

**WATERSTONE AT BATON ROUGE**  
**ASSISTED LIVING AND MEMORY CARE**  
**BATON ROUGE, LOUISIANA**

**CONSTRUCTION DOCUMENTS**

03/31/2016

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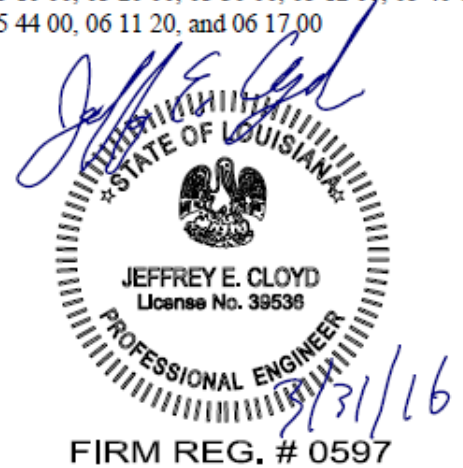
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TDI Project Number 201-156

Texas Design Interests, LLC has prepared the structural portions of the following sections of this specifications book and the below signature and seal apply to those portions of these sections only: 03 10 00, 03 20 00, 03 30 00, 05 12 00, 05 40 00, 05 44 00, 06 11 20, and 06 17 00



**WATERSTONE ASSISTED LIVING AND MEMORY CARE**  
**QA SET 03/03/2016**

**Section**

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**DIVISION 0 - Bidding and Contract Requirements**

- 00 01 01 - Project Title Page
- 00 01 10 - Table of Contents
- 00 43 25 - Request for Substitution Form
- 00 72 00 - General Conditions of the Contract for Construction
- 00 73 00 - Supplementary Conditions

**DIVISION 1 - General Requirements**

- 01 11 00 - Summary of Work
- 01 11 01 - Specification Organization and Language
- 01 11 05 - Architects Electronic Files
- 01 25 13 - Product Options and Substitutions
- 01 29 73 - Schedule of Values
- 01 29 76 - Application for Payment
- 01 31 13 - Project Coordination
- 01 32 13 - Schedules and Meetings
- 01 33 23 - Shop Drawings, Product Data, and Samples
- 01 42 16 - Definitions
- 01 42 19 - Reference Standards
- 01 45 23 - Testing and Inspection Services
- 01 45 24 - Civil Materials Testing
- 01 51 00 - Temporary Utilities
- 01 52 13 - Field Offices and Sheds
- 01 54 00 - Construction Aids
- 01 55 19 - Temporary Parking Areas
- 01 55 26 - Construction Traffic Control
- 01 57 13 - Erosion and Sediment Control
- 01 58 13 - Project Identification and Signs
- 01 71 24 - Construction Layout
- 01 73 29 - Cutting and Patching
- 01 74 23 - Cleaning
- 01 77 00 - Contract Closeout
- 01 78 23 - Operating and Maintenance Data
- 01 78 36 - Warranties and Bonds
- 01 78 39 - Project Record Documents
- 01 87 00 - Material and Equipment
- 01 91 13 - General Commissioning Requirements

**DIVISION 2 - Existing Conditions**

- 02 32 00 - Geotechnical Investigations

**DIVISION 3 – Concrete**

- 03 10 00 - Concrete Forming and Accessories
- 03 20 00 - Concrete Reinforcement
- 03 30 00 - Cast-In-Place Concrete

**DIVISION 4 - Masonry**

- 04 10 00 - Mortar and Masonry Grout

04 21 13 - Brick Masonry  
04 22 00 - Concrete Masonry Units  
04 71 00 - Thin Brick Masonry

**DIVISIONS 5 - Metals**

05 21 00 - Structural Steel Framing  
05 31 00 - Steel Decking  
05 04 00 - Cold Formed Metal Framing  
05 44 00 - Cold Formed Metal Trusses  
05 50 00 - Metal Fabrications

