

**SPECIFICATIONS
FOR
DEPOT BUILDING IMPROVEMENTS**

CITY OF GALENA
101 GREEN STREET
GALENA, IL 61036

SEPTEMBER 2017

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ADVERTISEMENT FOR BIDS

PROJECT: **DEPOT BUILDING IMPROVEMENTS**

BID DATE: **Wednesday 20th September 2017**

BID TIME: **10:00 A.M.**

BIDS RECEIVED BY OWNER: City of Galena
101 Green Street
Galena, IL 61036

BID OPENING: Sealed bids will be publicly opened and read at City Hall,
101 Green Street, Galena, Illinois.

PROJECT DESCRIPTION: Refurbishment of Depot Building, 101 Bouthillier Street including HVAC system, plumbing, electrical, painting and associated work.

DOCUMENTS: Plans, specifications, and bid forms may be obtained and inspected at the City of Galena, 101 Green Street, Galena, IL 61036. They are also available at www.cityofgalena.org under Departments/Engineering/Bid Documents. All contractors who intend to bid the project, must inform the city engineer if they download bid documents so any addenda can be issued.

CONDITIONS: Bids will be on a total sum basis, segregated bids are not acceptable. Contractors for work under this Bid will obligate Contractor and subcontractors not to discriminate in employment practices.

BID SECURITY: All bids must be accompanied by a bank draft, cashier's check, certified check, or bid bond payable to the City of Galena for 10 percent of the total amount of the bid.

PREVAILING WAGE: All work done under this contract is subject to all requirements of the Department of Labor, State of Illinois, and must pay the prevailing wage rate as determined by the Department of Labor and the Owner.

DRUG FREE WORK PLACE Contractors must comply with the Drug Free Workplace Act (Source: P.A. 86-1459.).

This invitation is given and published pursuant to authorization and direction of the City of Galena. The City of Galena reserves the right to reject any or all Bids or to waive any informalities in the bidding.

By Order of City of Galena, Illinois
Terry Renner, Honorable Mayor

INSTRUCTIONS TO BIDDERS

1. Defined Terms

Terms used in these Instructions to Bidders, which are defined in the standard General Conditions of the Construction Contract, have the meanings assigned to them in the General Conditions. The term "Bidder" means one who submits a Bid directly to the OWNER, as distinct from a sub-bidder, who submits a bid to a Bidder. The term "Successful Bidder" means the lowest, qualified, responsible, and responsive Bidder to whom OWNER (on the basis of OWNER'S evaluation as hereinafter provided) makes an award. The term "Bidding Documents" includes the Advertisement or Invitation to Bid, Instructions to Bidders, the Bid Form, and the proposed Contract Documents (including all Addenda issued prior to receipt of Bids).

2. Copies of Bidding Documents

2.1 Complete sets of the Bidding Documents in the number and for the deposit sum, if any, stated in the Advertisement or Invitation to Bid may be obtained from the ENGINEER. The deposit will be refunded to document holders of record who return the Bidding Documents in good condition within thirty days after opening of Bids as stipulated by the Invitation to Bid.

2.2 Complete sets of Bidding Documents must be used in preparing Bids; neither OWNER nor ENGINEER assumes any responsibility for errors or misinterpretations resulting from the use of incomplete sets of Bidding Documents.

2.3 OWNER and ENGINEER in making copies of Bidding Documents available on the above terms do so only for the purpose of obtaining Bids on the Work and do not confer a license or grant for any other use.

3. Qualifications of Bidders

To demonstrate qualifications to perform the Work, each Bidder must be prepared to submit within five days of OWNER'S request written evidence, such as financial data, previous experience, present commitments and other such data as may be called for below or in the supplementary Instructions. Each Bid must contain evidence of Bidder's qualifications to do business in the state where the Project is located or covenant to obtain such qualification prior to award of the contract.

4. Examination of Contract Documents and Site

4.1 It is the responsibility of each Bidder before submitting a Bid, to (a) examine the Contract Documents thoroughly, (b) visit the site to become familiar with local conditions that may affect cost, progress, performance, or federal, state, and local Laws and Regulations that may affect cost, progress, performance, or furnishing of the Work, (c) study and carefully correlate Bidder's observations with the Contract Documents, and (d) notify ENGINEER of all conflicts, errors, or discrepancies in the Contract Documents.

4.2 Reference is made to the supplementary conditions for identification of:

4.2.1. Those reports of exploration and tests of subsurface conditions at the site which have been utilized by ENGINEER in preparation of the Contract Documents. Bidder may rely upon the accuracy of the technical data contained in such reports but not upon non-technical data, interpretations, or opinions contained therein or for the completeness thereof for the purpose of bidding or construction.

4.2.2. Those drawings of physical conditions in or relating to existing surface and subsurface conditions (except underground Facilities) which are at or contiguous to the site which have been utilized by ENGINEER in preparation of the Contract Documents. Bidder may rely upon the accuracy of the technical data contained in such drawings but not upon the completeness thereof for the purposes of bidding or construction.

OWNER will make copies of such reports and drawings available to any Bidder on request. Those reports and drawings are not part of the Contract Documents, but the technical data contained therein upon which Bidder is entitled to rely as provided in paragraphs 4.2.1 and 4.2.2 are incorporated therein by reference. Such technical data has been identified and established in the Supplementary Conditions.

4.3 Information and data reflected in the Contract Documents with respect to Underground Facilities at or contiguous to the site is based upon information and data furnished to OWNER and ENGINEER by owners of such Underground Facilities, and OWNER does not assume responsibility for the accuracy or completeness thereof unless it is expressly provided otherwise in the Supplementary Conditions.

4.4 Provisions concerning responsibilities for the adequacy of data furnished to prospective Bidders on subsurface conditions, Underground Facilities and other physical conditions, and possible changes in the Contract Documents due to differing conditions appear in paragraph 4.0.2 and 4.0.3 of the General Conditions.

4.5 Before submitting a Bid each Bidder will, at Bidder's own expense, make or obtain any additional examinations, investigations, explorations, tests, and studies and obtain any additional information and data which pertain to the physical conditions (surface, subsurface, and Underground Facilities) at or contiguous to the site or otherwise which may affect cost, progress, performance, or furnishing of the Work and which Bidder deems necessary to determine its bid for performing and furnishing the Work in accordance with the time, price, and other terms and conditions of the Contract Documents.

4.6 On request in advance, OWNER will provide each Bidder access to the site to conduct such explorations and tests as each bidder deems necessary for submission of a Bid. Bidder shall fill all holes, clean up and restore the site to its former condition upon completion of such explorations.

4.7 The lands upon which the Work is to be performed, rights-of-way, and easements for access thereto and other lands designated for use by CONTRACTOR in performing the Work are identified in the Contract Documents. All additional lands and access thereto required for temporary construction facilities or storage of materials and equipment are to be provided by CONTRACTOR. Easements for permanent structures or permanent changes in existing structures are to be obtained and paid for by OWNER unless otherwise provided in the Contract Documents.

4.8 The submission of a Bid will constitute an incontrovertible representation by Bidder that Bidder has complied with every requirement of this Article, that without exception the Bid is premised upon

performing and furnishing the Work required by the Contract Documents and such means, methods., techniques, sequences, or procedures of construction as may be indicated in or required by the Contract Documents, and that the Contract Documents are sufficient in scope and detail to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.

4.9 All enquiries and questions about the contract documents are to be made in writing, preferably by email, sent to Andy Lewis - City Engineer at: alewis@cityofgalena.org

5. Interpretations and Addenda

5.1 All questions about the meaning or intent of the Contract Documents are to be directed to ENGINEER. Interpretations or clarifications considered necessary by ENGINEER in response to such questions will be issued by Addenda mailed or delivered to all parties recorded by ENGINEER as having received the Bidding Documents. Questions received less than ten days prior to the date for opening of Bids may not be answered. Only questions answered by formal written Addenda will be binding. Oral and other interpretations or clarifications will be without legal effect.

5.2 Addenda may also be issued to modify the Bidding Documents as deemed advisable by OWNER or ENGINEER.

6. Bid Security

Each Bid must be accompanied by Bid security made payable to OWNER in an amount of **ten percent** of the Bidder's maximum Bid price and in the form of a certified check or bank check or a Bid Bond (on form attached, if a form is prescribed) issued by a surety meeting the requirements of paragraph 5.1 of the General Conditions.

6.2 The Bid security of the successful Bidder will be retained until such Bidder has executed the Agreement and furnished the required contract security, whereupon the Bid security will be returned. If the successful Bidder fails to execute and deliver the Agreement and furnish the required contract security within fifteen days after the Notice of Award, OWNER may annul the Notice of Award and the Bid security of that Bidder will be forfeited. The Bid security of other Bidders whom OWNER believes to have a reasonable chance of receiving the award may be retained by OWNER until the earlier of the seventh day after the Effective Date of the Agreement or the forty-sixth day after the Bid opening, whereupon Bid security furnished by such Bidders will be returned. Bid security with Bids, which are not competitive, will be returned within seven days after the Bid opening.

7. Contract Time

The times for substantial Completion and final completion are set forth in the Agreement. It will be necessary for the successful Bidder to satisfy OWNER of Bidder's ability to achieve substantial completion and final completion within the times designated in the Agreement.

8. Liquidated Damages

Provisions for liquidated damages, if any, are set forth in the Agreement.

9. Substitute or "Or-Equal" Items

The Contract, if awarded, will be on the basis of materials and equipment described in the Drawings or specified in the specifications that a substitute or "or-equal" item of material or equipment may be furnished or used by CONTRACTOR if acceptable to ENGINEER, until after the Effective Date of the Agreement.

10. Subcontractors, Suppliers and Others

10.1 If the Supplementary Conditions require the identity of certain Subcontractors, Suppliers, and other persons and organizations (including those who are to furnish the principal items of material and equipment) to be submitted to OWNER in advance of the specified date prior to the Effective Date of the Agreement, the apparent Successful Bidder, and any other Bidder so requested, shall within seven days after the Bid opening submit to OWNER a list of all such Subcontractors, Suppliers, and other persons and organizations proposed for those portions of the Work for which such identification is required.

Such list shall be accompanied by an experience statement with pertinent information regarding similar projects and other evidence of qualification for each Subcontractor, Supplier, person or organization if requested by OWNER. If OWNER after due investigation has reasonable objection to any proposed Subcontractor, Supplier, other person or organization, either may before the Notice of Award is given request the apparent Successful Bidder to submit an acceptable substitute without any change in Bid price.

If apparent Successful Bidder declines to make any such substitution, OWNER may award contract to the next lower Bidder that proposes to use acceptable Subcontractors, Suppliers, and other persons and organizations. The declining to make requested substitutions will not constitute grounds for sacrificing the Bid security of any Bidder. Any Subcontractor, Supplier, other person or organization listed and to whom OWNER does not make written objection prior to the giving of the Notice of Award will be deemed acceptable to OWNER subject to revocation of such acceptance after the Effective Date of the Agreement as provided in Paragraph 6 of the General Conditions.

10.2 In contracts where the Contract Price is on the basis of Cost-of-the-work Plus a Fee, the apparent Successful Bidder, prior to the Notice of Award, shall identify in writing to OWNER those portions of the Work that such Bidder proposes to subcontract and after the Notice of Award may only subcontract other portions of the Work with OWNER'S written consent.

10.3 No CONTRACTOR shall be required to employ any Subcontractor, Supplier, other person or organization against whom CONTRACTOR has reasonable objection.

11. Bid Form

11.1 The Bid Form is included with the Bidding Documents; additional copies may be obtained from City of Galena.

11.2 All blanks on the Bid Form must be completed in ink or by a typewriter.

11.3 Bids by corporations must be executed in the corporate name by the president or a vice-president (or other corporate officer accompanied by evidence of authority to sign) and the corporate seal must be affixed and attested by the secretary or an assistant secretary. The corporate address and state of incorporation must be shown below the signature.

11.4 Bids by partnerships must be executed in the partnership name and signed by a partner, whose title must appear under the signature and the official address of the partnership must be shown below the signature.

11.5 All names must be typed or printed below the signature.

11.6 The bid shall contain an acknowledgment of receipt of all Addenda (the numbers of which must be filled in on the Bid Form).

11.7 The address and telephone number for communications regarding the Bid must be shown.

12. Submission of Bids

Bids shall be submitted at the time and place indicated in the Advertisement or Invitation to Bid and shall be enclosed in an opaque sealed envelope, marked with the Project title (and, if applicable, the designated portion of the project for which the Bid is submitted) and name and address of the Bidder and accompanied by the Bid security and other required documents. If the Bid is sent through the mail or other delivery system, the sealed envelope shall be enclosed in a separate envelope with the notation "BID ENCLOSED" on the face of it.

13. Modifications and Withdrawal of Bids

13.1 Bids may be modified or withdrawn by an appropriate document duly executed (in the manner that a Bid must be executed) and delivered to the place where Bids are to be submitted at any time prior to the opening of Bids.

13.2 If, within twenty-four hours after Bids are opened, any Bidder files a duly signed, written notice with OWNER and promptly thereafter demonstrates to the reasonable satisfaction of OWNER that there was a material and substantial mistake in the preparation of its Bid, that Bidder may withdraw its Bid and the Bid security will be returned. Thereafter, that Bidder will be disqualified from further bidding on the Work to be provided under the Contract Documents.

14. Opening of Bids

Bids will be opened and (unless obviously non-responsive) read aloud publicly. An abstract of the amounts of the base Bids and major alternates (if any) will be made available to Bidders after the opening of Bids.

15. Bids to Remain Subject to Acceptance

All bids will remain subject to acceptance for forty-five days after the day of the Bid opening, but OWNER may, in its sole discretion, release any Bid and return the Bid security prior to that date.

16. Award of Contract

16.1 OWNER reserves the right to reject any and all Bids, to waive any and all informalities not involving price, time, or changes in the Work and to negotiate contract terms with the Successful Bidder, and the right to disregard all non-conforming, non-responsive, unbalanced, or conditional Bids. Also, OWNER reserves the right to reject the Bid of any Bidder if OWNER believes that it would not be in the best interest of the Project to make an award to that Bidder, whether because the Bid is not responsive or the Bidder is unqualified or of doubtful financial ability or fails to meet any other pertinent standard or criteria established by OWNER. Discrepancies in the multiplication of units of Work and unit prices will be resolved in favor of the unit prices. Discrepancies between the indicated sum of any column of figures and the correct sum thereof will be resolved in favor of the correct sum.

16.2 In evaluating Bids, OWNER will consider the qualifications of the Bidders, whether or not the Bids comply with the prescribed requirements, and such alternates, unit prices, and other data, as may be requested in the Bid Form or prior to the Notice of Award.

16.3 OWNER may consider the qualifications and experience of Subcontractors, Suppliers, and other persons and organizations proposed for those portions of the Work as to which the identity of Subcontractors, Suppliers, and other persons and organizations must be submitted as provided in the Supplementary Conditions. OWNER also may consider the operating costs, maintenance requirements, performance data, and guarantees of major items of materials and equipment proposed for incorporation in the Work when such data is required to be submitted prior to the Notice of Award.

16.4 OWNER may conduct such investigations as OWNER deems necessary to assist in the evaluation of any Bid and to establish the responsibility, qualifications, and financial ability of Bidders, proposed Subcontractors, Suppliers, and other persons and organizations to perform and furnish the Work in accordance with the Contract Documents to OWNER'S satisfaction within the prescribed time.

16.5 If the contract is to be awarded, it will be awarded to the lowest Bidder whose evaluation by OWNER indicates to OWNER that the award will be in the best interests of the Project.

16.6 If the lowest Bid received exceeds the available funding, the OWNER reserves the right to negotiate the deduction of items necessary to meet funding limits with the lowest Bidder prior to award of contract.

16.7 If the contract is to be awarded, OWNER will give the Successful Bidder a Notice of Award within forty-five days after the day of the Bid opening.

17. Contract Security

Paragraph 5.0.1 of the General Conditions and the Supplementary Conditions set forth OWNER'S requirements as to performance and payment Bonds. When the Successful Bidder delivers the executed Agreement to OWNER, it must be accompanied by the required performance and payment Bonds.

18. Signing of Agreement

When OWNER gives a Notice of Award to the Successful Bidder, it will be accompanied by the required number of unsigned counterparts of the Agreement. Within fifteen days thereafter CONTRACTOR shall sign and deliver the required number of counterparts of the Agreement to OWNER with the required Bonds. Within ten days thereafter OWNER shall deliver one fully signed counterpart to CONTRACTOR.

19. Sales and Use Taxes

OWNER is exempt from Illinois State Sales and Use Taxes on materials and equipment to be incorporated in the Work (exemption No. E9996-1725-02). Said taxes shall not be included in the Contract Price. Refer to Supplementary Conditions for additional information.

20. Retainage

Provisions concerning retainage and CONTRACTOR'S rights to deposit securities in lieu of retainage are set forth in the Agreement.

21. Waivers of Lien

CONTRACTORS shall hold OWNER safe and free from all claims and liens and shall deliver to the OWNER waivers of lien and CONTRACTOR'S affidavit, short form, embracing the labor and materials included in payments as requested by the Contractor.

22. Prevailing Wage

All work done under this Contract shall be subject to Illinois laws Relating to Prevailing Wages and Illinois Preference to Citizens on Public Works and Arbitration. Burden for compliance with these laws rests with the contractor.

Effective August 10, 2005 contractors and subcontractors on public works projects must submit certified payroll records on a monthly basis to the public body in charge of the construction project, along with a statement affirming that such records are true and accurate, that the wages paid to each worker are not less than the required prevailing rate and that the contractor is aware that filing records he or she knows to be false is a Class B misdemeanor. Refer also to Section 17 of General Requirements.

Effective January 1, 2010, all contractors shall provide written notice to its subcontractors of their duty to comply with the prevailing wage rate. The contractor shall provide the City with verification of such notice.

23. Drug Free Workplace

All work done under this Contract must comply with the Drug Free Workplace Act (Source: P.A. 86-1459.).

BID

Project Identification: **DEPOT BUILDING IMPROVEMENTS**

Contract Identification and Number: **NA**

This Bid is submitted to:

City of Galena
101 Green Street
Galena, IL 61036

1. The undersigned BIDDER proposes and agrees, if this Bid is accepted, to enter into an agreement with owner in the form included in the Contract Documents to perform and furnish all work as specified or indicated in the Contract Documents for the Contract Price and within the Contract Time indicated in this Bid and in accordance with the other terms and conditions of the Contract Documents.

2. BIDDER accepts all of the terms and conditions of the Advertisement or Invitation to Bid and Instructions to BIDDERS, including without limitation those dealing with the disposition of Bid security. This Bid will remain subject to acceptance for forty-five days after the day of Bid opening. BIDDER WILL SIGN AND SUBMIT THE AGREEMENT with the Bonds and other documents required by the Bidding Requirements within fifteen days after the date of OWNER's Notice of Award.

3. In submitting this Bid, BIDDER represents, as more fully set forth in the Agreement that;
 - a. BIDDER has examined copies of all the Bidding Documents and of the following Addenda (receipt of all which is hereby acknowledged):

Date	Number
_____	_____

 - b. BIDDER has familiarized itself with the nature and extent of the Contract Documents, Work, site, locality, and all local conditions and Laws and Regulations that in any manner may affect cost, progress, performance or furnishing of the Work.

 - c. BIDDER has studied carefully all reports and drawings of subsurface conditions and drawings of physical conditions which are identified in the Supplementary Conditions as provided in paragraph 4.0.2 of the General Conditions, and accept the determination set forth in the Supplementary Conditions of the extent of the technical data contained in such reports and drawings upon which BIDDER is entitled to rely.

 - d. BIDDER has obtained and carefully studied (or assumes responsibility for obtaining and carefully studying) all such examinations, investigations, explorations, tests, and studies (in addition to or to supplement those referred to in (c) above) which pertain to the subsurface or physical conditions at the site or otherwise may affect the Work as BIDDER considers necessary for the performance or furnishing of the Work at the Contract Price, within the Contract Time and in

accordance with the other terms and conditions of the Contract Documents, including specifically the provisions of paragraph 4.0.2 of the General Conditions; and no additional examinations, investigations, explorations, tests, reports or similar information or data are or will be required by BIDDER for such purposes.

