surfaces; disposing of items unless indicated to be salvaged or reinstalled.
- D. Retain: To keep existing items that are not to be removed or dismantled.
- E. Salvage: To protect removed or dismantled items and deliver them to Owner.

1.3 PRECONSTRUCTION MEETINGS

- A. Preconstruction Conferences: Conduct conferences at Project site.
  - 1. Review minutes of Preliminary Historic Treatment Conference that pertain to removal and dismantling procedures and protection of historic areas and surfaces.
  - 2. Review list of items indicated to be salvaged.
  - 3. Review methods and procedures related to removal and dismantling work.
  - 4. Review fire prevention.

1.4 INFORMATIONAL SUBMITTALS

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

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- B. Preconstruction Documentation: Show preexisting conditions of adjoining construction and site improvements, including finish surfaces, that might be misconstrued as damage caused by Contractor's removal and dismantling operations.
- C. Removal and Dismantling Historic Treatment Program: Submit 5 days before work begins.
- D. List of Items Indicated to Be Salvaged: Prepare a list of items indicated on Drawings to be salvaged for Owner's use or for reinstallation. Submit at preconstruction conference.
- E. Inventory of Salvaged Items: After removal or dismantling work is complete, submit a list of items that have been salvaged.

1.5 QUALITY ASSURANCE

- A. Historic Removal and Dismantling Specialist Qualifications: A qualified historic treatment specialist. General selective demolition experience is insufficient experience for historic removal and dismantling work.
- B. Removal and Dismantling Historic Treatment Program: Prepare a written, detailed description of materials, methods, equipment, and sequence of operations to be used for each phase of removal and dismantling work, including protection of surrounding and substrate materials and Project site.
- C. Regulatory Requirements: Comply with notification regulations of authorities having jurisdiction before beginning removal and dismantling work. Comply with hauling and disposal regulations of authorities having jurisdiction.

1.6 FIELD CONDITIONS

- A. Conditions existing at time of inspection for bidding purpose will be maintained by Owner as far as practical.
- B. Notify Architect of discrepancies between existing conditions and Drawings before proceeding with removal and dismantling work.
- C. Hazardous Materials:
  - 1. Hazardous Materials: Hazardous materials are present in construction affected by removal and dismantling work. A report on the presence of hazardous materials is on file for review and use. Examine report to become aware of locations where hazardous materials are present.
  - 2. Hazardous material remediation is specified elsewhere in the Contract Documents.
  - 3. All painted surfaces other than porch decking have been painted with lead base paint.
  - 4. If materials suspected of containing other hazardous materials are encountered, do not disturb; immediately notify Architect and Owner. Owner will remove hazardous materials under a separate contract.
    - a. In the case of asbestos, stop work in the area of potential hazard, shut off fans and other air handlers ventilating the area, and rope off area until the questionable

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material is identified. Reassign workers to continue work in unaffected areas.  
Resume work in the area of concern after safe working conditions are verified.

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

PART 2 - PRODUCTS - (NOT USED)

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Preparation for Removal and Dismantling: Examine construction to be removed or dismantled to determine best methods to safely and effectively perform removal and dismantling work.
  - 1. Verify that affected utilities are disconnected and capped.
  - 2. Inventory and record the condition of items to be removed and dismantled for reinstallation or salvage. Enter this information on the submittal of inventory of salvaged items.
- B. Survey of Existing Conditions: Record existing conditions by use of preconstruction photographs.
- C. Perform surveys as the Work progresses to detect hazards resulting from historic removal and dismantling procedures.

3.2 HISTORIC REMOVAL AND DISMANTLING

- A. General: Have removal and dismantling work performed by a qualified historic removal and dismantling specialist.
- B. Perform work according to the historic treatment program.
- C. Anchorages:
  - 1. Remove anchorages associated with removed items.
  - 2. Dismantle anchorages associated with dismantled items.
  - 3. In non-historic surfaces, patch holes created by anchorage removal or dismantling according to the requirements for new work.
  - 4. In historic surfaces, patch or repair holes created by anchorage removal or dismantling according to Section that is specific to the historic surface being patched.

END OF SECTION

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SECTION 028300 – LEAD RELATED ACTIVITIES

PART 1 – GENERAL REQUIREMENTS

1.1 SUMMARY OF WORK

A. General work items include, but are not limited to:

1. Compliance: Activities requiring compliance with this Section include the manual demolition, cutting, sawing, sanding, surface preparation and mechanical demolition of building components coated with lead-containing painted coatings, and removal of such painted coatings from substrates as defined in these Specifications and Drawings. Refer to the Drawings and Sections 024296 - Historic Removal and Dismantling and Division 9 - Finishes for activities impacting painted components.
  - a. Based on the age of the building and laboratory analysis all existing painted coatings are to be considered lead-containing.
2. Handling: Conduct activities involving lead-containing paint under Work of this Contract in accordance with this Section and current applicable state and federal regulations including WAC 296-62-07521: "Lead"; WAC 296-155-176: "Occupational Health and Environmental Control"; 29 CFR 1926.62: "Lead Exposure in Construction - Interim Final Rule".
3. Waste Disposal: Waste characterization of anticipated waste streams will be performed, as necessary, by the Owner. See Item 3.04 for waste disposal requirements
  - a. Due to elevated lead content in exterior painted coatings, all debris produced by exterior painted window component removal/demolition, surface preparation and/or removal of lead-containing painted coatings is to be handled, containerized, transported and disposed of as “dangerous” per WAC 173-303, Dangerous Waste, related to lead.
4. Monitoring: Monitoring of airborne concentrations of lead in accordance with WAC 296-155-176 and this Section. The intent of this Section is to reduce and maintain employee exposure to lead and surrounding airborne concentrations at or below the permissible exposure limit.

1.2 RELATED SECTIONS

A. Work performed under this specification section is governed by related specification sections, including, but not limited to, the following:

1. Division 0 Contract Requirements.
2. Division 1 General Requirements.

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1.3 SUBMITTALS

- A. All employers of employees impacting lead are to submit the following "Pre-Work Submittals" prior to start of work. The Work may not proceed until complete Pre-Work Submittal package has been reviewed and approved by the Environmental Consultant.
1. Lead Compliance Program: Submit a site-specific lead compliance program in accordance with WAC Chapter 296-155 and WAC Chapter 296-841, as applicable. The plan shall be developed and implemented to provide engineering, work practice and administrative controls to reduce and maintain employee exposure to lead at or below the permissible exposure limit. The plan will include at a minimum task-specific descriptions of activities; controls; personnel; procedures; method of compliance; technology used to meet compliance; air monitoring plan; detailed schedule; work practice program; administrative controls and other relevant information. Implementation of work practices not described in the Lead Compliance Plan will not be permitted until amendment to the submittal is approved by the Environmental Consultant and Owner.
  2. Medical Program: Submit evidence that the Contractor's medical exam program is in compliance with OSHA Lead Regulations 29 CFR 1910.2 and 1926.62, and WAC Chapter 296-155. Initial medical surveillance consisting of biological monitoring in the form of blood sampling and analysis for lead and zinc protoporphyrin levels shall be submitted for each employee occupationally exposed to lead at or above the action level.
  3. Worker Training Program: Submit evidence that all employees impacting lead-containing materials have received training per 29 CFR 1926.62 and WAC Chapter 296-155. Evidence may be in the form of a written statement attesting to the training status of employees to be used on the project, with a principal of the firm as signatory.
  4. Respirator Program: Submit evidence indicating that the Contractor's respirator program is in compliance with all parts of OSHA Lead Regulations 29 CFR 1910.134 and 1926.62, and WAC Chapter 296-155. Evidence may be in the form of a written statement attesting to the compliance status of the firm's respiratory program, with a principal of the firm as signatory.
  5. Submit the name, address, location and phone number of the end-point destination of any lead components to be recycled or disposed of as part of the work.
- B. Final Submittals:
1. Project Record Documents: Provide record of lead control activities including disposition of each type of lead-containing item removed from the site.
  2. Air Monitoring: Submit copies of all air monitoring data (including sample data sheets), chain-of-custody documentation and calibration records related to the initial exposure assessment for workers impacting lead-containing materials.

1.4 AIR MONITORING

- A. Testing Laboratory: An Independent Testing Laboratory shall be retained by the Contractor for all lead air analysis. All exposure monitoring analysis shall be performed in accordance with 29 CFR Part 1926.62 and WAC Chapter 296-155. The laboratory must participate in the ELPAT Program and be a member of AIHA. Air sample collection may be performed by an Industrial Hygienist or the Contractor's trained supervisor at the Contractor's option.

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- B. **Sample Documentation:** Documentation shall be kept for each filter sample procured as to worker sampled, social security number, activity, work area location, date and time taken, volume of air drawn through filter, pump identification number and calibration. Documentation shall indicate in what areas tests were taken and shall clearly indicate the specified maximum allowable levels for each area tested. Report all data. Complete laboratory chain-of-custody records with all samples.
- C. **Analysis Procedures:** The samples shall be collected on 37 mm filters and analyzed within 24 hours using NIOSH Analytical Method No. 7105 or 7082. The containers shall be clearly labeled with project name and Sample Number.
- D. **Contractor's Sampling During Lead Related Activities:**
1. **Initial exposure:** Exposure monitoring shall be performed by the Contractor during impact of representative lead-painted building components per WAC 296-155.
  2. **Most Contaminated Worker:** The Contractor shall determine which worker(s) in each work area is probably experiencing the most severe exposure. This is the "Most Contaminated Worker(s)". 8-hour TWA samples shall be collected on this worker(s). Worker shall wear a personal sampling pump, and the sample shall be drawn from the breathing zone of this worker.
  3. **Number of samples:** The number of air samples collected shall be as defined in the approved Lead Compliance Program. Historical measurements per WAC 296-155 may be used to satisfy continuing exposure assessment requirements.
- E. **Work Area Monitoring**
1. **Environmental Consultant:** The Owner has retained an Environmental Consultant to collect and analyze lead waste disposal (TCLP) samples, and work area air samples as necessary. Documentation of sample results will be forwarded to the Contractor as appropriate.
  2. **Monitoring:** The Owner reserves the right to monitor Contractor's performance via air, dust wipe and TCLP samples during lead related activities, in addition to the Contractor's exposure monitoring and testing. Sampling performed by the Environmental Consultant will not be available for use as the Contractor's Initial Exposure Assessment.
  3. **Quality Control**
    - a. **Maximum allowable airborne concentrations:** Contractor shall ensure that at all times airborne concentrations of lead outside lead work areas are maintained at or below the OSHA Action Level of 30 mg/L3.
    - b. **Immediately upon being notified of concentrations exceeding the specified maximum allowable levels,** the Contractor shall perform the following steps in the order presented, at no additional cost to the Owner: Stop lead related activities work, identify source of high lead concentrations, develop plan with Environmental Consultant and Owner to complete lead related activities in a manner to prevent visible emissions and elevated lead levels.

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1.05 SUBCONTRACTORS

- A. Subcontractors employed by the Contractor shall be bound to all the work and safety standards specified. Subcontractor's personnel shall meet requirements as specified and shall be supervised by the Contractor during performance of this work.

1.06 LIABILITY

- A. The Contractor is an independent contractor and not an employee of the Owner, Architect or Environmental Consultant. The Owner and the Environmental Consultant shall have no liability to the Contractor or any third persons for Contractor's failure to faithfully perform and follow the provisions of these Specifications and the requirements of the governing agencies. Notwithstanding the failure of the Owner or the Environmental Consultant to discover a violation by the Contractor of any of the provisions of these Specifications, or to require the Contractor to fully perform and follow any of them, such failure shall not constitute a waiver of any of the requirements of these Specifications which shall remain fully binding upon the Contractor.

PART 2 - PRODUCTS

2.1 PROTECTIVE CLOTHING AND EQUIPMENT

- A. Personnel Protective Equipment for Lead related activities shall be provided per WAC 296-155.
- B. Plastic sheeting shall be fire-retardant and comply with NFPA 701-04, ASTM E84, and CPAI84.

PART 3 - EXECUTION

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3.1 PROCEDURES

- A. Activities with the potential for visible emissions, including, but not limited to: dry saw-cutting, roto-hammering, scraping, power sanding, grinding, sand-blasting, etc. shall be performed with all applicable worker protection and environmental controls in place pending review of the Contractor's Negative Exposure Assessment by the Environmental Consultant and the Owner.
- B. Housekeeping: Maintain all surfaces as free as practicable of accumulations of lead-containing debris, residue or slurry, and perform clean-up of work areas as necessary according to applicable regulations, including WAC 296-155-17617. Ensure prompt cleanup of any dust, debris or runoff from impacts to lead-containing painted coatings using wet-wiping and HEPA-vacuuming, or other method described in the "Pre-Work Submittals".
- C. Environmental Controls: It is the responsibility of the Contractor to prevent distribution of airborne or settled dust/debris beyond the immediate work zone.
- D. Methods to achieve compliance are to be implemented in compliance with these Specifications and as described in the "Pre-Work Submittals" outlined under Item 1.3-A-1.

