



Village of Winnetka

Village Council Regular Meeting

April 7, 2026 at 7:00 PM
Village Hall
510 Green Bay Road

AGENDA

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Quorum**
 - a. April 14, 2026 Special Study Session
 - b. April 21, 2026 Regular Meeting
 - c. May 5, 2026 Regular Meeting
- 4. Public Comments**
- 5. Reports**
- 6. Establishment of Consent Agenda**
- 7. Approval of Consent Agenda**
 - a. Approval of Village Council Minutes
 - i. February 10, 2026 Special Study Session
 - ii. March 3, 2026 Regular Meeting
 - b. Approval of Warrant List Dated March 13, 2026 - April 2, 2026
 - c. Resolution No. R-36-2026: Awarding a Contract to Bulley & Andrews Concrete Restoration, LLC for Services Related to the Hubbard Woods Parking Garage Repair and Restoration (Adoption)
 - d. Resolution No. R-38-2026: Designating Lakeside Bank as a Depository for the Village of Winnetka and Designating Authorized Signatures (Adoption)
- 8. Ordinances and Resolutions**
 - a. Ordinance No. MC-01-2026: Zoning Text Amendment to Confirm Lot Line Designations on Lots with more than Two Street Frontages (Public Hearing and Introduction/Adoption)
- 9. Old Business**
- 10. New Business**
 - a. Short Term Rental Regulations - Policy Direction

NOTICE

Village Council meetings are video recorded. All agenda materials are available at villageofwinnetka.org (Governance > Agendas & Minutes); the Reference Desk at the Winnetka Library; or in the Manager's Office at Village Hall (2nd floor). The Village of Winnetka, in compliance with the Americans with Disabilities Act, requests that all persons with disabilities who require certain accommodations to allow them to observe and/or participate in this meeting or have questions about the accessibility of the meeting or facilities, contact the Village ADA Coordinator, 510 Green Bay Road, Winnetka, Illinois 60093, 847-716-3543; T.D.D. 847-501-6041.

11. Appointments

- a. Re-appointment of Board of Fire and Police Commissioners Chairperson - Margaret Benson
- b. Re-appointment of Environmental, Forestry, and Sustainability Commissioner - Tim Ring
- c. Re-appointment of Firefighters Pension Board Member - Megan Bauman
- d. Re-appointment of Firefighters Pension Board Member - Thomas Thibeault
- e. Re-appointment of Historic Preservation Commissioner - Joe Stuart
- f. Re-appointment of Historic Preservation Commissioner - Paul Weaver
- g. Re-appointment of Plan Commissioner - Mamie Case
- h. Re-appointment of Zoning Board of Appeals Representative on the Plan Commission - Matt Bradley
- i. Re-appointment of Zoning Board of Appeals Member - Michael Ritter

12. Closed Session

13. Adjournment

**MINUTES
WINNETKA VILLAGE COUNCIL
SPECIAL STUDY SESSION
February 10, 2026**

(Approved: xx)

A record of a legally convened meeting of the Council of the Village of Winnetka, which was held at the Council Chambers on Tuesday, February 10, 2026 at 7:00 PM.

- 1) Call to Order. President Dearborn called the meeting to order at 7:00 PM. Village Manager Kristin Kazenas called the roll of the Village Council. Present: Trustees Kirk Albinson, Rob Apatoff, and Scott Myers. Absent: Trustees Tina Dalman, Kim Handler, and Bridget Orsic. Also present: Deputy Village Manager Hannah Lipman, Deputy Village Clerk Berina Gradjan, Village Attorney Courtney Willits, Engineering Director Jim Bernahl, Chief Financial Officer Tim Sloth, and approximately no persons in the audience.

- 2) Public Comment. None.

- 3) Stormwater Project Update.

Trustee Handler enters at 7:03 pm.

Engineering Director Jim Bernahl provides program overview and objectives regarding the stormwater management study in an effort to improve the Village's storm sewer and sanitary sewer systems. Since implementation of the overall program, the Village has partnered with New Trier High School District 36, Winnetka Park District, Forest Preserve District of Cook County, and secured permitting from the U.S. Army Corps of Engineers. While major storage infrastructure has been completed, Council is advised of the Hibbard Preserve wetland restoration and monitoring program status and next phases related to stormwater conveyance improvements.

Mike Waldron, Senior Associate at Strand Associates, advises Council on project progression related to both stormwater storage and stormwater conveyance for Western and Eastern Winnetka, advancement, and conceptual planning, related to the next stages in efforts to continue commitment towards proactive infrastructure investments and improvements, updated project cost estimates and budgeting. This includes contingency costs, various sources of project funding and comprehensive funding strategies. Additionally, anticipated project timelines including jurisdictional transfers, obtaining financial aid from IDOT towards roadway improvements, and advancing key implementation actions.

Council discussed various regulatory factors, resident impacts, project and design scope, and anticipated timelines. Additionally, Council discussed financial implications, budgeting matters, grants and available funding to mitigate project costs, as well consideration of a second opinion by an independent engineering firm.

- 4) Adjournment. Trustee Apatoff, seconded by Trustee Handler moved to adjourn the meeting. By voice vote, the motion carried. The meeting adjourned at 9:04 pm.

Recording Secretary

**MINUTES
WINNETKA VILLAGE COUNCIL
REGULAR MEETING
March 3, 2026**

(Approved: xx)

A record of a legally convened meeting of the Council of the Village of Winnetka, which was held at Council Chambers on Tuesday, March 3, 2026, at 7:00 PM.

- 1) Call to Order. President Dearborn called the meeting to order at 7:01 PM. Village Manager Kristin Kazenas called the roll. Present: Trustees Kirk Albinson, Tina Dalman, Kim Handler, Scott Myers and Bridget Orsic. Absent: None. Also present: Deputy Village Manager Hannah Lipman, Deputy Village Clerk Berina Gradjan, Village Attorney Peter Friedman, Community Development Director Scott Mangum, and approximately 11 people in the audience.

Trustee Apatoff has provided the required notice that he will be unable to attend the regular meeting due to work obligations. The Village's policy provides that Trustee Apatoff may participate remotely unless 2/3 of the Council objects. With no objections, Trustee Apatoff participated remotely fully in the meeting.

Call to Order. Village Manager Kristin Kazenas called Trustee Apatoff for attendance.

- 2) Pledge of Allegiance. Trustee Handler led the group in the Pledge of Allegiance.

- 3) Quorum.

- a) Thursday, March 19, 2026 Regular Meeting All of the Council members present said they expect to attend with the exception of Trustee Dalman who will be participating remotely.
- b) April 7, 2026 Regular Meeting All of the Council members present said they expect to attend.
- c) April 14, 2026 Special Study Session All of the Council members present said they expect to attend.
- d) April 21, 2026 Regular Meeting All of the Council members present said they expect to attend.

- 4) Public Comment: No public comment.

- 5) Reports:

- a) Trustees.

- i. Trustee Albinson attended an event hosted by the Winnetka Congregational Church as a stand against antisemitism and a show of unity for the community.
- ii. Trustee Apatoff commends the professionalism and remarkable precision of the Winnetka Fire Department in response to a fire that occurred in the community.

- b) Attorney. No report.

- c) Manager.