- e. BIDDER has reviewed and checked all information and data shown or indicated on the Contract Documents with respect to existing Underground Facilities at or contiguous to the site and assumes responsibility for the accurate location of said Underground Facilities. No additional examinations, investigations, explorations, tests, reports or similar information or data in respect of said Underground Facilities are or will be required by BIDDER in order to perform and furnish the Work at the Contract Price, within the Contract Time and in accordance with the other terms and conditions of the Contract Documents, including specifically the provisions of paragraph 4.0.3 of the General Conditions.
- f. BIDDER has correlated the results of all such observations, examinations, visits to the site, investigations, explorations, tests, data, reports and studies with the terms and conditions of the Contract Documents.
- g. BIDDER has given OWNER written notice of all conflicts, errors or discrepancies that he has discovered in the Contract Documents and the written resolution thereof by ENGINEER is acceptable to BIDDER.
- h. The Bid is genuine and not made in the interest of or on behalf of any undisclosed person, firm, or corporation and is not submitted in conformity with any agreement or rules of any group, association, organization, or corporation; BIDDER has not directly or indirectly induced or solicited any other BIDDER to submit a false or sham Bid; BIDDER has not solicited or induced any person, firm, or corporation to refrain from bidding; and BIDDER has not sought by collusion to obtain for itself any advantage over any other BIDDER or over OWNER.
- i. Bidder is familiar with and is satisfied as to all federal, state and local laws and Regulations that may affect cost, progress, performance and finishing the work.

4. Bidder will complete work for the costs indicated in the table as follows:

DEPOT BUILDING IMPROVEMENTS					
REF. #	DESCRIPTION	UNIT	QUANTITY	UNIT COST	AMOUNT
1	General items	Sum	1		
2	HVAC - provide and install	Sum	1		
3	Plumbing - provide and install	Sum	1		
4	Electrical - provide and install	Sum	1		
5	Painting - provide and install	Sum	1		
6	Cabinets and work surface (Allowance)	Sum	1	2000	2000
	TOTALS				
	ALTERNATES				
A1	Alternate HVAC - provide and install	Sum	1		
	NOTES:				
1	General items include for all items other than provision and installation of HVAC, plumbing, electrical and painting				
2	Contractor can submit costs (deduct or add) and details for optional alternates to any bid items				

All specific cash allowances are included in the price (s) set forth above and have been computed in accordance with paragraph 11.0.3 of the General Conditions.

5. BIDDER agrees that the Work will be substantially completed and completed and ready for final payment in accordance with paragraphs 14.13 of the General Conditions on or before the dates or within the number of calendar days indicated in the Agreement.

BIDDER accepts the provisions of the Agreement as to liquidated damages in the event of failure to complete the Work on time.

6. The following document is attached to and made a condition of this Bid:

Required Bid security in the form of _____.

7. Communications concerning this Bid shall be addressed to the address of the BIDDER indicated below.

The following address:

8. The terms used in this Bid which are defined in the General Conditions of the Construction Contract included as part of the Contract Documents have the meanings assigned to them in the General Conditions.

Submitted on _____, 20 ____

Respectfully submitted:

Signature

Title

License Number
(If Applicable)

Address

Date

(SEAL if BID is by a corporation)

Attest: _____

BID BOND

KNOW ALL MEN BY THESE PRESENTS, that we, the undersigned,

_____ as Principal and

_____ as Surety, are

hereby held and firmly bound unto _____ as OWNER

in the penal sum of _____ for the

payment of which, well and truly to be made, we hereby jointly and severally bind ourselves, successors and assigns.

Signed this _____ day of _____, 20 _____.

The Condition of the above obligation is such that whereas

the Principal has submitted to _____

a certain BID, attached hereto and hereby made a part hereof to enter into a contract in writing, for the

NOW, THEREFORE,

- a. If said Bid shall be rejected, or
- b. If said BID shall be accepted and the Principal shall execute and deliver a contract in the Form of Contract attached hereto (properly completed in accordance with said BID) and shall furnish a BOND for his faithful performance of said contract, and for the payment of all persons performing labor or furnishing materials in connection therewith, and shall in all other respects perform the agreement created by the acceptance of said BID,

then this obligation shall be void, otherwise the same shall remain in force and effect; it being expressly understood and agreed that the liability of the Surety for any and all claims there under shall, in no event, exceed the penal amount of this obligation as herein stated.

The Surety, for value received, hereby stipulates and agrees that the obligations of said Surety and its BOND shall be in no way impaired or affected by any extension of the time within which the OWNER may accept such BID; and said Surety does hereby waive notice of any such extension.

IN WITNESS WHEREOF, the Principal and the Surety have hereunto set their hands and seals, and such of them as are corporations have caused their corporate seals to be hereunto affixed and these presents to be signed by their property officers, the day and year first set forth above.

_____ (Legal Seal)
Principal

Surety

By: _____

IMPORTANT: Surety companies executing BONDS must appear on the Treasury Department's most current list (Circular 570 as amended) and be authorized to transact business in the state where the project is located.

**STANDARD FORM OF AGREEMENT
BETWEEN OWNER AND CONTRACTOR
ON THE BASIS OF A STIPULATED PRICE**

THIS AGREEMENT is dated as of the in the year **2017** by and between the CITY OF GALENA, Illinois (hereinafter called OWNER) and (hereinafter called CONTRACTOR).

OWNER and CONTRACTOR, in consideration of the mutual covenants hereinafter set forth, agree as follows:

1. Work

CONTRACTOR shall complete all Work as specified or indicated in the Contract Documents. The Work is generally described as follows:

DEPOT BUILDING IMPROVEMENTS

The project for which the Work under the Contract Documents may be the whole or only a part is generally described as follows:

DEPOT BUILDING IMPROVEMENTS

2. ENGINEER

The project has been designed by City Engineer, City of Galena who is hereinafter called ENGINEER and who is to act as OWNER'S representative, assume all duties and responsibilities and have the rights and authority assigned to ENGINEER in the Contract Documents in condition with completion of the Work in accordance with the Contract Documents.

3. Contract Time

3.1 The Work will be substantially completed **six weeks after the commencement date** and completed and ready for final payment in accordance with article 14 of the General Conditions **one week after substantial completion. Commencement date will be 16th October 2017.**

3.2 Liquidated Damages. OWNER and CONTRACTOR recognize that time is of the essence of this Agreement and the OWNER will suffer financial loss if the work is not completed within the times specified in paragraph 3.1 above, plus any extensions thereof allowed in accordance with Article 12 of the General Conditions. They also recognize the delays, expense and difficulties involved in proving in a legal or arbitration proceeding the actual loss suffered by OWNER if the Work is not completed on time. Accordingly, instead of requiring any such proof, OWNER and CONTRACTOR agree that as liquidated damages for delay (but not as a penalty) CONTRACTOR shall pay OWNER **two hundred dollars (\$200.00)** for each day that expires after the time specified in paragraph 3.1 for completion and readiness for final payment.

4. Contract Price

4.1 OWNER shall pay CONTRACTOR for completion of the Work in accordance with the Contract Documents in current funds for the bid price of \$.....

5. Payment Procedures

CONTRACTOR shall submit Applications for Payment in accordance with Article 14 of the General Conditions. Applications for Payment will be processed by ENGINEER as provided in the General Conditions.

5.1 Progress Payment. OWNER shall make progress payments on account of the Contract Price on the basis of CONTRACTOR'S Applications for Payment as recommended by ENGINEER, on or about the 25th day of each month during construction as provided below. All progress payments will be on the basis of the progress of the Work measured by the schedule of values established in paragraph 2.9 of the General Conditions (and in completed) or, in the event there is no schedule of values, as provided in the General Requirements.

5.1.1 Prior to Substantial Completion, progress payment will be made in an amount equal to the percentage indicated below, but, in each case, less the aggregate of payments previously made and less such amounts as ENGINEER shall determine, or OWNER may withhold:

90% of Work completed. If Work has been 80% completed as determined by ENGINEER, and if the character and progress of the Work have been satisfactory to OWNER and ENGINEER, OWNER on recommendation of ENGINEER, may determine that as long as the character and progress of the Work remain satisfactory to them, there will be a reduction in the retainage on the remaining progress payments prior to Substantial Completion in an amount equal to 95% of the Work completed.

90% of materials and equipment not incorporated in the Work (but delivered, suitably stored and accompanied by documentation satisfactory to OWNER as provided in paragraph 14.0.2 of the General Conditions).

5.1.2 Upon Substantial Completion in an amount sufficient to increase total payment to CONTRACTOR to 95% of the Contract Price, less such amounts as ENGINEER shall determine, or OWNER may withhold, in accordance with paragraph 14.0.7 of the General Conditions.

5.2 Final Payment. Upon final completion and acceptance of the work in accordance with paragraph 14.0.7 of the General Conditions, OWNER shall pay the remainder of the Contract Price as recommended by ENGINEER as provided in said paragraph 14.0.7.

6. Interest

All moneys not paid when due as provided in Article 14 of the General Conditions shall bear interest at the maximum rate allowed by law at the place of the Project.

7. Contractor's Representations

In order to induce OWNER to enter into this Agreement CONTRACTOR makes the following representations.

7.1 CONTRACTOR has familiarized itself with the nature and extent of the Contract Documents, Work, site, locality, and all local conditions and Laws and Regulations that in any manner may affect cost, progress, performance or furnishing of the Work.

7.2 CONTRACTOR has studied carefully all reports of explorations and tests of subsurface conditions and drawings of physical condition which are identified in the Supplementary Conditions and accepts the determination of the extent of the technical data contained in such reports and drawings upon which CONTRACTOR is entitled to reply.

7.3 CONTRACTOR has obtained and carefully studied (or assumes responsibility for obtaining and carefully studying) all such examinations, investigations, explorations, tests, reports and studies (in addition to or to supplement those referred to in paragraph 7.2 above which pertain to the subsurface or physical conditions at or contiguous to the site or otherwise may affect the cost, progress, performance or furnishing of the Work at the Contract Price, within the Contract Time and in accordance with the other terms and conditions of the Contract Documents, including specifically the provisions of paragraph 4.0.2 of the General Conditions; and no additional examinations, investigations, explorations, tests, reports, studies or similar information or data are or will be required by CONTRACTOR for such purposes.

7.4 CONTRACTOR has reviewed and checked all information and data shown or indicated on the Contract Documents with respect to existing Underground Facilities at or contiguous to the site and assumes responsibility for the accurate location of said Underground Facilities. No additional examinations, investigations, explorations, tests, reports, studies or similar information or data in respect of said Underground Facilities are or will be required by CONTRACTOR in order to perform and furnish the Work at the Contract Price, within the Contract Time and in accordance with the other terms and conditions of the Contract Documents.

7.5 CONTRACTOR has correlated the results of all such observations, examinations, investigations, explorations, tests, reports and studies with the terms and conditions of the Contract Documents.

7.6 CONTRACTOR has given ENGINEER written notice of all conflicts, errors or discrepancies that he has discovered in the Contract Documents and the written resolution thereof by ENGINEER is acceptable to CONTRACTOR.

8. Contract Documents

The Contract Documents which comprise the entire agreement between OWNER and CONTRACTOR concerning the Work consist of the following:

8.1 This Agreement.

8.2 Exhibits to this Agreement.

8.3 Performance and Payment Bonds.

- 8.4 Notice of Award.
- 8.5 Notice to Proceed.
- 8.6 General Requirements.
- 8.7 Supplementary Requirements
- 8.8 Specifications bearing the title:

DEPOT BUILDING IMPROVEMENTS

8.9 Drawings, consisting of a cover sheet and sheets numbered 1, inclusive with each sheet bearing the following general title:

DEPOT BUILDING IMPROVEMENTS

8.10 Addenda number through inclusive with each sheet bearing the following general title:

DEPOT BUILDING IMPROVEMENTS

8.11 CONTRACTOR'S Bid and Bid Security.

8.12 Documentation submitted by CONTRACTOR prior to Notice of Award.

8.13 The following which may be delivered or issued after the Effective Date of the Agreement and are not attached hereto: All Written Amendments and other documents amending, modifying, or supplementing the Contract Documents.

8.14 There are no Contract Documents other than those listed above in this article 8. The Contract Documents may only be amended, modified or supplemented as provided in article 3 of the General Conditions.

9. Miscellaneous

9.1 Terms used in this Agreement which are defined in Article 1 of the General Conditions will have the meanings indicated in the General Conditions.

9.2 No assignment by a party hereto of any rights under or interests in the Contract Documents will be binding on another party hereto without the written consent of the party sought to be bound; and specifically but without limitation moneys that may become due and moneys that are due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by law), and unless specifically stated to the contrary in written consent to an assignment no assignment will release or discharge the assignor from any duty or responsibility under the Contract Documents.

9.3 OWNER and CONTRACTOR each binds itself, its partners, successors, assigns and legal representatives in respect of all covenants, agreements and obligations contained in the Contract Documents.

IN WITNESS WHEREOF, OWNER and CONTRACTOR have signed this agreement in triplicate. One counterpart each has been delivered to OWNER, CONTRACTOR and ENGINEER. All portions of the Contract Documents have been signed or identified by OWNER and CONTRACTOR or by ENGINEER on their behalf.

This Agreement will be effective on **2017**.

OWNER

CONTRACTOR

City of Galena

By _____

By _____

Mayor

(Corporate Seal)

(Corporate Seal)

Attest _____

Attest _____

Address for giving notices:

Address for giving notices:

City of Galena
101 Green Street
Galena, IL 61036

(If OWNER is a public body, attach evidence of authority to sign and resolution or other documents authorizing execution of Agreement.)

License No. _____

Agent for service of process

(If CONTRACTOR is a Corporation, attach evidence of authority to sign.)

NOTICE OF AWARD

Dated: **2017**

To:

Address:

OWNER'S Project No.: **NA**

Project: **DEPOT BUILDING IMPROVEMENTS**

Contract No: **N/A**

Contract for: **DEPOT BUILDING IMPROVEMENTS**

You are notified that your Bid dated **2017** for the above Contract has been considered. You are the apparent successful bidder and have been awarded a contract for

Base Bid (Indicate total work, alternates or sections of Work awarded)

The Contract Price of your contract is \$.....

Three copies of each of the proposed Contract Documents accompany this Notice of Award.

You must comply with the following conditions precedent within fifteen days of the date of this Notice of Award, that is by

1. You must deliver to the OWNER three fully executed counterparts of the Agreement.
2. You must deliver with the executed Agreement the Contract Security (Bonds as specified in the Instructions to Bidders (article 17), General Conditions (article 5), and Supplementary Conditions (paragraph SC-1 to 5.6)
3. List other conditions precedent: None.

Failure to comply with these conditions within the time specified will entitle OWNER to consider your bid abandoned, to annul this Notice of Award, and to declare your Bid Security forfeited.

Within ten days after you comply with those conditions, OWNER will return to you one fully signed counterpart of the Agreement.

City of Galena (Owner)

By: _____
(Authorized Signature - Mayor)

NOTICE TO PROCEED

Dated: **2017**

To:

Address:

OWNER'S Project No.: **NA**

Project: **DEPOT BUILDING IMPROVEMENTS**

OWNER'S Contract No.: **N/A**

Contract for: **DEPOT BUILDING IMPROVEMENTS**

You are notified that the Contract Time under the above contract will commence to run on **16th October 2017**. By that date, you are to start performing your obligations under the Contract Documents. In accordance with Article 3 of the Agreement the dates of Substantial Completion and Final Completion are **24th November 2017**

Before you may start any Work at the site, paragraph 2.0.7 of the General Conditions provides that you and OWNER must each deliver to the other (with copies to ENGINEER) certificates of insurance which each is required to purchase and maintain in accordance with the Contract Documents.

Also before you may start any Work at the site, you must return two signed copies of this Notice to proceed to the ENGINEER of record.

(CONTRACTOR)

(Authorized signature)

(Title)

City of Galena

By _____
(Authorized signature)

Mayor

CONSTRUCTION PAYMENT BOND

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

CONTRACTOR (Name & Address):

SURETY Name and principal
Place of Business)

OWNER:

City of Galena
101 Green Street
Galena, IL 61036

CONSTRUCTION CONTRACT

Date _____

Amount _____

Description (Name and Location)

BOND

Date (Not earlier than Construction Contract Date) _____

Amount \$ _____

Modifications to this Bond Form _____

1. The CONTRACTOR and the Surety, jointly and severally; bind themselves, their heirs, executors, administrators, successors and assigns to the OWNER to pay for labor, materials, and equipment furnished for use in the performance of the Construction Contract, which is incorporated herein by reference.

2. With respect to the OWNER, this obligation shall be null and void if the CONTRACTOR:

2.1 Promptly makes payment, directly or indirectly, for all sums due Claimants, and

2.2 Defends, indemnifies, and holds harmless the OWNER from all claims, demands, liens, or suits by any person or entity who furnished labor, materials or equipment for use in the performance of the Construction Contract, provided the OWNER has promptly notified the CONTRACTOR and the Surety (at the address described in paragraph 12) of any claims, demands, liens, or suits and tendered defense of such claims, demands, liens, or suits to the CONTRACTOR and the Surety, and provided there is not owner Default.

3. With respect to Claimants, this obligation shall be null and void if the CONTRACTOR promptly makes payment, directly or indirectly, for all sums due.

4. The Surety shall have no obligation to claimants under this Bond until;

4.1 Claimants who are employed by or have a direct contract with the CONTRACTOR have given notice to the Surety (at the address described in Paragraph 12) and sent a copy, or notice thereof, to the OWNER, stating that a claim is being made under this Bond and, with substantial accuracy, the amount of the claim.

4.2 Claimants who do not have a direct contract with the CONTRACTOR:

4.2.1 Have furnished written notice the CONTRACTOR and sent a copy, or notice thereof, to the OWNER, within 90 days after having last performed labor or last furnished materials or equipment included in the claim stating, with substantial assurance, the amount of the claim and the name of the party to whom the materials were furnished or supplied or for whom the labor was done or performed; and

4.2.2 Have either received a rejection in whole or in part from the CONTRACTOR, or not received within 30 days of furnishing the above notice any communication from the CONTRACTOR by which the CONTRACTOR has indicated the claim will be paid directly or indirectly; and

4.2.3 Not having been paid within the above 30 days, have sent a written notice to the surety (at the address described in Paragraph 12) and sent a copy, or notice thereof, to the OWNER, stating that a claim is being made under this Bond and enclosing a copy of the previous written notice furnished to the CONTRACTOR.

5. If a notice required by Paragraph 4 is given by the OWNER to the CONTRACTOR or to the Surety that is sufficient compliance.

6. When the Claimant has satisfied the conditions of paragraph 4, the Surety shall promptly and at the surety's expense take the following actions:

6.1. Send an answer to the Claimant, with a copy to the OWNER, within 45 days after receipt of the claim, stating the amounts that are undisputed and the basis for challenging any amounts that are disputed.

6.2. Pay or arrange for payment of any undisputed amounts.

7. The Surety's total obligation shall not exceed the amount of this Bond, and the amount of this Bond shall be credited for any payments made in good faith by the Surety.

8. Amounts owed by the OWNER to the CONTRACTOR under the Construction Contract shall be used for the performance of the Construction Contract and to satisfy claims, if any, under any Construction Performance Bond. By the CONTRACTOR furnishing and the OWNER accepting this Bond, they agree that all funds earned by the CONTRACTOR in the performance of the Construction Contract are dedicated to satisfy obligations of the CONTRACTOR and the Surety under this Bond, subject to the OWNER'S priority to use the fund for the completion of the work.

9. The Surety shall not be liable to the OWNER, Claimants or others for obligations of the CONTRACTOR that are unrelated to the Construction Contract. The OWNER shall not be liable for payment of any costs or expenses of any Claimant under this Bond, and shall have under this Bond no obligations to make payments to, give notices on behalf of, or otherwise have obligations to Claimants under this Bond.

10. The Surety hereby waives notice of any change, including changes of time, to the Construction Contract or to related subcontracts, purchase orders, and other obligations.

11. No suit or action shall be commenced by a Claimant under this Bond other than in a court of competent jurisdiction in the location in which the work or part of the work is located or after the expiration of one year from the date (1) on which the claimant gave the notice required by subparagraph 4.1 or Clause 4.2(iii), or (2) on which the last labor or service was performed by anyone or the last materials or equipment were furnished by anyone under the Construction Contract, whichever of (1) or (2) first occurs. If the provisions of this paragraph are void or prohibited by law, the minimum period of limitation available to sureties as a defense in the jurisdiction of the suit shall be applicable.

12. Notice to the Surety, the OWNER, or the CONTRACTOR shall be mailed or delivered to the address shown on the signature page. Actual receipt of notice by Surety, the OWNER, or the CONTRACTOR, however accomplished, shall be sufficient compliance as of the date received at the address shown on the signature page.

13. When this Bond has been furnished to comply with a statutory or other legal requirement in the location where the construction was to be performed, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted here from and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. The intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

14. Upon request by any person or entity appearing to be a potential beneficiary of this Bond, the CONTRACTOR shall promptly furnish a copy of this Bond or shall permit a copy to be made.