3.2 COMPONENT REMOVAL PROCEDURES

- A. Set-up Activities: Prior to removal or disturbance of lead-containing painted components, Contractor shall cover the ground below the work area with 6-mil plastic sheeting or equivalent. The drop-sheeting shall extend outward a minimum of 6 feet from the location of item(s) being removed. Any tears that occur in the drop-sheeting shall be immediately repaired with duct tape or other acceptable seal. Paint debris shall be collected with a HEPA-equipped wet/dry vacuum to avoid escape from the drop-sheeting. See paragraph 3.04 for disposal requirements.
  - 1. Openings to the building interior, including any vents or louvers, or any openings that will result from component removal, shall be sealed with two (2) layers of 6-mil plastic sheeting.
- B. Perform removal of lead-containing painted components in accordance with approved lead work plan. Use procedures and equipment required to limit occupational and environmental exposure to lead when lead-containing paint is impacted. The procedures employed by the Contractor shall not create the potential for contaminating surrounding areas or materials with lead-containing dust. Minimize dust generation at all times.
- C. HEPA vacuum and wet-wipe drop-sheeting to remove any paint particles or debris upon completion of component removal operations. Request area inspection by the Environmental Consultant or Owner's Representative.

3.3 SURFACE PREPARATION AND REMOVAL OF PAINTED COATINGS FROM SUBSTRATES

- A. Visual Inspection: The Contractor is to inspect all painted components to determine surface preparation requirements as defined in section 090391, Historic Treatment of Plain Painting.
- B. Set-up Activities:

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1. Perform set-up activities as defined above in paragraph 3.02-A-1.
  - a. Use of mechanical methods including, but not limited to power sanding, grinding, sandblasting, etc. shall be performed within a negative pressure enclosure (NPE) pending completion of negative initial determination(s) per WAC 296-62-07521.
  - b. NPEs shall be constructed of 6-mil reinforced fire-retardant plastic sheeting covering walls, ceiling and floors in the controlled area and utilize a two-stage decontamination airlock. All critical openings within the NPE shall be sealed with two layers of 6-mil plastic sheeting. Washable surfaces within the NPE, not including floors, are not required to be covered with plastic sheeting. Floors within the NPE shall be covered by two layers of 6-mil plastic sheeting extending a minimum of 12" onto adjacent walls.
- C. Surface Preparation and Lead-Based Paint Removal Procedures
1. Surface Preparation: The Contractor is to perform surface preparation of lead containing painted components according to the approved Lead Compliance Plan to satisfy requirements of section 090391, Historic Treatment of Plain Painting. Methods acceptable for such surface preparation shall not create the potential for dust generation and shall not distribute debris beyond drop-sheeting installed at the work area. Methods acceptable for surface preparation shall not create the potential for damage to the substrate.
  2. Lead-Containing Paint Removal: Contractor shall perform lead paint removal according to the methods and techniques described in the pre-approved Lead Compliance Plan required by Pre-Work Submittals. Implement engineering and work practice controls to prevent visible emissions, maintain employee exposure at or below PEL, and maintain airborne lead concentrations outside the work area at or below the Action Level.
  3. Collect debris produced by paint preparation/removal using HEPA-equipped wet/dry vacuums or wet-wiping with rags, mops, etc. Prevent accumulation of dust and debris and promptly containerize waste for disposal.
  4. At completion of the above operations, HEPA vacuum drop-sheeting and/or NPE surfaces to remove any paint particles or debris. Wet-wipe plastic sheeting to remove all dust. Request inspection by the Environmental Consultant or Owner's Representative.
- D. Negative Initial Determination: The Contractor may waive the requirement of a negative pressure enclosure when using mechanical methods upon approval by the Owner of data indicating a negative initial determination has been completed per WAC 296-62-07521 and paragraph 1.06, Air Monitoring. The Contractor shall allow 48-hours for review of such data.

3.4 DISPOSAL PROCEDURES

- A. The Contractor shall be responsible for disposal of lead-containing debris produced by component removal/demolition, surface preparation and/or removal of lead-containing painted coatings from substrate(s) according to applicable local, state and federal regulations.
2. Waste characterization will be performed by the Owner, as necessary, on anticipated waste streams. Analyses of representative waste constituents anticipated to be produced by demolition

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will be performed using EPA Method 1311, Toxicity Characteristic Leachate Procedure (TCLP).

1. The Contractor shall make representative waste available for sampling by the Environmental Consultant as requested. Waste shall be stored on site until waste characterization laboratory analysis is completed.
2. Due to elevated lead content in exterior painted coatings, all debris produced by component removal/demolition, surface preparation and/or removal of lead-containing painted coatings is to be handled, containerized, transported and disposed of as “dangerous” per WAC 173-303, Dangerous Waste, related to lead.
3. The Contractor retains the right to consolidate lead-containing paint to reduce the concentration of lead in the waste stream produced by component removal/demolition.

END OF SECTION

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SECTION 033000 - CAST-IN-PLACE CONCRETE

PART 1 - GENERAL

1.1 WORK IN THIS SECTION

- A. Work includes cast-in-place concrete for walkways, mixed, transported, placed, finished and cured, plus all formwork, reinforcement, embedment, and related Work items. Work covers concrete for the Fort Flagler preservation repairs, site improvements, and related Work.

1.2 WORK IN OTHER SECTIONS

- A. Section 061000 - Rough Carpentry

1.3 QUALITY ASSURANCE

- A. Codes, Definitions and Standards: Section 014100-Regulatory Requirements and Section 014200-References.

- B. Standards:

1. Field Reference Manual: ACI SP-15 "Specifications for Structural concrete for buildings with selected ACI and ASTM References".
2. Standards: Comply with provisions of following codes, specifications and standards, except as otherwise indicated.

- a. CRSI "Manual of Standard Practice."
- b. Design and control of concrete mixtures (PCA).
- c. ACI 301 "Specifications for Structural Concrete for Buildings."
- d. ACI 318 "Building code Requirements for Reinforced Concrete."
- e. IBC Chapter 19.
- f. Where provisions of above codes and standards conflict with building code in force for this Project, the most stringent governs.

- C. Notices and Scheduling: Contractor to notify building inspector and Engineer not less than two (2) working days prior to all concrete pours, and Work requiring special inspection.

1.4 SUBMITTALS

- A. Product Data: Submit manufacturer's product data, specifications with application and installation instructions for proprietary materials and items, including admixtures, bonding agents, and the like.

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- B. Reinforcing Steel: Submit steel producer's certificates of mill analysis, tensile and bend tests for reinforcing steel.
- C. Shop Drawings: Submit Shop Drawings for fabrication, bending, and placement of concrete reinforcement.
- D. Laboratory Test Reports: Submit laboratory test reports for concrete materials and mix design tests. Engineer's review will be for general information only. Production of concrete to comply with specified requirements is Contractor's responsibility.
- E. Design Mixes: Submit proposed design mixes for all concrete to allow ample time for approval by Engineer.
- F. Delivery Tickets: Furnish copies of delivery tickets for each load of concrete delivered to site. Provide items of information as specified.

1.5 COORDINATION AND SCHEDULING

- A. Obtain information and instructions for other trades and suppliers in ample time to schedule and coordinate the installation of items furnished by them to be embedded in concrete so provision for their Work can be made without delaying the Project. Do all cutting and patching made necessary for failure or delay in complying with these requirements, at no cost to Owner.
- B. Coordinate and verify all ramps, warped surfaces, changes in elevation, and the like prior to placing concrete.

1.6 DELIVERY, HANDLING AND STORAGE OF REBAR

- A. Deliver reinforcement to Project site bundled, tagged and marked. Use metal tags indicating bar size, lengths, and other information corresponding to markings shown on placement diagrams.

PART 2 - PRODUCTS

2.1 CONCRETE INGREDIENTS

- A. Portland Cement: Standard approved brand of Portland Cement, Type II or I-II, shall be in accordance with ASTM C150.
  - 1. Use only one brand of cement for each required type throughout Project. All cement for Project to be from one lot to maintain color consistency.
- B. Normal Weight Aggregates: Comply with ASTM C-33.
  - 1. Local aggregates not complying with ASTM C-33 but which have shown by special test or actual service to produce concrete of equal strength and durability may be used when acceptable to the Engineer.

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- C. Do not use aggregates containing soluble salts or other substances such as iron sulfides, pyrite, marcasite or ochre which can cause stains on exposed concrete surfaces.
1. Fine Aggregate: Clean, sharp, natural sand free from loam, clay, lumps or other deleterious substances. Dune sand, bank run sand and manufactured sand shall not be acceptable.
  2. Coarse Aggregate: Clean, uncoated, washed gravel containing no clay, mud, loam, or foreign matter.
  3. Maximum Aggregate Size: In no case shall the aggregate size exceed 3/4-inch size.
    - a. Provide aggregates from one source of supply to ensure uniformity in color, size, and shape.
  4. Water: Clean, fresh, potable.
- D. Admixtures: Provide admixtures produced by established reputable manufacturers and use them in compliance with manufacturer's printed directions. Do not use admixtures which have not been incorporated and tested in accepted mixes, or will impair subsequent finishes, unless otherwise authorized in writing by Engineer.
1. Two or more admixtures may be used in the same concrete provided such admixtures are added separately during the batching sequence and provided further that the admixtures used in that combination retain full efficiency and have no deleterious effect on the concrete or on the properties of each other.
    - a. Air-Entraining Admixture: Comply with ASTM C260.
    - b. Water-Reducing Admixture: Comply with ASTM C494.
    - c. Calcium Chloride: ASTM D98. Calcium chloride shall not be used in concrete.
    - d. Admixtures containing calcium chloride shall not be used where concrete is placed against galvanized steel, or in mix using high-early strength cement.
    - e. Fly ash or other pozzolans used as admixtures: ASTM C618.

2.2 PROPORTIONING AND MIX DESIGN

- A. Minimum Compressive Strength and Slump:
- B. Minimum Compressive Strength: 2,500 psi at 28 days (5 1/2 sack/cy)
- C. Slump: Maximum slump for vibrated concrete shall be:
1. 5 inches for concrete placed in footings and slabs.
  2. 5 inches for all other vibrated concrete.
  3. 7 inches for all non-vibrated concrete.
- D. Admixtures: Use amount of admixtures as recommended by manufacturer for climatic conditions prevailing at time of placement. Adjust quantities and types of admixtures as required to maintain quality control.
1. Air-Entraining Admixture: Use air-entraining admixture in all concrete. Add air-entraining admixture at the manufacturer's prescribed rate to result in concrete at the point of placement having air content within 4 percent to 6 percent limits.

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E. Alternate Mix Designs:

1. General: In lieu of the concrete mixes specified, the Contractor may submit an alternative design mix to the Engineer for approval. The Contractor shall inform the Engineer of the intent to submit mixes, proportion mixes per ACI 301 and IBC Chapter 19, and provide testing laboratory data and reports.
2. Submit written reports to Engineer of each proposed mix for each type of concrete at least 15 days prior to start of Work. Concrete production shall not begin until mixes have been reviewed by Engineer and authorized in writing.

2.3 MISCELLANEOUS MATERIALS

- A. Non-Shrink Grout: Conform to ASTM C-476. Grout for setting and leveling of tanks, equipment, etc. shall be non-shrink, non-metallic high strength grout (pre-mixed and factory proportioned). Grout shall be "Burke", or equal.
- B. Expansion Joint Materials: Preformed Expansion Joint Filler: ASTM D1751, non-extruding and bituminous type resilient filler, compatible with sealant and backer rod.
- C. Vapor Retarder: Provide vapor retarder cover over prepared base material below floor slab-on-grade. Use only materials which are resistant to decay when tested in accordance with ASTM E 154: Polyethylene sheet not less than 6 mils thick.

2.4 REINFORCING MATERIALS

- A. All concrete reinforcement materials shall be new, free from rust, mill scale, dirt, grease, or other foreign matter, and shall comply with the structural notes and the following reference standards:
- B. Reinforcing Bars: ASTM A 615, deformed, and as follows:
  1. Grade 60
  2. Bars for Welded Splices: ASTM A 706, low-alloy steel
  3. Bars to be sized per the plans
- C. Tie Wire:
  1. Steel Wire: ASTM A 82. 16 gauge minimum, annealed
  2. Deformed Wire: ASTM A 496
- D. Supports for Reinforcement: Provide all bolsters, chairs, spacers and other devices for spacing, supporting and fastening reinforcement in place.
  1. Wire Bar Type: Supports complying with CRSI recommendations, unless otherwise indicated. Do not use wood, brick, and other unacceptable materials.
  2. On Grade: Use supports with sand plates or horizontal runners where base material will not support chair legs.
  3. Concrete Surfaces to View or Potential Corrosion: Where legs of supports are in contact with forms, provide supports with either plastic protected or stainless-steel protected legs

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- at Contractor's option. (CRSI, Class 1 and CRSI, Class 2, respectively.)

2.5 FORMS

- A. All forms shall be of sufficient thickness to support concrete at the rate placed. Face APA, Grade "B" or better, on concrete surfaces exposed to view. Any grade may be used on surfaces not exposed to view. Frame with face grain perpendicular to supports. Provide continuous supports for all edges.

2.6 SLEEVES

- A. Provide proper size sleeves for mechanical and electrical Work. Nail in place to prevent movement during concrete placement.

2.7 FORM TIES

- A. Strength consistent with spacing and rate of placement. Wire ties and wood spacers not permitted.