**DIVISION 6 - Wood, Plastics, and Composites**

06 10 00 - Rough Carpentry  
06 11 20 - Wood Framing And Sheathing  
06 17 53 - Shop-Fabricated Wood Trusses  
06 20 00 - Finish Carpentry and Millwork  
06 41 00 - Architectural Wood Casework  
06 41 16 - Plastic Laminate-Clad Cabinets  
06 61 16 - Solid Surfacing Fabrications  
06 83 16 - Fiberglass Reinforced Paneling

**DIVISION 7 - Thermal and Moisture Protection**

07 13 26 - Self-Adhering Sheet Waterproofing  
07 20 00 - Thermal Insulation  
07 21 29 - Sprayed Foam Insulation  
07 26 00 - Plastic Vapor Retarder  
07 27 19 - Plastic Sheet Air Barriers  
07 30 00 - Ice and Water Shield  
07 31 13 - Asphalt Shingles  
07 46 46 - Fiber Cement Siding and Trim  
07 61 00 - Aluminum Standing Seam Roof  
07 62 00 - Sheet Metal Flashing and Trim  
07 71 23 - Manufactured Gutters and Downspouts  
07 72 73 - Roof Hatches  
07 81 16 - Cementitious Spray-on Fireproofing  
07 84 00 - Fire-stopping  
07 92 00 - Joint Sealants

**DIVISION 8 - Openings**

08 11 13 - Hollow Metal Doors and Frames  
08 14 00 - Wood Doors and Frames  
08 31 13 - Access Doors and Frames  
08 43 13 - Aluminum Entrances and Storefront  
08 51 13 - Aluminum Windows  
08 51 23 - Steel Windows (not in set)  
08 71 00 - Door Hardware  
08 81 00 - Glass Glazing

**DIVISION 9 - Finishes**

09 24 23 - Portland Cement Stucco  
09 29 00 - Gypsum Wallboard and Sheathing

09 30 13 - Ceramic Tile  
09 53 23 - Acoustical Ceiling Tile  
09 65 00 - Resilient Flooring  
09 68 00 - Carpeting  
09 90 00 - Painting

**DIVISION 10 - Specialties**

10 28 13 - Toilet Accessories  
10 44 00 - Fire Protection Specialties  
10 51 13 - Metal Lockers  
10 73 10 - Protective Covers

**DIVISIONS 11 - Equipment**

NOT USED

**DIVISION 12 - Furnishings**

12 21 13.33 - Horizontal Louver Blinds  
12 36 40 - Stone Countertops  
12 36 61 - Quartz Surfacing Countertops

**DIVISION 13 - Special Construction**

NOT USED

**DIVISION 14 - Conveying Equipment**

14 21 00 - Electric Traction Elevator

**DIVISION 21 - Fire Suppression**

21 05 00 - Common Work Fire Suppression  
21 10 00 - Automatic Sprinkler Systems  
21 11 00 - Fire Protection Piping

**DIVISION 22 - Plumbing**

22 05 00 - Common Work Plumbing  
22 05 16 - Expansion Fittings and Loops for Plumbing  
22 05 18 - Plumbing Escutcheons  
22 05 19 - Meter and Gauges  
22 05 23 - General Duty Valves  
22 05 29 - Hanger and Supports  
22 05 53 - Plumbing Identification  
22 07 00 - Plumbing Insulation  
22 11 16 - Domestic Water Piping  
22 11 19 - Domestic Water Piping Specialties  
22 13 16 - Sanitary Waste Piping  
22 13 19 - Sanitary Waste Piping Specialties  
22 34 00 - Fuel-Fired Domestic Water Heaters  
22 40 00 - Plumbing Fixtures  
22 47 00 - Drinking Fountains and Water Coolers