- i. Village Manager Kristin Kazenas provides an update regarding the Chase Bank development and the sale of Council Chambers historic benches in partnership with the Winnetka Historical Society. The proceeds are allocated between the Village and Historical Society, and Village funds will offset the restoration costs towards the historic mural at Village Hall.
- d) Village President.
 - i. President Dearborn commends the Chase Bank development and states that the general contractor commended the working relationship with the Village.
- 6) Establishment of the Consent Agenda

Trustee Myers seconded by Trustee Dalman moved to approve the Establishment of the Consent Agenda. By voice vote, the motion carried.
- 7) Approval of the Consent Agenda
 - a) Approval of Village Council Minutes
 - i. February 3, 2026 Special Meeting
 - ii. February 3, 2026 Regular Meeting
 - b) Approval of Warrant List Dated February 13, 2026 – February 26, 2026 in the amount of \$1,835,128.03.
 - c) Resolution No. R-08-2026: Approving a Professional Service Agreement with Strand Associates for Construction Engineering Services for the Ravines Sanitary Pumping Station and Force Main Rehabilitation (Adoption)
 - d) Resolution No. R-20-2026: Waiving Bidding and Approving a Contract with Conservation of Sculpture & Objects Studio for Cenotaph Maintenance Services (Adoption)
 - e) Resolution No. R-21-2026: Approving a Contract with Hoerr Construction, Inc. for Sewer Relining Work (Adoption)
 - f) Resolution No. R-22-2026: Waiving Bidding and Approving an Agreement with A Lamp Concrete Contractors, Inc. for Post Office Building Demolition and Site Restoration (Adoption)
 - g) Resolution No. R-23-2026: Approving a Contract with Yellowstone Landscape for the Purchase and Planting of Parkway Trees (Adoption)
 - h) Resolution No. R-25-2026: Waiving Bidding and Approving the Disposal of Public Works Equipment and the Purchase of New Public Works Equipment from Burris Equipment (Adoption)
 - i) Resolution No. R-26-2026: Approving Intergovernmental Agreements with the Villages of Northfield, Glencoe, and Wilmette for the Use of the Village's Fire Department Training Tower (Adoption)
 - j) Resolution No. R-27-2026: Approving a Non-Exclusive License Agreement for the Use of the Elm Street Train Station Parking Lot and Station Park for a Farmers' Market (Adoption)
 - k) Resolution No. R-29-2026: Approving a Contract with BLD Services, LLC for Manhole Rehabilitation Services (Adoption)

- l) Resolution No. R-31-2026: Approving an Outdoor Dining Agreement with Paradise Foods, LLC (Adoption)
- m) Approval of Annual Outdoor Seating Area Permits

Trustee Orsic seconded by Trustee Dalman, moved to approve the foregoing items on the Consent Agenda by omnibus vote. By roll call vote, the motion carried. Ayes: Trustees Albinson, Apatoff, Dalman, Handler, Myers and Orsic. Nays: None. Absent: None.

8) Ordinances and Resolutions.

- a. Resolution No. R-28-2026: Approving a Non-Exclusive License Agreement for Use of Winnetka Property for the Winnetka Music Festival (Adoption)

The Winnetka Music Fest is scheduled for Friday, June 19th and Saturday, June 20th and will take place on Lincoln Avenue between Pine Street and Elm Street along the Village owned parking lot on Lincoln Avenue.

Deputy Village Manager Hannah Lipman confirms that the non-exclusive license agreement remains generally consistent with minor adjustments related to timing, confirming that the Music Fest will open to the public at 4:00pm rather than 5:00pm on Friday, June 19th. Additionally, set up will be permitted to begin as early as 6:00am on Thursday, June 18th, as opposed to 6:00pm. The Village will ensure that any closures will be channeled through proper communications between businesses and residents.

The Winnetka Music Fest organizers and Village staff will coordinate logistics with One Winnetka project developers to ensure coordination of a safe and successful event during construction activities.

Council discusses business operations during the Music Fest festivities and patron access during the Winnetka Music Fest.

Trustee Dalman, seconded by Trustee Orsic, moved to adopt Resolution No. R-28-2026. By roll call vote, the motion carried. Ayes: Trustees Albinson, Apatoff, Dalman, and Orsic. Nays: None. Absent: None. Abstain: Trustees Handler and Myers.

- b. Resolution No. R-30-2026: Approving a Non-Exclusive License Agreement for the Use of the Elm Street Train Station Parking Lot for an Artisan Market (Adoption)

The Chicago Artisan Market is a curated, upscale market featuring local artisans and small businesses selling handcrafted food, fashion, home goods, and art. This would mark the first Artisan Market that would be held in Winnetka on May 30th and May 31st at the Elm Street Train Station Parking lot.

Deputy Village Manager Hannah Lipman confirms that organizers are currently completing a rental agreement with the Park District, separate from the non-exclusive agreement with the Village, for the use of Station Park. Council is informed of the agreement stipulations and key points identified in the license agreement.

Jonathan Smith, Managing Partner for the INV Marketing Group, addresses Council regarding the scope of the Artisan Market, locations, participating vendors, operations, and marketing.

Trustee Myers, seconded by Trustee Dalman, moved to adopt Resolution No. R-30-2026. By roll call vote, the motion carried. Ayes: Trustees Albinson, Apatoff, Dalman, Handler, Myers, and Orsic. Nays: None. Absent: None. Abstain: None.

9) Old Business.a. 736 Elm Street – Solidcore – Special Use Permit – Policy Direction

At the February 17th Council meeting, Community Development Director Scott Mangum addressed Council regarding a request for a special use permit for Solidcore in the Commercial Overlay District, specifically in the One Winnetka building. Council requested that staff provide further clarification regarding the special use.

Deirdre Clein, Director at Murphy Real Estate, addresses Council regarding retailer selection process, retailer marketing, and financial costs, expenses, and stability.

Phil Golden, Retail Broker for Solidcore, addresses Council regarding business operations, client experience, class hours, foot traffic, and matters related to parking.

Council discusses the communities' wants and needs as surveyed by the Winnetka Caucus, various uses and businesses, parking concerns, One Winnetka's special uses, and parking stipulations.

Council provides policy direction to permit the special use with the condition to provide a 15-minute buffer between classes from 9:00am to 5:00pm on weekdays. Additionally, Council requests that Solidcore staff encourage patrons to park in the One Winnetka parking lot.

Trustee Dalman, seconded by Trustee Albinson, moved to approve policy direction permitting the special use with the condition to provide a 15-minute buffer between classes from 9:00am to 5:00pm on weekdays and that Solidcore staff will encourage patrons to park in the One Winnetka parking. By roll call vote, the motion carried.

Ayes: Trustees Albinson, Apatoff, Dalman, Myers and Orsic. Nays: Trustee Handler. Absent: None.

10) New Business. None.11) Appointments:

- a) Appoint Ben Dietz to the Environmental, Forestry & Sustainability Commission – (Ben Dietz is replacing Brendan Andrew) – his term will be effective March 3, 2026 and will expire on May 1, 2029.

Trustee Albinson seconded by Trustee Dalman, moved to appoint Ben Dietz to the Environmental, Forestry & Sustainability Commission. By voice vote, the motion carried.