2.8 EMBEDDED ITEMS

- A. Position in forms in locations shown on the "building plans." Install reglets, nailers, frames, etc. Provide adequate support to prevent displacement during concrete pours. Install anchor bolts where shown on the plans or at spacing set forth on the "building plans." Where embedded conduit is required the following shall apply:
  - 1. Use only galvanized steel.
  - 2. Do not displace any reinforcing to accommodate installation of conduits and boxes.
  - 3. Locate conduits at physical center of particular section of concrete. Space at least 3 inches clear of parallel runs of reinforcing. Secure in place.
  - 4. Except as approved, maximum number of conduits embedded in reinforced concrete as follows:
    - a. Slabs, walls, beams - maximum conduit size 1/3 slab or wall thickness; or 1/3 minimum beam dimension.
  - 5. Conduits require same covering as reinforcing.

PART 3 - EXECUTION

3.1 INSTALLATION - REINFORCING STEEL

- A. General: Comply with Structural Notes, specified codes and standards, and Concrete Reinforcing Steel Institute recommended practice for "Placing Reinforcing Bars," for details and methods of reinforcement placement and supports.

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- B. Clean reinforcement to remove loose rust and mill scales, earth, ice, and other materials which reduce or destroy bond with concrete.
- C. Accurately position, support, and secure reinforcement against displacement by formwork, construction, or concrete placement operations. Locate and support reinforcing by metal chairs, runners, bolsters, spacers and hangers, as required.
- D. Place reinforcement to obtain minimum coverage for concrete protection. Arrange, space, and securely tie bars and bar supports together with minimum 16-gauge wire to hold reinforcement accurately in position during concrete placement operations. Set wire ties so that twisted ends are directed away from exposed concrete surfaces.
- E. Provide enough supports in number and strength to carry reinforcement. Do not place reinforcement bars more than 2 inches beyond the last leg of any continuous bar support. Do not use supports as bases for runways for concrete conveying equipment and similar construction loads.
- F. See structural Drawings and notes for lapped splices.
- G. Lapped Splices: Provide standard reinforcement splices by lapping ends, placing bars in contact, and tightly wire tying. See Drawings for minimum lap of spliced bars.
- H. Welding: Comply with requirement of AWS D1.4 for field welding. Prior to field welding, determine weldability of reinforcing bars by laboratory chemical analysis of steel. Only steel conforming to chemical requirements specified in AWS D12.1 may be welded.
  - 1. If any deficient welds are found, the Contractor shall provide and pay for additional x-rays and tests directed by Architect and repair or replace defective welds to satisfaction of Architect at no cost to the Owner.

3.2 CONCRETE MIXING

- A. General: Concrete may be mixed at batch plants or it may be transit-mixed. Plant facilities are subject to testing laboratory inspection.
- B. Ready-Mix Concrete: Comply with the requirements of ASTM C94 and IBC Chapter 19, and as herein specified, provided quantity and rate of delivery will permit unrestricted progress of Work in accordance with placement schedule.
- C. During hot weather, or under conditions contributing to rapid setting of concrete, a shorter mixing time than specified in ASTM C94 may be required. Proposed changes in mixing procedures, other than herein specified, must be approved by Engineer before implementation.
- D. Plant Equipment and Facilities: Conform to National Ready-Mix Concrete Association "Checklist for Certification of Ready-Mix Concrete Production Facilities."

3.3 PREPARATION

- A. Placement Inspection: Before placing concrete, inspect and complete formwork installation, reinforcing steel, sleeves, anchors, bolts inserts, supports, ties and items to be

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embedded or cast-in. Notify other crafts involved in ample time to permit installation of their Work; cooperate with other trades in setting such Work, as required. Thoroughly wet wood forms immediately before placing concrete, as required where form coatings are not used.

- B. Coordinate the installation of joint materials and moisture barriers with placement of forms and reinforcing steel.

3.4 CONCRETE PLACEMENT

- A. General: Conform to ACI 304 and to ACI 604 (306) for cold weather concreting and ACI 605 (305) for hot weather concreting.
- B. Comply with IBC Chapter 19 requirements for handling and placing.

3.5 JOINTS

- A. Contraction and Control Joints: Locate and install construction and control joints, as shown on Drawings and on accepted formwork Drawings, or as permitted by Engineer prior to pour, so as not to impair strength and appearance of structure. Locate construction joints, if required but not shown, only after review and approval by Engineer.

3.6 FINISH OF FORMED SURFACES

- A. Concealed Surfaces: Knock fins off and repair surface only as required for application of covering materials and structural integrity.
- B. Exposed Finish Surfaces: Concrete surfaces that are Exposed Finish Concrete shall not be repaired and patched without the Engineer's approval. Minor rock pockets and the like may be less objectionable than a poorly done or discolored patch. Knock fins off to achieve flush surfaces and clean edges; patch imperfections to match adjacent surfaces in color and texture. Grind fins and projections where directed to achieve a smooth surface.
- C. Finish tolerance 1/8 inch in 8 feet with no abrupt misalignments. Remove all grout leakage onto adjacent surfaces. Leave surfaces clean and smooth.
- D. Related Unformed Surfaces: At tops of wall, horizontal offsets, and similar unformed surfaces occurring adjacent to formed surfaces, strike off smoothly and finish with texture matching adjacent formed surfaces. Continue final surface treatment of formed surfaces uniformly across adjacent unformed surfaces, unless otherwise indicated.

3.7 EXTERIOR SIDEWALK FINISH

- A. All walking surfaces of exterior building perimeter sidewalks shall receive light broom finish. Slope all walkway surfaces to drain away from building walls and footings as shown in the plans. The cross slope shall be 1 1/2 to 2 percent.

3.8 CONCRETE CURING AND PROTECTION

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- A. General: Protect freshly placed concrete from premature drying and excessive cold or hot temperature. Maintain a relatively constant temperature for period of time necessary for hydration of cement and proper hardening of concrete.

3.9 NON-SHRINK GROUT

- A. Prepare surfaces, mix, place and finish material per manufacturer's recommendations.

3.10 CONCRETE SURFACE REPAIRS

- A. Patching Defective Areas-General: Repair and patch defective areas with cement mortar immediately after removal of forms.
1. In no case shall reinforcement bars or welded wire fabric be cut to facilitate concrete repair unless acceptable to Engineer prior to start of repair Work.
  2. Cut out rock pockets, voids over 1/2 inch in dimension, down to solid concrete but, in no case, to a depth of less than 1 inch. Make the edges of chipping as perpendicular as possible to concrete surface. Before placing cement mortar, thoroughly clean, dampen with water, and brush-coat area to be patched with neat cement grout. Proprietary patching compounds may be used when acceptable to Engineer.
  3. For Exposed Finish Concrete surfaces, blend white Portland cement and standard Portland cement so that, when dry, patching mortar will match color and finish of surrounding concrete. Provide test areas at inconspicuous location to verify mixture and color match, for review by Engineer before proceeding with patching. Compact mortar in place and strike off slightly higher than surrounding surface.
  4. Fill holes extending through concrete by means of plunger-type gun or other suitable device form least exposed face, using a flush stop held at exposed face to ensure complete filling.
- B. Repair of Exposed Finish Concrete Surfaces: Repair surfaces that contain defects which adversely affect appearance of finish. Remove and replace concrete having defective surfaces if defects cannot be repaired to satisfaction of Engineer. Surface defects include color and/or texture irregularities, cracks, spalls, rock pockets; fins and other projections on surface; and stains and other discoloration that cannot be removed by cleaning.
- C. Repair of Other Formed Surfaces: Repair defects that adversely affect durability of concrete. If defective surfaces cannot be repaired, remove and replace concrete having defective surfaces.
1. Surface defects, as such, include cracks more than 0.01 inches wide, cracks of any width and other surface deficiencies which penetrate reinforcement or completely through non-reinforced Section, honeycomb, rock pockets, and spalls except minor breakage at corners.
- D. Form Tie Holes: Remove form ties immediately after form removal. Patch following item No. (1) one above.
- E. Repair of Unformed Surfaces: Test unformed surfaces for smoothness and to verify surface plane to tolerances specified for each surface and finish. Correct low and high areas as herein specified.

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1. Test unformed surfaces sloped to drain for trueness of slope, in addition to smoothness, using template having required slope. Correct high and low areas as herein specified.
  2. Repair finished unformed surfaces that contain defects which adversely affect durability of concrete. Surface defects, such as, include crazing, cracks more than 0.01 inches wide or which penetrate reinforcement or completely through non-reinforced sections regardless of width, spalling, popouts, honeycomb, rock pockets, and other objectionable conditions.
- F. Correct high areas in unformed surfaces by grinding, after concrete has cured sufficiently so that repairs can be made without damage to adjacent areas.
1. Correct low areas on unformed surfaces during, or immediately after completion of surface finishing operations by chipping out low area and replacing them with fresh concrete. Proprietary patching compounds may be used when acceptable to Engineer. Repair defective areas, except random cracks and single holes not exceeding 1 inch diameter, by chipping out and replacing with fresh concrete. Remove defective areas to sound concrete and expose reinforcing steel with at least 3/4-inch clearance around. Dampen concrete surfaces in contact with patching concrete and brush with a neat cement grout coating or use concrete bonding agent. Place patching concrete before grout takes its initial set. Mix patching concrete of same materials to provide concrete of same type or class as original adjacent concrete. Place, compact and finish as required to blend with adjacent finished concrete. Cure in same manner as adjacent concrete.
  2. Repair isolated random cracks and single holes not over 1 inch in diameter by dry-pack method. Groove top of cracks, and chip out holes to sound concrete and clean of dust, dirt and loose particles. Dampen cleaned concrete surfaces and brush with a neat cement grout coating. Place dry pack before cement grout takes its initial set. Mix dry pack, consisting of one Part portland cement to 2 1/2 parts fine aggregate passing a No. 16 mesh sieve, using only enough water as required for handling and placing. Compact the dry-pack mixture in place and finish to match adjacent concrete. Keep patched areas continuously moist for not less than 72 hours.

3.11 DEFECTIVE WORK

- A. Remove and replace, where directed by the Engineer, surfaces which show excessive damage, shrinkage cracks, or other deficiencies which are beyond acceptable repair.
- B. Remove and replace any slabs which do not exhibit proper drainage or finish requirements.
- C. Protect all concrete surfaces from damage. Damaged surfaces will be judged the same as defective Work.

END OF SECTION

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SECTION 055200 - METAL RAILINGS

PART 1 - GENERAL

1.1 SECTION REQUIREMENTS

- A. Conform to the Bidding and Contract Requirements and Division 1.
- B. Provide metal fabrications as shown on the Drawings, as specified herein, and as needed for complete and proper installation.
- C. Submittals: Shop Drawings showing details of fabrication and installation. See Section 013300 - Submittal Procedures for details.
- D. Owner will furnish cast elbows, tees, crosses and finials for the Building 6 railing replacement. Contractor will provide cast iron flanges for railing connection to wood porch pillars and steel post connections to porch deck.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. Steel Pipe and Tube Railings:
  - 1. Manufacturers: Subject to compliance with requirements, provide products by the following:
    - a. Wagner, R & B, Inc.

2.2 PERFORMANCE REQUIREMENTS

- A. Railings shall be capable of withstanding a uniform load of 50 lbf/ft. and a concentrated load of 200 lbf applied to handrails and top rails of guards in any direction. Uniform and concentrated loads need not be assumed to act concurrently.

2.3 METALS

- A. Steel Tubing: ASTM A 500/A 500M (cold formed) or ASTM A 513.
- B. Steel Pipe: ASTM A 53/A 53M, Schedule 40.
- C. Steel Plates, Shapes, and Bars: ASTM A 36/A 36M.

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- D. Iron Castings: Either gray iron, ASTM A 48/A 48M, or malleable iron, ASTM A 47/A 47M, unless otherwise indicated.
  - 1. Owner will furnish cast iron finials and crosses for Building 6 porch railings.
  - 2. Contractor will provide cast iron flanges with HDG flat head bolts with nuts to secure railing post to the porch deck and flat head screws to secure flanges to posts.
- E. Brackets, Flanges, and Anchors: Cast or formed metal of same type of material and finish as supported rails unless otherwise indicated.

2.4 OTHER MATERIALS

- A. Nonshrink, Nonmetallic Grout: ASTM C 1107; recommended by manufacturer for exterior applications.
- B. Shop Primer for Iron and Steel Railings: Fast-curing, lead- and chromate-free, universal modified-alkyd primer complying with MPI#79.
- C. Shop Primer for Galvanized Railings: Primer formulated for exterior use over zinc-coated metal and compatible with finish paint systems indicated.

2.5 FABRICATION

- A. Assemble railing systems in shop to the greatest extent possible. Use connections that maintain structural value of joined pieces.
- B. Form changes in direction of railing members by bending using prefabricated fittings.
- C. Fabricate railing systems and handrails for connecting members by welding with concealed mechanical fasteners and fittings.
- D. Provide manufacturer's standard flanges, miscellaneous fittings, and anchors to connect handrail and railing members to other construction.

2.6 FINISHES

- A. Steel Railings: Hot-dipped galvanized and black paint to match existing railings after fabrication, ASTM A 123/A 123M.

2.7 BUILDING 6 PORCH RAILINGS

- A. Owner will furnish cast elbows, tees, crosses and finials for the Building 6 railing replacement. Contractor will provide cast iron flanges for railing connection to wood porch pillars and steel posts connections to porch deck.
- B. Cast iron fittings are currently stored at Fort Flagler. Contractor will transport and pay for hot dip galvanizing all cast iron finials, crosses, tees and elbows fittings furnished by Owner.
- C. Cast iron fittings furnished by Owner are unthreaded.

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- D. Provide hot dipped galvanized cast iron flanges for railings and post.
- E. Provide 1 1/2-inch Schedule 40 galvanized steel pipe for railings and post.