15. DEFINITIONS

15.1. Claimant: An individual or entity having a direct contract with the CONTRACTOR or with a subcontractor of the CONTRACTOR to furnish labor, materials, or equipment for use in the performance of the Contract. The intent of this Bond shall be to include without limitation in the terms "labor, materials, or equipment" that part of water, gas, power, light, heat, oil, gasoline, telephone service, or rental equipment used in the Construction Contract, architectural and engineering services required for performance of the work of the CONTRACTOR and the CONTRACTOR'S subcontractors, and all other items for which a mechanic's lien may be asserted in the jurisdiction where the labor, materials, or equipment were furnished.

15.2. Construction Contract: The agreement between the OWNER and the CONTRACTOR identified on the signature page, including all Contract Documents and changes thereto.

15.3. Owner Default: Failure of the OWNER which has neither been remedied nor waived, to pay the CONTRACTOR as required by the Construction Contract or to perform and complete or comply with the other terms thereof.

CONTRACTOR AS PRINCIPAL
Company (Corp. Seal)

SURETY
Company (Corp. Seal)

Signature

Signature:

Name and Title

Name & Title

CONSTRUCTION PERFORMANCE BOND

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

CONTRACTOR

SURETY

OWNER:

City of Galena
101 Green Street
Galena, IL 61036

CONSTRUCTION CONTRACT

Date _____

Amount _____

Description (Name & Location)

BOND

Date (Not earlier than construction contract Date) _____

Amount _____

Modifications to this Bond Form _____

1. The CONTRACTOR and the Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors and assigns to the OWNER for the performance of the Construction Contract, which is incorporate herein by reference.
2. If the CONTRACTOR performs the Construction Contract, the Surety and the CONTRACTOR shall have no obligation under this Bond, except to participate in conferences as provided in subparagraph 3.1.
3. If there is no Owner Default, the surety's obligation under this Bond shall arise after:

3.1 The OWNER has notified the CONTRACTOR and the Surety at its address described in Paragraph 10 below, that the OWNER is considering declaring a Contractor Default and has requested and attempted to arrange a conference with the CONTRACTOR and the Surety to be held not later than fifteen days after receipt of such notice to discuss methods of performing the Construction Contract. If the OWNER, the CONTRACTOR, and the Surety agree, the CONTRACTOR shall be allowed a reasonable time to perform the Construction Contract, but such an agreement shall not waive the OWNER'S rights, if any, subsequently to declare a Contractor Default; and

3.2 The OWNER has declared a Contractor Default and formally terminated the CONTRACTOR'S right to complete the contract. Such Contractor Default shall not be declared earlier than twenty days after the CONTRACTOR and the Surety have received notice as provided in Subparagraph 3.1; and

3.3 The OWNER has agreed to pay the Balance of the Contract Price to the Surety in accordance with the terms of the Construction Contract or to a contractor selected to perform the Construction Contract in accordance with the terms of the contract with the OWNER.

4. When the OWNER has satisfied the conditions of Paragraph 3, the Surety shall promptly and at the Surety's expense take one of the following actions:

4.1 Arrange for the CONTRACTOR, with consent of the OWNER, to perform and complete the Construction Contract; or

4.2 Undertake to perform and complete the Construction Contract itself, through its agents or through independent contractors; or

4.3 Obtain bids or negotiated proposals from qualified contractors acceptable to the OWNER for a contract for performance and completion of the Construction Contract, arrange for a contract to be prepared for execution by the OWNER and the contractor selected with the OWNER'S concurrence, to be secured with performance and payment bonds executed by a qualified surety equivalent to the bonds issued on the Construction Contract, and pay to the OWNER the amount of damages as described in Paragraph 6 in excess of the Balance of the Contract Price incurred by the OWNER resulting from the CONTRACTOR'S default; or

4.4 Waive its right to perform and complete, arrange for completion, or obtain a new contractor and with reasonable promptness under the circumstances:

4.4.1 After investigation, determination the amount for which it may be liable to the OWNER and, as soon as practicable after the amount is determined, tender payment therefore to the OWNER; or

4.4.2 Deny liability in whole or in part and notify the OWNER citing reasons therefore.

5. If the Surety does not proceed as provided in Paragraph 4 with reasonable promptness, the Surety shall be deemed to be in default on this Bond fifteen days after receipt of an additional written notice from the OWNER to the Surety demanding that the Surety perform its obligation under this Bond, and the OWNER shall be entitled to enforce any remedy available to the OWNER. If the Surety proceeds as provided in Subparagraph 4.4, and the OWNER refuses the payment tendered or the Surety has denied liability, in whole or in part, without further notice the OWNER shall be entitled to enforce any remedy available to the OWNER.

6. After the OWNER has terminated the CONTRACTOR'S right to complete the Construction Contract, and if the Surety elects to act under Subparagraph 4.1, 4.2 or 4.3 above, then the responsibilities of the Surety to the OWNER shall not be greater than those of the CONTRACTOR under the Construction Contract, and the responsibilities of the OWNER to the Surety shall not be greater than those of the OWNER under the Construction Contract. To the limit of the amount of this Bond, but subject to commitment by the OWNER of the Balance of the Contract Price to mitigation of costs and damages on the Construction Contract, the Surety is obligated without duplication for:

6.1 The responsibilities of the CONTRACTOR for correction of defective work and completion of the Construction Contract;

6.2 Additional legal, design professional, and delay costs resulting from the Contractor's Default, and resulting from the action or failure to act of the Surety under Paragraph 4; and

6.3 Liquidated damages, or if no liquidated damages are specified in the Construction Contract, actual damages caused by delayed performance or non-performance of the CONTRACTOR.

7. The Surety shall not be liable to the OWNER or others for obligations of the CONTRACTOR that are unrelated to the Construction Contract, and the Balance of the Contract Price shall not be reduced or set off on account of any such unrelated obligations. No right of action shall accrue on this Bond to any person or entity other than the OWNER or its heirs, executors, administrators, or successors.

8. The Surety hereby waives notice of any change, including changes of time, to the Construction Contract or to related subcontracts, purchase orders, and other obligations.

9. Any proceeding, legal or equitable, under this Bond may be instituted in any court of competent jurisdiction in the location in which the work or part of the work is located and shall be instituted within two years after Contractor Default or within two years after the CONTRACTOR ceased working or within two years after the Surety refuses or fails to perform its obligations under this Bond, whichever occurs first. If the provisions of this paragraph are void or prohibited by law, the minimum period of limitation available to sureties as a defense in the jurisdiction of the suit shall be applicable.

10. Notice to the surety, the OWNER, or the CONTRACTOR shall be mailed or delivered to the address shown on the signature page.

11. When this Bond has been furnished to comply with a statutory or other legal requirements in the location where the construction was to be performed, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted here from and provisions conforming to such statutory or other legal requirements shall be deemed incorporated herein. The intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

12. DEFINITIONS

12.1 Balance of the Contract Price: The total amount payable by the OWNER to the CONTRACTOR under the Construction Contract after all proper adjustments have been made, including allowance to the CONTRACTOR of any amounts received or to be received by the OWNER in settlement of insurance

or other claims for damages to which the CONTRACTOR is entitled, reduced by all valid and proper payments made to or on behalf of the CONTRACTOR under the Construction Contract.

12.2 Construction Contract: The agreement between the OWNER and the CONTRACTOR identified on the signature page, including all Contract Documents and changes thereto.

12.3 Contractor Default: Failure of the CONTRACTOR, which has neither been remedied nor waived, to perform or otherwise to comply with the term of the Construction Contract.

12.4 Owner Default: Failure of the OWNER; which has neither been remedied nor waived, to pay the CONTRACTOR as required by the Construction Contract or to perform and complete or comply with the other terms thereof.

CONTRACTOR AS PRINCIPAL
Company (Corp. Seal)

SURETY
Company (Corp. Seal)

Signature

Signature

Name and Title

Name and Title

SUPPLEMENTARY CONDITIONS

These Supplementary Conditions amend or supplement the Standard General Conditions of the Construction Contract (No. 1910-8, 1990 Edition) and other provisions of the Contract Documents as indicated below. All provisions which are not so amended or supplemental remain in full force and effect.

SC-1

The terms used in these Supplementary Conditions which are defined in the Standard General Conditions of the Construction Contract (No. 1910-8, 1990 Edition) have the meanings assigned to them in the General Conditions.

SC 5.4

The limits of liability for the insurance required by Paragraph 5.4 of the General Conditions shall provide the following coverage's for not less than the following amounts or greater where required by Laws and Regulations:

5.4.1. and 5.4.2: Workers' Compensation, etc., under Paragraphs 5.4.1 and 5.4.2 of the General Conditions:

(1)	State:	Statutory
(2)	Applicable Federal (e.g., Longshoreman's):	Statutory
(3)	Employer's Liability	Bodily Injury by Accident - \$1,000,000 Each Accident Bodily Injury by Disease - \$1,000,000 Each Employee Bodily Injury by Disease - \$1,000,000 Policy Limit

5.4.3, 5.4.4, and 5.4.5: Contractor's Liability Insurance under Paragraphs 5.4.3 through 5.4.5 of the General Conditions which shall also include completed operations and product liability coverage's:

(1)	General Aggregate (except products-completed operations)	\$3,000,000
(2)	Products-Completed Operations Aggregate	\$1,000,000
(3)	Personal and Advertising Injury (per person/organization)	\$1,000,000
(4)	Each Occurrence (bodily injury and property damage)	\$1,000,000
(5)	Property Damage Liability	Provide X, C, U Standard

insurance will provide explosion, collapse, and underground coverage's which applicable

(6) Excess Liability:

General Aggregate	\$3,000,000
Each Occurrence	\$1,000,000

5.4.6: Automobile Liability:

Combined Single Limit (bodily injury and property damage)	\$1,000,000 each accident
---	---------------------------

SC 5.6

Delete Paragraph 5.6 of the General Conditions in its entirety and insert the following in its place.

5.6 CONTRACTOR shall purchase and maintain property insurance upon the Work at the site in the amount of the full replacement cost thereof (subject to such deductible amounts as may be provided in these Supplementary Conditions or required by Laws and Regulations). This insurance shall:

5.6.1 Include the interests of OWNER, CONTRACTOR, Subcontractors, ENGINEER, ENGINEER's Consultants and any other person or entities identified in the Supplementary Conditions, each of whom is deemed to have an insurable interest and shall be listed as an insured or additional insured;

5.6.2 Be written on a Builder's Risk "all-risk" or open peril or special causes of loss policy form that shall at least include insurance for physical loss and damage to the Work, temporary buildings, false work and Work in transit and shall insure against at least the following perils: fire, lightning, extended coverage, theft, vandalism and malicious mischief, earthquake, collapse, debris removal, demolition occasioned by enforcement of Laws and Regulations, water damage, and such other perils as may be specifically required by the Supplementary Conditions.

5.6.3 Include expenses incurred in the repair or replacement of any insured property (including but not limited to fees and charges of engineers and architects);

5.6.4 Cover materials and equipment in transit for incorporation in the Work or stored at the site or at another location that was agreed to in writing by OWNER prior to being incorporated in the Work, provided that such materials and equipment have been included in an Application for Payment recommended by ENGINEER; and

5.6.5 Be maintained in effect until final payment is made unless otherwise agreed to in writing by OWNER, CONTRACTOR and ENGINEER with thirty day's written notice to each other additional insured to whom a certificate of insurance has been issued.

The policies of insurance required to be purchased and maintained by CONTRACTOR in accordance with this paragraph 5.6 shall comply with the requirements of GC-5.8. Revised 7/12/2016

GENERAL REQUIREMENTS

1. Drawings and Specifications

1.1 The intent of the Drawings and Specifications is that the Contractor shall furnish all labor, materials, tools, equipment, and transportation necessary for the lawful and proper execution of the Work in accordance with the latest edition of the ~~“IDOT Standard Specifications for Road and Bridge Works”~~, **“International Building Code”**, **“Standard General Conditions of the Construction Contract”** and **“City of Galena Specifications”** unless otherwise specified, and all incidental work necessary to complete the Project in an acceptable manner, ready for lawful use, occupancy or operation by the City of Galena.

1.2 Figure dimensions on Drawings shall govern over scale dimensions, and detailed Drawings shall govern over general Drawings. Any discrepancies found between the Drawings and Specifications and site conditions or any inconsistencies or ambiguities in the Drawings or Specifications shall be immediately reported to the City Engineer, in writing, who shall promptly correct such inconsistencies or ambiguities in writing. Work done by the Contractor after his discovery of such discrepancies, inconsistencies or ambiguities shall be done at the Contractor's risk.

2. Materials, Services and Facilities

2.1 It is understood that, except as otherwise specifically stated in the specifications, the Contractor shall provide and pay for all materials, labor, tools, equipment, water, light, power, transportation, supervision, temporary construction of any nature, and all other services and facilities of any nature whatsoever necessary to execute, complete, and deliver the work within the specified time.

2.2 Materials and equipment shall be so stored as to insure the preservation of their quality and fitness for the Work. Stored materials and equipment to be incorporated in the Work shall be located so as to facilitate prompt inspection.

2.3 Manufactured articles, materials and equipment shall be applied, installed, connected, erected, used, cleaned and conditioned as directed by the manufacturer.

2.4 Materials, supplies and equipment shall be in accordance with samples submitted by the Contractor and approved by the Engineer.

2.5 Materials, supplies or equipment to be incorporated into the Work shall not be purchased by the Contractor or the Subcontractor subject to a chattel mortgage or under a conditional sale contract or other agreement by which an interest is retained by the seller.

3. Inspection and Testing

3.1 All materials and equipment used in the construction of the project shall be subject to adequate inspection and testing in accordance with generally accepted standards, and as may be further required and defined in the Contract Documents.

3.2 The Contractor shall provide at his expense the testing and inspection services required by this specification.

3.3 If the specifications, laws, ordinances, rules, regulations or orders of any public authority having jurisdiction require any work to specifically be inspected, tested, or approved by someone other than the Contractor, the Contractor will give the Engineer timely notice of readiness. The Contractor will then furnish the Engineer the required certificates of inspection, testing or approval.

3.4 Inspections, tests or approvals by the Engineer or others shall not relieve the Contractor from his obligations to perform the Work in accordance with the requirements of the Contract Documents.

3.5 The City Engineer and his representatives will at all times have access to the Work. The Contractor will provide proper facilities for such access and observation of the work and also for any inspection, or testing thereof.

3.6 If any Work is covered contrary to the written instructions of the City Engineer it must, if requested by the City Engineer, be uncovered for his observation and replaced at the Contractor's expense.

3.7 If the City Engineer considers it necessary or advisable that covered Work be inspected or tested by others, the Contractor, at the City Engineer's request, will uncover, expose or otherwise make available for observation, inspection or testing as the City Engineer may require, that portion of the Work in question, furnishing all necessary labor, materials, tools, and equipment. If it is found that such Work is defective, the Contractor will bear all the expenses of such uncovering, exposure, observation, inspection and testing and of satisfactory reconstruction. If, however, such Work is not found to be defective, the Contractor will be allowed an increase in the Contract Price or an extension of the Contract Time, or both, directly attributable to such uncovering, exposure, observation, inspection, testing and reconstruction and an appropriate Change Order shall be issued.

4. Surveys, Permits, Regulations

4.1 The Contractor shall hire, at his expense, a licensed surveyor to furnish all boundary surveys and establish all base lines for locating the principal component parts of the Work together with a suitable number of bench marks adjacent to the Work.

4.2 From the information provided, unless otherwise specified, the Contractor shall develop and make all detail surveys needed for construction such as slope stakes, batter boards, stakes for pile locations and other working points, lines, elevations and cut sheets.

4.3 The Contractor shall carefully preserve bench marks, reference points and stakes and, in case of willful or careless destruction's, he shall be charged with the resulting expense and shall be responsible for any mistakes that may be caused by their unnecessary loss or disturbance.

4.4 Permits and licenses of a temporary nature necessary for the prosecution of the Work shall be secured and paid for by the Contractor. The Contractor shall give all notices and comply with all laws, ordinances, rules and regulations bearing on the conduct of the Work as drawn and specified. If the Contractor observes that the Contract Documents are at variance therewith, he shall promptly notify the City Engineer in writing, and any necessary changes shall be adjusted as provided in "Changes in the Work".

5. Protection of Work, Property and Persons

5.1 The Contractor will be responsible for initiating, maintaining and supervising all safety precautions and programs in connection with the Work. He will take all necessary precautions for the safety of, and will provide the necessary protection to prevent damage, injury or loss to all employees on the Work and other persons who may be affected thereby, all the Work and all materials or equipment to be incorporated therein, whether in storage on or off the site, and other property at the site or adjacent thereto, including trees, shrubs, lawns, walks, pavements, roadways, structures and utilities not designated for removal, relocation or replacement in the course of construction.

5.2 The Contractor will comply with all applicable laws, ordinances, rules, regulations and orders of any public body having jurisdiction. He will erect and maintain, as required by the conditions and progress of the Work, all necessary safeguards for safety and protection. He will notify owners of adjacent utilities when prosecution of the Work may affect them. The Contractor will remedy all damage, injury or loss to any property caused, directly or indirectly, in whole or in part, by the Contractor, any subcontractor or anyone directly or indirectly employed by any of them or anyone for whose acts any of them be liable, except damage or loss attributable to the fault of the Contract Documents or to the acts or omissions of the Owner or the Engineer or anyone employed by either of them or anyone for whose acts either of them may be liable, and not attributable, directly or indirectly, in whole or in part, to the fault or negligence of the Contractor.

5.3 In emergencies affecting the safety of persons or the work or property at the site or adjacent thereto, the Contractor, without special instruction or authorization from the City Engineer or owner, shall act to prevent threatened damage, injury or loss. He will give the City Engineer prompt written notice of any significant changes in the Work or deviations from the specifications caused thereby, and a Change Order shall thereupon be issued covering the changes and deviations involved, provided that such emergency did not arise in whole or in part as a result of any act or omission of Contractor, any of its Subcontractors or any of the persons directly or indirectly employed by any of them.

6. Supervision

6.1 The Contractor will supervise and direct the work. He will be solely responsible for the means, methods, techniques, sequences and procedures of construction. The Contractor will employ and maintain on the Work a qualified supervisor or superintendent who shall have been designated in writing by the Contractor as the Contractor's representative at the site. The supervisor shall have full authority to act on behalf of the Contractor and all communications given to the supervisor shall be as binding as if given to the Contractor. The supervisor shall be present on the site at all times as required to perform adequate supervision and coordination of the Work.

7. Changes in the Work

7.1 The City of Galena may at any time, as the need arises, order changes within the scope of the Work without invalidating the Agreement.

7.2 The City Engineer, also may at any time, by issuing a Field Order, make changes in the details of the Work. The Contractor shall proceed with the performance of any changes in the work so ordered by the Engineer.

8. Correction of Work

8.1 The Contractor shall promptly remove from the premises all work rejected by the City Engineer for failure to comply with the Specifications, whether incorporated in the construction or not, and the Contractor shall promptly replace and re-execute the Work in accordance with the Specifications and without expense to the City of Galena and shall bear the expense of making good all work of other Contractors destroyed or damaged by such removal or replacement.

8.2 All removal and replacement Work shall be done at the Contractor's expense. If the Contractor does not take action to remove such rejected work within ten (10) days after receipt of Written Notice, the City of Galena may remove such Work and store the materials at the expense of the Contractor.

9. Insurance

9.1 The Contractor shall purchase and maintain such insurance as will protect him from claims set forth below which may arise out of or result from the Contractor's execution of the Work, whether such execution be by himself or by any Subcontractor or by anyone directly or indirectly employed by any of them or by anyone for whose acts any of them may be liable:

9.1.2 Claims under Worker's Compensation, disability benefit and other similar employee benefit acts;

9.1.3 Claims for damages because of bodily injury occupational sickness or disease, or death of his employees;

9.1.4 Claims for damages because of bodily injury, sickness or disease, or death of any person other than his employees;

9.1.5 Claims for damages insured by usual personal injury liability coverage which are sustained: (1) by any person as a result of an offense directly or indirectly related to the employment of such person by the Contractor, or (2) by any other person; and

9.1.6 Claims for damages because of injury to or destruction of tangible property, including loss or use resulting there from.

9.2 Certificates of Insurance acceptable to the City of Galena shall be filed with the City of Galena prior to commencement of the Work. These Certificates shall contain a provision that coverage's afforded under the policies will not be canceled unless at least fifteen (15) days prior Written Notice has been given to the City of Galena.

9.3 The Contractor shall procure and maintain, at his own expense, during the Contract Time, liability insurance as hereinafter specified:

9.3.1 Contractor's General Public Liability and Property Damage Insurance including vehicle coverage issued to the Contractor and protecting him from all claims for personal injury, including death, and all claims for destruction of or damage to property, arising out of or in connection with any operations under the Contract Documents, whether such operations be by himself or by any Subcontractor under him, or anyone directly or indirectly employed by the Contractor or by a Subcontractor under him. Refer to Supplementary Conditions for written limits of liability.