12) Closed Session for the Purpose of Discussing Specific Personnel and Probable and Pending Litigation Pursuant to Sections 2(c)(1) and 2(c)(11) of the Open Meetings Act.

Trustee Albinson, seconded by Trustee Dalman, moved to adjourn to Closed Session for the purpose of discussing specific personnel and probable and pending litigation pursuant to sections 2(c)(1) and 2(c)(11) of the Open Meetings Act and to adjourn the Open Meeting automatically and immediately upon the conclusion of the special meeting without the conduct of any further business or comments. By roll call vote, the motion carried. Ayes: Trustees Albinson, Apatoff, Dalman, Handler, Myers, and Orsic. Nays: None. Absent: None.

13) Adjournment. The Closed Session meeting ended at 8:42 p.m.

Recording Secretary



Agenda Item Executive Summary

TITLE: Approval of Warrant List Dated March 13, 2026 - April 2, 2026

PRESENTER: Kristin Kazenas

AGENDA DATE: April 7, 2026

CONSENT: Yes

ITEM TYPE: Consent Agenda

ITEM HISTORY:

None.

EXECUTIVE SUMMARY:

The Warrant List Dated March 13, 2026 - April 2, 2026.

RECOMMENDATION:

Consider Approving the Warrant List Dated March 13, 2026 - April 2, 2026.

ATTACHMENTS:

None



Agenda Item Executive Summary

TITLE: Resolution No. R-36-2026: Awarding a Contract to Bulley & Andrews Concrete Restoration, LLC for Services Related to the Hubbard Woods Parking Garage Repair and Restoration (Adoption)

PRESENTER: Tom Powers

AGENDA DATE: April 7, 2026

CONSENT: Yes

ITEM TYPE: Consent Agenda

ITEM HISTORY:

In late 2025 the Village hired American Structure Point to complete a basis of design and prepare construction documents for the rehabilitation of Hubbard Woods Parking Garage. The design was substantially completed in 2025. Council budgeted in fiscal year 2026 for the rehabilitation construction, so that a competitive bid package could be assembled and awarded.

The results of the investigation and recommendations were presented to Council on January 6, 2026. Council directed staff to proceed with the bidding of the critical repairs and that aesthetic improvements would be determined at a later date.

EXECUTIVE SUMMARY:

The Hubbard Woods parking garage rehabilitation was advertised for bid on January 30th with the associated bids received on February 27th, 2026. The bid package included base bid scope and nine alternates. The Village received ten base bids ranging from \$610,643.50 to \$1,220,399.00 for the project. Bulley & Andrews was the lowest base bidder (\$610,643.50), and they are a well-known concrete restoration contractor that has worked for the Village in the past. Staff and American Structure Point held a bid review with Bulley & Andrews and found no exceptions to their bid.

Staff is recommending the following base bid and alternates are accepted:

Base Bid	\$610,643.50
Alternate #2 Southwest Stairwell replacement	\$53,799.00
Alternate #3 Southeast Stairwell replacement	\$57,649.00
Alternate #4 Height Restriction sign replacement	\$25,640.00
Alternate #7 Decorative goose neck lighting	\$13,753.00
Alternate # 9 Replacement of interior light fixtures	\$76,015.00

Total Award: Base bid plus selected alternates: \$837,499.50

The Fiscal Year 2026 Budget contains combined funding in the amount of \$800,000 (in Downtown Revitalization Fund Account No. 420-15-01-650) for the repair of the garage. In addition, there was \$100,000 included for engineering. The proposed scope of services falls within the combined rehabilitation and engineering budget for the garage work.

RECOMMENDATION:

Consider adopting Resolution No. R-36-2026, awarding a contract for the Hubbard Woods Parking Structure 2026 Repairs to Bulley & Andrews in the amount of \$837,499.50.

ATTACHMENTS:

1. Resolution No R-36-2026 Approving contract with Bulley & Andrews for Hubbard Woods Parking Repairs
2. Contract
3. Bid Summary

**A RESOLUTION AWARDING A CONTRACT TO BULLEY AND ANDREWS
CONCRETE RESTORATION LLC FOR SERVICES RELATED TO THE
HUBBARD WOODS PARKING GARAGE REPAIR AND RESTORATION**

WHEREAS, Article VII, Section 10 of the 1970 Illinois Constitution authorizes the Village of Winnetka ("***Village***") to contract with individuals, associations, and corporations in any manner not prohibited by law or ordinance; and

WHEREAS, on January 30, 2026, the Village issued Bid #026-006 ("***Request for Bids***") for constructions services related to the Hubbard Woods Parking Garage repair and restoration ("***Services***"); and

WHEREAS, the Village received 10 bids to provide the Services; and

WHEREAS, pursuant to Chapter 4.12 of the Village Code and the Village's purchasing manual, the Village Council has determined that Bulley and Andrews Concrete Restorations LLC ("***Contractor***") is the lowest responsive and responsible bidder to provide the Services; and

WHEREAS, Contractor's bid for the Services includes a base bid in an amount not to exceed \$610,643.50 ("***Base Scope of Work***"), plus five alternative bids in a total amount not to exceed \$226,856 ("***Alternate Scopes of Work***"); and

WHEREAS, the Village Council desires to enter into a contract with Contractor for the Base Scope of Work and Alternate Scopes of Work, for Contractor to perform the Services in an amount not to exceed \$837,499.50 (collectively, the "***Contract***"); and

WHEREAS, the Village Council has determined that it is in the best interests of the Village and its residents to award the Contract to Contractor;

NOW, THEREFORE, BE IT RESOLVED, by the Council of the Village of Winnetka, Cook County, Illinois, as follows:

SECTION 1: RECITALS. The Village Council adopts the foregoing recitals as its findings, as if fully set forth herein.

SECTION 2: APPROVAL OF CONTRACT. The Village Council hereby approves the Contract in substantially the form attached as **Exhibit A**, and in a final form approved by the Village Attorney.

SECTION 3: AUTHORIZATION TO EXECUTE CONTRACT. The Village Council hereby authorizes and directs the Village President and the Village Clerk to execute and attest, respectively, on behalf of the Village, the final Contract after receipt by the Village Manager of two executed copies of the final Contract from Contractor; provided, however, that if the Village

April 7, 2026

R-36-2026

Manager does not receive two executed copies of the final Contract from Contractor within 60 days after the date of adoption of this Resolution, then this authority to execute and seal the final Contract will, at the option of the Village Council, be null and void.

SECTION 4: EFFECTIVE DATE. This Resolution shall be in full force and effect from and after its passage and approval according to law.