**PART 3 - EXECUTION**

**3.1 INSTALLATION**

- A. Fit exposed connections accurately together to form tight, hairline joints.
- B. Set railings accurately in location, alignment, and elevation and free of rack.
- C. Provide 2 x 4 blocking for porch railing post flange screws. Pre-drill decking for porch railing post to avoid splitting the decking.

**3.2 BUILDING 6 PORCH RAILINGS**

- A. The intent of the Building 6 railing installation is to copy the horizontal rail spacing around the front porch of Building 6.
- B. The cast elbows, tees, crosses and finial fittings furnished by the Owner are unthreaded and will require tack welding for installation. Tack welds approximately 3/8' long shall be placed at the four and eight o'clock position on each fitting. Use a welding process suitable for securing galvanized materials. Use cold galvanizing to cover welding prior to painting railing.

**END OF SECTION**

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SECTION 060312 - HISTORIC WOOD REPAIR

PART 1 - GENERAL

1.1 SUMMARY

- A. Section includes historic treatment of wood in the form of repairing wood features as follows:
  - 1. Repairing wood columns, railings and trim.
  - 2. Repairing, refinishing, and replacing hardware.
- B. Related Requirements:
  - 1. Section 013591 "Historic Treatment Procedures" for general historic treatment requirements.
  - 2. Section 080314 "Historic Treatment of Wood Doors" for historic wood door repairs, including related trim.
  - 3. Section 080352 "Historic Treatment of Wood Windows" for historic wood window repairs, including related trim.

1.2 PREINSTALLATION MEETINGS

- A. Preinstallation Conference: Conduct conference at Project site.
  - 1. Review minutes of Preliminary Historic Treatment Conference that pertain to historic wood repair and fire protection.
  - 2. Review methods and procedures related to historic wood repair.

1.3 ACTION SUBMITTALS

- A. Product Data: For each type of product.
- B. Shop Drawings: Include plans, elevations, and sections showing locations and details of each new unit and its location in the building on annotated plans and elevations.
- C. Samples: For each exposed product and for each color and texture specified.

1.4 QUALITY ASSURANCE

- A. Historic Treatment Specialist Qualifications: A qualified historic wood-repair specialist, experienced in repairing, refinishing, and replacing wood in whole and in part. Experience only in fabricating and installing new woodwork is insufficient experience for wood historic treatment work.

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- B. Wood-Repair-Material Manufacturer Qualifications: A firm regularly engaged in producing wood consolidant and wood-patching compound that have been used for similar historic wood-treatment applications with successful results, and with factory-authorized service representatives who are available for consultation, Project-site inspection, and on-site assistance.
- C. Mockups: Prepare mockups of historic treatment repair processes to demonstrate aesthetic effects and to set quality standards for materials and execution, and for fabrication and installation. Prepare mockups so they are as inconspicuous as practicable.
  - 1. Wood Railing Repair: Prepare a full length (approximately 10 feet) of railing, including balusters, to serve as a mockup to demonstrate a sample of railing repair.
  - 2. Wood Column Repair: Prepare one column of each style (round, square) to demonstrate each style of column repair.

**PART 2 - PRODUCTS**

**2.1 HISTORIC WOOD REPAIR, GENERAL**

- A. Quality Standard: Comply with applicable requirements in Section 12, "Historic Restoration Work," and related requirements in AWI/AWMAC/WI's "Architectural Woodwork Standards" for construction, finishes, grade rules, and other requirements unless otherwise indicated.
  - 1. Exception: Industry practices cited in Section 12, Article 1.5, "Industry Practices," of the Architectural Woodwork Standards, do not apply to the work of this Section.

**2.2 REPLICATED WOOD ITEMS**

- A. Replicated Wood columns, railing handrails, balusters and trim: Custom-fabricated replacement wood units and components.
  - 1. Wood Species: Use Port Orford Cedar, Western Red Cedar or Alaska Cedar.
  - 2. Wood Member and Trim Profiles: Match profiles and detail of existing.

**2.3 WOOD-REPLACEMENT MATERIALS**

- A. Wood, General: Clear fine-grained lumber; kiln dried to a moisture content of 6 to 12 percent at time of fabrication; free of finger joints, blue stain, knots, pitch pockets, and surface checks larger than 1/32-inch deep by 2 inches wide.
  - 1. Species: Western Red Cedar, Port Orford or Alaska Cedar unless otherwise indicated.

**2.4 WOOD-REPAIR MATERIALS**

- A. Wood Consolidant: Ready-to-use product designed to penetrate, consolidate, and strengthen soft fibers of wood materials that have deteriorated due to weathering and decay and designed specifically to enhance the bond of wood-patching compound to existing wood.

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Clear, penetrating epoxy wood sealer, CPES epoxy sealer.

- B. Wood-Patching Compound: Two-part, epoxy-resin, wood-patching compound; knife-grade formulation as recommended in writing by manufacturer for type of wood repair indicated, tooling time required for the detail of work, and site conditions. Compound shall be designed for filling voids in damaged wood materials that have deteriorated due to weathering and decay. Compound shall be capable of filling deep holes and spreading to featheredge.
  - 1. “Fill It” Epoxy Wood Filler: Contact “The Rot Doctor” at (206) 364-2125 or Mfg. System Three End Rot. Auburn WA 800-333-5514.

2.5 HARDWARE

- A. Hardware shall smoothly operate, tightly close, and secure units appropriately for frequency of use, unit weight, and dimensions.
- B. Replacement Hardware: Replace existing damaged or missing hardware with hardware materials furnished by Owner.

2.6 MISCELLANEOUS MATERIALS

- A. Adhesives: Wood adhesives with minimum 15- to 45-minute cure at 70 degrees Fahrenheit (21 degrees Celsius), in gunnable and liquid formulations as recommended in writing by adhesive manufacturer for each type of repair and exposure condition.
- B. Fasteners: Use fastener metals that are noncorrosive and compatible with each material joined.
  - 1. Match existing fasteners in material and type of fastener unless otherwise indicated.
  - 2. Use concealed fasteners for interconnecting wood components.
  - 3. Use concealed fasteners for attaching items to other work unless exposed fasteners are unavoidable or the existing fastening method.
  - 4. For fastening metals, use fasteners of same basic metal as fastened metal unless otherwise indicated.
  - 5. For exposed fasteners, use Straight Slot-type machine screws of head profile flush with metal surface unless otherwise indicated.
  - 6. Finish exposed fasteners to match finish of metal fastened unless otherwise indicated.

PART 3 - EXECUTION

3.1 HISTORIC WOOD REPAIR, GENERAL

- A. General: In treating historic items, disturb them as minimally as possible and as follows:
  - 1. Stabilize and repair wood to reestablish structural integrity and weather resistance while maintaining the existing form of each item.
  - 2. Remove coatings according to Section 090391 "Historic Treatment of Plain Painting" unless otherwise indicated.

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3. Repair items in place where possible.
  4. Install temporary protective measures to protect wood-treatment work that is indicated to be completed later.
  5. Refinish historic wood according to Section 090391 "Historic Treatment of Plain Painting" unless otherwise indicated.
- B. Mechanical Abrasion: Where mechanical abrasion is needed for Work, use only the gentlest mechanical methods, such as scraping and natural-fiber bristle brushing, that will not abrade wood substrate, reducing clarity of detail. Do not use abrasive methods, such as sanding, wire brushing, or power tools, except as approved by Architect.
- C. Repair and Refinish Existing Hardware: Dismantle hardware; strip paint, repair, and refinish it to match finish samples; and lubricate moving parts just enough to function smoothly.
- D. Repair Wood: Match existing materials and features, retaining as much original material as possible to perform repairs.
1. Unless otherwise indicated, repair wood by consolidating, patching, splicing, or otherwise reinforcing wood with new wood matching existing wood or with salvaged, sound, original wood.
  2. Where indicated, repair wood by limited replacement matching existing material.
- E. Replace Wood: Where indicated, duplicate and replace units with units made from salvaged, sound, original wood or with new wood matching existing wood. Use surviving prototypes to create patterns for duplicate replacements.
- F. Identify removed items with numbering system corresponding to item locations, to ensure reinstallation in same location.

3.2 WOOD PATCH-TYPE REPAIR

- A. General: Patch wood that exhibits depressions, holes, or similar voids, and that has limited amounts of rotted or decayed wood.
1. Treat wood with wood consolidant prior to application of patching compound. Coat wood surfaces by brushing, applying multiple coats until wood is saturated and refuses to absorb more. Allow treatment to harden before filling void with patching compound.
  2. Remove rotten or decayed wood down to sound wood.
- B. Apply borate preservative treatment to accessible surfaces either before applying wood consolidant or after removing rotted or decayed wood.
- C. Apply wood-patching compound to fill depressions, nicks, cracks, and other voids created by removed or missing wood.
1. Prime patch area with application of wood consolidant or manufacturer's recommended primer.
  2. Apply patching compound in layers as recommended in writing by manufacturer until the void is filled completely.

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3. Sand patch surface smooth and flush with adjacent wood, without voids in patch material, and matching contour of wood member.

3.3 WOOD REPLACEMENT REPAIR

- A. General: Replace parts of or entire wood items at locations.
  1. Remove broken, rotted, and decayed wood down to sound wood.
  2. Custom fabricate new wood to replace missing wood; either replace entire wood member or splice new wood part into existing member as directed by project manager.
  3. Secure new wood using finger joints, multiple dowels, or splines with adhesive and nailing to ensure maximum structural integrity at each splice. Use only concealed fasteners. Fill nail holes and patch surface to match surrounding sound wood.
- B. Repair remaining depressions, holes, or similar voids with patch-type repairs.
- C. Reinstall items removed for repair into original locations.

END OF SECTION

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SECTION 061000 – ROUGH CARPENTRY

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and General Provisions of Contract, including General Conditions and other Division-1 Specification sections, apply to Work of this section.
- B. Related Sections: The following Sections contain requirements that relate to this Section:
  - 1. Section 033000 – Cast-in Place Concrete.
  - 2. Section 060312 – Historic Wood Repair.
  - 3. Section 062000 - Finish Carpentry.

1.2 SUMMARY

- A. This Section includes the following:
  - 1. Wood furring, cants, grounds, nailers, and blocking.
  - 2. Structural Framing.

1.3 DEFINITIONS

- A. Rough carpentry includes carpentry work not specified as part of other Sections and generally not exposed, unless otherwise specified.

1.4 SUBMITTALS

- A. General: Submit the following in accordance with Conditions of Contract and Division 1 Specification Sections.
- B. Wood treatment data as follows, including chemical treatment manufacturer's instructions for handling, storing, installing, and finishing treated materials:
  - 1. For each type of preservative-treated wood product, include certification by treating plant stating type of preservative solution and pressure process used, net amount of preservative retained, and compliance with applicable standards.
  - 2. For waterborne-treated products, include statement that moisture content of treated materials was reduced to levels indicated before shipment to Project site.
  - 3. For fire-retardant-treated wood products, include certification by treating plant that treated materials comply with specified standard, and data relative to bending strength, stiffness, and fastener-holding capacities of treated materials.
- C. Warranty of chemical treatment manufacturer for each type of treatment.

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1.5 DELIVERY, STORAGE, AND HANDLING

- A. Delivery and Storage: Keep materials under cover and dry. Protect against exposure to weather and contact with damp or wet surfaces. Stack lumber as well as plywood and other panels; provide for air circulation within and around stacks and under temporary coverings including polyethylene and similar materials.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. Available Manufacturers: Subject to compliance with requirements, manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
1. Wood-Preservative-Treated Materials:
    - a. Chemical Specialties, Inc.
    - b. Continental Wood Preservers, Inc.
    - c. Hickson Corp.
  2. Metal Framing Anchors:
    - a. Simpson Strong-Tie Company, Inc.

2.2 LUMBER, GENERAL

- A. Lumber Standards: Furnish lumber manufactured to comply with PS 20 "American Softwood Lumber Standard" and with applicable grading rules of inspection agencies certified by American Lumber Standards Committee's (ALSC) Board of Review.
- B. Inspection Agencies: Inspection agencies and the abbreviations used to reference them with lumber grades and species include the following:
1. WCLIB - West Coast Lumber Inspection Bureau.
  2. WWPA - Western Wood Products Association.
- C. Grade Stamps: Provide lumber with each piece factory-marked with grade stamp of inspection agency evidencing compliance with grading rule requirements and identifying grading agency, grade, species, moisture content at time of surfacing, and mill.
- D. Where nominal sizes are indicated, provide actual sizes required by DOC PS 20 for moisture content specified. Where actual sizes are indicated, they are minimum dressed sizes for dry lumber.
1. Provide dressed lumber, S4S, unless otherwise indicated.
  2. Provide dry lumber with 19 percent maximum moisture content at time of dressing for 2-inch nominal (38-mm actual) thickness or less, unless otherwise indicated.