9.4 The contractor shall procure and maintain, at his own expense during the Contract Time, in accordance with the provisions of the laws of the state in which the Work is performed, Workmen's compensation Insurance, including occupational disease provisions for all of his employees at the site of the Project and in case any Work is sublet, the Contractor shall require such Subcontractor similarly to provide Workmen's compensation Insurance, including occupational disease provisions for all of the latter employees unless such employees are covered by the protection afforded by the Contractor. In case any class of employees engaged in hazardous work under this contract at the site of the project is not protected under Workmen's Compensation statute, the Contractor shall provide, and shall cause each subcontractor to provide, adequate and suitable insurance for the protection of his employees not otherwise protected.

9.5 The contractor shall secure, if applicable, "All Risk" type Builder's Risk Insurance for Work to be performed. Unless specifically authorized by the Owner, the amount of such insurance shall not be less than the Contract Price totaled in the Bid. The policy shall cover not less than the losses due to fire, explosion, hail, lightning, vandalism, malicious mischief, wind, collapse, riot, aircraft, and smoke during the Contract Time, and until the Work is accepted by the City of Galena. The policy shall name as the insured the Contractor and the City of Galena

10. Indemnification

10.1 The Contractor will indemnify and hold harmless the City of Galena and their agents and employees from and against all claims, damages, losses and expenses including attorney's fees arising out of or resulting from the performance of the Work, provided that any such claims, damage, loss or expense is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property including the loss of use resulting there from; and is caused in whole or in part by any negligent or willful act or omission of the Contractor, any subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable.

10.2 In any and all claims against the Owner or the Engineer, or any of their agents or employees, by any employee of the Contractor, any Subcontractor, anyone directly or indirectly employed by any of them, or anyone for whose acts of them may be liable, the indemnification obligation shall not be limited in any way by any limitation on the amount or type of damages, compensation or benefits payable by or for the Contractor or any Subcontractor under Workmen's Compensation Acts, Disability Benefit Acts or other employee benefits acts.

10.3 The obligation of the Contractor under this paragraph shall not extend to the liability of the Engineer, his agents or employees arising out of the preparation or approval of maps, Drawings, opinions, reports, surveys, Change Orders, designs or Specifications.

11. Engineer's Authority

11.1 The City Engineer shall act as the City of Galena's representative during the construction period. He shall decide questions which may arise as to quality and acceptability of materials furnished and Work performed. He shall interpret the intent of the Contract Documents in a fair and unbiased manner. The City Engineer will make visits to the site and determine if the Work is proceeding in accordance with the specifications.

12. Guarantee and Security

12.1 The Contractor shall guarantee all materials and equipment furnished and Work performed for a period of one (1) year from the date of Substantial Completion of the system that the completed system is free from all defects due to faulty materials or workmanship and the Contractor shall promptly make such corrections as may be necessary by reason of such defects including the repairs of any damage to other parts of the system resulting from such defects. The Owner will give notice of observed defects with reasonable promptness. In the event that the Contractor should fail to make such repairs, adjustments, or other Work that may be made necessary by such defects, the City of Galena may do so and charge the Contractor the cost thereby incurred.

12.2 A Performance Bond and a Payment Bond, each in the amount of one hundred percent (100%) of the contract price, with a corporate surety approved by the City of Galena, will be required for the faithful performance of the Contract. Attorneys-in-fact who sign Bid Bonds or Payment Bonds and Performance Bonds must file with each Bond a certified and effective dated copy of their power of attorney. Contractor shall guarantee the work for a period of one (1) year from date of final acceptance of the Work and the Performance Bond furnished by Contractor shall run for a like period.

12.3 The Performance Bond and Payment Bond shall be executed prior to construction in penal sums equal to the amount of the Contract Price, conditioned upon the performance by the Contractor of all undertakings, covenants, terms, conditions and agreements of the specifications and upon the prompt payment by the Contractor to all persons supplying labor and materials in the prosecution of the Work provided by the Contract Documents. Such Bonds shall be executed by the Contractor and a corporate bonding company licensed to transact business in the state in which the Work is to be performed and named on the current list of "Surety Companies Acceptable on Federal Bonds" as published in the Treasury Department Circular Number 570, in the amount of the bonds supplied by such surety to not exceed the maximum amount shown for such surety in such publications. The expense of these Bonds shall be borne by the Contractor.

13. Barricades

13.1 The Contractor shall erect barricades as required to protect traffic during the course of work in or along the traveled portion of a street, alley or highway. Approval for placement of barricades shall be obtained from the appropriate authority.

14. Periodic and Final Cleanup

14.1 From time to time or as may be ordered by the City Engineer and immediately after completion of the Work, the Contractor shall at his own expense clean up and remove all refuse and unused materials of any kind resulting from the Work. Upon failure to do so within five (5) working days after receipt of written request from the Owner, the Work may be done by the Owner and the cost thereof be charged to the Contractor. Upon completion of the Work, the Contractor shall remove all his equipment and put the area of the Work in a neat and clean condition and do all other cleaning required to complete the Work in a workmanlike manner, ready for use and satisfactory to the City Engineer and City of Galena.

15. Final Inspection

15.1 A meeting at the job site shall be arranged by the City Engineer for the purpose of Final Inspection. The Contractor's representative(s) in charge of overall field supervision will be required to attend. The purpose of the meeting shall be to determine whether the project is completed to the satisfaction of all parties. Any unsatisfactory items shall be documented in a letter to the Contractor for action. At this time the City of Galena will determine if the said alley will be open, as well as whether the issuance of the Building Occupancy permit will be approved.

16. Additional Work

16.1 All additional work to be in accordance with latest edition of IDOT Standard Specification for Road and Bridge Construction detailed in Section 109. No additional work can be completed without authorization from the City Engineer. Contractor will inform City immediately or within 24 hours of any proposed change to the contract. Payment method will be agreed before additional work is completed and be based on unit prices, agreed lump sum or force account with hours agreed immediately or within 24 hours of proposed work. Force Account Form (see example) detailing the hours for labor and equipment is to be completed and submitted to City for approval within 24 hours of the proposed work being identified. When force account work is completed a breakdown of the labor, equipment and materials costs described in Section 109.04 is to be submitted to the City. No payment for the force account work will be authorized until the breakdown sheet is received and approved.

Revised 7/12/2012

SPECIAL PROVISIONS TO SPECIFICATIONS

These specifications supplement the latest editions of 'Standard Specifications for Water and Sewer Construction in Illinois', 'IDOT Standard Specifications for Road and Bridge Works' and 'Standard General Conditions of the Construction Contract'.

TRAFFIC CONTROL

~~Contractor shall provide and include for all traffic controls including: signage, barricades, cones, hazard warning lights and traffic control lights to allow safe working during day and night. All traffic control to be in accordance with IDOT Standard Specifications latest edition.~~

TURF RESTORATION

~~This item is to include for provision of minimum of 4 inches of topsoil, grass seed, fertilizer and straw mulch. If sufficient topsoil is not recovered from the work site it will be the contractor's responsibility to provide additional topsoil at no extra cost for this item. If the unit cost item is per ton contractor is to provide weight tickets indicating exact quantity of top soil delivered to the site.~~

EROSION CONTROL

~~All erosion control is to comply with details indicated in the plans and specifications and also to standards required by Illinois EPA Storm Water Pollution Prevention Plan (SWPPP), if required. Contractor is to be responsible, unless otherwise noted in the contract, for completing SWPPP and all related documentation, including but not limited to Notice of Intent, Daily Inspection Reports, Notice of Completion and all related fees.~~

ADDITIONAL WORK

All additional work to be in accordance with latest edition of IDOT Standard Specification for Road and Bridge Construction detailed in Section 109. No additional work can be completed without authorization from the City Engineer. Contractor will inform City immediately or within 24 hours of any proposed change to the contract. Payment will be agreed before additional work is completed and be based on unit prices, agreed lump sum or force account with hours agreed immediately or within 24 hours of proposed work. Force Account Form (see example) detailing the hours for labor and equipment is to be completed and submitted to City for approval within 24 hours of the proposed work being identified. When force account work is completed a breakdown of the labor, equipment and materials costs described in Section 109.04 is to be submitted to the City. No payment for the force account work will be authorized until the breakdown sheet is received and approved.

GENERAL NOTES:

1. Contractor must concentrate on installation of heating system first and will be responsible for heating the building during construction. City of Galena will pay for electric and natural gas monthly costs.
2. Contractor is responsible for coordinating with all utilities regarding underground and overhead cables.
3. **Contractor must provide an insurance certificate when bid is awarded which complies with all requirements specified in Supplementary Conditions, including Builders Risk coverage if deemed appropriate.**
4. Refer also to all construction specifications listed in drawings and specification section of General Requirements.
5. **All enquiries and questions about the contract documents are to be in writing, preferably by email, sent to Andy Lewis - City Engineer at: alewis@cityofgalena.org**

ALTERNATES

Bids must include quotations on all specified alternates. Failure to quote specified alternates on Form of Proposal may be reason to disqualify the bid. Optional alternates may be included for any equipment, materials, etc., which is different than specified. There is no penalty for failure to bid optional alternates.

SUBSTITUTIONS / OPTIONAL ALTERNATE

Certain materials and equipment are specified herein by manufacturer or trade name to establish standards of quality and performance and not for the purpose of limiting competition. Where certain definite products are specified, the Contractor shall bid on the basis of furnishing the products specified. If those products specified cannot be procured, or if bidder desires consideration of similar materials that will produce as good or better construction at a savings in cost, so state on his proposal, naming the products and submitting and stating the difference in cost for each substitution, if there be modification and additional work required by reason of substitution. Acceptance of substitute products shall be in writing and at the discretion of the Architect or Owner.

HEATING DURING CONSTRUCTION

General Contractor shall provide and maintain a temporary heating system, ventilation, water-tight coverings and enclosures, as necessary for protection for all work and materials against damage from dampness, cold, and construction work. Type of heating equipment used shall be such as to not injure, soil or stain building. When building is completely enclosed, including glazing and permanent or temporary doors and permanent heating equipment in satisfactory condition to operate, HVAC Contractor shall operate temporary heating system. Temporary heat will be provided to adequately protect the work at all times. ~~The cost of heating fuel to be paid until completion of the project by General Contractor.~~

DIVISION 1. GENERAL NOTES

1. Contractor shall verify all dimensions at the job site.
2. Contractor shall establish all lines and levels for work and shall coordinate his work with other Contractors for smooth progression of the work.
3. Code requirements for material and workmanship of every kind shall comply with the local requirements of the building and electrical codes. Such compliance shall take preference over items that may be specified or detailed otherwise.
4. Contractor shall take out and pay for all permits, inspection certificates, bonds and sureties required by governmental bodies. **NOTE: City will issue permits at no charge.**
5. General Contractor and all subcontractors each as the trade applies, shall be responsible to install a complete job based upon direction from these drawings. Any contradictions or incomplete information should be submitted to the Architect before construction commences.
6. Project shall be separate bids with general construction and electrical as one bid, mechanical, and plumbing work to be separate bids. General Contractor to submit names of proposed Electrical subcontractor with his bid. Prior to beginning work, each contractor shall furnish certificates of insurance for workers compensation and liability coverages including \$3 million umbrella. Policy shall list owner and architect as additional insured.
 - a. Monthly payments shall be made to contractors based on previous month's accepted work.
 - b. Provide waiver(s) of lien for all work covered at each payment draw.
7. **Allowances:**
 - a. Appliances: By Owner
 - b. Floor coverings: By Owner
 - c. Light fixtures: By Owner
 - d. Cabinets & countertops: \$2000.00
8. Plans and specifications are cooperative. All labor and materials required to fully carry out the intention of the plans and specifications are part of this contract whether or not specifically documented. The Contractor shall provide each item mentioned, indicated, or implied to achieve the intended building according to the methods of best construction practice. In no event is any article, operation, method or materials to fall below the standards set by the International Building Code. The Contractor shall comply with all state and local codes even in the event of conflicting requirements in the plans and specifications. All equipment and materials to be installed according to the manufacturer's recommendations and are to be new.

DIVISION 2. SITE WORK N/A

DIVISION 3. CONCRETE N/A

DIVISION 4. MASONRY

1. Cut in new ductwork openings in existing masonry walls. Rework brick opening with existing common brick and install lintels at each opening. See Division 5: Metals for lintels.
2. Mortar shall conform to ASTM designation C-270 (latest edition), Type N with added lime.
3. Clean all work thoroughly from the top downward using fiber brushes and cleaning compound to remove mortar.

DIVISION 5. METALS

1. Provide (2) 3-1/2" x 4-1/2" x 1/4" angles (LLH) for all masonry lintels unless otherwise noted; 4" bearing

DIVISION 6. CARPENTRY AND MILLWORK

1. Misc. Framing: S.P.F., standard or better, as needed.
2. Cabinets (Kitchenette/ Second floor rest room): Bertch, Square Raised Panel, Painted Poplar
3. Selected by Owner; see Allowances.
4. Countertop (Kitchenette): Plastic Laminate with backsplash
5. Selected by Owner; see Allowances.
6. Lavatory top, provided by Plumber, installed by contractor.

DIVISION 7. MOISTURE PROTECTION

1. Sealants: Where the opening is more than 3/8", pack with neoprene backer rod to 3/8" from surface and seal.
2. Interior: Silicone at plumbing fixtures; acrylic latex at all other locations
3. Exterior: One-part urethane; equal to Sonneborn NP-1
4. Roof Vent Flashing: Provided by Mechanical Contractor and compatible with roof finishes (shingle/EPDM).
5. Roof Insulation: Spray foam with fire barrier coating. R-38 provided by Owner's Subcontractor.

DIVISION 8. DOORS AND WINDOWS

1. Existing windows and doors: Contractor to remove and reinstall 2nd floor Mechanical Room door.
2. Owner to provide wood storm windows. To be installed at later date by others

DIVISION 9. FINISHES

1. Soffits and ceilings to be gypsum wallboard, taped, finished and sanded with a minimum of three coats. Provide metal corner beads. Finish to match existing. All new GWB are to be moisture resistant (MR) board and be 5/8" thick.
2. Owner to provide floor finishes.
3. All painting to be by Contractor. All interior woodwork areas to receive one coat of primer and two coats of semi-gloss enamel. All ceiling areas (GWB) to receive two coats of flat latex paint and walls and duct work to receive two coats of eggshell latex paint. All kitchen and bath walls and ceiling areas to receive two coats of eggshell latex enamel. Colors to be selected by Owner. Paints to be professional quality paints/stains equal in quality to Benjamin Moore, Sherwin-Williams, Glidden or Mautz. Ceiling – spray two coats. Walls – spray and back roll.
4. Wood floors: Refinished by Owner's Subcontractor

DIVISION 10. EQUIPMENT

1. By Owner.

DIVISION 15. & 16. MECHANICAL AND ELECTRICAL

1. All work to comply with all relevant national, state and local codes.
2. **H.V.A.C.:** As specified
3. **Plumbing:** As specified
4. **Electrical:** Furnish and install a complete electrical project extended from present system, including labor and materials, equipment, receptacles, and outlet boxes.
5. Mechanical Contractor to provide power and equipment associated with insulating new HVAC

- equipment and exhaust fans in Rest Rooms. (Coordinate with other Contractors and suppliers.)
6. Existing panels to remain with new circuits in spare spaces.
 7. Install receptacles where indicated on drawings. New wiring to be grounded and in conduit with #12 wiring (12 A) for outlets and for lighting.
 8. Owner to provide and repair light fixtures.
 9. HVAC Contractor to provide and install bathroom exhaust fan and ductwork to exterior grille under soffits or wall grille.
 10. Verify location of all kitchen outlets and appliances with cabinet suppliers before rough-in.
 11. All fixtures shall be verified by Owner prior to ordering.
 12. Provide Smoke/Heat/CO detectors on each floor at locations required by Codes and as shown on drawings. Detectors shall be wired to building circuit. CO detectors shall not be connected to smoke detectors and shall act as standalone units. All detectors shall be equal to those manufactured by BRK Electronics. Install in strict conformance with manufacturers' instructions. Replace existing with new.
 13. Smoke Detectors: (ionization) in halls/kitchen
 14. CO Detectors: in furnace location
 15. Smoke/CO combo where indicated
 16. Coordinate with Mechanical Contractors to avoid wiring in return air spaces.

CITY OF GALENA WORK CHANGE DIRECTIVE

THIS FORM MUST BE COMPLETED ON SAME DAY AS WORK IS AGREED AND/OR COMPLETED

WORKS ORDER #

DATE:

PROJECT NAME:

CONTRACTOR:

CONTRACTOR'S REPRESENTATIVE:

DESCRIPTION OF EXTRA WORK:

METHOD OF PAYMENT:

PAYMENT METHOD	CHECK ONE	PAYMENT DETAILS (UNIT COSTS, AMOUNT)
UNIT PRICES		
LUMP SUM		
FORCE ACCOUNT		USE EXTRA WORK ORDER / TIME AND MATERIAL RECORD FORM PER IDOT STANDARD SPECIFICATIONS

ESTIMATED/AGREED CHANGE IN CONTRACT PRICE AND CONTRACT TIME:

CONTRACT PRICE: \$

CONTRACT TIME (DAYS):

COMMENTS – ADDITIONAL INFORMATION:

CITY OF GALENA REPRESENTATIVE:

.....City Engineer
Signature and Title

CONTRACTORS REPRESENTATIVE

.....
Signature and Title

WCR 2/26/10



JOB NO.
11817

DATE:
04/09/17

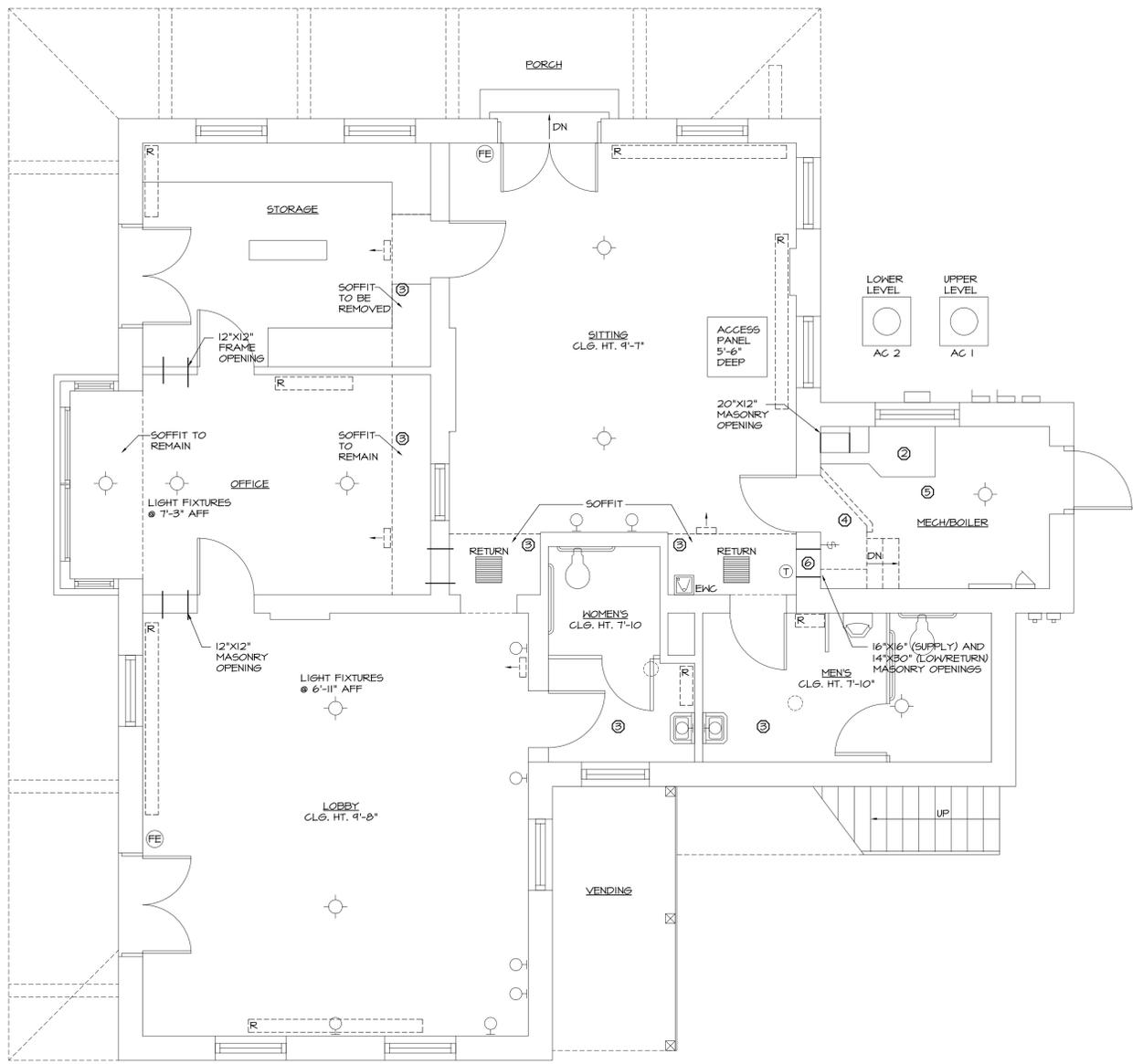
REV	DATE	DESCRIPTION	BY

CHRISTOPHER FYE and ASSOCIATES
 ARCHITECTS + PLANNERS
 105 W. MAIN ST., SUITE 100, FREEPORT, IL 61032
 PHONE 815.233.2215 INFO@FYEARCH.COM