ADOPTED this _7th_ day of April, 2026, pursuant to the following roll call vote:

AYES: _____
NAYS: _____
ABSENT: _____
ABSTAIN: _____

Signed

Village President

Countersigned:

Village Clerk

April 7, 2026

R-36-2026

EXHIBIT A
CONTRACT

April 7, 2026

R-36-2026

**CONTRACT BETWEEN
VILLAGE OF WINNETKA**

AND

Bulley and Andrews Concrete Restoration LLC

FOR THE CONSTRUCTION OF

Hubbard Woods Parking Garage 2026 Repairs and Preservation

CONTRACT BETWEEN
VILLAGE OF WINNETKA
AND

Bulley and Andrews Concrete Restoration LLC

FOR THE CONSTRUCTION OF

Hubbard Woods Parking Garage 2026 Repairs and Preservation

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CONTRACTOR'S CERTIFICATION

ATTACHMENT A - Supplemental Schedule of Contract Terms

ATTACHMENT B - Specifications

ATTACHMENT C - List of Drawings

ATTACHMENT D - Special Project Requirements

APPENDIX 1 - Prevailing Wage Ordinance

PERFORMANCE BOND

LABOR AND MATERIAL PAYMENT BOND

CONTRACT BETWEEN
VILLAGE OF WINNETKA
AND

Bulley and Andrews Concrete Restoration LLC

FOR THE CONSTRUCTION OF

Hubbard Woods Parking Garage 2026 Repairs and Preservation

In consideration of the mutual promises set forth below, the Village of Winnetka, 510 Green Bay Road, Winnetka, Illinois 60093, a home rule municipal corporation ("Owner"), and **Bulley & Andrews Concrete Restoration, LLC, 1755 W. Armitage Ave, Chicago, IL 60622 a Limited Liability Corporation** ("Contractor"), make this Contract as of the **7th day of April, 2026** and hereby agree as follows:

ARTICLE I
THE WORK

1.1 Performance of the Work

Contractor shall, at its sole cost and expense, provide, perform, and complete all of the following, all of which is herein referred to as the "Work":

1. Labor, Equipment, Materials, and Supplies. Provide, perform, and complete, in the manner described and specified in this Contract, all necessary work, labor, services, transportation, equipment, materials, apparatus, machinery, tools, fuels, gas, electric, water, waste disposal, information, data, and other means and items necessary to accomplish the Project at the Work Site, both as defined in Attachment A, in accordance with the specifications attached hereto as Attachment B, the drawings identified in the list attached hereto as Attachment C, and the Special Project Requirements attached hereto as Attachment D.

2. Permits. Except as otherwise provided in Attachment A, procure and furnish all permits, licenses, and other governmental approvals and authorizations necessary in connection therewith.

3. Bonds and Insurance. Procure and furnish all Bonds and all certificates and policies of insurance specified in this Contract.

4. Taxes. Pay all applicable federal, state, and local taxes.

5. Miscellaneous. Do all other things required of Contractor by this Contract, including, without limitation, arranging for utility and other services needed for the Work and for testing, including the installation of temporary utility lines, wiring, switches, fixtures, hoses, connections, and meters, and providing sufficient sanitary conveniences and shelters to accommodate all workers and all personnel of Owner engaged in the Work.

6. Quality. Provide, perform and complete all of the foregoing in a proper and workmanlike manner, consistent with the highest standards of professional and

CONTRACT

construction practices and in full compliance with, and as required by or pursuant to, this Contract, and with the greatest economy, efficiency, and expedition consistent therewith, with only new, undamaged and first quality equipment, materials and supplies.

7. Conflicting Language. In the event of conflicting language between the Contract and any other section of the specifications, plans or project manual, the contract language shall supersede all other language in the construction documents.

1.2 Commencement and Completion Dates

Contractor shall commence the Work not later than the "Commencement Date" set forth on Attachment A and shall diligently and continuously prosecute the Work at such a rate as will allow the Work to be fully provided, performed, and completed in full compliance with this Contract not later than the "Completion Date" set forth in Attachment A. The time of commencement, rate of progress, and time of completion are referred to in this Contract as the "Contract Time."

1.3 Required Submittals

A. Submittals Required. Contractor shall submit to Owner all documents, data, and information specifically required to be submitted by Contractor under this Contract and shall, in addition, submit to Owner all such drawings, specifications, descriptive information, and engineering documents, data, and information as may be required, or as may be requested by Owner, to show the details of the Work, including a complete description of all equipment, materials, and supplies to be provided under this Contract ("Required Submittals"). Such details shall include, but shall not be limited to, design data, structural and operating features, principal dimensions, space required or provided, clearances required or provided, type and brand of finish, and all similar matters, for all components of the Work.

B. Number and Format. Except as otherwise provided in Attachment B, Contractor shall provide three complete sets for each Required Submittal. All Required Submittals, except drawings, shall be prepared on white 8-1/2 inch by 11 inch paper. Two black and white prints and one electronic copy in Adobe Acrobat (.pdf) format of each drawing shall be provided. All prints of drawings shall be folded to 8-1/2 inches by 11 inches, or less. All drawings shall be clearly marked in the lower right-hand corner with the names of Owner and Contractor.

C. Time of Submission and Owner's Review. All Required Submittals shall be provided to Owner no later than the time, if any, specified in this Contract for their submission or, if no time for submission is specified, in sufficient time, in Owner's sole opinion, to permit Owner to review the same prior to the commencement of the part of the Work to which they relate and prior to the purchase of any equipment, materials, or supplies that they describe. Owner shall have the right to require such corrections as may be necessary to make such submittals conform to this Contract. All such submittals shall, after final processing and review with no exception (or its equivalent) noted by Owner, become a part of this Contract. No Work related to any submittal shall be performed by Contractor until Owner has completed review of such submittal with no exception (or its equivalent) noted. Owner's review and stamping of any Required Submittal shall be for the sole purpose of examining the general management, design, and details of the proposed Work, shall not relieve Contractor of the entire responsibility for the performance of the Work in full compliance with, and as required by or pursuant to this Contract, and shall not be regarded as any assumption of risk or liability by Owner.

D. Responsibility for Delay. Contractor shall be responsible for any delay in the Work due to delay in providing Required Submittals conforming to this Contract.

1.4 Review and Interpretation of Contract Provisions

Contractor represents and warrants that it has carefully reviewed this Contract, including all of its Attachments and the drawings identified in Attachment C, all of which are by this reference incorporated into and made a part of this Contract. Contractor shall, at no increase in the Contract Price, provide workmanship, equipment, materials, and supplies that fully conform to this Contract. Whenever any equipment, materials or supplies are specified or described in this Contract by using the name or other identifying feature of a proprietary product or the name or other identifying feature of a particular manufacturer or vendor, the specific item mentioned shall be understood as establishing the type, function and quality desired. Other manufacturers' or vendors' products may be accepted, provided that the products proposed are equivalent in substance and function to those named as determined by Owner in its sole and absolute discretion.

Contractor shall promptly notify Owner of any discrepancy, error, omission, ambiguity, or conflict among any of the provisions of this Contract before proceeding with any Work affected thereby. If Contractor fails to give such notice to Owner, then the subsequent decision of Owner as to which provision of this Contract shall govern shall be final, and any corrective work required shall not entitle Contractor to any damages, to any compensation in excess of the Contract Price, or to any delay or extension of the Contract Time.

When the equipment, materials, or supplies furnished by Contractor cannot be installed as specified in this Contract, Contractor shall, without any increase in the Contract Price, make all modifications required to properly install the equipment, materials, or supplies. Any such modification shall be subject to the prior review and consent of Owner.