2.3 WOOD-PRESERVATIVE-TREATED MATERIALS

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- A. General: Where lumber or plywood is indicated as preservative treated or is specified to be treated, comply with applicable requirements of AWPA C2 (lumber) and AWPA C9 (plywood). Mark each treated item with the Quality Mark Requirements of an inspection agency approved by ALSC's Board of Review.
  - 1. Do not use chemicals containing chromium or arsenic.
- B. Deck Construction: Use material treated in accordance with American Wood Protection Association (AWPA) Use Category 3B. After treatment, kiln-dry lumber and plywood to a maximum moisture content of 19 and 15 percent, respectively. Treat indicated items and the following:
  - 1. Decking – Use Douglas Fir, prime and painted to match existing.
  - 2. Joist, Beams – Use framing lumber treated in accordance with AWPA UC3B
- C. Complete fabrication of treated items before treatment, where possible. If cut after treatment, apply field treatment complying with AWPA M4 to cut surfaces. Inspect each piece of lumber or plywood after drying and discard damaged or defective pieces.

2.4

DIMENSION LUMBER

- A. General: Provide dimension lumber of grades indicated according to the ALSC National Grading Rule (NGR) provisions of the inspection agency indicated.

2.5 MISCELLANEOUS LUMBER

- A. General: Provide lumber for support or attachment of other construction including rooftop equipment curbs and support bases, cant strips, bucks, nailers, blocking, furring, grounds, stripping, and similar members. Fabricate miscellaneous lumber from dimension lumber of sizes indicated and into shapes shown.
- B. For curbs, blocking, top plates, cants, etc., (2 inches through 4 inch thick and less than 6 inches wide), provide the following grade and species:
  - 1. Species: Douglas Fir.
  - 2. Grade: No. 2.
- C. Moisture Content: 19 percent maximum for lumber items not specified to receive wood preservative treatment.
- D. All wood curbs, blocking, top plates, cants, etc., shall be pressure treated with wood preservatives and bear the AWPB LP-2 stamp with preservative retention of 0.25 #/c.f. Any cuts shall be coated with a brush application of preservative.

2.6 FASTENERS

- A. General: Provide fasteners of size and type indicated that comply with requirements specified in this article for material and manufacture.

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1. Where rough carpentry is exposed to weather, in ground contact, or in area of high relative humidity, provide fasteners with a hot-dip zinc coating per ASTM A 153 or of AISI Type 304 stainless steel.
- B. Nails, Wire, Brads, and Staples: FS FF-N-105.
- C. Power-Driven Fasteners: CABO NER-272.
- D. Wood Screws: ASME B18.6.1.
- E. Lag Bolts: ASME B18.2.1. (ASME B18.2.3.8M)
- F. Bolts: Steel bolts complying with ASTM A 307, Grade A (ASTM F 568, Property Class 4.6); with ASTM A 563 (ASTM A 563M) hex nuts and, where indicated, flat washers.

2.7 METAL FRAMING ANCHORS

- A. General: Provide metal framing anchors of type, size, metal, and finish indicated that comply with requirements specified including the following:
  1. Research or Evaluation Reports: Provide products for which model code research or evaluation reports exist that are acceptable to authorities having jurisdiction and that evidence compliance of metal framing anchors for application indicated with building code in effect for Project.
  2. Allowable Design Loads: Provide products with allowable design loads, as published by manufacturers that meet or exceed those indicated. Manufacturer's published values shall be determined from empirical data or by rational engineering analysis and demonstrated by comprehensive testing performed by a qualified independent testing agency.
- B. Galvanized Steel Sheet: Steel sheet zinc-coated by hot-dip process on continuous lines prior to fabrication to comply with ASTM A 525 for Coating Designation G60 and with ASTM A 446, Grade A (structural quality); ASTM A 526 (commercial quality); or ASTM A 527 (lock-forming quality); as standard with manufacturer for type of anchor indicated.
  1. Use galvanized steel framing anchors for rough carpentry exposed to weather, in ground contact, or in area of high relative humidity, and where indicated.

2.8

MISCELLANEOUS MATERIALS

- A. Water-Repellent Preservative (For Treatment of Exposed Ends of Treated Wood): NWWDA-tested and -accepted formulation containing 3-iodo-2-propynyl butyl carbonate (IPBC) as its active ingredient.

PART 3 - EXECUTION

3.1 INSTALLATION, GENERAL

- A. Discard units of material with defects that impair quality of rough carpentry construction and that are too small to use in fabricating rough carpentry with minimum joints or optimum joint arrangement.

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- B. Set rough carpentry to required levels and lines, with members plumb and true to line and cut and fitted.
  - C. Fit rough carpentry to other construction; scribe and cope as required for accurate fit. Correlate location of furring, nailers, blocking, grounds, and similar supports to allow attachment of other construction.
  - D. Apply field treatment complying with AWP A M4 to cut surfaces of preservative-treated lumber and plywood.
  - E. Securely attach rough carpentry work to substrate by anchoring and fastening as indicated, complying with the following:
    - 1. "Table 2304.9.1 Fastening Schedule" of the International Building Code.
    - 2. Published requirements of metal framing anchor manufacturer.
  - F. Use common wire nails, unless otherwise indicated. Use finishing nails for finish work. Select fasteners of size that will not fully penetrate members where opposite side will be exposed to view or will receive finish materials. Make tight connections between members. Install fasteners without splitting wood; predrill as required.
  - G. Use hot-dip galvanized or stainless-steel nails where rough carpentry is exposed to weather, in ground contact, or in area of high relative humidity.
  - H. Countersink nail heads on exposed carpentry work and fill holes with wood filler.
- 3.2 WOOD GROUNDS, NAILERS, BLOCKING, AND SLEEPERS
- A. Install wood grounds, nailers, blocking, and sleepers where shown and where required for screeding or attachment of other work. Form to shapes as shown and cut as required for true line and level of work to be attached. Coordinate location with other work involved.
  - B. Attach to substrates as required to support applied loading. Countersink bolts and nuts flush with surfaces, unless otherwise indicated. Build into masonry during installation of masonry work. Where possible, anchor to formwork before concrete placement.
- 3.3 WOOD FURRING
- A. Install plumb and level with closure strips at edges and openings. Shim with wood as required for tolerance of finish work.
- 3.4 WOOD FRAMING, GENERAL
- A. Framing Standard: Comply with AFPA's "Manual for Wood Frame Construction," unless otherwise indicated.
  - B. Install framing members of size and at spacing indicated. Do not splice structural members between supports.

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- C. Firestop concealed spaces of wood-framed walls and partitions at each floor level and at ceiling line of top story. Where firestopping is not inherent in framing system used, provide closely fitted wood blocks of 2-inch nominal- (38-mm actual-) thickness lumber of same width as framing members.

3.5 BEAMS AND/OR JOISTS REPAIR

- A. The following is a description of steps which must be taken to repair the deterioration of the existing wood beams or joist if discovered during deck replacement.
- B. Inspection of beams following removal of existing porch deck:
  - 1. The beams and joists will be inspected by the engineer.
  - 2. The Engineer will determine the extent of deterioration in terms of depth, width and location in all beams.
  - 3. The engineer will assess the implications of the found pockets of decayed wood for the structural integrity of the beams and joists.
- C. Removal of deteriorated areas:
  - 1. Remove affected member and replace in kind or sister as directed by Project Engineer.

END OF SECTION

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SECTION 062000 - FINISH CARPENTRY

PART 1 - GENERAL

1.1 SECTION INCLUDES

- A. Porch decking and railing replacement.
- B. Siding and Trim

1.2 RELATED SECTIONS

- A. Section 060312 – Historic Wood Repair
- B. Section 061000 - Rough Carpentry

1.3 SUBMITTALS

- A. Samples for siding, moldings and trim.

PART 2 - PRODUCTS

2.1 MATERIALS, GENERAL

- A. Lumber: DOC PS 20 and grading rules of inspection agencies certified by West Coast Lumber Inspection Bureau.

2.2 EXTERIOR FINISH CARPENTRY

- A. Exterior Lumber Trim and Moldings: Smooth, Clear, CVG Douglas Fir.
  - 1. Maximum Moisture Content: 15 percent.
- B. Turnings: Made from kiln-dried stock to replicate existing patterns.
  - 1. Species: Western red cedar, Alaskan Cedar or Port Orford Cedar.
- C. Bevel Siding: Clear, finger jointed, primed both sides, 1/2" x 6" Bevel Cedar Siding, "Delta Cedar Specialties" available at Bayview Building Materials, (360) 491-5440.
- D. Drop Channel Siding: Clear, Douglas Fir, drop channel WCLB Pattern Number 106 to match existing. Available at Bear Creek Lumber (Elijah) (509) 885-4795

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- E. Porch Decking: Use Tongue and Groove, CVG, Douglas Fir 5/4 x 2 1/2 milled to approximately 1” x 2 1/4”. Available at Bear Creek Lumber (Elijah) (509) 885-4795. Pretreat decking prior to installation with Internal Wood Stabilizer | Professional-Grade Sustainable Wood Finish Timber Wood Pro.

2.3 MISCELLANEOUS MATERIALS

- A. Fasteners for Exterior Finish Carpentry: Stainless-steel.
- B. Glue: Aliphatic-resin, polyurethane, or resorcinol wood glue recommended by manufacturer.
  - 1. Wood glue shall have a VOC content of 30 g/L or less.
  - 2. Use waterproof resorcinol glue for exterior applications.
- C. Nails: Use stainless steel, 2-inch, blunt nose or split-less siding nail
- D. Building Wrap: Use 30-pound asphalt impregnated building felt paper.
- E. Wood stabilizer: Use: Internal Wood Stabilizer | Professional-Grade Sustainable Wood Finish | TimberPro (503) 232-1705
- F. Caulk: Use “OSI Quad Max” Sealant for Window, Doors & Siding

PART 3 - EXECUTION

3.1 INSTALLATION

- A. Prime and back prime lumber for painted finished exposed on the exterior. Cut to length and prime ends.
- B. Install finish carpentry level, plumb, true, and aligned with adjacent materials. Scribe and cut to fit adjoining work. Refinish and seal cuts.
  - 1. Install to tolerance of 1/8 inch in 96 inches for level and plumb. Install adjoining exterior finish carpentry with 1/32-inch maximum offset for flush installation and 1/16-inch maximum offset for reveal installation.
- C. Install standing and running trim with minimum number of joints practical, using full-length pieces from maximum lengths of lumber available. Do not use pieces less than 24 inches long except where necessary. Stagger joints in adjacent and related trim. Cope at returns and inside corners and miter at outside corners.
- D. Siding Replacement: Replace siding as indicated on the drawings. Provide 30-pound building felt paper for all new siding. Loosen trim boards to allow building felt paper to slip behind trim providing a weather break at the siding to trim butt joint. Nail siding at each stud. Do not allow nails to penetrate more than one thickness of siding, unless otherwise recommended by siding manufacturer. Caulk siding to trim butt joint. Siding and trim nails are to be set and filled prior to painting.

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- E. Porch Decking: Pretreat all sides, two coats, brush or spray or dip of porch decking prior to installation with Internal Wood Stabilizer | Professional-Grade Sustainable Wood Finish Timber Pro (503) 232-1705. Use stainless steel toenails at each joist crossing to secure decking.

END OF SECTION

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SECTION 080314 - HISTORIC TREATMENT OF WOOD DOORS

PART 1 - GENERAL

1.1 SUMMARY

- A. Section includes historic treatment of wood doors in the form of the following:
  - 1. Repairing selected wood doors and trim.
  - 2. Reglazing.
  - 3. Repairing, refinishing, and replacing hardware.
- B. Related Requirements:
  - 1. Section 013591 "Historic Treatment Procedures"
  - 2. Section 015000 "Temporary Facilities Controls"
  - 3. Section 028300 "Lead Related Activities"
  - 4. Section 090391 "Historic Treatment of Plain Painting"

1.2 DEFINITIONS

- A. Door: Generally, this term includes doorframe, hardware, or lights, transom, unless otherwise indicated.
- B. Exterior Trim: Exterior casing, brick mold, and cornice or drip cap.

1.3 PRECONSTRUCTION MEETING

- A. Preconstruction Conference: Conduct conference at Project site.
  - 1. Review minutes of Preliminary Historic Treatment Conference that pertain to historic treatment of wood doors and fire protection.
  - 2. Review methods and procedures related to historic treatment of wood doors.
  - 3. Review Lead paint removal methods.
  - 4. Review painting process

1.4 ACTION SUBMITTALS

- A. Product Data: For each type of product.
- B. Samples: For each exposed product and for each color and texture specified.

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1.5 QUALITY ASSURANCE

- A. Historic Treatment Specialist Qualifications: A qualified historic wood door specialist, experienced in repairing, refinishing, and replacing wood doors in whole and in part. Experience only in fabricating and installing new wood doors is insufficient experience for wood-door historic treatment work.
- B. Wood-Repair-Material Manufacturer Qualifications: A firm regularly engaged in producing wood consolidant and wood-patching compound that have been used for similar historic wood-treatment applications with successful results, and with factory-authorized service representatives who are available for consultation and Project-site inspection and on-site assistance.
- C. Mockups: Prepare mockups of historic treatment repair processes to demonstrate aesthetic effects and to set quality standards for materials and execution and for fabrication and installation. Prepare mockups so they are as inconspicuous as practicable.
  - 1. Wood Door Repair: Prepare one entire door unit to serve as mockup to demonstrate Samples of each type of repair of wood door members including frame, leaves, glazing, and hardware.

PART 2 - PRODUCTS

2.1 HISTORIC TREATMENT OF WOOD DOORS, GENERAL

- A. Quality Standard: Comply with applicable requirements in Section 12, "Historic Restoration Work," and related requirements in AWI/AWMAC/WI's "Architectural Woodwork Standards" for construction, finishes, grades of wood doors, and other requirements unless otherwise indicated.
  - 1. Exception: Industry practices cited in the "Architectural Woodwork Standards," Section 12, Article 1.5, "Industry Practices," do not apply to the work of this Section.