**DIVISION 23 - HVAC**

23 05 00 - Common Work Results for HVAC

- 23 05 13 - Common Motor Requirements for HVAC Equipment
- 23 05 29 - Hangers and Supports for HVAC Piping and Equipment
- 23 05 53 - Identification for HVAC Piping and Equipment
- 23 05 93 - Testing, Adjusting, and Balancing For HVAC
- 23 07 00 - HVAC Insulation
- 23 07 00 - HVAC Insulation
- 23 11 23 - Fuel Gas Piping
- 23 23 00 - Refrigerant Piping
- 23 31 13 - Metal Ducts
- 23 33 00 - Air Duct Accessories
- 23 34 16 - Centrifugal HVAC Fans
- 23 34 23 - HVAC Power Ventilators
- 23 37 13 - Diffusers, Registers, and Grilles
- 23 41 00 - Particulate Air Filtration
- 23 62 00 - Packaged Compressor and Condenser Units
- 23 74 13 - Packaged, Outdoor, Central-Station Air handling Units
- 23 74 23 - Packaged, Indirect-Fired, Outdoor, Makeup-air Units
- 23 81 13 - Packaged Compressor and Condensers
- 23 82 19 - Fan Coil Units
- 23 82 39 - Wall and Ceiling Unit Heaters

**DIVISION 26 - Electrical**

- 26 01 00 - General Requirements for Electrical Work
- 26 05 00 - Common Work Results For Electrical
- 26 05 04 - Temporary Electric Service
- 26 05 05 - Trenching and Backfill
- 26 05 10 - Sealing of Penetrations
- 26 05 19 - Wires and Cable – 600 Volts And Under
- 26 05 20 - Wire Connections and Devices
- 26 05 26 - Grounding
- 26 05 29 - Hangers and Supports
- 26 05 31 - Empty Conduit Systems
- 26 05 33 - Raceway and Boxes for Electrical Systems
- 26 05 34 - Outlet, Pull and Junction Box
- 26 05 35 - Pull and Junction Boxes
- 26 05 53 - Identification for Electrical Systems
- 26 09 30 - Lighting Control Devices
- 26 24 13 - Switchboards
- 26 24 16 - Panelboards
- 26 27 13 - Electricity Metering
- 26 27 26 - Wiring Devices
- 26 28 13 - Fuses
- 26 28 16 - Enclosed Switches and Circuit Breakers
- 26 32 13 - Packaged Engine Generators
- 26 36 00 - Manual Transfer Switches
- 26 43 13 - Surge Protection Devices
- 26 51 00 - Interior Lighting
- 26 56 00 - Exterior Lighting

**DIVISION 27 - Communications**

- 27 05 26 - Grounding and Bonding For Communications Systems
- 27 05 28 - Telecom Hangers and Supports
- 27 05 29 - Cable Trays For Communications Systems

27 05 53 - Identification for Communications Systems  
27 08 00 - Commissioning of Communications  
27 10 00 - Communications Systems  
27 11 16 - Communications Cabinets Racks and Enclosures  
27 11 19 - Communications Termination Blocks and Patch Panels  
27 11 23 - Communications Cable Management and Cable Runway  
27 13 13 - Communications Copper Backbone Cabling  
27 13 23 - Communications Optical Fiber Backbone Cabling  
27 15 13 - Communications Copper Horizontal Cabling  
27 15 43 - Communications Faceplates and Connectors  
27 20 00 - Communications Cabling  
27 40 00 - Audio-Video Systems  
27 52 23 - Nurse Call and Annunciator Equipment

**DIVISION 28 - Electronic Safety and Security**

28 05 00 - Electronic Security Common Work  
28 10 00A - Safety and Security Systems  
28 10 00B - Electronic Access Control and Intrusion Detection  
28 23 00 - Electronic Video Surveillance  
28 31 11 - Digital Addressable Fire Alarm

**DIVISIONS 31 - Earthwork**

31 00 00 - Earthwork  
31 10 00 - Clearing  
31 23 33 - Trenching, Backfill, and Compaction  
31 25 13 - Erosion Control  
31 32 13 - Lime Soil Stabilization