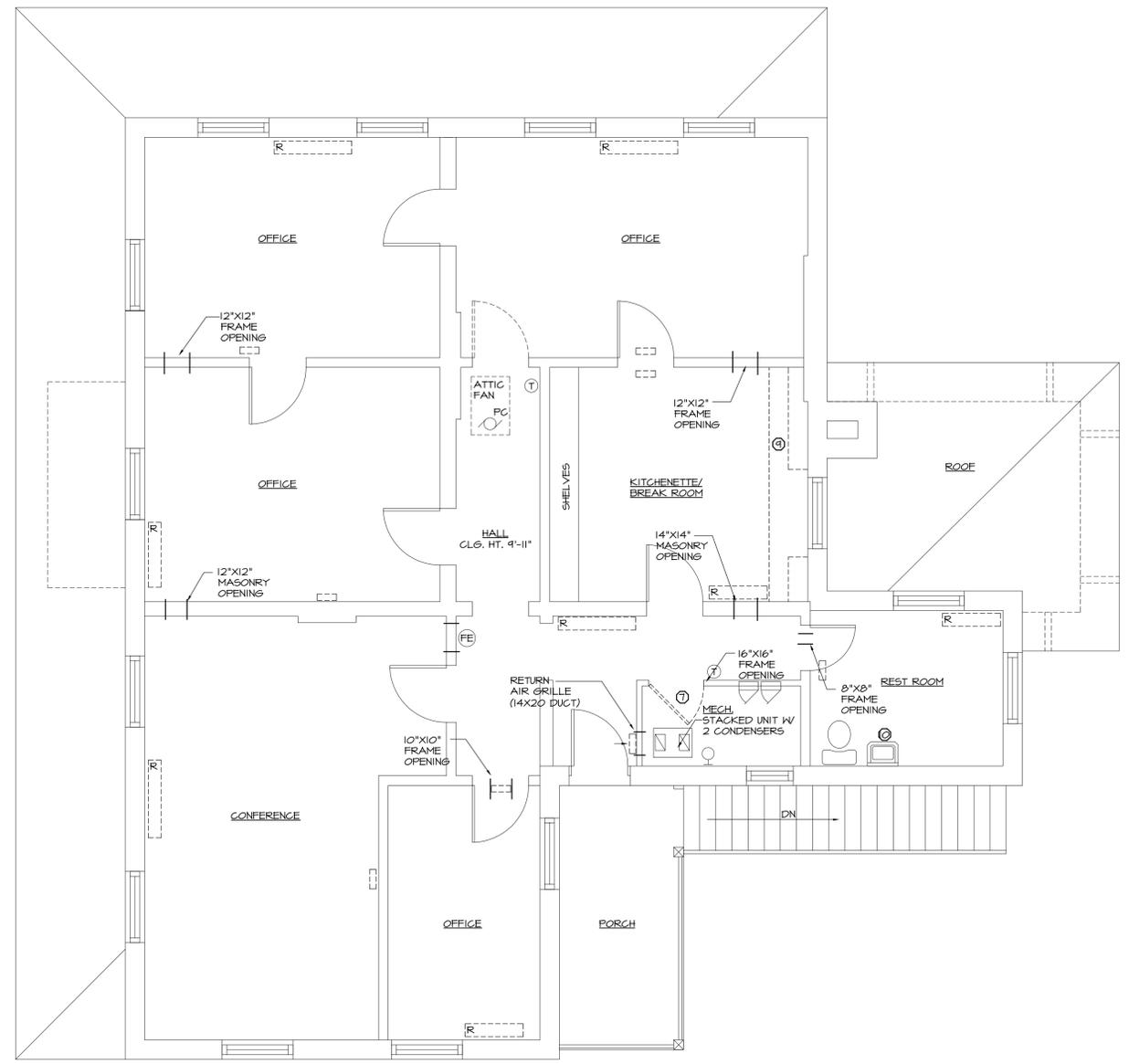
REMODELING WORK FOR
THE OLD TRAIN DEPOT
 101 BOUTHILLIER ST. GALENA, ILLINOIS, 61036

A1



1 FIRST FLOOR DEMO PLAN
 SCALE: 1/4"=1'-0"

- DEMO NOTES:**
- HVAC CONTR. TO REMOVE ALL EXISTING C.I. RADIATORS AND PIPINGS, TYPICAL WHERE NOTED AS "R" ON DRAWINGS.
 - HVAC CONTR. TO REMOVE EXISTING BOILER AND ITS ASSOCIATED PIPING.
 - REMOVE FINISH FROM EXISTING SOFFITS AND CEILING OF EXISTING MEN & WOMEN'S REST ROOM. REMOVE SOFFIT WHERE SHOWN.
 - REMOVE EXISTING WOOD PLATFORM AND STEPS IN MECHANICAL/BOILER (FIRST FLOOR) ROOM.
 - REMOVE ASBESTOS PIPE WRAP IN MECH/BOILER ROOM. FOLLOW APPROPRIATE PROCEDURES.
 - REMOVE BRICK, PLASTER, WOOD STUDS, AND PREP OPENING AS REQUIRED FOR NEW DUCTWORK PENETRATIONS. SEE DRAWING FOR SIZE AND LOCATIONS.
 - REMOVE 2ND FLOOR MECHANICAL ROOM DOOR FRAME AND TRIM FOR STORAGE AND REINSTALLATION.
 - REMOVE EXISTING 2ND FLOOR CARPET, VINYL TILE, AND DISPOSE.
 - REMOVE EXISTING BANK OF CABINETS IN 2ND FLOOR KITCHENETTE/BREAK ROOM.
 - SECOND FLOOR LAV REMOVED BY PLUMBER.
 - FOLLOW ALL GOVERNMENT AND ENVIRONMENTAL REQUIREMENT FOR PROTECTION OF WORKERS AND DISPOSAL OF REFUSE.



2 SECOND FLOOR DEMO PLAN
 SCALE: 1/4"=1'-0"



JOB NO. 11817
DATE: 04/09/17

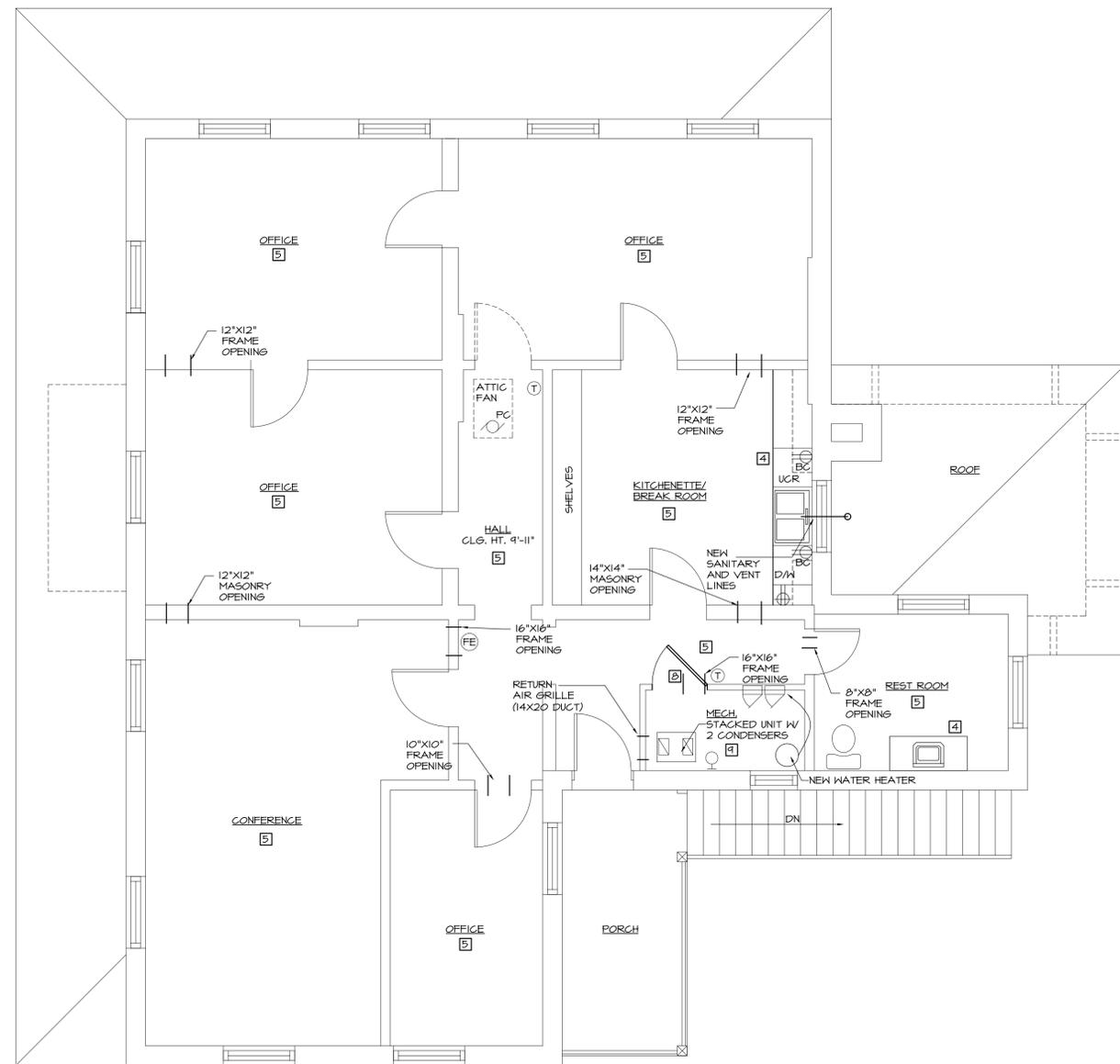
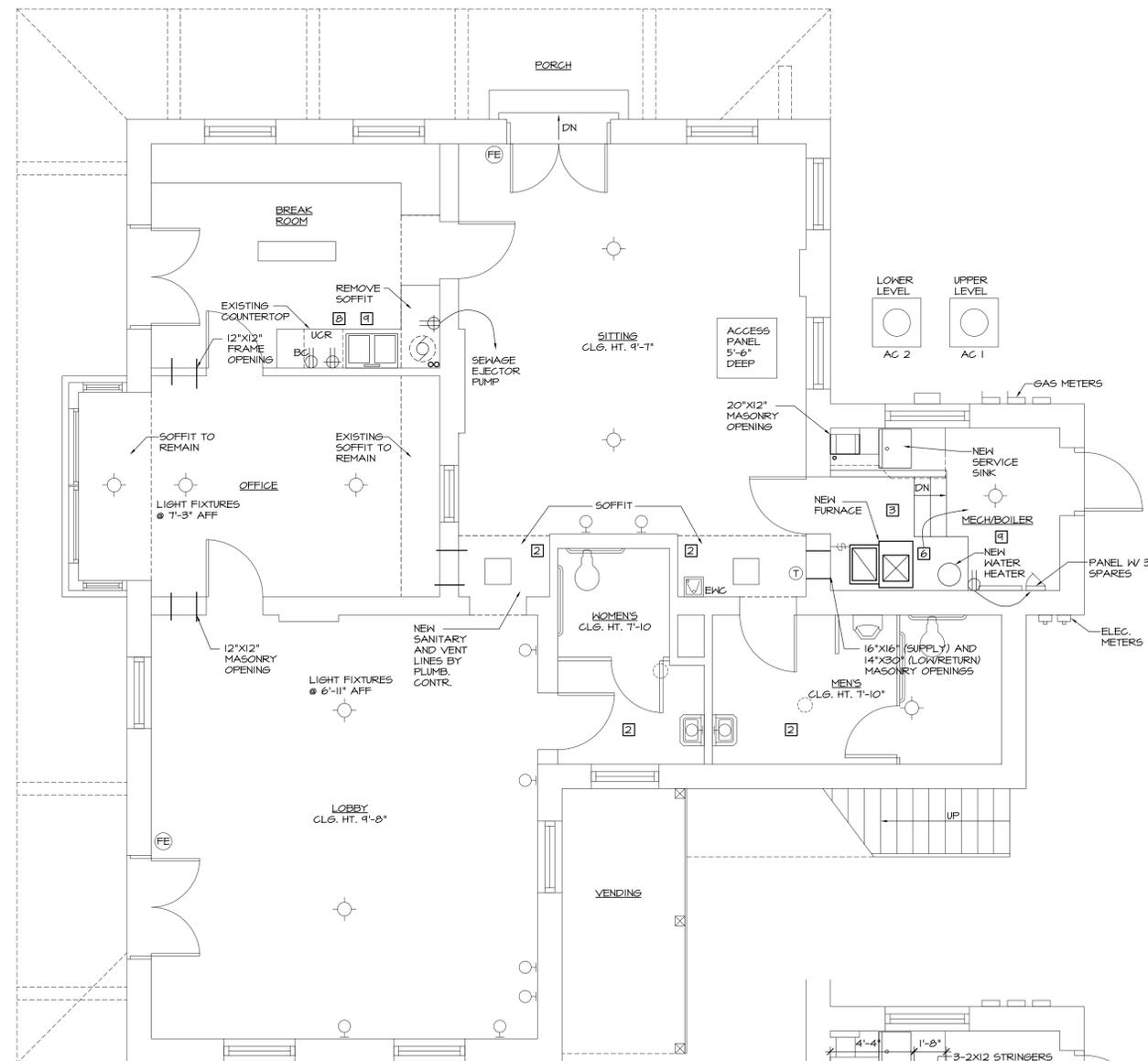
NO.	DATE	DESCRIPTION	BY

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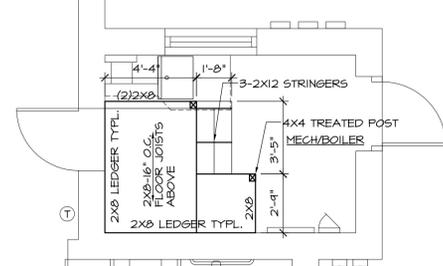
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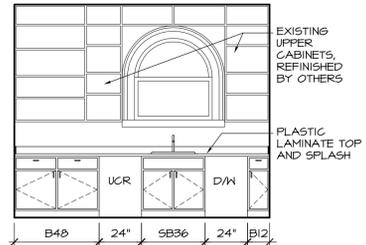


1 FIRST FLOOR CONSTRUCTION PLAN
SCALE: 1/4"=1'-0"

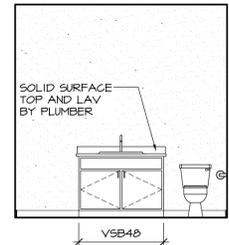
2 SECOND FLOOR CONSTRUCTION PLAN
SCALE: 1/4"=1'-0"



3 MECH. ROOM PLATFORM FRAMING
SCALE: 1/4"=1'-0"



2ND FLOOR KITCHENETTE



2ND FLOOR REST ROOM

4 CABINET ELEVATIONS
SCALE: 1/4"=1'-0"

5 DUCTWORK MASONRY OPNG. DTL.
SCALE: 1/2"=1'-0"

- ELECTRICAL NOTES:**
- ELECTRICAL CONTRACTOR SHALL VERIFY ALL OUTLET MOUNTING ARRANGEMENTS, HEIGHTS AND LOCATIONS PRIOR TO ROUGH-IN. ANY MENTION OF A SPECIFIC MOUNTING ARRANGEMENT, HEIGHT OR LOCATION SHALL NOT RELIEVE THE ELECTRICAL CONTRACTOR OF THE RESPONSIBILITY TO VERIFY THE SPECIFIC REQUIREMENT WITH THE EQUIPMENT FURNISHED OR THE OTHER TRADES WORKING IN THE SAME AREA. NO ADDITIONS TO THE CONTRACT SUM WILL BE PERMITTED FOR OUTLETS IN WRONG LOCATIONS, IN CONFLICT WITH OTHER WORK, ETC. THE OWNER RESERVES THE RIGHT TO RELOCATE ANY DEVICE 10'-0" PRIOR TO ROUGH-IN WITHOUT ANY ADDITIONAL CHARGES BY THE ELECTRICAL CONTRACTOR.
 - ALL NEW DEVICES TO BE 20 AMP, UNLESS OTHERWISE NOTED.
 - THE CONTRACTOR SHALL GUARANTEE ALL WORK AND MATERIALS FOR A PERIOD OF ONE FULL YEAR AFTER FINAL ACCEPTANCE BY THE ARCHITECT AND OWNER.
 - THE WORK INSTALLED SHALL BE IN ACCORDANCE WITH ALL LOCAL CODES AND THE LOCAL UTILITY COMPANY'S REQUIREMENTS.
 - ALL EQUIPMENT/DEVICES SHALL BE NEW AND/OR FIRST QUALITY AND IS TO BEAR THE APPROPRIATE UL OR CSA APPROVED LABELS FOR SPECIFIC PURPOSE.
 - ALL WIRE AND CABLE SHALL BE COPPER ONLY, TYPE "THHN" OR "XHHW" MINIMUM WIRE SIZE TO BE #12 EXCEPT FOR CONTROL WIRE. ALL WIRE SIZE #10 AWG AND SMALLER SHALL BE SOLID. ALL CABLE #8 AWG AND LARGER SHALL BE STRANDED.
 - ALL 20 AMPERE BRANCH CIRCUIT HOMERUNS 100' OR LONGER SHALL BE MINIMUM #10 AWG OR LARGER SIZED TO LIMIT VOLTAGE DROP TO CODE REQUIREMENTS.
 - ALL NEW ELECTRICAL WORK SHALL BE INSTALLED IN CONDUIT.
- WIRE SHALL BE INSTALLED IN THIN WALL (E.M.T.) CONDUIT UNLESS OTHERWISE NOTED. MINIMUM SIZE SHALL BE 3/4" EXCEPT FOR DROPS FOR DEVICES, SWITCH LEGS, TEMPERATURE CONTROL CONDUITS, WHERE INDICATED OR AS CALLED FOR ON DRAWINGS. ALL THIN WALL FITTINGS SHALL BE OF THE STEEL SET SCREW TYPE.
- ALL CONDUIT FASTENERS, STRAPS, SUPPORTS, ETC. MUST BE "BOLT-ON" GALVANIZED STEEL ON EXPOSED CONSTRUCTION AND IN WET AREAS. SNAP-ON BLACK METAL "CADDY" CLIPS IN METAL PARTITION WALLS, AND ABOVE SUSPENDED CEILING WILL BE PERMITTED. ALL FASTENERS, STRAPS, CLIPS, ETC. SHALL BE UL LISTED FOR THEIR USE.
- ALL CONDUIT RACEWAYS SHALL BE CONCEALED IN OR WITHIN WALLS, CEILING CAVITY, (WHERE APPLICABLE), ETC. EXCEPT AT EXPOSED CEILING LOCATIONS, UNLESS OTHERWISE NOTED. ANY OTHER RACEWAY THAT IS TO BE ROUTED EXPOSED SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION. ALL CONDUIT SHALL BE ROUTED PARALLEL OR PERPENDICULAR TO WALLS AND STRUCTURAL MEMBERS WITH 90° BENDS WHERE REQUIRED AND SHALL BE RACKED. PULL AND JUNCTION BOXES SHALL BE HELD TO A MINIMUM.
- NO WIRING SHALL BE ROUTED THROUGH HVAC AIR DUCTS.