1.5 Conditions at the Work Site; Record Drawings

Contractor represents and warrants that it has had a sufficient opportunity to conduct a thorough investigation of the Work Site and the surrounding area and has completed such investigation to its satisfaction. Contractor shall have no claim for damages, for compensation in excess of the Contract Price, or for a delay or extension of the Contract Time based upon conditions found at, or in the vicinity of, the Work Site. When information pertaining to subsurface, underground or other concealed conditions, soils analysis, borings, test pits, utility locations or conditions, buried structures, condition of existing structures and other investigations is or has been provided by Owner, or is or has been otherwise made available to Contractor by Owner, such information is or has been provided or made available solely for the convenience of Contractor and is not part of this Contract. Owner assumes no responsibility whatever in respect to the sufficiency or accuracy of such information, and there is no guaranty or warranty, either expressed or implied, that the conditions indicated are representative of those existing throughout the Work or the Work Site, or that the conditions indicated are representative of those existing at any particular location, or that the conditions indicated may not change, or that unanticipated conditions may not be present.

Contractor shall be solely responsible for locating all existing underground installations by prospecting no later than two workdays prior to any scheduled excavation or trenching, whichever is earlier. Contractor shall check all dimensions, elevations, and quantities indicated in this Contract within the same time period as set forth above for prospecting

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underground installations. Contractor shall lay out the Work in accordance with this Contract and shall establish and maintain such locations, lines and levels. Wherever pre-existing work is encountered, Contractor shall verify and be responsible for dimensions and location of such pre-existing work. Contractor shall notify Owner of any discrepancy between the dimensions, elevations and quantities indicated in this Contract and the conditions of the Work Site or any other errors, omissions or discrepancies which Contractor may discover during such inspections. Full instructions will be furnished by Owner should such error, omission, or discrepancy be discovered, and Contractor shall carry out such instructions as if originally specified and without any increase in Contract Price.

Before Final Acceptance of the Work, Contractor shall submit to Owner two sets of Drawings of Record, unless a greater number is specified elsewhere in this Contract, indicating all field deviations from Attachment B or the drawings identified in Attachment C. Upon acceptance of the Contractor's printed Drawings of Record, Contractor shall also submit to Owner electronic Drawings of Record in electronic CADD files and/or other electronic file format acceptable to Owner operating under a Windows operating system.

1.6 Technical Ability to Perform

Contractor represents and warrants that it is sufficiently experienced and competent, and has the necessary capital, facilities, plant, organization, and staff, to provide, perform and complete the Work in full compliance with, and as required by or pursuant to, this Contract.

1.7 Financial Ability to Perform

Contractor represents and warrants that it is financially solvent, and Contractor has the financial resources necessary to provide, perform and complete the Work in full compliance with, and as required by or pursuant to, this Contract.

1.8 Time

Contractor represents and warrants that it is ready, willing, able and prepared to begin the Work on the Commencement Date and that the Contract Time is sufficient time to permit completion of the Work in full compliance with, and as required by or pursuant to, this Contract for the Contract Price, all with due regard to all natural and man-made conditions that may affect the Work or the Work Site and all difficulties, hindrances, and delays that may be incident to the Work.

1.9 Safety at the Work Site

Contractor shall be solely and completely responsible for providing and maintaining safe conditions at the Work Site, including the safety of all persons and property during performance of the Work. This requirement shall apply continuously and shall not be limited to normal working hours. Contractor shall take all safety precautions as shall be necessary to comply with all applicable laws and to prevent injury to persons and damage to property.

Contractor shall conduct all of its operations without interruption or interference with vehicular and pedestrian traffic on public and private rights-of-way, unless it has obtained permits therefor from the proper authorities. If any public or private right-of-way shall be rendered

unsafe by Contractor's operations, Contractor shall make such repairs or provide such temporary ways or guards as shall be acceptable to the proper authorities.

1.10 Cleanliness of the Work Site and Environs

Contractor shall keep the Work Site and adjacent areas clean at all times during performance of the Work and shall, upon completion of the Work, leave the Work Site and adjacent areas in a clean and orderly condition.

1.11 Damage to the Work, the Work Site, and Other Property

The Work and everything pertaining thereto shall be provided, performed, completed, and maintained at the sole risk and cost of Contractor from the Commencement Date until Final Payment. Contractor shall be fully responsible for the protection of all public and private property and all persons. Without limiting the foregoing, Contractor shall, at its own cost and expense, provide all permanent and temporary shoring, anchoring and bracing required by the nature of the Work in order to make all parts absolutely stable and rigid, even when such shoring, anchoring and bracing is not explicitly specified, and support and protect all buildings, bridges, roadways, conduits, wires, water pipes, gas pipes, sewers, pavements, curbs, sidewalks, fixtures and landscaping of all kinds and all other public or private property that may be encountered or endangered in providing, performing and completing the Work. Contractor shall have no claim against Owner because of any damage or loss to the Work or to Contractor's equipment, materials, or supplies from any cause whatsoever, including damage or loss due to simultaneous work by others. Contractor shall, promptly and without charge to Owner, repair or replace, to the satisfaction of Owner, any damage done to, and any loss suffered by, the Work and any damage done to, and any loss suffered by, the Work Site or other property as a result of the Work. Notwithstanding any other provision of this Contract, Contractor's obligations under this Section shall exist without regard to, and shall not be construed to be waived by, the availability or unavailability of any insurance, either of Owner or Contractor, to indemnify, hold harmless, or reimburse Contractor for the cost of any repair or replacement work required by this Section.

1.12 Subcontractors and Suppliers

A. Approval and Use of Subcontractors and Suppliers. Contractor shall perform the Work with its own personnel and under the management, supervision, and control of its own organization unless otherwise approved by Owner in writing. All subcontractors, suppliers, and subcontracts used by Contractor shall be acceptable to, and approved in advance by, Owner. Owner's approval of any subcontractor, supplier, and subcontract shall not relieve Contractor of full responsibility and liability for the provision, performance, and completion of the Work in full compliance with, and as required by or pursuant to, this Contract. All Work performed under any subcontract shall be subject to all of the provisions of this Contract in the same manner as if performed by employees of Contractor. Every reference in this Contract to "Contractor" shall be deemed also to refer to all subcontractors and suppliers of Contractor. Every subcontract shall include a provision binding the subcontractor or supplier to all provisions of this Contract.

B. Removal of Subcontractors and Suppliers. If any subcontractor or supplier fails to perform the part of the Work undertaken by it in a manner satisfactory to Owner, Contractor shall immediately upon notice from Owner terminate such subcontractor or supplier. Contractor shall have no claim for damages, for compensation in excess of the Contract Price, or for a delay or extension of the Contract Time as a result of any such termination.

1.13 Simultaneous Work By Others

Owner shall have the right to perform or have performed such other work as Owner may desire in, about, or near the Work Site during the performance of the Work by Contractor. Contractor shall make every reasonable effort to perform the Work in such manner as to enable both the Work and such other work to be completed without hindrance or interference from each other. Contractor shall afford Owner and other contractors reasonable opportunity for the execution of such other work and shall properly coordinate the Work with such other work.

1.14 Occupancy Prior to Final Payment

Owner shall have the right, at its election, to occupy, use, or place in service any part of the Work prior to Final Payment. Such occupancy, use, or placement in service shall be conducted in such manner as not to damage any of the Work or to unreasonably interfere with the progress of the Work. No such occupancy, use, or placement in service shall be construed as an acceptance of any of the Work or a release or satisfaction of Contractor's duty to insure and protect the Work, nor shall it, unless conducted in an unreasonable manner, be considered as an interference with Contractor's provision, performance, or completion of the Work.