2.2 WOOD-REPLACEMENT MATERIALS

- A. Wood, General: Clear fine-grained lumber; kiln dried to a moisture content of 6 to 12 percent at time of fabrication; free of finger joints, blue stain, knots, pitch pockets, and surface checks larger than 1/32 inch deep by 2 inches wide.
  - 1. Species: Douglas Fir

2.3 WOOD-REPAIR MATERIALS

- A. Wood Consolidant: Two-part product designed to penetrate, consolidate, and strengthen soft fibers of wood materials that have deteriorated because of weathering and decay and designed specifically to enhance the bond of wood-patching compound to existing wood.
  - 1. "Rot Doctor CPES"
  - 2. System Three End Rot, Auburn WA 800-361-7026

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- B. Wood-Patching Compound: Two-part epoxy-resin wood-patching compound; knife-grade formulation as recommended in writing by manufacturer for type of wood repair indicated, tooling time required for the detail of work, and site conditions. Compound shall be designed for filling voids in damaged wood materials that have deteriorated because of weathering and decay. Compound shall be capable of filling deep holes and spreading to feather edge.
  - 1. “Rot Doctor Fill-It” Epoxy filler and consolidant.
  - 2. System Three: Epoxy filler and consolidant.

2.4 HARDWARE

- A. Primary Door Hardware, General: Re use existing.
- B. Replacement Hardware: Furnished by Owner.

2.5 WEATHER STRIPPING

- A. Metal Weather Stripping: Bronze weather stripping; designed either as one piece to seal door at head and jambs by door sliding against it or as two pieces that interlock; and completely concealed when door is closed.

2.6 MISCELLANEOUS MATERIALS

- A. Adhesives: Wood adhesives with minimum 15- to 45-minute cure at 70 degrees Fahrenheit, in gunnable and liquid formulations as recommended in writing by adhesive manufacturer for each type of repair and exposure conditions.
- B. Fasteners: Use fastener metals that are noncorrosive and compatible with each material joined.
  - 1. Match existing fasteners in material and type of fastener unless otherwise indicated.
  - 2. Use concealed fasteners for interconnecting wood components.
  - 3. Use concealed fasteners for attaching items to other work unless exposed fasteners then use the existing fastening method.
  - 4. For fastening metals, use fasteners of same basic metal as fastened metal unless otherwise indicated.
  - 5. For exposed fasteners, use Straight slot-type machine screws of head profile flush with metal surface unless otherwise indicated.
  - 6. Finish exposed fasteners to match finish of metal fastened unless otherwise indicated.
- C. Anchors, Clips, and Accessories: Fabricate anchors, clips, and door accessories of aluminum, nonmagnetic stainless steel, or hot-dip zinc-coated steel complying with requirements in ASTM B 633 for SC 3 (Severe) service condition.

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PART 3 - EXECUTION

3.1 PREPARATION OF WOOD DOORS, GENERAL

- A. General: In treating historic items, disturb them as minimally as possible and as follows:
  - 1. Stabilize and repair wood doors to reestablish structural integrity and weather resistance while maintaining the existing form of each item.
  - 2. Remove paint before repair. Remove paint according to Section 090391 "Historic Treatment of Plain Painting" unless otherwise indicated.
  - 3. Repair items in place where possible.
  - 4. Install temporary protective measures to protect wood door work that is indicated to be completed later.
  - 5. Refinish interior and exterior of historic wood doors according to Section 090391 "Historic Treatment of Plain Painting" unless otherwise indicated.
- B. Mechanical Abrasion: Where mechanical abrasion is needed for the work, use only the gentlest mechanical methods, such as scraping and natural-fiber bristle brushing, that will not abrade wood substrate, reducing clarity of detail. Do not use abrasive methods such as sanding, wire brushing, or power tools except as reviewed by Owner.
- C. Repair and Refinish Existing Hardware: Dismantle door hardware; strip paint, repair, and refinish it to match finish Samples; and lubricate moving parts just enough to function smoothly.
- D. Repair Wood Doors: Match existing materials and features, retaining as much original material as possible to perform repairs.
  - 1. Unless otherwise indicated, repair wood doors by consolidating, patching, splicing, or otherwise reinforcing wood with new wood matching existing wood or with salvaged, sound, original wood.
  - 2. Where indicated, repair wood doors by limited replacement matching existing material.
- E. Replace Wood Units: Where indicated, duplicate and replace units with units made from salvaged, sound, original wood or with new wood matching existing wood. Use surviving prototypes to create patterns for duplicate replacements.
- F. Protection of Openings: Where doors are indicated for removal, cover resultant openings with temporary enclosures so that openings are weathertight during repair period.
- G. Identify removed doors, frames, leaves, and members with numbering system corresponding to door locations to ensure reinstallation in same location.

3.2 WOOD DOOR PATCH-TYPE REPAIR

- A. General: Patch wood members that exhibit depressions, holes, or similar voids and that have limited amounts of rotted or decayed wood.

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1. Treat wood members with wood consolidant before applying patching compound. Coat wood surfaces by brushing, applying multiple coats until wood is saturated and unable to absorb more. Allow treatment to harden before filling void with patching compound.
  2. Remove rotted or decayed wood down to sound wood.
- B. Apply wood-patching compound to fill depressions, nicks, cracks, and other voids created by removed or missing wood.
1. Prime patch area with application of wood consolidant or manufacturer's recommended primer. Abrade Consolidant prior to painting.
  2. Apply patching compound in layers as recommended in writing by manufacturer until the void is completely filled.
  3. Sand patch surface smooth and flush with adjacent wood, without voids in patch material, and matching contour of wood member.

3.3 GLAZING

- A. Comply with combined written instructions of manufacturers of glass, glazing system, and glazing materials, unless more stringent requirements are indicated.
- B. Remove cracked and damaged glass and glazing materials from openings and prepare surfaces for reglazing.
- C. Remove glass and glazing from openings and prepare surfaces for reglazing. Reuse glass.
- D. Size glass as required by Project conditions to provide necessary bite on glass, minimum edge and face clearances, with reasonable tolerances.
- E. Apply primers to joint surfaces where required for adhesion of glazing system, as determined by preconstruction testing.
- F. Install setting bead, side beads, and back bead against stop in glazing rabbets before setting glass.
- G. Disposal of Removed Glass: REUSE OF GLASS IS PREFERRED. Remove from Owner's property and legally dispose of it unless otherwise indicated.

3.4 WEATHER STRIPPING INSTALLATION

- A. Install weather stripping for tight seal.

END OF SECTION

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SECTION 080352 - HISTORIC TREATMENT OF WOOD WINDOWS

PART 1 - GENERAL

1.1 SUMMARY

- A. Section includes historic treatment of wood windows in the form of the following:
  - 1. Repairing selected wood windows and trim.
  - 2. Replacing selected wood window frames and sash units.
  - 3. Reglazing.
  - 4. Repairing, refinishing, and replacing hardware.
  - 5. Provide Lead Paint removal and refinish.
  - 6. Provide complete weatherstripping
  - 7. **Reuse of salvaged “old wavy” glass is a high importance.**
  
- B. Related Requirements:
  - 1. Section 013591 "Historic Treatment Procedures" for general historic treatment requirements.
  - 2. Section 015000 Temporary Facilities and Controls
  - 3. Section 028300 Lead Related Activities
  - 4. Section 090391 Historic Treatment of Plain Painting

1.2 DEFINITIONS

- A. Window: Includes window frame, sash, hardware, exterior trim, storm window, and interior stop unless otherwise indicated.
  
- B. Exterior Trim: Exterior casing and cornice or drip cap.

1.3 PRECONSTRUCTION MEETING

- A. Preconstruction Conference: Conduct conference at the project site.
  - 1. Review minutes of Preliminary Historic Treatment Conference that pertain to historic treatment of surfaces to be restored.
  - 2. Review methods and procedures related to historic treatment of wood windows.
  - 3. Review methods for Lead paint removal
  - 4. Review methods for surface preparation prior to Historic Plain Painting
  - 5. Review Historic Plain Painting

1.4 ACTION SUBMITTALS

- A. Product Data: For each type of product.

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- B. Shop Drawings: Include plans, elevations, and sections showing locations and details of each new unit and its corresponding window locations in the building on annotated plans and elevations.
- C. Samples: For each exposed product and for each color and texture specified.
- D. Glass Salvage: Demonstrate window stripping techniques that maximize the salvage of “old wavy” glass for reuse.

1.5 QUALITY ASSURANCE

- A. Historic Treatment Specialist Qualifications: A qualified historic wood window specialist, experienced in repairing, refinishing, and replacing wood windows in whole and in part. Experience only in fabricating and installing new wood windows is insufficient experience for wood-window historic treatment work.
- B. Wood-Repair-Material Manufacturer Qualifications: A firm regularly engaged in producing wood consolidant and wood-patching compound that have been used for similar historic wood-treatment applications with successful results, and with factory-authorized service representatives who are available for consultation and Project-site inspection and on-site assistance.
- C. Mockups: Prepare mockups of historic treatment repair processes to demonstrate aesthetic effects and to set quality standards for materials and execution and for fabrication and installation. Prepare mockups so they are as inconspicuous as practicable.
  - 1. Wood Window Repair: Prepare one entire window unit to serve as mockup to demonstrate samples of each type of repair of wood window members including frame, sash, glazing, and hardware. Moisture content: 12 percent.

PART 2 - PRODUCTS

2.1 HISTORIC TREATMENT OF WOOD WINDOWS, GENERAL

- A. Quality Standard: Comply with applicable requirements in Section 024296 “Historic Removal and Dismantling”.

2.2 REPLICATED WOOD WINDOW UNITS

- A. Replicated Wood Window Frames and Sash: Custom-fabricated replacement wood units and trim, with operating and latching hardware.
  - 1. Wood Species: Douglas Fir, Clear, Vertical Grain
  - 2. Wood Window Members and Trim: Match profiles and detail of existing window members and trim.
  - 3. Weather Stripping: Full-perimeter and meeting rail weather stripping for each operable sash.

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2.3 WOOD-REPLACEMENT MATERIALS

- A. Wood, General: Clear fine-grained lumber; kiln dried to a moisture content of 6 to 12 percent at time of fabrication; free of finger joints, knots, pitch pockets, and surface checks larger than 1/32 inch deep by 2 inches wide.
  - 1. Species: Douglas Fir

2.4 WOOD-REPAIR MATERIALS

- A. Wood Consolidant: Ready-to-use product designed to penetrate, consolidate, and strengthen soft fibers of wood materials that have deteriorated due to weathering and decay and designed specifically to enhance the bond of wood-patching compound to existing wood.
  - 1. Clear, penetrating epoxy wood sealer, CPES epoxy sealer. Contact “The Rot Doctor” at (206) 364-2125
  - 2. System Three: Clear coat. Auburn WA 800-333-5514, [www.systemthree.com](http://www.systemthree.com)
- B. Wood-Patching Compound: Two-part epoxy-resin wood-patching compound; knife-grade formulation as recommended in writing by manufacturer for type of wood repair indicated, tooling time required for the detail of work, and site conditions. Compound shall be designed for filling voids in damaged wood materials that have deteriorated due to weathering and decay. Compound shall be capable of filling deep holes and spreading to feather edge. Abrade the wood patching prior to further treatment.
  - 1. “Fill It” epoxy wood filler. Contact “The Rot Doctor” at (206) 364-2125
  - 2. System Three End Rot: Auburn WA 800-333-5514

2.5 GLAZING MATERIALS

- A. Glass General: **Reuse of existing glass is the highest priority.** Uncoated clear float glass is the second choice. Replacement glass will be at the expense of the contractor.
- B. Glazing Systems:
  - 1. Traditional Glazing Products: Glazing points and “Sarco Multiglaze Type M” or approved equal.
  - 2. Primers and Cleaners for Glazing: Use shellac to prime glazing grooves, as recommended by glazing material manufacturer.

2.6 HARDWARE

- A. Reuseable Hardware: Reuse existing hardware that is in functionable condition. Painted reusable hardware should be stripped to original finish.
- B. Replacement Hardware: Replace missing or damaged beyond reuse hardware with hardware furnished by the Owner. Design: Owner will furnish hardware similar in appearance to existing hardware.
- C. Weight and Pulley Sash-Balance: Reuse existing sash weights. Use “Samson Red Dot”, 1/4-inch sash cord.

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2.7 WEATHER STRIPPING

- A. Metal Weather Stripping: Use straight pieces (non-coiled) 1 1/8-inch spring bronze weather stripping.
- B. Sill and Head Weather Stripping: Use “Aptus APT 425.”
- C. Meeting Rail Weather Stripping: Use PF 109 Leaf Weather Stripping, Color Bronze.

2.8 MISCELLANEOUS MATERIALS

- A. Adhesives: Wood adhesives for exterior exposure.
- B. Fasteners: Use fastener metals that are noncorrosive and compatible with each material joined.
  - 1. Match existing fasteners in material and type of fastener unless otherwise indicated.
  - 2. Use concealed fasteners for interconnecting wood components.
  - 3. Use concealed fasteners for attaching items to other work unless exposed fasteners are the existing fastening method.
  - 4. For fastening metals, use fasteners of same basic metal as fastened metal unless otherwise indicated.
  - 5. For exposed fasteners, use Straight slot-type machine screws of head profile flush with metal surface unless otherwise indicated.
  - 6. Finish exposed fasteners to match finish of metal fastened unless otherwise indicated.
- C. Anchors, Clips, and Accessories: Fabricate anchors, clips, and window accessories of aluminum, nonmagnetic stainless steel, or hot-dip zinc-coated steel complying with requirements in ASTM B 633 for SC 3 (Severe) service condition.