REPAIR NOTES:

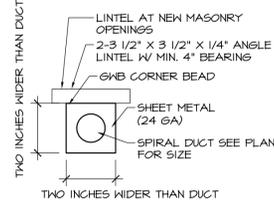
- PATCH ALL EXISTING OPENINGS IN WALLS, CEILINGS, AND FLOORS ASSOCIATED WITH REMOVED HVAC SYSTEMS.
- INSTALL NEW 5/8" GNB ON REST ROOM CEILINGS, SOFFITS TO REMAIN, AND CEILING WHERE SOFFITS ARE REMOVED. NEW FINISHES TO MATCH EXISTING.
- PROVIDE NEW STEEL LINTELS (2-3 1/2" X 4 1/2" X 1/4" LLH ANGLE ON EACH SIDE OF WALL W/ A MINIMUM OF 4" BEARINGS) AT MASONRY OPENINGS FOR NEW DUCT PENETRATIONS. SEE DRAWINGS FOR LOCATIONS. REPAIR PLASTER SURFACES AND PROVIDE METAL EDGE AT SHEET METAL TRIM.
- CONSTRUCT NEW PLATFORM 3/4" CDX PLYWOOD DECK, AND STEPS W/2X12 TREADS TO MECH/BOILER ROOM.
- PROVIDE AND INSTALL NEW SECOND FLOOR KITCHENETTE AND BATHROOM CABINETS, COUNTERTOP, AND COORDINATE WITH PLUMBER WHO WILL SUPPLY SINK AND APPROPRIATE SUPPLY, WASTE, AND VENTING SYSTEMS.
- OWNER WILL PROVIDE NEW FINISH FLOORING OR REFINISH EXISTING WOOD FLOORS FOR 2ND FLOOR.
- PAINT ALL WALLS, CEILINGS, DOORS, TRIM, AND EXPOSED SPIRAL DUCTWORK. (ALTERNATE PRICE)
- REINSTALL EXISTING 2ND FLOOR MECH ROOM DOOR, FRAME, AND TRIM.
- MODIFY EXISTING FIRST FLOOR BREAK ROOM CABINET FOR INSTALLATION OF NEW U.C.R. BY OTHERS.
- PROVIDE NEW RECEPTACLES FOR UNDER COUNTER REFRIGERATOR, SEWAGE E.J. PUMP, AND WATER HEATERS. HVAC CONTRACTOR TO PROVIDE POWER FOR AHU AND CONDENSERS. PROVIDE NEW GFI RECEPTACLES TO REPLACE EXISTING WHERE REQUIRED BY CODE.

ELECTRICAL SYMBOLS

- GROUNDED DUPLEX RECEPTACLE
- GROUNDED DUPLEX RECEPTACLE - WITH G.F.I.
- EXHAUST FAN / ELECTRIC MOTOR
- HALL MOUNTED FIXTURE

ABBREVIATIONS

- AC = ABOVE COUNTER
- BC = BELOW COUNTER
- AFF = ABOVE FINISHED FLOOR





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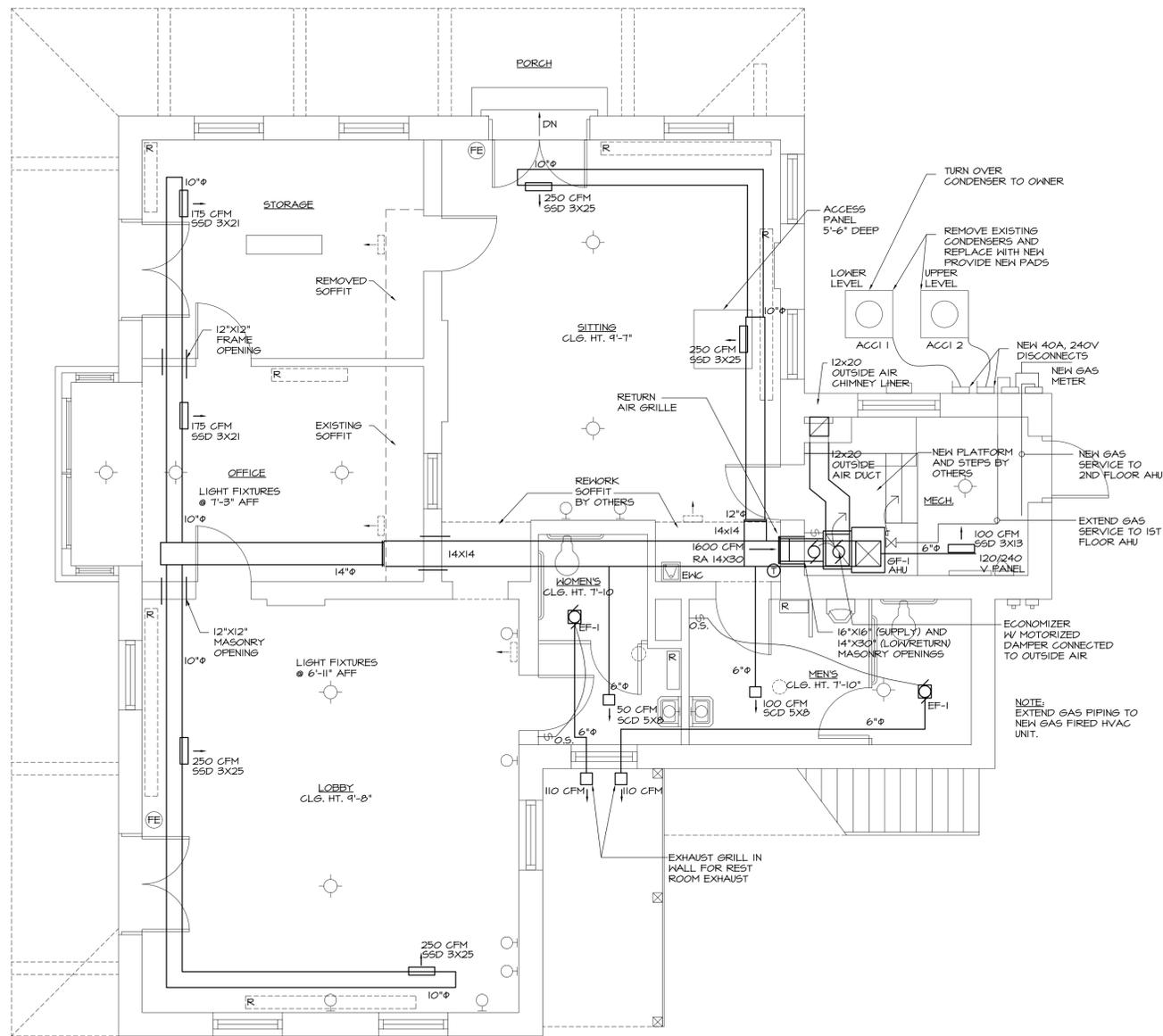
REV	DATE	DESCRIPTION	BY

CHRISTOPHER FYE and ASSOCIATES
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HVAC WORK FOR
THE OLD TRAIN DEPOT
 101 BOUTHILLIER ST. GALENA, ILLINOIS, 61036

M1



1 1ST FLOOR PLAN
 SCALE: 1/4"=1'-0"

SCOPE OF WORK

DEMOLITION NOTES

1. REMOVE EXISTING HVAC UNITS, ALL EXISTING DUCTWORK, AND GRILLES.
2. REMOVE ALL EXISTING C.I. RADIATORS (DESIGNATED AS "R" ON DRAWINGS), BOILER, AND ASSOCIATED PIPING.
3. REMOVE EXISTING A/C UNITS, DISCONNECTS, AND PIPING.
4. DISPOSE OF APPROPRIATELY FOLLOWING ALL GOVERNMENT AND ENVIRONMENTAL REGULATIONS FOR PROTECTION OF WORKERS AND DISPOSAL OF REFUSE.

NEW WORK

1. PROVIDE NEW FURNACES (S), A/C UNITS, DISCONNECTS, ECONOMIZERS, EXHAUST FANS, DUCTWORK, INSULATION, SPIRAL DUCTWORK, HANGERS, GRILLES, POWER, AND CONTROL WIRING
2. PROVIDE NEW SHEET METAL SLEEVES AT NEW MASONRY OPENINGS THRU EXISTING WALLS AND ASSOCIATED FINISH TRIM.
3. CENTERLINE OF NEW DUCTWORK TO BE AT 8'-6" ABOVE FINISH FLOOR.
4. PROVIDE NEW EXTERIOR GRILLES OR WALL BOOTS FOR EXHAUST FANS WITH ASSOCIATED PENETRATIONS THRU WALLS AND SOFFIT.
5. PROVIDE NEW SUPPLY DUCTS, CHIMNEY CAP, AND INTAKE GRILLE FOR ECONOMIZER UNIT WITH POWER AND CONTROL WIRING FOR INTERFACING WITH AHU.
6. PROVIDE NEW EXHAUST FANS, DUCTWORK, GRILLES, AND WIRING TO AN OCCUPANCY SENSOR SWITCH.
7. FLASH ROOF PENETRATIONS ASSOCIATED WITH HVAC COMBUSTION AIR AND EXHAUST PIPES IN BOILER HOUSE AND MAIN HOUSE ROOF.

NOTES

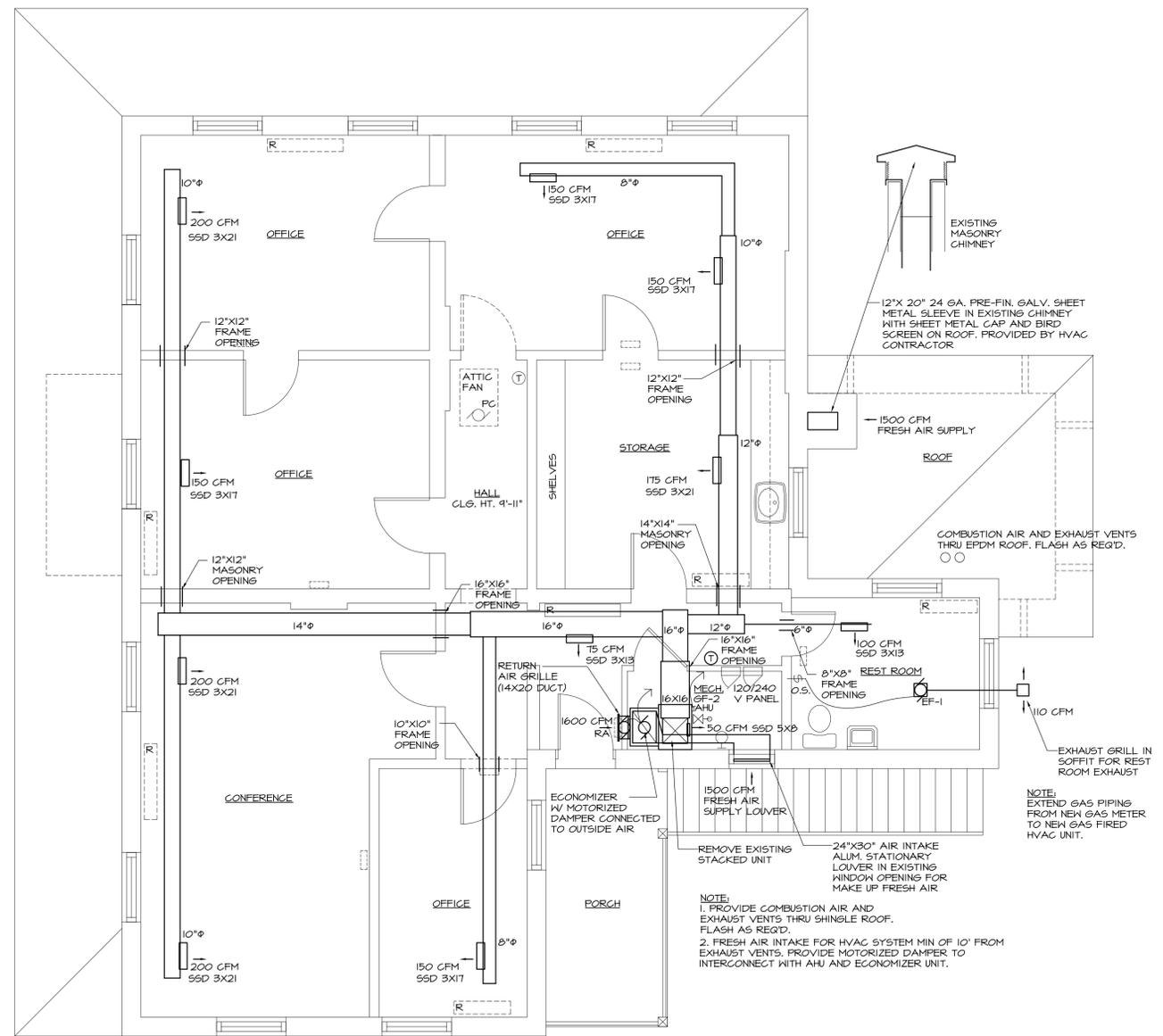
1. EXPOSED DUCTWORK TO BE PAINT GRIP GALVANIZED SPIRAL DUCT. CENTER OF DUCT TO BE 8'-6" AFF. SUPPLY GRILLES TO BE COMPATIBLE WITH SPIRAL DUCTWORK.
2. PROVIDE NEW FURNACE, NEW A/C COIL, COMPRESSOR, ALL DUCTWORK AND GRILLES, INSTALL AHU WITH RETURN AIR PLENUM WITH DUCT TO EXTERIOR FOR ECONOMIZER.
3. EXISTING PLASTER CEILING AT 9'-7" ON FIRST FLOOR AND 10'-0" ON SECOND FLOOR TO REMAIN.
4. PROVIDE NEW SPLIT SYSTEM COMPATIBLE ECONOMIZER CAPABLE OF BRINGING IN 100% OUTSIDE AIR EQUAL TO THAT MANUFACTURED BY MICRO METL MODEL # MB-6P-155A (1500CFM). ECONOMIZER TO HAVE INTEGRAL CONTROLLER TO COORDINATE WITH AHU UNIT. HVAC CONTRACTOR TO PROVIDE CONTROL WIRING.

ELECTRICAL SYMBOLS

- GROUNDED DUPLEX RECEPTACLE
- GROUNDED DUPLEX RECEPTACLE - WITH G.F.I.
- EXHAUST FAN / ELECTRIC MOTOR
- WALL MOUNTED FIXTURE

ABBREVIATIONS

- AC = ABOVE COUNTER
- BC = BELOW COUNTER
- AFF = ABOVE FINISHED FLOOR
- OS = OCCUPANCY SENSOR



2 2ND FLOOR PLAN
 SCALE: 1/4"=1'-0"

NOTES

1. PROVIDE COMBUSTION AIR AND EXHAUST VENTS THRU SHINGLE ROOF. FLASH AS REQ'D.
2. FRESH AIR INTAKE FOR HVAC SYSTEM MIN OF 10' FROM EXHAUST VENTS. PROVIDE MOTORIZED DAMPER TO INTERCONNECT WITH AHU AND ECONOMIZER UNIT.

DUCTWORK:

1. ALL SUPPLY, RETURN, EXHAUST, FRESH AIR AND MIXED AIR DUCTWORK SHALL BE SEALED IN ACCORDANCE WITH SMACNA "HVAC AIR DUCT LEAKAGE TEST MANUAL", 1985 EDITION, TABLE 1-22 "DUCT SEALING REQUIREMENTS", SEAL CLASS "A", REGARDLESS OF ACTUAL DUCT PRESSURE CLASS.
2. FRESH AIR DUCTWORK INSULATION MAY BE EITHER INTERNAL, DUCT LINER, OR EXTERNAL WRAP, AS APPROPRIATE, OR UNLESS SPECIFICALLY NOTED ON THE DRAWINGS.
3. FRESH AIR AND MIXED AIR DUCTWORK MAY ONLY BE INSULATED EXTERNALLY, AND MAY NOT BE INSULATED WITH DUCT LINER.
4. ALL DUCTWORK SHALL BE SHEER METAL, CONSTRUCTED IN ACCORDANCE WITH SMACNA DUCT CONSTRUCTION STANDARDS.
5. SPIRAL DUCT PIPE AND FITTINGS SHALL BE EQUAL TO THAT MANUFACTURED BY LINDAB, SIZED FOR AIR FLOW.
6. SPIRAL DUCT HANGERS SHALL BE CABLE HANGERS BY GRIPPLE HANGER SYSTEMS WITH ALL ACCESSORIES FOR DIFFERENT AND REQUIRED HANGER CONDITIONS. FOLLOW MANUFACTURERS WRITTEN INSTRUCTIONS FOR HANGER SIZE, ATTACHMENTS, AND SPACING. NO HANGER SPACING SHALL BE MORE THAN 7'-6" O.C. GRIPPLE, INC., 1510 HUBBARD AVE., BATAVIA, IL, (630-406-0600 OR USINFO@GRIPPLE.COM)
7. ALL BRANCH DUCTS FOR ALL SERVICES SHALL BE TAPPED FROM THE MAIN DUCT USING SPIRAL DUCT FITTINGS. ALL TAKEOFFS SHALL HAVE A BALANCING DAMPER AT THE TAKE-OFF, UNLESS NOTED OTHERWISE.
8. ALL DUCT DIMENSIONS ARE CLEAR INSIDE DIMENSIONS. ACTUAL INSTALLED DUCT SIZE SHALL REFLECT THE CLEAR INSIDE DIMENSIONS SHOWN. SHEET METAL SIZE SHALL BE INCREASED TO REFLECT ANY DUCT LINER INSULATION.
9. ALL DUCT DIMENSIONS ARE AS INTENDED FOR BIDDING. IF THE HVAC CONTRACTOR NEEDS TO MAKE CHANGES TO THE DUCT DIMENSIONS TO ACCOMMODATE CONSTRUCTION SITE CONDITIONS, THE DUCTWORK DIMENSIONS MAY BE CHANGED SO LONG AS THE REVISED DIMENSIONS PROVIDE EQUAL PERFORMANCE AS CALCULATED BY USING A DUCTULATOR DUCT SIZE CALCULATOR.

AIR SYSTEMS AND EQUIPMENT

1. BALANCING DAMPERS SHALL BE PROVIDED AT ALL SUPPLY, RETURN, EXHAUST AND FRESH AIR DUCTS. BALANCING DAMPERS SHALL BE ADEQUATE TO PROVIDE THE AIR BALANCE INDICATED ON THE DRAWINGS. PROVIDE ECONOMIZER EQUIPMENT EQUAL TO MICRO METAL MODEL MB-SP155A SERIES MIXING BOXES WITH HONEYWELL JADE CONTROL FOR BRINGING IN COOL AIR REQUIRED OUTSIDE AIR.
2. PRIOR TO OCCUPANCY, THE HVAC CONTRACTOR SHALL PROVIDE THE ARCHITECT A COMPLETE AIR BALANCE REPORT. REPORT SHALL BE IN ACCORDANCE WITH AND FORWARTED SIMILAR TO STANDARD REPORT FORMATS BY NEBB OR AABC.
3. PROVIDE TURNING VANES IN DUCTWORK ONLY WHERE SHOWN ON THE DRAWINGS.
4. PROVIDE ACCESS DOORS AT ALL COILS, GRAVITY OR MOTORIZED DAMPERS.
5. PROVIDE APPROPRIATE CONDENSATE REMOVAL FOR ALL COOLING COILS AND HIGH EFFICIENCY CONDENSING-TYPE HEATING EQUIPMENT. VERIFY THE FINAL PLUMBING ARRANGEMENT AND CONDENSATE DRAINAGE REQUIREMENTS WITH THE PLUMBING CONTRACTOR PRIOR TO START OF WORK.
6. PROVIDE THE OWNER OR OWNER'S DESIGNATED REPRESENTATIVE WITH COMPLETE TRAINING ON ALL SYSTEMS, TEMPERATURE CONTROLS AND STANDARD MAINTENANCE REQUIREMENTS.
7. PROVIDE THE OWNER AND THE ARCHITECT WITH COMPLETE, BOUND, OPERATIONS AND MAINTENANCE MANUALS PRIOR TO REQUEST FOR FINAL PAYMENT.
8. ANY EQUIPMENT SUBSTITUTIONS MADE BY THE HVAC CONTRACTOR SHALL BE APPROVED BY THE ARCHITECT PRIOR TO PURCHASE AND INSTALLATION. ALL EQUIPMENT SHALL BE BY A MAJOR MANUFACTURER OF THE EQUIPMENT TYPE IN QUESTION, AND SHALL MEET OR EXCEED ALL PERFORMANCE REQUIREMENTS NOTED ON THE DRAWINGS. IN SOME SPECIAL INSTANCES, SUBSTITUTIONS WILL BE CLOSELY CONTROLLED AND SOME EQUIPMENT WILL NOT BE APPROVED. THESE ITEMS ARE NOTED ON THE DRAWINGS.
9. THE HVAC CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL EQUIPMENT AND SPACE REQUIREMENTS WITH ALL THE OTHER CONTRACTORS PRIOR TO START OF CONSTRUCTION. THIS INCLUDES THE GENERAL CONTRACTOR, PLUMBING CONTRACTOR, ELECTRICAL CONTRACTOR AND ANY EQUIPMENT SUPPLIERS.
10. THE SUCCESSFUL HVAC CONTRACTOR SHALL PROVIDE THREE (3) COPIES OF SHOP DRAWINGS TO THE ARCHITECT ON THE FOLLOWING EQUIPMENT FOR APPROVAL PRIOR TO INSTALLATION OR PURCHASE: AIR CONDITIONERS, EXHAUST FANS, THERMOSTATS, LOUVERS, GRILLES & DIFFUSERS. INCLUDED THE NAME OF THE SUPPLIER, SUPPLIERS PHONE NUMBER AND THE CONTACT PERSON AT THE SUPPLIERS OFFICE.
11. UPON PROJECT COMPLETION, AND PRIOR TO FINAL PAYMENT, THE HVAC CONTRACTOR SHALL PROVIDE THE ENGINEER WITH A MARKED UP COPY OF THE PLANS RECORDING THE ACTUAL, FINAL INSTALLATION CONFIGURATION ("AS-BUILT DRAWINGS"). ALL NOTES SHALL BE CLEAR AND LEGIBLE.
12. CONTRACTOR TO INSTALL AND ADJUST EQUIPMENT ACCORDING TO MANUFACTURER'S GUIDELINES.
13. OWNER TO MAINTAIN AND SERVICE HVAC EQUIPMENT ACCORDING TO MANUFACTURER'S GUIDELINES OR MORE OFTEN IF CONDITIONS WARRANT.
14. ANNULAR SPACE CREATED BY PENETRATIONS IN RATED ASSEMBLIES TO BE FILLED WITH APPROVED MATERIAL (FIRE GULK, ETC.)
15. FRESH AIR INTAKE TO BE OPEN AND FURNACE BLOWER IS TO OPERATE CONTINUOUSLY DURING OCCUPIED TIME PERIODS.