1.15 Owner's Right to Terminate or Suspend Work for Convenience

A. Termination or Suspension for Convenience. Owner shall have the right, for its convenience, to terminate or suspend the Work in whole or in part at any time by written notice to Contractor. Every such notice shall state the extent and effective date of such termination or suspension. On such effective date, Contractor shall, as and to the extent directed, stop Work under this Contract, cease all placement of further orders or subcontracts, terminate or suspend Work under existing orders and subcontracts, cancel any outstanding orders or subcontracts that may be cancelled, and take any action necessary to protect any property in its possession in which Owner has or may acquire any interest and to dispose of such property in such manner as may be directed by Owner.

B. Payment for Completed Work. In the event of any termination pursuant to Subsection 1.15A above, Owner shall pay Contractor (1) such direct costs, excluding overhead, as Contractor shall have paid or incurred for all Work done in compliance with, and as required by or pursuant to, this Contract up to the effective date of termination together with ten percent of such costs for overhead and profit; and (2) such other costs pertaining to the Work, exclusive of overhead and profit, as Contractor may have reasonably and necessarily incurred as the result of such termination. Any such payment shall be offset by any prior payment or payments and shall be subject to Owner's rights to withhold and deduct as provided in this Contract.

ARTICLE II

CHANGES AND DELAYS

2.1 Changes

Owner shall have the right, by written order executed by Owner, to make changes in the Contract, the Work, the Work Site, and the Contract Time ("Change Order"). If any Change Order causes an increase or decrease in the amount of the Work, an equitable adjustment in the Contract Price or Contract Time may be made. All claims by Contractor for an equitable adjustment in either the Contract Price or the Contract Time shall be made within two business days following receipt of such Change Order, and shall, if not made prior to such time, be

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conclusively deemed to have been waived. No decrease in the amount of the Work caused by any Change Order shall entitle Contractor to make any claim for damages, anticipated profits, or other compensation. Any Change Order that authorizes or necessitates an increase of fifty per cent or more in (a) the original Contract Price or (b) the original prices of any subcontractor under this Contract, shall be subject to bidding in the same manner as the original Contract or subcontract was bid.

2.2 Delays

A. Extensions for Unavoidable Delays. For any delay that may result from causes that could not be avoided or controlled by Contractor, Contractor shall, upon timely written application, be entitled to issuance of a Change Order providing for an extension of the Contract Time for a period of time equal to the delay resulting from such unavoidable cause. No extension of the Contract Time shall be allowed for any other delay in completion of the Work. Contractor is responsible for carrying out the obligations under the terms of this Contract. In any event Contractor is unable to carry out its obligations under this Contract or anticipates a delay in carrying out its obligations under this Contract because of uncontrollable events or circumstances outside of its control or ability to avoid, it must provide written notice to Owner as soon as reasonably possible, identifying the nature of the circumstances preventing it from carrying out its obligations, and the anticipated duration of any delays. Contractor must continue taking all reasonable steps necessary to remedy the uncontrollable event or circumstance and to mitigate any anticipated delay or impact of the uncontrollable event or circumstance. Upon timely written application, Contractor will be entitled to issuance of a Change Order providing for an extension of the Contract Time for a period of time equal to the delay resulting from such uncontrollable circumstance. No extension of the Contract Time will be allowed for any other delay in completion of the Work. In no event will the Village be liable for any increased costs or obligated to provide additional financial compensation to the Consultant to satisfy its obligations under this Contractor, regardless of any uncontrollable event or circumstance, unless otherwise authorized by this Agreement. For purposes of this Contractor, the increase in any price or cost imposed upon Contractor in the course of performing the Work, causing economic hardship, impracticability of performance, decreased profitability due to a change in commercial, economic, or market conditions, increased taxes or tariffs, failure of performance by a contractor, or otherwise, is not an uncontrollable event or circumstance.

B. No Compensation for Delays. No payment, compensation, damages, or adjustment of any kind, other than the extension of the Contract Time provided in Subsection 2.2A above, shall be made to, or claimed by, Contractor because of hindrances or delays from any cause in the commencement, prosecution, or completion of the Work, whether caused by Owner or any other party and whether avoidable or unavoidable.

ARTICLE III
CONTRACTOR'S RESPONSIBILITY FOR DEFECTIVE WORK

3.1 Inspection; Testing; Correction of Defects

A. Inspection. Until Final Payment, all parts of the Work shall be subject to inspection and testing by Owner or its designated representatives. Contractor shall furnish, at its own expense, all reasonable access, assistance, and facilities required by Owner for such inspection and testing.

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B. **Re-Inspection.** Re-inspection and re-testing of any Work may be ordered by Owner at any time, and, if so ordered, any covered or closed Work shall be uncovered or opened by Contractor. If the Work is found to be in full compliance with this Contract, then Owner shall pay the cost of uncovering, opening, re-inspecting, or re-testing, as the case may be. If such Work is not in full compliance with this Contract, then Contractor shall pay such cost.

C. **Correction.** Until Final Payment, Contractor shall, promptly and without charge, repair, correct, or replace all or any part of the Work that is defective, damaged, flawed, or unsuitable or that in any way fails to conform strictly to the requirements of this Contract.

3.2 Warranty of Work

A. **Scope of Warranty.** Contractor warrants that the Work and all of its components shall be free from defects and flaws in design, workmanship, and materials; shall strictly conform to the requirements of this Contract; and shall be fit, sufficient and suitable for the purposes expressed in, or reasonably inferred from, this Contract. The warranty herein expressed shall be in addition to any other warranties expressed in this Contract, or expressed or implied by law, which are hereby reserved unto Owner.

B. **Length of Warranty; Repairs; Extension of Warranty.** Contractor shall, promptly and without charge, correct any failure to fulfill the above warranty that may be discovered or develop at any time within one year after Final Payment or such longer period as may be prescribed in Attachment B or Attachment D to this Contract, by law or project specifications. The above warranty shall be extended automatically to cover all repaired and replacement parts and labor provided or performed under such warranty and Contractor's obligation to correct Work shall be extended for a period of one year from the date of such repair or replacement. The time period established in this Subsection 3.2B relates only to the specific obligation of Contractor to correct Work and shall not be construed to establish a period of limitation with respect to other obligations that Contractor has under this Contract.

C. **Subcontractor and Supplier Warranties.** Whenever Attachment B or Attachment D requires a subcontractor or supplier to provide a guaranty or warranty, Contractor shall be solely responsible for obtaining said guaranty or warranty in form satisfactory to Owner and assigning said warranty or guaranty to Owner. Acceptance of any assigned warranties or guaranties by Owner shall be a precondition to Final Payment and shall not relieve Contractor of any of its guaranty or warranty obligations under this Contract.

3.3 Owner's Right to Correct

If, within two business days after Owner gives Contractor notice of any defect, damage, flaw, unsuitability, nonconformity, or failure to meet warranty subject to correction by Contractor pursuant to Section 3.1 or Section 3.2 of this Contract, Contractor neglects to make, or undertake with due diligence to make, the necessary corrections, then Owner shall be entitled to make, either with its own forces or with contract forces, the corrections and to recover from Contractor all resulting costs, expenses, losses, or damages, including attorneys' fees and administrative expenses.