**DIVISIONS 32 - Exterior Improvements**

32 13 13 - Concrete Paving  
32 13 73 - Concrete Paving Joint Sealants  
32 16 00 - Sidewalks, Curbs and Gutters  
32 90 00 - Irrigation  
32 92 19 - Seeding  
32 92 23 - Sodding  
32 93 00 - Trees, Shrubs, and Groundcovers

**DIVISIONS 33 - Utilities**

33 05 00 - Common Work Results for Utilities  
33 11 00 - Water Utility Distribution Piping  
33 31 00 - Sanitary Utility Sewerage Piping  
33 41 00 - Storm Utility Drainage Piping

## **SECTION 00 43 25 – REQUEST FOR SUBSTITUTION FORM**

### **1.01: Substitutions and Cost Reduction Incentive**

- A. Bids shall be based on the articles and materials named in the specifications. However, the Owner encourages substitutions that save cost, reduce time, or provide a decrease in the cost of performance in this contract. Substitutions may be submitted under the following procedures:
1. Submit to the Architect on REQUEST FOR SUBSTITUTION FORM, found at the end of this section, no later than 48 hours prior to the deadline for submission of the bid.
  2. After the Contract is signed: substitutions will be considered in exceptional cases only where the contractor, through no fault of his own, is unable to obtain specified items in time to avoid delay to the work. **Contractor failure to order materials in time does not constitute grounds for substitutions.**
  3. By submitting this form, General Contractor agrees to be responsible for all coordination, architectural or engineering design cost, installation cost, and any other cost issues arising as a result of the substitution. Architect shall be sole judge as to the satisfactory resolution of any such issues.
  4. By submitting this form, General Contractor certifies that the substituted product is equal to or better than the quality of the specified product and complies with all required codes.

**\*\*\*End of Section 00 43 25\*\*\***





**SECTION 00 72 00 – GENERAL CONDITIONS OF THE  
CONTRACT FOR CONSTRUCTION**

**1.01: Standard Form**

- A. “The General Conditions of the Contract for Construction, AIA Document A-201, 2007 Edition, Articles 1 through 14 inclusive, may or may not be bound immediately following. They are, however, included as part of the Contract. The Contractor and all subcontractors shall read and be governed by them.

**1.02: Availability**

- A. Additional copies may be obtained from American Institute of Architects, 1735 New York Avenue, N.W., Washington DC 20006, from AIA Chapter offices in many cities or via [www.aia.org](http://www.aia.org).

**1.03: Conflicts**

- A. In the event of conflict between referenced Owner-Contractor Agreement, General Conditions and other parts of Project Manual and Drawings, the Owner-Contractor Agreement shall govern all other documents followed by the General Conditions, then the specifications and finally the drawings. See "Supplementary Conditions" in this section of the Project Manual.

**\*\*\*End of Section 00 72 00\*\*\***

## **SECTION 00 73 00 – SUPPLEMENTARY CONDITIONS**

### **1.0: DESCRIPTION**

- A. The following supplements modify, change, delete from, or add to the "General Conditions of the Contract for Construction", AIA Document A201, 2007 Edition. Where any Article of the General Conditions is modified or any paragraph, subparagraph, or Clause is modified or deleted by Section 00800, the unaltered provisions of that Article, Paragraph, Subparagraph, or Clause remains in effect.
- B. Reference to Specifications/Division 1:
  - 1. Where General Conditions provisions relate generally to work of contractor and subcontractor as project administrative requirements, procedural requirements, temporary facilities, and the like, those paragraphs may be amplified by Specifications/Division 1, "General Requirements." Division 1 provisions take precedence over less stringent General Conditions requirements.
  - 2. References to paragraph numbers elsewhere in Contract Documents shall read as referring to amplified Sections/Division 1.