GAS PIPING

1. GAS PIPING SHALL BE SCHEDULE 40 BLACK STEEL.
2. GAS PIPING 2" AND SMALLER SHALL USE THREADED FITTINGS.
3. GAS PIPING SHALL BE SIZED AND INSTALLED IN ACCORDANCE WITH ILLINOIS FUEL GAS CODE.
4. OWNER SHALL CONTACT GAS UTILITY COMPANY TO HAVE NEW GAS METER INSTALLED AT PERIMETER OF BUILDING. CONTRACTOR TO EXTEND GAS PIPING TO BOTH NEW GAS FIRED UNITS. CONTRACTOR TO EXTEND PIPING IN BOILER ROOM FROM EXISTING PIPING TO UNIT. CONTRACTOR TO ALSO EXTEND GAS PIPING TO NEW SECOND FLOOR MECHANICAL ROOM FROM NEW GAS SERVICE LOCATION.
5. THE CONTRACTOR SHALL PROVIDE GAS PRESSURE REGULATORS AT ALL NECESSARY LOCATIONS. REGULATORS SHALL BE FISHER, EQUIQUIP OR MAXITROL AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND ALL APPLICABLE CODES AND STANDARDS.
6. GAS PRESSURE REGULATORS SHALL BE VENTED TO THE OUTSIDE, WHERE REQUIRED AS NOTED ABOVE.
7. ALL GAS CONNECTIONS TO ALL EQUIPMENT SHALL INCLUDE THE FOLLOWING: SHUT-OFF VALVE, FULL SIZE DIRT LEG, MINIMUM 12" LONG STAINLESS STEEL (DORMONT, FLEX-HOSE, TRUE-FLEX OR PARKER) FLEX GAS CONNECTOR OR 18" LONG GASITITE OR APPROVED EQUAL.
8. ALL SCREWED FITTINGS SHALL BE NEW AND MAY NOT BE RE-USED. THIS IS IN ACCORDANCE WITH NFPA 54. THE COUPLINGS THAT COME ON STEEL PIPE TO PROTECT THE THREADS MAY NOT BE USED.
9. GAS PRESSURE REGULATOR VENT PIPING MAY BE STEEL, ALUMINUM ALLOY OR COPPER, WHERE ALLOWED BY NFPA 54 AND FUEL GAS CODE.

ELECTRICAL WORK

1. PROVIDE NEW DISCONNECTS, CIRCUIT BREAKERS, CONTROL WIRING FOR NEW AHU'S AND CONDENSERS. EXTEND POWER FROM EXISTING PANELS TO UNITS. POWER FOR HVAC UNITS TO TENANT SEPARATED.
2. PROVIDE POWER FOR ECONOMIZER MOTORIZED DAMPERS AND CONNECT TO T-STAT CONTROLS AND AHU'S.
3. ALL NEW WIRING TO BE INSTALLED IN CONDUIT.

THERMOSTATS

1. THERMOSTATS SHALL BE CAPABLE OF HEATING AND COOLING CONTROL AND SHALL BE SUITABLE FOR USE WITH THE PROVIDED HVAC EQUIPMENT.
2. THERMOSTATS SHALL BE INSTALLED AT 48" +/- AFF TO CENTER AND SHALL BE INSTALLED IN COMPLIANCE WITH ADA/AGS REQUIREMENTS.
3. COORDINATE FINAL T-STAT LOCATIONS WITH GENERAL CONTRACTOR.
4. THERMOSTAT SHALL PROVIDE NIGHT SET-BACK/ OCCUPIED-UNOCCUPIED CONTROLS FOR BOTH HEATING AND COOLING.
5. THERMOSTATS SHALL BE IN COMPLIANCE WITH THE ILLINOIS ENERGY CODE.

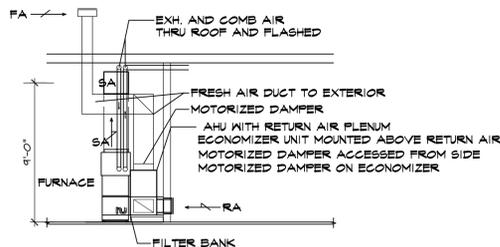
Gas Furnace & Air Conditioner Schedule

Mark	GF-1 AND GF-2
Heating Input	80,000 Btuh
Heating Output	78,000 Btuh
Minimum AFUE	96.7 %
Min. CFM Supply Air	1,600
Min. CFM Return Air	1,400
Min. CFM Outside Air	200
External S.P.	0.5"
Arrangement	Upflow
Fan Motor	1 HP - 5 Speeds, 2 stage
Furnace Electrical	115v-1 Phase
Amps	14.1
Maximum Breaker Size	20
Cond. Unit Size & Eff'y	4 Ton - SEER 19.0 Min.
Cond. Unit Electrical	208/230v-1 Phase
Cooling Total	46,000 Btuh
Cooling Sensible	32,880 Btuh
Minimum Circuit Amps	26.2
Maximum Breaker Size	40
Disconnect @ Cond. Unit	Non-Fused
Cooling Coil Make	Carrier
Cooling Coil Size	4 Ton
Cooling Coil Model	GNFVP4821ALA
Condensing Unit Make	Carrier
Condensing Unit Size	4 Ton
Condensing Unit Model	24ANB148AAC03 (2 STAGE 19 SEER)
Furnace Make	Carrier
Furnace Model	59MTA100V21-22 2 STAGE
Filters	20" x 25" x 1"
T-Stat	Infinity Model SYSTXCCITCO1-A W/ WIFI

NOTE:
FRESH AIR INTAKE TO BE OPEN AND FURNACE BLOWER IS TO OPERATE CONTINUOUSLY DURING OCCUPIED TIME PERIODS.

Alternate Equipment - HVAC Alt. 1

Cooling Coil Make	Carrier
Cooling Coil Size	4 Ton
Cooling Coil Model	GNFVP4821ALA
Condensing Unit Make	Carrier
Condensing Unit Size	4 Ton, 13+ SEER
Condensing Unit Model	24ABB342AON3
Furnace Make	Carrier
Furnace Model	59TP6A080E21-20 2 STAGE
Thermostat	Honeywell Vision Pro 8000 Model TH8321R1001 2 Stage



3 FURNACE DETAIL (GF-1 & 2)
SCALE: NTS

Ductwork Insulation Schedule

	Location
Service	Exposed in Occupied Space
Supply	R-5 in enclosed spaces only (soffit)
Return	None
Exhaust	None
Fresh Air	R-5

Notes:
1) Minimum values for installed insulation. Pre-application values may need to be higher in order to meet installed value requirements.
2) Contiguous vapor barrier is required on all insulated ductwork.

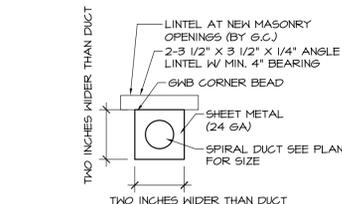
Exhaust Fan Schedule

Mark	EF-1
Serves	Rest Room
CFM	110
Static Pressure	0.15"
Drive	Direct
Amps	0.18
Voltage	120v-1 Phase
Damper	Gravity BackDraft
Sound Rating	1.5 Sones
Weight	13.4 lbs.
Manufacturer Model	Panasonic FV-11VF2
Accessories	#885AL wall cap with soffit grille for 2nd Flr.

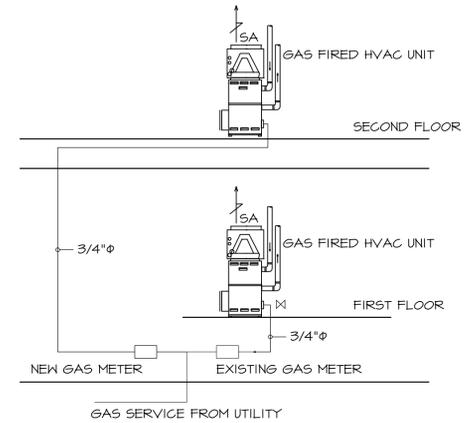
NOTE:
EXHAUST FANS TO BE CONTROLLED BY OCCUPANCY SENSOR SWITCHES FOR INTERMITTENT USE.

Grille Schedule

Mark	SSD	SCD	SRG	LOUVER
Size	See Drawings	See Drawings	See Drawings	24x30
Type	Supply	Supply	Return	Air Intake
Location	duct mounted	Ceiling	Sidewall	Wall Mounted
Damper	grille	grille	N.A.	N.A.
Construction	Steel	Steel	Steel	Aluminum
Manufacturer Model	Linz Industries R65-3	Hart & Cooley 661	Hart & Cooley 672	Hart & Cooley #1545 Fixed Louver
Accessories			Mount low	Mount in window opening



1 DTL. AT WALL OPENINGS
SCALE: 1/2"=1'-0"



2 GAS SERVICE RISER DIAGRAM
SCALE: NTS

ELECTRICAL NOTES:

1. ELECTRICAL CONTRACTOR SHALL VERIFY ALL OUTLET MOUNTING ARRANGEMENTS, HEIGHTS AND LOCATIONS PRIOR TO ROUGH-IN. ANY MENTION OF A SPECIFIC MOUNTING ARRANGEMENT, HEIGHT OR LOCATION SHALL NOT RELIEVE THE ELECTRICAL CONTRACTOR OF THE RESPONSIBILITY TO VERIFY THE SPECIFIC REQUIREMENT WITH THE EQUIPMENT FURNISHED OR THE OTHER TRADES WORKING IN THE SAME AREA. NO ADDITIONS TO THE CONTRACT SUM WILL BE PERMITTED FOR OUTLETS IN WRONG LOCATIONS, IN CONFLICT WITH OTHER WORK, ETC. THE OWNER RESERVES THE RIGHT TO RELOCATE ANY DEVICE 10'-0" PRIOR TO ROUGH-IN WITHOUT ANY ADDITIONAL CHARGES BY THE ELECTRICAL CONTRACTOR.
2. ALL NEW DEVICES TO BE 20AMP, UNLESS OTHERWISE NOTED.
3. THE CONTRACTOR SHALL GUARANTEE ALL WORK AND MATERIALS FOR A PERIOD OF ONE FULL YEAR AFTER FINAL ACCEPTANCE BY THE ARCHITECT AND OWNER.
4. THE WORK INSTALLED SHALL BE IN ACCORDANCE WITH ALL LOCAL CODES AND THE LOCAL UTILITY COMPANY'S REQUIREMENTS.
5. ALL EQUIPMENT/DEVICES SHALL BE NEW AND/OR FIRST QUALITY AND IS TO BEAR THE APPROPRIATE UL OR CSA APPROVED LABELS FOR SPECIFIC PURPOSE.
6. ALL WIRE AND CABLE SHALL BE COPPER ONLY, TYPE "THIN" OR "XHHW" MINIMUM WIRE SIZE TO BE #12 EXCEPT FOR CONTROL WIRE. ALL WIRE SIZE #10 AWG AND SMALLER SHALL BE SOLID. ALL CABLE #8 AWG AND LARGER SHALL BE STRANDED.
7. ALL 20 AMPERE BRANCH CIRCUIT HOMERUNS 100' OR LONGER SHALL BE MINIMUM #10 AWG OR LARGER SIZED TO LIMIT VOLTAGE DROP TO CODE REQUIREMENTS.
8. ALL NEW ELECTRICAL WORK SHALL BE INSTALLED IN CONDUIT.
WIRE SHALL BE INSTALLED IN THIN WALL (E.M.T.) CONDUIT UNLESS OTHERWISE NOTED. MINIMUM SIZE SHALL BE 3/4" EXCEPT FOR DROPS FOR DEVICES, SWITCH LEGS, TEMPERATURE CONTROL CONDUITS, WHERE INDICATED OR AS CALLED FOR ON DRAWINGS. ALL THIN WALL FITTINGS SHALL BE OF THE STEEL SET SCREW TYPE.
ALL CONDUIT FASTENERS, STRAPS, SUPPORTS, ETC. MUST BE "BOLT-ON" GALVANIZED STEEL ON EXPOSED CONSTRUCTION AND IN WET AREAS. SNAP-ON BLACK METAL "CADDY" CLIPS IN METAL PARTITION WALLS, AND ABOVE SUSPENDED CEILING WILL BE PERMITTED. ALL FASTENERS, STRAPS, CLIPS, ETC. SHALL BE UL LISTED FOR THEIR USE.
ALL CONDUIT RACEWAYS SHALL BE CONCEALED IN OR WITHIN WALLS, CEILING CAVITY, (WHERE APPLICABLE), ETC. EXCEPT AT EXPOSED CEILING LOCATIONS, UNLESS OTHERWISE NOTED. ANY OTHER RACEWAY THAT IS TO BE ROUTED EXPOSED SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION. ALL CONDUIT SHALL BE ROUTED PARALLEL OR PERPENDICULAR TO WALLS AND STRUCTURAL MEMBERS WITH 90° BENDS WHERE REQUIRED AND SHALL BE RACKED. FULL AND JUNCTION BOXES SHALL BE HELD TO A MINIMUM.
9. NO WIRING SHALL BE ROUTED THROUGH HVAC AIR DUCTS.

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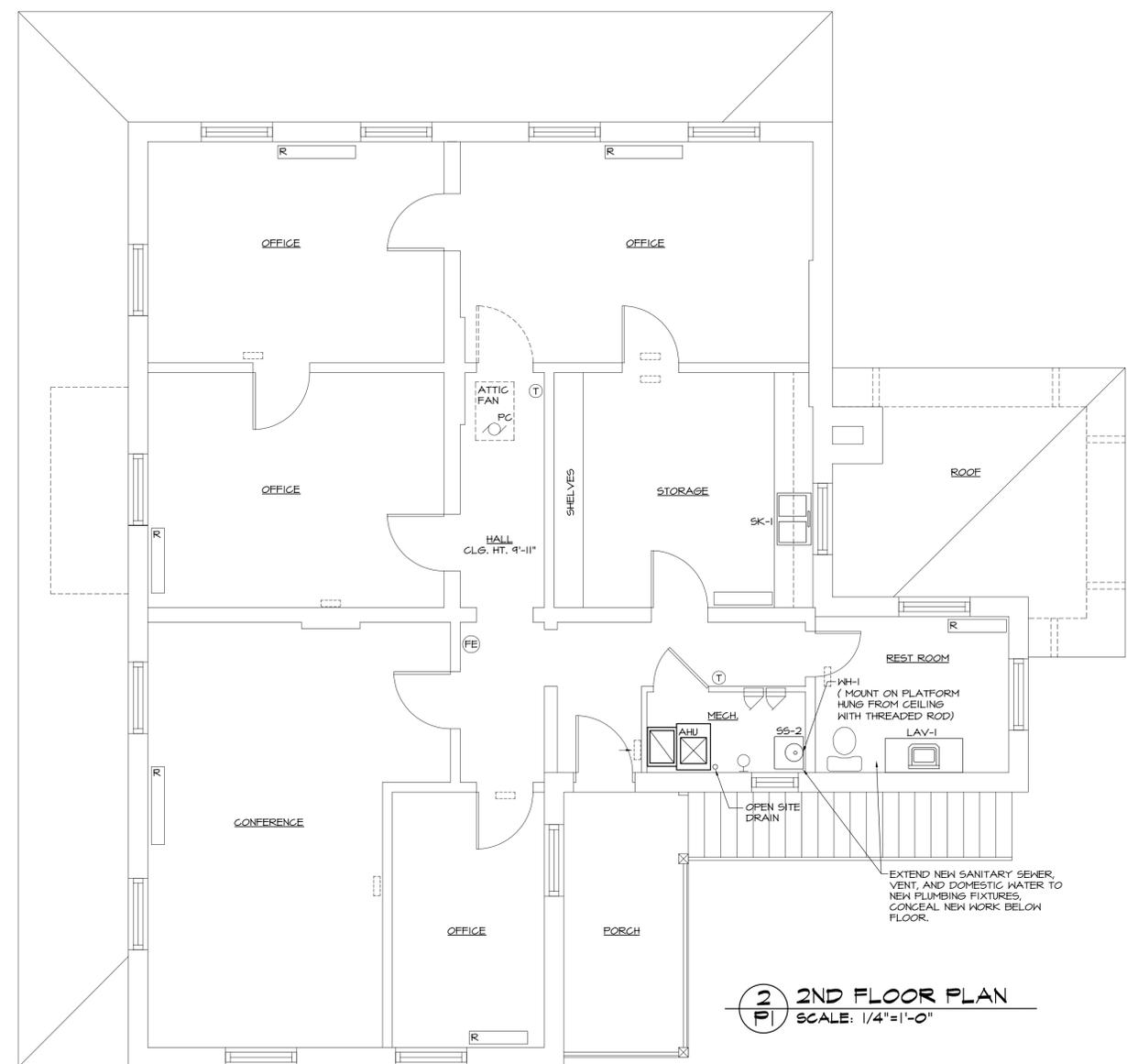
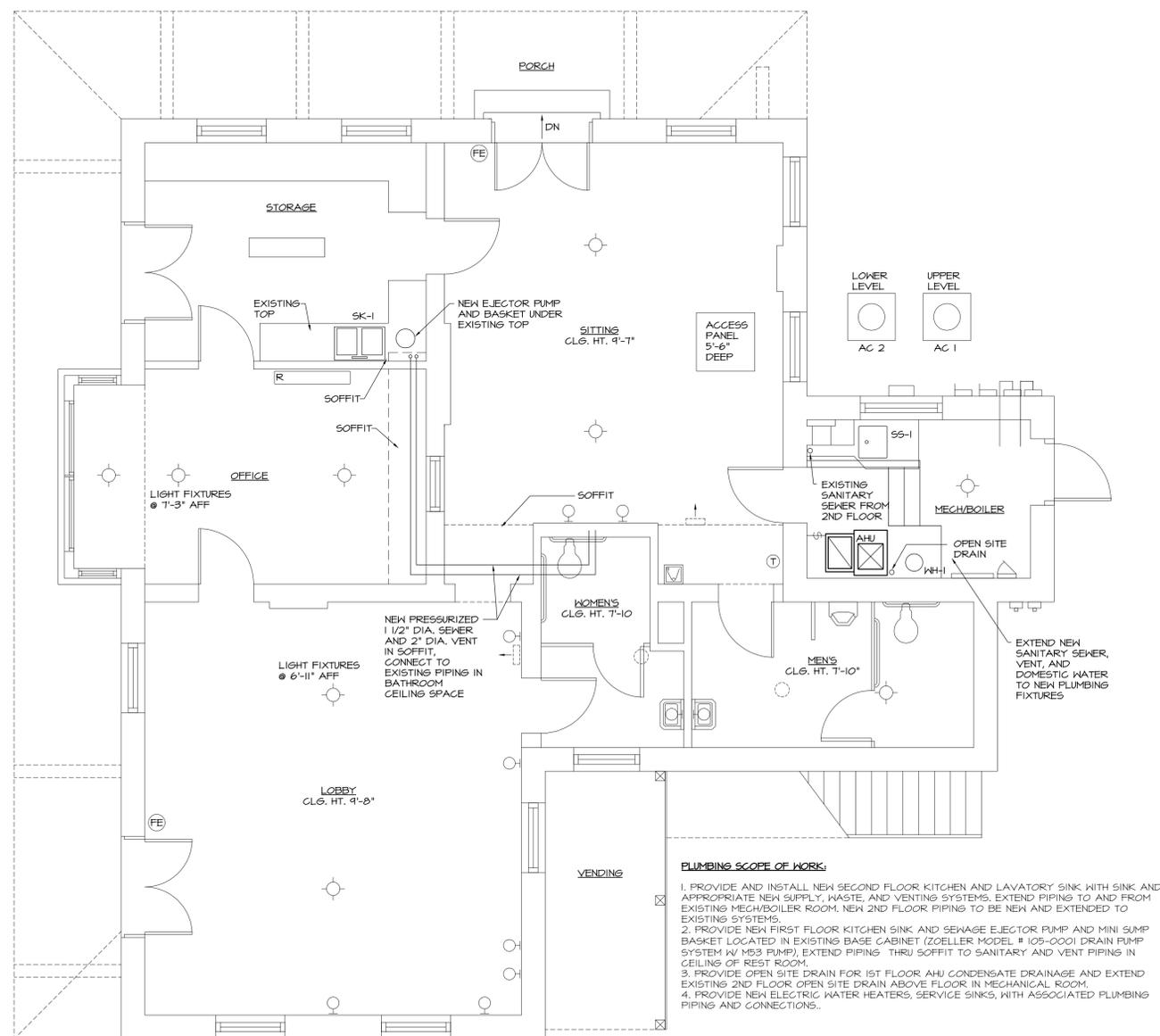
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HVAC WORK FOR
THE OLD TRAIN DEPOT
101 BOUTHILLIER ST. GALENA, ILLINOIS, 61036