ARTICLE IV FINANCIAL ASSURANCES

4.1 Bonds

Contemporaneous with Contractor's execution of this Contract, Contractor shall provide a Performance Bond and a Labor and Material Payment Bond, on forms provided by Owner, from a surety company licensed to do business in the State of Illinois with a general rating of A minus and a financial size category of Class VIII or better in Best's Insurance Guide, each in the penal sum of the Contract Price ("Bonds"). Contractor shall, at all times while providing, performing, or completing the Work, including, without limitation, at all times while correcting any failure to meet warranty pursuant to Section 3.2 of this Contract, maintain and keep in force, at Contractor's expense, the Bonds required hereunder.

4.2 Insurance

Contemporaneous with Contractor's execution of this Contract, Contractor shall provide certificates and policies of insurance evidencing the minimum insurance coverages and limits set forth in Attachment A. For good cause shown, Owner may extend the time for submission of the required policies of insurance upon such terms, and with such assurances of complete and prompt performance, as Owner may impose in the exercise of its sole discretion. Such policies shall be in a form, and from companies, acceptable to Owner and from companies with a general rating of A minus, and a financial size category of Class VIII or better, in Best's Insurance Guide. Such insurance shall provide that no change, modification in, or cancellation of any insurance shall become effective until the expiration of 30 days after written notice thereof shall have been given by the insurance company to Owner. Contractor shall, at all times while providing, performing, or completing the Work, including, without limitation, at all times while correcting any failure to meet warranty pursuant to Section 3.2 of this Contract, maintain and keep in force, at Contractor's expense, the minimum insurance coverages and limits set forth in Attachment A.

4.3 Indemnification

Contractor shall indemnify, save harmless, and defend Owner against any and all lawsuits, claims, demands, damages, liabilities, losses, and expenses, including attorneys' fees and administrative expenses, that may arise, or be alleged to have arisen, out of or in connection with Contractor's performance of, or failure to perform, the Work or any part thereof, whether or not due or claimed to be due in whole or in part to the active, passive, or concurrent negligence or fault of Contractor, except to the extent caused by the sole negligence of Owner. The provision of insurance as provided in this Contract shall not be a limit on the Contractor's obligation under this Section 4.3.

ARTICLE V PAYMENT

5.1 Contract Price

Owner shall pay to Contractor, in accordance with and subject to the terms and conditions set forth in this Article V and Attachment A, and Contractor shall accept in full satisfaction for providing, performing, and completing the Work, the amount or amounts set forth in Attachment A (the "Contract Price"), subject to any additions, deductions, or withholdings provided for in this Contract.

5.2 Taxes and Benefits

Owner is exempt from and shall not be responsible to pay, or reimburse Contractor for, any state or local sales, use, or excise taxes. The Contract Price includes all other applicable federal, state, and local taxes of every kind and nature applicable to the Work as well as all taxes, contributions, and premiums for unemployment insurance, old age or retirement benefits, pensions, annuities, or other similar benefits. All claim or right to claim additional compensation by reason of the payment of any such tax, contribution, or premium is hereby waived and released by Contractor.

5.3 Progress Payments

A. Payment in Installments. The Contract Price shall be paid in monthly installments in the manner set forth in Attachment A ("Progress Payments").

B. Pay Requests. Contractor shall, as a condition precedent to its right to receive each Progress Payment, submit to Owner a pay request in the form provided by Owner ("Pay Request"). The first Pay Request shall be submitted not sooner than 30 days following commencement of the Work. Owner may, by written notice to Contractor, designate a specific day of each month on or before which Pay Requests must be submitted. Each Pay Request shall include (a) Contractor's certification of the value of, and partial or final waivers of lien covering, all Work for which payment is then requested and (b) Contractor's certification that all prior Progress Payments have been properly applied to the payment or reimbursement of the costs with respect to which they were paid.

C. Prevailing Wages, Certified Payroll Required. This Contract calls for the construction of a "public work," within the meaning of the Illinois Prevailing Wage Act, 820 ILCS 130/0.01 et seq. ("Act"). Contractor and each subcontractor must pay the prevailing wage as determined by the Illinois Department for each trade or craft. If the Illinois Department of Labor revises the prevailing wages to be paid, the revised rates will apply to this Contract. Contractor and each subcontractor must comply with all of the provisions of the Act, including filing certified payrolls on a monthly basis with the Illinois Department of Labor, in accordance with Section 5 of the Act. Contractor and each subcontract must furnish a copy of the payrolls to the Owner. The certified payroll must consist of a complete copy of those records required to be made and kept by the Act. The certified payroll must be accompanied by a statement signed by the contractor or subcontractor that certifies that (1) such records are true and accurate, (2) the hourly rate paid is not less than the general prevailing rate of hourly wages required by the Act, and (3) the contractor or subcontractor is aware that filing a certified payroll that they know to be false is a Class B misdemeanor. On two business days' notice, Contractor and each subcontractor must make available for inspection the records required to be made and kept by the Act (i) to the Owner and its officers and agents and to the Director of the Illinois Department of Labor and their deputies and agents and (ii) at all reasonable hours at a location within the State.

.D. Work Entire. This Contract and the Work are entire and the Work as a whole is of the essence of this Contract. Notwithstanding any other provision of this Contract, each and every part of this Contract and of the Work are interdependent and common to one another and to Owner's obligation to pay all or any part of the Contract Price or any other consideration for the Work. Any and all Progress Payments made pursuant to this Article are provided merely for the convenience of Contractor and for no other purpose.

5.4 Final Acceptance and Final Payment

A. Notice of Completion. When the Work has been completed and is ready in all respects for acceptance by Owner, Contractor shall notify Owner and request a final inspection ("Notice of Completion"). Contractor's Notice of Completion shall be given sufficiently in advance of the Completion Date to allow for scheduling of the final inspection and for completion or correction before the Completion Date of any items identified by such inspection as being defective, damaged, flawed, unsuitable, nonconforming, incomplete, or otherwise not in full compliance with, or as required by or pursuant to, this Contract ("Punch List Work").

B. Punch List and Final Acceptance. The Work shall be finally accepted when, and only when, the whole and all parts thereof shall have been completed to the satisfaction of Owner in full compliance with, and as required by or pursuant to, this Contract. Upon receipt of Contractor's Notice of Completion, Owner shall make a review of the Work and notify Contractor in writing of all Punch List Work, if any, to be completed or corrected. Following Contractor's completion or correction of all Punch List Work, Owner shall make another review of the Work and prepare and deliver to Contractor either a written notice of additional Punch List Work to be completed or corrected or a written notice of final acceptance of the Work ("Final Acceptance").

C. Final Payment. As soon as practicable after Final Acceptance, Contractor shall submit to Owner a properly completed final Pay Request in the form provided by Owner ("Final Pay Request"). Owner shall pay to Contractor the balance of the Contract Price, after deducting therefrom all charges against Contractor as provided for in this Contract ("Final Payment"). Final Payment shall be made not later than 60 days after Owner approves the Final Pay Request. The acceptance by Contractor of Final Payment shall operate as a full and complete release of Owner of and from any and all lawsuits, claims, demands, damages, liabilities, losses, and expenses of, by, or to Contractor for anything done, furnished for, arising out of, relating to, or in connection with the Work or for or on account of any act or neglect of Owner arising out of, relating to, or in connection with the Work.