2.9 WOOD WINDOW FINISHES

- A. Unfinished Replacement Units: Provide exposed exterior and interior wood surfaces of replacement units unfinished; smooth, filled, and suitably prepared for on-site priming and finishing with materials specified in Section 090391 “Historic Treatment of Plain Painting.”
- B. Factory-Finished Units: Historic Treatment of Plain Painting finish system consisting of primer and two finish coats on exposed exterior and interior wood surfaces.
  - 1. Finish Painting: As specified in Section 090391 "Historic Treatment of Plain Painting."

PART 3 - EXECUTION

3.1 PREPARATION

- A. Condition replacement wood members and replacement units to prevailing conditions at installation areas before installing.

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3.2 HISTORIC TREATMENT OF WOOD WINDOWS, GENERAL

- A. General: In treating historic items, disturb them as minimally as possible and as follows:
1. Stabilize and repair wood windows to reestablish structural integrity and weather resistance while maintaining the existing form of each item.
  2. Remove coatings according to Section 090391 "Historic Treatment of Plain Painting" unless otherwise indicated.
  3. Repair items in place, other than sash, where possible.
  4. Provide temporary protective measures to protect wood window work that is indicated to be completed later
  5. Provide temporary protective measures to protect interior surfaces while window is being repaired.
  6. Refinish historic wood windows according to Section 090391 "Historic Treatment of Plain Painting" unless otherwise indicated.
- B. Mechanical Abrasion: Where mechanical abrasion is needed for the work, use only the gentlest mechanical methods, such as scraping and natural-fiber bristle brushing that will not abrade wood substrate, reducing clarity of detail. Do not use abrasive methods such as sanding, wire brushing, or power tools except as approved by Architect.
- C. Repair and Refinish Existing Hardware: Dismantle window hardware; strip paint, repair, and refinish it to match finish samples; and lubricate moving parts just enough to function smoothly.
- D. Repair Wood Windows: Match existing materials and features, retaining as much original material as possible to perform repairs.
1. Unless otherwise indicated, repair wood windows by consolidating, patching, splicing, or otherwise reinforcing wood with new wood matching existing wood or with salvaged, sound, original wood.
  2. Where indicated, repair wood windows by limited replacement matching existing material.
- E. Replace Wood Units: Where indicated, duplicate and replace units with units made from salvaged, sound, original wood or with new wood matching existing wood. Use surviving prototypes to create patterns for duplicate replacements.
- F. Protection of Openings: Where sash or windows are indicated for removal, cover resultant openings with temporary enclosures so that openings are weathertight during repair period.
- G. Identify removed windows, frames, sash, and members with numbering system corresponding to window locations to ensure reinstallation in same location.

3.3 WOOD WINDOW PATCH-TYPE REPAIR

- A. General: Patch wood members that exhibit depressions, holes, or similar voids, and that have limited amounts of rotted or decayed wood as directed by Engineer.

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1. Treat wood members with wood consolidant before applying patching compound. Coat wood surfaces by brushing, applying multiple coats until wood is saturated and unable to absorb more. Allow treatment to harden before filling void with patching compound.
  2. Remove rotted or decayed wood down to sound wood. Abrade consolidant prior to further treatment.
- B. Apply wood-patching compound to fill depressions, nicks, cracks, and other voids created by removed or missing wood.
1. Prime patch area with application of wood consolidant. Abrade consolidant prior to painting.
  2. Apply patching compound in layers as recommended in writing by manufacturer until the void is completely filled.
  3. Sand patch surface smooth and flush with adjacent wood, without voids in patch material, and matching contour of wood member.

3.4 WOOD WINDOW MEMBER-REPLACEMENT REPAIR

- A. General: Replace parts of or entire wood window members at locations as directed by the engineer.
1. Remove broken, rotted, and decayed wood down to sound wood.
  2. Custom fabricate new wood to replace missing wood; either replace entire wood member or splice new wood part into existing member.
  3. Secure new wood using lap joints, multiple dowels, or splines with adhesive and nailing to ensure maximum structural integrity at each splice. Use only concealed fasteners. Fill nail holes and patch surface to match surrounding sound wood.
- B. Repair remaining depressions, holes, or similar voids with patch-type repairs.
- C. Glazing: Reglaze units before reinstallation.
- D. Weather Stripping:
1. Provide metal weather stripping along each side of the lower and upper sash. Attach the metal weather stripping to the window frame.
  2. Provide TPE bulb weather stripping at bottom of lower sash and top of upper sash.
  3. Provide PF 109 Leaf Weather Stripping, Color Bronze at meeting rail.

3.5 GLAZING

- A. Note: **Reuse of existing glass is preferred over replacement glass.** Steaming the sash to soften existing window glazing is preferred method of removal. Show engineer method to salvage existing glass.
- B. Comply with combined written instructions of manufacturers of glass, glazing systems, and glazing materials, unless more stringent requirements are indicated.

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- C. Remove cracked and damaged glass and glazing materials from openings and prepare surfaces for reglazing.
- D. Remove glass and glazing from openings and prepare surfaces for reglazing.
- E. Size glass as required by Project conditions to provide necessary bite on glass, minimum edge and face clearances, with reasonable tolerances.
- F. Apply shellac to joint surfaces where required for adhesion of glazing system.
- G. Provide setting bead, side beads, and back bead against stop in glazing rabbets before setting glass.
- H. Disposal of Broken Removed Glass: Remove from Owner's property and legally dispose of it unless otherwise indicated.

3.6 WEATHER STRIPPING INSTALLATION

- A. Provide weather stripping for tight seal of joints as determined by preconstruction testing and demonstrated in mockup.

3.7 WINDOW REPAIR

- 1. Inspect window in place for deterioration, rot and dried out wood.
- 2. If frame, sill and sash appear to be in sound condition, then index, remove and salvage interior stops, lower sash and upper sash. Remove parting bead and salvage or replace at Contractor's discretion.
  - a. If sash is deteriorated, see "Sash Repair."
  - b. If frame deteriorated, see "Frame Repair."
  - c. If sill deteriorated, see "Sill Repair."
- 3. Steam sash to remove paint and glazing compound. Salvage glass for reuse.
- 4. Reexamine sash, if solid then reglaze with original glass, paint interior and exterior and rehang, provide sash cord and weather stripping.
  - a. If sash is deteriorated, see "Sash Repair."
- 5. Strip frame and sill (do not strip interior trim) in place, examine for deterioration. If solid provide parting bead, install sash, provide sash cord and weather stripping, reinstall interior stops, paint sash interior and provide weather stripping.
  - a. If frame deteriorated, see "Frame Repair."
  - b. If sill deteriorated, see "Sill Repair."
- 6. Rehang sash and adjust sash for weather stripping.

B. Sash Repair

- 1. Examine sash with Project Engineer for the following repairs:

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- a. Consolidate and fill.
- b. Repair tenon.
- c. Replace style, rail or muttin.

C. Frame Repair

- 1. Examine frame with Project Engineer for the following repairs:

- a. Consolidate and fill.
- b. Replace frame member.

D. Sill repair

- 1. Examine sill with Project Engineer for the following repairs:

- a. Consolidate and fill.
- b. Replace sill.

END OF SECTION

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SECTION 081433 - STILE AND RAIL WOOD DOORS

PART 1 - GENERAL

1.1 SUBMITTALS

- A. Product Data for door blanks, thresholds and field fitting to existing hardware.

PART 2 - PRODUCTS

2.1 STILE AND RAIL DOORS

- A. Low-Emitting Materials: Provide doors made with adhesives and composite wood products that do not contain urea formaldehyde.
- B. Exterior Doors: Fabricate replacement doors to accurately duplicate existing doors in appearance, materials and construction methods. Construct doors with clear Douglas Fir.

2.2 DOOR JAMBS AND SILLS

- C. Provide Douglas Fir single rabbeted door jambs. Finger-jointed material will not be allowed.

2.3 FABRICATION AND FINISHING

- A. Field-fit doors to existing frame opening sizes and to comply with referenced quality standard.
  - 1. Provide 1/8-inch clearance at jambs.
- B. Paint exterior doors in accordance with Specification Section 090391 “Historic Treatment for Plain Painting.”

2.4 DOOR HARDWARE

- A. Reuse existing lock sets, deadbolts.
- B. Provide 1-1/2 pair 4-inch x 4-inch ball tip hinges to replicate existing.
- C. Provide “Pemco” 142D-42, D Threshold with return pans and door hook.
- D. Provide spring bronze weather stripping.

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PART 3 - EXECUTION

3.1 INSTALLATION

- A. Align and fit doors in frames with uniform clearances and bevels indicated below. Machine doors for hardware. Seal cut surfaces after fitting and machining.
  - 1. Provide 1/8-inch clearance at jambs, heads, and meeting stiles and 1/8-inch at bottom. At thresholds, provide 1/4-inch clearance from bottom of door.

END OF SECTION

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SECTION 085269 – WOOD STORM WINDOWS

PART 1 - GENERAL

1.1 SECTION INCLUDES

- A. All Wood Windows:
  - 1. Storm windows.

1.2 RELATED REQUIREMENTS:

- 1. Section 015000 - Temporary Facilities and Controls
- 2. Section 028300 - Lead Related Activities
- 3. Section 080352 - Historic Treatment of Wood Windows
- 4. Section 090391 - Historic Treatment of Plain Painting

1.3 DEFINITIONS

- A. Window: Generally, this term includes storm window frames, hardware, or lights, transom, unless otherwise indicated.

1.4 ACTION SUBMITTALS

- A. Submit under provisions of Section 013591 - Historic Treatment Procedures
- B. Product Data: Manufacturer's data sheets on each product to be used, including:
  - 1. Preparation instructions and recommendations.
  - 2. Storage and handling requirements and recommendations.
  - 3. Installation methods.
- C. Submit shop drawings indicating details of construction, and relationship with adjacent construction.
- D. Design Data, Test Reports: Provide manufacturer test reports indicating product compliance with indicated requirements.
- E. If requested by Architect, submit samples of anchors, fasteners, hardware, assembled corner sections and other materials and components.
- F. Operation Closeout Submittals: Refer to Section 017700 – Closeout Procedures.

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1.5 QUALITY ASSURANCE

- A. Installer Qualifications: Minimum of 2 years installing similar assemblies.
- B. Mock-Up: Provide a mock-up for evaluation of installation techniques and workmanship.
  - 1. Mock-ups shall incorporate surrounding construction, including wall assembly fasteners, and other related accessories installed in accordance with manufacturer's approved installation methods.
  - 2. Do not proceed with remaining work until workmanship is approved by Architect.
  - 3. Modify mock-up as required to produce acceptable work.
  - 4. At Substantial Completion, approved mockups may become part of completed work.
- C. Pre-installation Meeting: Conduct pre-installation meeting on-site two weeks prior to commencement of installation.

1.6 DELIVERY, STORAGE, AND HANDLING

- A. Deliver, store and handle materials and products in strict compliance with manufacturer's instructions and recommendations and industry standards.
- B. Deliver and store assembly materials and components in manufacturer's original, unopened, undamaged containers with identification labels intact. Protect from damage.

1.7 WARRANTY

- A. Manufacturer's Warranty: Submit warranty against defects in materials and workmanship for period of 5 years from the date of Substantial Completion.

PART 2 - PRODUCTS

2.1 HISTORIC TREATMENT OF WOOD WINDOWS, GENERAL

- A. Quality Standard: Comply with applicable requirements in Section 013591 – Historic Treatment Procedures, Historic Removal and Dismantling paragraph.

2.2 ALL WOOD WINDOWS ASSEMBLIES

- A. Window Type: Storm windows.
- B. Window Fabrication:
  - 1. Window Type: Storm Windows.
    - a. Sash: Corner joints mortise-and-tenoned and mechanically fastened.

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- b. Glass: Window glazing Type L compound and secured with exterior applied profiled wood stops.
  
- C. Sashes:
  - 1. Material: Vertical grain Douglas Fir.
  - 2. Storm Windows Sash: 2-1/4 inch (sides stiles and top rail), 4-1/4 inch (bottom rail).
  - 3. Storm Window Sash Thickness: 1-1/8 inches (Bldg. 1).
  
- D. Window Hardware:
  - 1. Storm Windows:
    - a. Manufacturer: SRS Hardware
    - b. Option "B" – Stainless steel window sash hangers.
    - c. SA-01 storm stays; stainless steel.
    - d. Hook and Eye.
  - 2. Handle Profile: No Handle.
  - 3. Finish: As selected by Architect.
  
- E. Glazing for Windows:
  - 1. Strength: 1/8-inch Tempered glass.

**PART 3 - EXECUTION**

**3.1 EXAMINATION AND PREPARATION**

- A. Inspect and prepare openings and substrates using the methods recommended by the manufacturer for achieving best result for the substrates under project conditions.
  - 1. Inspect assembly components prior to installation.
  - 2. Verify rough opening conditions are within recommended tolerances.
  - 3. Prepare assembly components for installation in accordance with manufacturer's recommendations.
  