PLUMBING FIXTURE SCHEDULE					
MARK	DESCRIPTION	UTILITIES			
		CW	HW	DR	VENT
LAV-1	SOLID SURFACE TOP WITH INTEGRAL SINK LAVATORY (SINK TO BE WHITE); DELTA CLASSIC CENTERSET LAV FAUCET MODEL #511-WHITE SINGLE HANDLE LAVATORY FAUCET W/ 6" ELBOW HANDLE, VANDAL RESISTANT, 2 HOLES, LESS POP UP, LESS LIFT ROD, HIGH TEMP LIMIT STOP, K-TISS PERFORATED GRID DRAIN W/ 1 1/4" TAILPIECE; CHROME; INCLUDE W/ FAUCET SET; GENERAL CONTRACTOR TO PROVIDE CABINET.	1/2"	1/2"	1 1/2"	1-1/2"
SS-1	LAUNDRY SINK - 20X24 MUSTEE MODEL 18F; MOLDED STONE BASIN, FLOOR MOUNTED; FAUCET: T & S BRASS FAUCET #B-0661-POL SERVICE SINK FITTINGS W/ VACUUM BREAKER, 3/4" HOSE OUTLET, WALL BRACE AND PAIL HOOK; HOSE & HOSE BRKT; MOP HANGER, #62-24G WALL GUARD (OR EQUAL FAUCET BY CHICAGO FAUCET)	3/4"	3/4"	1 1/2"	1 1/2"
SS-2	MOP SINK BASIN - 24X24 MUSTEE MODEL 63M; MOLDED STONE MOP BASIN, FLOOR MOUNTED; FAUCET: T & S BRASS FAUCET #B-0661-POL SERVICE SINK FITTINGS W/ VACUUM BREAKER, 3/4" HOSE OUTLET, WALL BRACE AND PAIL HOOK; HOSE & HOSE BRKT; MOP HANGER, #62-24G WALL GUARD (OR EQUAL FAUCET BY CHICAGO FAUCET)	3/4"	3/4"	2"	1 1/2"
SK-1	KOHLER, 'CADENCE' MODEL# K-3145-4-WA, SS DOUBLE BASIN SINK 3" DEEP, 20 GA., WITH DELTA MODEL# 400 KITCHEN SINK FAUCET. PROVIDE BASKET STRAINER, 1/2" TAILPIECE AND TRAP ESCUTCHEON, CHROME PLATED FLEXIBLE BRASS RISERS AND ANGLE VALVE STOPS.	1/2"	1/2"	1 1/2"	1 1/2"
SUMP-1	SEWAGE EJECTOR PIT AND PUMP MODEL NO. 105-0001 DRAIN PUMP SERIES BY ZOELLER PUMP CO. #MODEL #105 UNDER CABINET BASIN (14 1/2" DIA. X 12 1/2" DEEP) 1 1/2" DISCHARGE CAPACITY W/ 2" VENT, AND MODEL #53 UMP 1/2 HP, 120V, 1 PH, 60 HZ. 1550 RPM W/ AUTOMATIC FLOAT OPERATED MECHANICAL SWITCH			2"	1 1/2"
OPEN SITE DRAIN	OPEN SITE PVC DRAIN WITH TRAP 4" DIA. REDUCE TO 2" PVC DRAIN AND CONNECTED TO EXISTING SANITARY SYSTEM			2"	1 1/2"
FD	FLOOR DRAIN - CAST IRON BODY, BOTTOM OUTLET, SEPARATE P-TRAP, NICKEL BRONZE, 4" SQUARE STRAINER, VANDAL-PROOF SCREWS. SIOUX CHIEF 833-2PNQ			2"	1 1/2"
CO	CLEAN-OUT BRASS PLUG, ROUND STAINLESS STEEL ACCESS COVERPLATE N-8470-R.				

* IF REQUIRED BY THE PLUMBING CODE FOR UPPER LEVEL REST ROOMS.

- PROCEDURES**
1. ALL SUSPENDED HORIZONTAL PIPING SHALL BE SUPPORTED BY HANGERS SPACED NO FURTHER THAN 8'-0" APART (4'-0" FOR PVC). NO PIPING SHALL BE SELF-SUPPORTING, NOR BE SUPPORTED FROM EQUIPMENT CONNECTIONS.
 2. ALL PARALLEL PIPES (TWO OR MORE) SHALL BE SUPPORTED ON A CHANNEL TYPE TRAPEZE HANGER.
 3. SUPPORTS AND HANGERS SHALL BE INSTALLED TO PERMIT FREE EXPANSION AND CONTRACTION IN PIPING SYSTEMS UNLESS PIPE REQUIRES FIRM ANCHOR CONTROL.
 4. HORIZONTAL SOIL OR WASTE LINES SHALL BE AT A SLOPE OF NOT LESS THAN 1/8" PER FOOT AND SHALL BE HELD CLOSE TO THE CONSTRUCTION TO MAINTAIN A MAXIMUM OF HEAD ROOM. ALL CHANGES OF DIRECTION AND JUNCTIONS SHALL BE MADE WITH "Y" FITTINGS AND 1/8" BENDS. ALL DRAIN LINES SHALL BE PROTECTED FROM FREEZING.
 5. HOT AND COLD WATER PIPING SHALL BE PROPERLY FITTED TO LOW POINTS IN THE SYSTEM WHERE DRAINS SHALL BE INSTALLED.
 6. CLEANOUTS SHALL BE PLACED AT ALL DEAD ENDS, AT CHANGES OF DIRECTION, AT 50'-0" INTERVALS ON HORIZONTAL RUNS, OUT OF HIGH TRAFFIC AREAS (NOT UNDER EQUIPMENT), ETC., WHERE CLEANOUTS OCCUR IN CONCEALED SPACES, THEY SHALL BE PROVIDED WITH EXTENSIONS TO FLOOR ABOVE OR TO WALLS. A HAND-HOLE TEST TEE SHALL BE PLACED AT THE BASE OF EACH STACK.
 7. VENT STACKS SHALL BE CONNECTED TO VENTS THROUGH ROOF.
 8. ALL SUPPLY PIPING TO BE RUN OVERHEAD, UNLESS OTHERWISE NOTED.
 9. ALL SUPPLY PIPING TO EQUIPMENT SHALL BE A MINIMUM OF 1/2" DIA.
 10. EACH FIXTURE WILL HAVE A 3/4" X 12" AIR CHAMBER.
 11. PROVIDE SERVICE VALVES AT BRANCHES AND ALL EQUIPMENT.
 12. ALL FIXTURES WILL BE FURNISHED WITH INTEGRAL STOPS.
 13. ALL FLOOR DRAINS AND FIXTURES TO BE VENTED AS REQ'D BY LOCAL CODES.
 14. ALL HORIZONTAL VENT PIPING SHALL BE RUN ABOVE FINISHED CEILING OR IN FURRED WALL AND SLOPED UP TOWARD MAIN STACK.
 15. HORIZONTAL DRAINAGE PIPING SHALL BE PITCHED NOT LESS THAN 1/4" PER FOOT FOR PIPING 3" DIA. AND UNDER.
 16. HORIZONTAL DRAINAGE PIPING SHALL BE PITCHED NOT LESS THAN 1/8" PER FOOT FOR PIPING 4" DIA. AND OVER.
 17. ALL EQUIPMENT DEVICES SHALL BE INSTALLED WITH UNIONS IN SUCH A MANNER TO FACILITATE EASY REMOVAL AND MAINTENANCE OF EQUIPMENT WITHOUT DISRUPTING SERVICE AND CAUSING MAJOR PIPING REVISIONS.
 18. ALL CONNECTIONS BETWEEN DISSIMILAR METALS SHALL BE MADE WITH DIELECTRIC UNIONS OR COUPLINGS.
 19. VERIFY LOCATION OF EXISTING BUILDING SEWER CONNECTIONS BEFORE WORK BEGINS.
 20. PROVIDE HOSE BIB IN MECHANICAL ROOM WITH HOSE CONNECTION. PROVIDE 3/4" Ø COLD WATER FEED. PLUMBER TO LOCATE.
 21. EXPAND TRAPPED OPEN SITE DRAINS TO 4" Ø ABOVE FLOOR & PROVIDE SCREEN.

- MATERIALS**
1. ALL MATERIALS SHALL BE NEW, OF FINEST QUALITY AND U.L. LISTED FOR THE SPECIFIC DESIGN PURPOSE.
 2. SANITARY PIPING SHALL BE SCHEDULE 40 PVC AS PERMITTED BY LOCAL CODE AUTHORITIES.
 3. PROVIDE 3/4" MAIN SUPPLY LINES.
 4. THREADED FITTINGS ON GALVANIZED STEEL PIPING SHALL BE 150# CLASS GALVANIZED MALLEABLE IRON FITTINGS CONFORMING TO ASTM A-191 SPECIFICATIONS.
 5. FURNISH AND INSTALL UNIONS WHERE INDICATED OR NECESSARY FOR REPAIR OF SERVICE. UNIONS 2" AND SMALLER SHALL BE STANDARD GROUND JOINT BRASS TO IRON SEAT, MALLEABLE IRON, SCREWED. UNIONS 2-1/2" LARGER SHALL BE STANDARD CAST IRON FLANGED UNIONS 125# CLASS.
 6. VALVES SHALL BE MANUFACTURED BY CRANE OR STOCKHAM.
 7. PIPE INSULATION AT ALL PIPE HANGERS SHALL CONSIST OF INSUL-SHIELD FIBERGLASS PIPE SUPPORTS AS MANUFACTURED BY INSUL-COUSTIC OR ARCHITECT/ENGINEER APPROVED EQUAL. DOMESTIC HOT AND COLD WATER SUPPLY PIPING SHALL BE INSULATED WITH ONE OF THE FOLLOWING (INSTALL PER MFR. RECOMMENDATIONS):
 - A. 1" THICK PREFORMED FIBERGLASS WITH "K" FACTOR OF 0.23 MAX. AT 75°F MEAN TEMPERATURE. JACKET TO BE FACTORY APPLIED KRAFT PAPER WITH VAPOR BARRIER.
 - B. 1" THICK MOLDED RIGID PHENOLIC FOAM WITH "K" FACTOR OF 0.23 MAX. AT 75°F MEAN TEMPERATURE. JACKET TO BE FACTORY APPLIED LAMINATED ALUMINUM FOIL AND WHITE KRAFT PAPER WITH VAPOR BARRIER.
 8. HANGERS SHALL BE STANDARD WEIGHT STEEL OR IRON ROD; RING OR CLEVIS TYPE.
 9. PREPACKAGED UNDERCOUNTER SEWAGE EJECTOR SUMP SYSTEM:
 - A. SEE FIXTURE SCHEDULE FOR SUMP AND PUMP SYSTEM, TO BE INSTALLED IN EXISTING CABINET SYSTEM WITH PRESSURE AND VENT SYSTEM INSTALLED IN SOFFIT AND CONNECTED TO EXISTING SEWER AND VENT LINES IN EXISTING BATHROOM CEILING. COORDINATE W/ GENERAL CONTRACTOR.
 - B. ELECTRICAL CONTRACTOR TO BRING A DEDICATED CIRCUIT TO PUMP PANEL & RUN WIRING TO REMOTE ALARM.
 - C. INSTALL CHECK VALVE UNION & GATE VALVE IN PUMP DISCHARGE, RISE W/ 1 1/2" DISCHARGE TO DIRECT CONNECTION TO NEW SANITARY SEWAGE LINE.

- PLUMBING NOTES:**
1. CONTRACTOR TO VERIFY ALL PLUMBING CONNECTIONS WITH COUNTY AND STATE BUILDING REGULATIONS AND ORDINANCES.
 2. PLUMBING CONTRACTOR TO COORDINATE LAYOUT AND RUNS WITH ALL OTHER TRADES TO ESTABLISH CLEARANCES TO AVOID CONFLICTS PRIOR TO INSTALLATION OF PIPING.
 3. CONTRACTOR TO VERIFY ALL EXISTING PLUMBING CONDITIONS ON SITE PRIOR TO BIDDING. NO ADDITIONAL CHARGES WILL BE ALLOWED FOR FAILURE TO FIELD VERIFY.

ELECTRIC WATER HEATER SCHEDULE							
MARK	MANUFACTURER	MODEL NO.	STORAGE CAPACITY (GALLONS)	ELECTRIC ELEMENT			REMARKS
				WATTS	VOLT	PH	
WH-1	A.O.SMITH	EJC-10	10	1650W	120	1	NOTE 1

- WATER HEATER NOTES:**
1. PROVIDE T & P RELIEF VALVE AND PIPE TO FLOOR DRAIN
 2. VERIFY KN REQUIREMENTS AT SITE
 3. 18 1/4" HIGH AND 16" DIAMETER AND 45 LBS.
 4. WATER HEATER IN 2ND FLOOR MECHANICAL ROOM
- TO BE INSTALLED ABOVE FLOOR MOUNTED SERVICE SINK ON BRACKET HUNG FROM CEILING STRUCTURE FROM THREADED ROD.

JOB NO. 11817
DATE: 04/09/17

NO.	DATE	DESCRIPTION	BY

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PLUMBING WORK FOR
THE OLD TRAIN DEPOT
101 BOUTHILLIER ST. SAENA, ILLINOIS, 61036



S P E C I F I C A T I O N S

DIVISION 1. GENERAL NOTES

Contractor shall verify all dimensions at the job site.
 Contractor shall establish all lines and levels for work and shall coordinate his work with other Contractors for smooth progression of the work.
 Code requirements for material and workmanship of every kind shall comply with the local requirements of the building and electrical codes. Such compliance shall take preference over items that may be specified or detailed otherwise.
 Contractor shall take out and pay for all permits, inspection certificates, bonds and sureties required by governmental bodies.
 General Contractor and all subcontractors each as the trade applies, shall be responsible to install a complete job based upon direction from these drawings. Any contradictions or incomplete information should be submitted to the Architect before construction commences.
 Project shall be one bid with general construction, electrical, mechanical, and plumbing work to be included. General Contractor to submit names of proposed subcontractors with his bid and breakdown of individual subcontractor bids. Prior to beginning work, each contractor shall furnish certificates of insurance for workers compensation and liability coverages with insurance coverages to comply with City of Galena policy requirements. Policy shall list owner, engineer, and architect as additional insured.
 Monthly payments shall be made to contractors based on previous month's accepted work. See attached prevailing wage information in City of Galena front end documents which includes all bidding requirements.
 Provide waiver(s) of lien for all work covered at each payment draw.

Allowances:

Appliances: By Owner
 Floor coverings: By Owner
 Light fixtures: By Owner
 Cabinets & countertops: \$2000.00

Plans and specifications are cooperative. All labor and materials required to fully carry out the intention of the plans and specifications are part of this contract whether or not specifically documented. The Contractor shall provide each item mentioned, indicated, or implied to achieve the intended building according to the methods of best construction practice. In no event is any article, operation, method or materials to fall below the standards set by the International Building Code. The Contractor shall comply with all state and local codes even in the event of conflicting requirements in the plans and specifications. All equipment and materials to be installed according to the manufacturer's recommendations and are to be new.

DIVISION 2. SITE WORK N/A

DIVISION 3. CONCRETE N/A

DIVISION 4. MASONRY

Cut in new ductwork openings in existing masonry walls. Rework brick opening with existing common brick and install lintels at each opening. See Division 5: Metals for lintels.
 Mortar shall conform to ASTM designation C-270 (latest edition), Type N with added lime.
 Clean all work thoroughly from the top downward using fiber brushes and cleaning compound to remove mortar.

DIVISION 5. METALS

Provide (2) 3-1/2" x 4-1/2" x 1/4" angles (LLH) for all masonry lintels unless otherwise noted; 4" bearing.

DIVISION 6. CARPENTRY AND MILLWORK

Misc. Framing: S.P.F., standard or better, as needed.
 Cabinets (2nd Floor Kitchenette/2nd Floor Rest Room): Bertch, Square Raised Panel, Painted Poplar. Selected by Owner; See Allowances.
 Countertop (2nd Floor Kitchenette): Plastic laminate with backsplash.
 Selected by Owner; See Allowances.
 Lavatory Top: Solid surface top provided by Plumber, installed by Contractor.

DIVISION 7. MOISTURE PROTECTION

Sealants: Where the opening is more than 3/8", pack with neoprene backer rod to 3/8" from surface and seal.
 Interior: Silicone at plumbing fixtures; acrylic latex at all other locations
 Exterior: One-part urethane; equal to Sonneborn NP-1
 Roof Vent Flashing: Provided by Mechanical Contractor and compatible with roof finishes (shingle/EPDM).
 Roof Insulation: Spray foam with fire barrier coating, R-38 provided by Owner's Subcontractor.

DIVISION 8. DOORS AND WINDOWS

Existing windows and doors: Contractor to remove and reinstall 2nd floor Mechanical Room door.
 Owner to provide wood storm windows.

DIVISION 9. FINISHES

Soffits and ceilings to be gypsum wallboard, taped, and finished with a 2 step Cal Coat finish with metal corner beads. Finish texture to match existing. All new GWB is to be moisture resistant (MR) board and be 5/8" thick.
 Owner to provide floor finishes.
 All painting to be by Contractor as an alternate bid. All interior woodwork areas to receive one coat of primer and two coats of semi-gloss enamel. All ceilings to receive two coats of flat latex paint. All walls and ceiling areas to receive two coats of eggshell latex paint. Exposed spiral ductwork to receive a primer and two coats of metal enamel paint. Colors to be selected by Owner. Paints to be professional quality paints/stains equal in quality to Benjamin Moore, Sherwin-Williams, Glidden or Mautz. Ceiling - spray two coats. Walls - spray and back roll.
 Wood floors: Refinished by Owner's Subcontractor.

DIVISION 10. EQUIPMENT

By Owner.

DIVISION 15 & 16. MECHANICAL AND ELECTRICAL

All work to comply with all relevant national, state and local codes.
H.V.A.C.: By separate Contractor
Plumbing: By separate Contractor
Electrical: Furnish and install a complete electrical project extended from present system, including labor and materials, equipment, receptacles, and outlet boxes.
 Mechanical Contractor to provide power and equipment associated with insulating new HVAC equipment and exhaust fans in Rest Rooms. (Coordinate with other Contractors and suppliers.)

Existing panels to remain with new circuits in spare spaces.
 Install receptacles where indicated on drawings. New wiring to be grounded and in conduit with #12 wiring (12 A) for outlets and for lighting.
 Owner to provide and repair light fixtures.
 HVAC Contractor to provide and install bathroom exhaust fan and ductwork to exterior grille under soffits or wall grille.
 Verify location of all kitchen outlets and appliances with cabinet suppliers before rough-in.
 All fixtures shall be verified by Owner prior to ordering.
 Provide Smoke/Heat/Co detectors on each floor at locations required by Codes and as shown on drawings. Detectors shall be wired to building circuit. Co detectors shall not be connected to smoke detectors and shall act as standalone units. All detectors shall be equal to those manufactured by BRK Electronics. Install in strict conformance with manufacturers' instructions. Replace existing with new.
 Smoke Detectors: (ionization) in halls/kitchen
 Co Detectors: in furnace location
 Smoke/Co combo Where indicated
 Coordinate with Mechanical Contractors to avoid wiring in return air spaces.

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