### **2.0: CONTRACT DOCUMENTS**

- A. "Basic Definitions:" Add New Subparagraph
  - 1. "Miscellaneous"
    - a. "Approved" means "approved by Architect."
    - b. "For approval" means "for Architect's Approval."
    - c. "As directed" means "as directed by Architect."
    - d. "Install" means to complete or put in place.
    - e. "Selected" means "selected by Owner."
    - f. "Provide" means "pay for, furnish, and install complete, in place, ready for operation, and use."
    - g. Where "or approved" is used, Architect is sole judge of quality and suitability of proposed substitution.
    - h. "Or equal" means approval by Architect not necessary, but Contractor warrants that substitution is similar to, or exceeds, quality of item(s) replaced.
    - i. "Indicated" means "where reasonably implied and necessary in conformance with the work shown or required for proper completion."
    - j. "Specialist" means "an individual or firm of established reputation and three years experience in the business (or i.e., newly organized, whose personnel have previously established a reputation in the same field)." This individual or firm must be regularly engaged in and maintain a regular force of workmen skilled in (as applicable): Manufacturing, fabricating, or otherwise performing required work. Either the manufacturer, or an individual or firm who will perform the work under manufacturer's direct supervision, is the implication.

- k. "Contractor" refers, as applicable, to the General Prime Contractor (as mentioned in Form of Agreement), thus differentiated from a sub-contractor, even though "Contractor" may be used in a Specification with respect to a subcontractor's work.
- l. "Contractor" or "You" Referenced in Imperative: Where imperative mood is used, General, Prime Contractor is the one who shall perform or is responsible for the performance of others.
- m. "Similar to" means a standard of quality established by the specified product.
- n. "Manufacturer's Recommendations:"
  - i. Unless otherwise noted or directed, install all work in accordance with each manufacturer's recommendations for best results. Not one preparatory step or installation procedure may be omitted unless specifically modified or exempted by these documents.
  - ii. "(Manufacturer's) (Manufacturers) Directions and Recommendations:" Where Contractor is required to follow manufacturer's directions, recommendations, instructions, or the like, but more than one manufacturer is involved in the work, or its component parts, Contractor must follow all manufacturer's directions and recommendations.
  - iii. In the event of conflict between manufacturers' directions and recommendations, Contractor shall submit discrepancy or conflict to Architect for resolution and instructions.
- o. "Install in Accordance with Manufacturer's or Manufacturers' Directions:"
  - i. Throughout the Documents, although it may not be specifically stated, Contractor is to install all work in accordance with Manufacturer's or Manufacturers' directions.
  - ii. Should any provision of these documents be in conflict with manufacturer's or manufacturers' recommendations, immediately notify Architect. Do not proceed until written authorization is received.
- p. "Product" as used in these Contract Documents refers to materials, systems and equipment provided by Contractor.
- q. "Project Manual" as used in these Contract Documents includes certain negotiated bidding requirements, Conditions of the Contract, Specifications, and the like.
- r. "General" and "General Requirements" as used in Conditions of the Contract and this Specification apply to the balance of Specification Divisions, Section of a Division, Article, or parts of a Section."
- s. "N.I.C." or "NIC" means "Not in contract – furnished and installed by Owner or his representative. Contractor to verify requirements affecting his work.
- t. "O.F.C.I." means "Owner Furnished Contractor Installed"

### **3.0: Correlation and Intent of the Contract Documents**

- A. RE: Execution of the Contract Documents: ADD: "Signing of Agreement is same as signing Contract Documents."
- B. Add new subparagraph: "Miscellaneous/Explanations/Intent"
  - 1. Number of Specified Items Required: Wherever in these Specifications an article, device, or piece of equipment is referred to in the singular number, the reference applies to as many such articles as are shown on the drawings or required to complete the installation.
  - 2. Wording of these Specifications: These Specifications are of the abbreviated or "streamlined" type and frequently include incomplete sentences.
    - a. Words such as "shall", "the Contractor shall", "shall be", and similar mandatory phrases, shall be supplied by inference in the same manner as they are in a note on the drawings.
    - b. The Contractor shall provide all items, articles, materials, and operations listed, including all labor,

**\*\*\*End of Section 00 73 00\*\*\***