OUTLINE SPECIFICATIONS FOR
KERRVILLE ISD – MAINTENANCE STORAGE FACILITY
RFQ #21-012

Section 00400 General Conditions

1. General conditions of the contract for construction shall be AIA Document A201, 2017 Edition, "General Conditions of the Contract for Construction." As modified by Kerrville ISD.

Section 00500 Supplementary Conditions

1. A ten (10) month construction time from Notice to Proceed until Substantial Completion is to be estimated.
3. Contractor shall obtain and pay for all required building permits.
4. U.E.C. charges are to be by owner.

Section 01330 Submittal Procedures

1. Product data of each product/material to be used shall be submitted electronically for approval.
    a. Provide physical samples for any color selections.
    b. Provide warranty information.
2. Shop drawings shall be submitted electronically for approval.
    a. Provide dimensions, including rough-in.
    b. Wiring diagrams
    c. Schedule
    d. Engineers' calculations with Texas stamp and signature.

Section 01410 Testing Laboratory Services

1. Geotechnical tests and existing soils report have been previously accomplished by Kerrville ISD. KISD will pay for required testing of materials and installation normally associated with this scope of project. Contractor shall pay for any retests of failed materials and/or installations.

Section 01560 Tree Protection

1. Locate and clearly define trees to remain. Verify with District any trees to be removed and/or require pruning as affected by the execution of the project.
2. As many trees are to be saved as possible.
3. An experienced tree service firm shall perform any removal and/or pruning and provide an arborist report to Kerrville ISD.

Section 01700 Contract Closeout

1. Contractor shall provide one (1) year warranty on all material and installation and pass on any material, equipment or system warranty provided by supplier.
2. Contractor shall provide Operations and Maintenance manuals (one hard copy and one electronic copy).
3. Contractor shall provide As-Built drawings (one hard copy and one electronic copy).
4. Contractor shall provide proof of Release of Liens from all subcontractors and/or material suppliers.

Section 02512 Crushed Stone Paving

1. Percent Compaction ASTM D1557 percentage of the maximum in-place dry density of the same material as determined by Soils Engineer.
2. Decomposed Granite fine and coarse aggregate. Color as selected by District.
3. Rough Grade and Soil Sterilization to be minimum of 90% compaction.
4. Base Course. Compact to 90% density. Thoroughly pre-blend stabilizer with crushed stone prior to placing.
5. Final Grade. Compact each lift to a minimum of 95% with at least 4 passes of compacting equipment. After each compaction, screed smooth.

Section 02610 Site Utilities

1. Water system. PVC pipe shall be sched. 40, AWWA C90. Copper tube, type K hard & soft copper tube per ASTM B88. Any lines that cross under a driveway is to be sched. 80.
2. Sewer system sanitary and storm sewers PVC sched. 40. Any lines that cross under a driveway is to be sched. 80.
3. Natural gas system to conform to rules and regulations of Atmos Energy Company.

Section 03300 Concrete

1. Comply with ACI 301 and 304.
2. Concrete materials; ASTM C150, type I-normal; type II-air entrained. Aggregates per ASTM C33.
3. Concrete mix 28 days strength 4000 psi max slump 2"-4" minimum cement content 5 sacks/cu yd of concrete.
4. Perimeter of slab shall have a 1-1/2” exterior panel sheathing notch and a 3” high maintenance curb.
5. Interior concrete slab to be slightly sloped to drain out overhead doors at each end.
6. Interior concrete slab to have clear sealer applied.

Section 05400 Light Gauge Metal Framing

1. Exterior studs to be formed from commercial steel with minimum 50,000 psi yield strength. ALL structural components, clips, supports, welds and accessories to have coat of rust resisting paint or shall be galvanized.
2. Load bearing steel studs are to be a minimum 18 gauge- unless noted on drawings.
3. Non-structural studs (18 gauge or lighter) are to be rolled formed and corrosion resistant coated steel.
4. Prefabricated panels shall be squared and braced against racking.