- B. Do not proceed with installation until openings and substrates have been prepared using the methods recommended by the manufacturer and deviations from manufacturer's recommended tolerances are corrected. Commencement of installation constitutes acceptance of conditions.
  
- C. If preparation is the responsibility of another installer, notify Architect in writing of deviations from manufacturer's recommended installation tolerances and conditions.

**3.2 INSTALLATION**

- A. Install assemblies in accordance with manufacturer's installation guidelines and recommendations.

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3.3 FIELD QUALITY CONTROL

- A. Manufacturers' Field Services: Perform field inspections as recommended by manufacturer.

3.4 CLEANING AND PROTECTION

- A. Clean the exterior surface and glass with mild soap and water.
- B. Protect installed windows from damage.
- C. Remove and dispose of protective film from glass; touch-up, repair or replace damaged components and assemblies before Substantial Completion.

END OF SECTION

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SECTION 090391 - HISTORIC TREATMENT OF PLAIN PAINTING

PART 1 - GENERAL

1.1 SUMMARY

- A. Section includes historic treatment of plain painting as follows:
1. Remove lead-based paint from remaining wood elements as specified.
  2. Repairing substrates.
  3. Plain painting of historic surfaces.
  4. Painting of siding, trim and remaining wood elements
  5. Painting interior surfaces of windows and doors affected by stripping
- B. Related Requirements:
1. Section 013591 "Historic Treatment Procedures" for general historic treatment requirements.
  2. Section 024296 Historic Removal and Dismantling
  3. Section 028300 Lead Related Activities: Comply with the requirements of this section when handling lead based paint or lead based activities.
  4. Section 062000 Finish Carpentry
  5. Section 080314 Historic Treatment of Wood Doors
  6. Section 080352 Historic Treatment of Wood Windows
  7. Section 081433 Stile and Rail Wood Doors

1.2 DEFINITIONS

- A. Modern Paint Materials: Paint materials not designed to match historic paint formulations but that may be required to match historic paint colors.
- B. Plain Painting: For historic treatment, this means painting that requires attention to historic treatment requirements, but no special, decorative or artistic painting skill.

1.3 PRECONSTRUCTION MEETING

- A. Pre-construction Conference: Conduct conference at Project site.
1. Review minutes of Preliminary Historic Treatment Conference that pertain to historic treatment of painting.
  2. Review methods and procedures related to historic treatment of painting.
  3. Review Lead activities.
  4. Review surface preparation prior to painting.
  5. Review painting methods.

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1.4 ACTION SUBMITTALS

- A. Product Data: For each type of product.
- B. Samples: For each type of paint system and each color and gloss.
  - 1. For each painted color being matched to the Washington State Parks Fort Flagler Paint Schedule.
  - 2. Label each Sample for location and application.

1.5 INFORMATIONAL SUBMITTALS

- A. Color Matching Certificate: For computer color matching of historic colors.
- B. Lead paint removal plan showing compliance with State and Federal laws and as specified in Section 028300 - Lead Related Activities.
- C. Lead Removal Qualifications: Contractor must show competence in following areas, Management of Hazardous Paint removal projects, technically capable at Hazardous Paint Removal with Trained and Qualified personnel providing Safety and Environmental compliance programs. Provide history of lead paint removal and repainting projects. See Section 028300 Lead Related Activities.

1.6 QUALITY ASSURANCE

- A. Mockups: Prepare mockups of historic treatment processes for each type of painting system and substrate indicated and each color and finish required to demonstrate aesthetic effects and to set quality standards for materials and execution. Duplicate appearance of reviewed Sample submittals.
  - 1. Surface-preparation mockups using applicable specified methods and related standards of cleaning and other surface preparation.
  - 2. Painting mockups to represent surfaces and conditions for application of each type of painting system.

PART 2 - PRODUCTS

2.1 PAINT REMOVERS

- A. Paint Remover: Manufacturer's standard paste or gel formulation for removing paint from masonry, wood, or metal as required to suit Project; and containing no methylene chloride. Dumond Chemical Peel Away 1 system. Local source: Rodda Paint or equivalent.

2.2 STEAM STRIPPING

Use a steam cabinet as shown at [www.OldeWindowRestorers.com](http://www.OldeWindowRestorers.com)

- 2.3 Infrared Stripping: [www.eco-strip.com](http://www.eco-strip.com) or equivalent.

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2.4 DIP STRIPPING

- A. J.R. Reding of Tacoma, Washington (253) 474-9938 is an acceptable dip stripping processor or equivalent type of facility.

2.5 PAINT, GENERAL

A Material Compatibility:

- 1. Provide materials for use within each paint system. Certify compatible with one another and substrates indicated, under conditions of service and application as demonstrated by manufacturer, based on testing, mockup and field experience.
- 2. For each coat in a paint system, provide products recommended in writing by manufacturers of topcoat for use in paint system and on substrate indicated.

- B. Colors: The color scheme will follow the existing color scheme for the buildings. The dark green for trim, doors, window frame, sash etc. and gray for the siding. The Washington State Parks Fort Flagler Paint Schedule will be provided at preconstruction meeting for final color matching.

2.6 PAINT MATERIAL MANUFACTURER

- A. “Rodda” paint products available from Rodda, Inc. [www.rod-da.com](http://www.rod-da.com) or equal.

2.7 PAINT MATERIALS

A. Wood Primer, Intermediate and Finish Coats:

- 1. Primer, Intermediate and Finish
  - a. Primer: Rodda Control Primer # 701501
  - b. Intermediate: Rodda Unique II
  - c. Finish: Rodda Unique II
  - d. Pretreatment consolidant: Clear Penetrating Epoxy Primer CPES or System Three, Clear Coat
  - e. Internal Wood Stabilizer | Professional-Grade Sustainable Wood Finish | TimberPro

PART 3 - EXECUTION

3.1 HISTORIC TREATMENT OF PAINTING, GENERAL

- A. Execution of the Work: In treating historic items, disturb them as minimally as possible and as follows:

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1. Remove lead-based paint in accordance with Section 028300 - Lead Related Activities and as indicated and repaint.
  2. Verify that substrate surface conditions are suitable for painting.
  3. Allow other trades to repair items in place and retain as much original material as possible before repainting.
- B. Mechanical Abrasion: Where mechanical abrasion is needed for the work, use only the gentlest mechanical methods, such as scraping and lightly hand tooling, that will not abrade softer substrates, reducing clarity of detail. Do not use abrasive methods such as rotary sanding, rotary wire brushing, or power tools except as indicated as part of the historic treatment program and as reviewed by Owner.
- C. Heat Processes: Do not use torches.

3.2 EXAMINATION

- A. Examine substrates and conditions for compliance with requirements for maximum moisture content and other conditions affecting performance of painting work.
- B. Maximum Moisture Content of Substrates: Do not begin application of coatings unless moisture content of exposed surface is below the maximum value recommended in writing by paint manufacturer and not greater than the following maximum values when measured with a calibrated electronic moisture meter manufactured by Elcometer or equal and appropriate to the substrate material:
1. Wood: 15 percent.
- C. Alkalinity: Do not begin application of paint unless surface alkalinity is within range recommended in writing by paint manufacturer. Conduct alkali testing with litmus paper on stripped wood surfaces. Provide results upon request.

3.3 LEAD BASED PAINT REMOVAL

- A. General: Remove Lead based paint. Comply with Section 028300 - Lead Related Activities.
1. Brushes: Use brushes that are resistant to chemicals being used.
    - a. Metal Substrates: If using wire brushes on metal, then control air borne particulate in accordance with applicable standards, use brushes of same metal composition as metal being treated.
    - b. Wood Substrates: Do not use wire brushes unless otherwise indicated.
  2. Spray Equipment: Use spray equipment that provides controlled application at volume and pressure indicated, measured at nozzle. Adjust pressure and volume to ensure that spray methods comply with manufacturers printed instructions.
    - a. Equip units with pressure gauges.

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- b. Unless otherwise indicated, hold spray nozzle at least 6 inches (150 mm) from surface and apply material in horizontal, back-and-forth sweeping motion, overlapping previous strokes to produce uniform coverage.
  - c. For chemical spray application, use low-pressure tank or chemical pump suitable for chemical indicated, equipped with nozzle having a cone-shaped spray.
  - d. For rinse water-spray application, use fan-shaped spray tip that disperses water at an angle of 20 degrees. Water Rinse: Low pressure low volume.
- B. Paint Removal with Hand Tools: Remove lead-based paint manually using hand-held scrapers, as appropriate for the substrate material. Do not use other methods except as indicated as part of the historic treatment program and as approved by Owner. Control air borne particulates in accordance with applicable standards.
- C. Paint Removal with Chemical Paint Remover:
  - 1. Set up loose paint recovery system to prevent removed paint contaminating surrounding surfaces. Comply with related requirements Section 028300 - Lead Related Activities.
  - 2. Apply paint remover to dry, painted surface with brushes or other acceptable methods.
  - 3. Allow paint remover to remain on surface for period recommended in writing by manufacturer or as determined by onsite testing. Cover with paper as required by MFG.
  - 4. Use mechanical methods recommended in writing by manufacturer to remove chemicals cover paper and paint residue.
  - 5. Repeat process until paint is completely removed.
  - 6. Neutralize surface.
  - 7. Water Rinse surface clean of residue.
- D. Paint and putty removal with steam cabinet.
  - 1. This is the preferred process for stripping window sash and salvaging glass for reinstallation.
- E. Paint Removal with infrared heat plate. Shut down equipment minimum one hour prior to end of workday.

3.4 SUBSTRATE REPAIR

- A. General: Repair substrate surface defects that are inconsistent with the surface appearance of adjacent materials and finishes.
- B. Wood Substrate:
  - 1. Repair wood defects including dents and gouges more than 1/8 inch in size and all holes and cracks by filling with wood-patching compound and sanding smooth. Reset or remove protruding fasteners and replace with #316 stainless steel fasteners.
  - 2. Where existing paint is allowed to remain, use multiple coats to smooth irregular buildup of paint to achieve a uniformly smooth surface.
- C. Metal Substrate:
  - 1. Preparation:

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- a. Fire Suppression Pipes: Use chemical strip paint removal method.
  - b. Iron Handrails: Use sandblasting for paint removal a paint prep
2. Priming: Prime iron and steel surfaces immediately after repair to prevent flash rusting. Strip paint corners, crevices, bolts, welds, and sharp edges. Apply two coats to surfaces that are inaccessible after completion of the Work.

3.5 PAINT APPLICATION, GENERAL

- A. Prepare surfaces to be painted according to the Surface-Preparation Schedule and with manufacturer's written instructions for each substrate condition. Where the two may conflict the more stringent shall apply.
- B. Apply a transition coat over incompatible existing coatings.
- C. Metal Substrate: Stripe paint corners, crevices, bolts, welds, and sharp edges before applying full coat. Apply two coats to surfaces that are inaccessible after completion of the Work. Tint stripe coat different than the main coating and apply with brush.
- D. Blending Plain Painted Surfaces: When painting new substrates patched into existing surfaces or touching up missing or damaged finishes, apply paint system specified for the specific substrate. Apply final finish coat over entire surface from edge to edge and corner to corner.
- E. If using a sprayer for paint application back brush for even application.

3.6 FIELD QUALITY CONTROL

- A. Manufacturer's Field Service: Engage paint-remover manufacturer's factory-authorized service representative for consultation and Project-site observation and provide on-site assistance when requested by Owner.
- B. Paint Manufacturers Field Service: Engage technically competent Individual to provide technical assistance during and throughout project.

3.7 CLEANING AND PROTECTION

- A. At end of each workday, remove rubbish, empty cans, rags, and other discarded materials from Project site. See Section 028300 Lead Related Activities.
- B. Protect work of other trades against damage from paint application. Correct damage to work of other trades by cleaning, repairing, replacing, and refinishing, as approved by Owner, and leave in an undamaged condition.
- C. At completion of construction activities of other trades, touch up and restore damaged or defaced painted surfaces.

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3.8 EXTERIOR HISTORIC PAINTING SCHEDULE

- A. Wood Columns Beams, Trim, Fascia, Windowsills, Window Frames, Window Sash, Ceilings, Siding and Railings that have been stripped and wooden front porch stairs railings:
  - a. Prime Coat: Rodda Control Primer # 701501
  - b. Intermediate Coat: Rodda Unique II
  - c. Finish Coat: Rodda Unique II
  
- B. Wood Columns Beams, Trim, Fascia, Windowsills, Window Frames, Window Sash, Ceilings, Siding and Railings that are new material:
  - a. Prime Coat: Rodda Control Primer # 701501
  - b. Intermediate Coat: Rodda Unique II
  - c. Finish Coat: Rodda Unique II
  
- C. Wood Deck and Stairs:
  - 1. Alkyd floor System:-
    - a. Internal Wood Stabilizer | Professional-Grade Sustainable Wood Finish | TimberPro.
    - b. Prime Coat: Rodda Control Primer # 701501
    - c. Intermediate Coat: Rodda Porsalite
    - d. Finish Coat: Rodda Porsalite
    - e. Topcoat Additive: Manufacturer's standard additive to increase skid resistance of painted surface.
    - f. Color: Match TBD
  
  - 2. Metal System:
    - a. Prime Coat: Carbolite #808 Epoxy Zinc primer or equal. Abrade primer prior to painting.
    - b. Intermediate Coat: Rodda Unique II.
    - c. Topcoat: Rodda Unique II Semi-Gloss.

END OF SECTION