Section 07213 Building Insulation

1. Refer to Section 13340.

Section 07620 Sheet Metal Flashing and Trim

1. Refer to Section 13340.

Section 07920 Caulking and Sealants

1. Contractor to submit complete list of all caulking and sealants and their proposed application locations prior to installation.
2. All caulking and sealants to be applied in strict accordance with manufacturer's written directions.

3. Exterior sealants to be as follows:
    a. Perimeter of H.M. doors and control joints, misc. intersections, panel joints - single component polyurethane.
    b. Roof Flashings - silicone.
4. All caulking and sealant colors to be selected by District.

Section 08120 Metal Doors & Frames
1. Hollow metal doors of cold rolled steel, commercial quality, 16 ga. Reinforcements for hinges, lockset, and closer to be 12 ga.
2. Hollow metal frames of cold rolled steel, commercial quality, 14 ga. Reinforcements for hinges to be 7 ga. Strike and closer to be 12 ga. Frames to be painted with a primer and two coats of paint to match Pac Clad Dark Bronze.
3. Minimum of 4 hinges per door.
4. Door to be insulated with polystyrene foam core.

Section 08330 Overhead Sectional Doors
1. Flush steel, insulated, standard lift operating style with track and hardware.
2. Door panels to have outer shell of 20 ga. and polyurethane insulation. Doors to be painted with a primer and two coats of paint to match Pac Clad Dark Bronze.
3. Hinge, roller, lift mechanism to be galvanized.
4. Head, jambs, and sill are all to have weatherstripping. Frames to be painted with a primer and two coats of paint to match Pac Clad Dark Bronze.
5. Electric operation for one overhead door next to man door is Base Bid.
    a. Motor to be 1/2 hp, continuous duty; 120v.
    b. External Key Operators keyed to District's keying system.
    c. Clutch driven.
    d. Remaining overhead doors are to receive electric operation as Additive Alternate Number 01.

Section 08710 Finish Hardware
1. Contractor to furnish, deliver, and install all items of finishing hardware as required to complete the building.
2. All hardware to have satin finish 626 (26D) no coating.
3. Hardware to be by Sargent.
    a. Heavy Duty and keyed to District's keying system.

Section 13340 Metal Building Systems
1. Contractor to furnish and install manufacturer-engineered, shop-fabricated structural steel building frame. Including exterior metal panels, canopies, soffits, closures, trim, gutters and downspouts, interior liner panels and trim.
2. All wall panels are to be Pac Clad Highline S1 profile. Color to be Pac Clad Dark Bronze.
3. All roof panels are to be Standing Seam, provided by manufacturer. Color to be selected by school district.
4. All interior liner panels are to be 14' high and align with top of overhead doors.
5. All soffit panels to be flush solid with recessed linear LED lighting.
6. All closures, trim, gutters and downspouts are to be Pac Clad Dark Bronze.
7. All insulation to be equal to Simple Saver System.
8. Under the canopy and above garage doors and personnel door are to be 2' high glass transoms the full length of the door jambs. Glazing to clear 1" insulating glass.
9. Ends of the building are to have ventilators and exhaust fans tied in sequence.
10. No roof penetrations are allowed.

General Notes for Mechanical, Electrical, and Plumbing:

1. Mechanical, electrical, and plumbing systems design to be by General Contractor's sub-contractors.
2. 100 amp electrical panel should be a sub-panel pulled underground from adjacent Ag Barn electrical room.
3. Provide a quad J-box and conduit with pull-string back to panel at 4' high centered between every bay.
4. All Lighting (exterior and interior) is to be LED and 4000K color temperature.
    a. Exterior lights to be on timer.
    b. Interior lights to be on switches.
5. A 20' industrial size commercial overhead fan should be located to benefit air movement over the loading and unloading area inside the facility.
6. Provide frost proof hydrant between the two overhead doors on inside.
7. Ends of the building are to have ventilators and exhaust fans tied in sequence.
8. No roof penetrations are allowed.