5.5 Liens

A. Title. Nothing in this Contract shall be construed as vesting in Contractor any right of property in any equipment, materials, supplies, and other items provided under this Contract after they have been installed in, incorporated into, attached to, or affixed to, the Work or the Work Site. All such equipment, materials, supplies, and other items shall, upon being so installed, incorporated, attached or affixed, become the property of Owner, but such title shall not release Contractor from its duty to insure and protect the Work in accordance with the requirements of this Contract.

B. Waivers of Lien. Contractor shall, from time to time at Owner's request and in any event prior to Final Payment, furnish to Owner such receipts, releases, affidavits, certificates, and other evidence as may be necessary to establish, to the reasonable satisfaction of Owner, that no lien against the Work or the public funds held by Owner exists in favor of any person whatsoever for or by reason of any equipment, material, supplies, or other item furnished, labor performed, or other thing done in connection with the Work or this Contract ("Lien") and that no right to file any Lien exists in favor of any person whatsoever.

C. Removal of Liens. If at any time any notice of any Lien is filed, then Contractor shall, promptly and without charge, discharge, remove, or otherwise dispose of such Lien. Until such discharge, removal, or disposition, Owner shall have the right to retain from any money payable hereunder an amount that Owner, in its sole judgment, deems necessary to

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satisfy such Lien and to pay the costs and expenses, including attorneys' fees and administrative expenses, of any actions brought in connection therewith or by reason thereof.

D. Protection of Owner Only. This Section shall not operate to relieve Contractor's surety or sureties from any of their obligations under the Bonds, nor shall it be deemed to vest any right, interest, or entitlement in any subcontractor or supplier. Owner's retention of funds pursuant to this Section shall be deemed solely for the protection of its own interests pending removal of such Liens by Contractor, and Owner shall have no obligation to apply such funds to such removal but may, nevertheless, do so where Owner's interests would thereby be served.

5.6 Deductions

A. Owner's Right to Withhold. Notwithstanding any other provision of this Contract and without prejudice to any of Owner's other rights or remedies, Owner shall have the right at any time or times, whether before or after approval of any Pay Request, to deduct and withhold from any Progress or Final Payment that may be or become due under this Contract such amount as may reasonably appear necessary to compensate Owner for any actual or prospective loss due to: (1) Work that is defective, damaged, flawed, unsuitable, nonconforming, or incomplete; (2) damage for which Contractor is liable under this Contract; (3) state or local sales, use, or excise taxes from which Owner is exempt; (4) Liens or claims of Lien regardless of merit; (5) claims of subcontractors, suppliers, or other persons regardless of merit; (6) delay in the progress or completion of the Work; (7) inability of Contractor to complete the Work; (8) failure of Contractor to properly complete or document any Pay Request; (9) any other failure of Contractor to perform any of its obligations under this Contract; (10) the cost to Owner, including attorneys' fees and administrative costs, of correcting any of the aforesaid matters or exercising any one or more of Owner's remedies set forth in Section 6.3 of this Contract; or (11) engineering and inspection charges imposed pursuant to this Contract.

B. Use of Withheld Funds. Owner shall be entitled to retain any and all amounts withheld pursuant to Subsection 5.6A above until Contractor shall have either performed the obligations in question or furnished security for such performance satisfactory to Owner. Owner shall be entitled to apply any money withheld or any other money due Contractor under this Contract to reimburse itself for any and all costs, expenses, losses, damages, liabilities, suits, judgments, awards, attorneys' fees and administrative expenses incurred, suffered, or sustained by Owner and chargeable to Contractor under this Contract.

ARTICLE VI
DISPUTES AND REMEDIES

6.1 Dispute Resolution Procedure

A. Notice of Disputes and Objections. If Contractor disputes or objects to any requirement, direction, instruction, interpretation, determination, or decision of Owner, Contractor may notify Owner in writing of its dispute or objection and of the amount of any equitable adjustment to the Contract Price or Contract Time to which Contractor claims it will be entitled as a result thereof; provided, however, that Contractor shall, nevertheless, proceed without delay to perform the Work as required, directed, instructed, interpreted, determined, or decided by Owner, without regard to such dispute or objection. Unless Contractor so notifies Owner within two business days after receipt of such requirement, direction, instruction, interpretation,

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determination, or decision, Contractor shall be conclusively deemed to have waived all such disputes or objections and all claims based thereon.

B. Negotiation of Disputes and Objections. To avoid and settle without litigation any such dispute or objection, Owner and Contractor agree to engage in good faith negotiations. Within three business days after Owner's receipt of Contractor's written notice of dispute or objection, a conference between Owner and Contractor shall be held to resolve the dispute. Within three business days after the end of the conference, Owner shall render its final decision, in writing, to Contractor. If Contractor objects to the final decision of Owner, then it shall, within three business days, give Owner notice thereof and, in such notice, shall state its final demand for settlement of the dispute. Unless Contractor so notifies Owner, Contractor shall be conclusively deemed (1) to have agreed to and accepted Owner's final decision and (2) to have waived all claims based on such final decision.

6.2 Contractor's Remedies

If Owner fails or refuses to satisfy a final demand made by Contractor pursuant to Section 6.1 of this Contract, or to otherwise resolve the dispute which is the subject of such demand to the satisfaction of Contractor, within ten days following receipt of such demand, then Contractor shall be entitled to pursue such remedies, not inconsistent with the provisions of this Contract, as it may have in law or equity.

6.3 Owner's Remedies

If it should appear at any time prior to Final Payment that Contractor has failed or refused to prosecute, or has delayed in the prosecution of, the Work with diligence at a rate that assures completion of the Work in full compliance with the requirements of this Contract on or before the Completion Date, or has attempted to assign this Contract or Contractor's rights under this Contract, either in whole or in part, or has falsely made any representation or warranty in this Contract, or has otherwise failed, refused, or delayed to perform or satisfy any other requirement of this Contract or has failed to pay its debts as they come due ("Event of Default"), and has failed to cure any such Event of Default within five business days after Contractor's receipt of written notice of such Event of Default, then Owner shall have the right, at its election and without prejudice to any other remedies provided by law or equity, to pursue any one or more of the following remedies:

1. Owner may require Contractor, within such reasonable time as may be fixed by Owner, to complete or correct all or any part of the Work that is defective, damaged, flawed, unsuitable, nonconforming, or incomplete; to remove from the Work Site any such Work; to accelerate all or any part of the Work; and to take any or all other action necessary to bring Contractor and the Work into strict compliance with this Contract.
2. Owner may perform or have performed all Work necessary for the accomplishment of the results stated in Paragraph 1 above and withhold or recover from Contractor all the cost and expense, including attorneys' fees and administrative costs, incurred by Owner in connection therewith.
3. Owner may accept the defective, damaged, flawed, unsuitable, nonconforming, incomplete, or dilatory Work or part thereof and make an equitable reduction in the Contract Price.

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4. Owner may terminate this Contract without liability for further payment of amounts due or to become due under this Contract.
5. Owner may, without terminating this Contract, terminate Contractor's rights under this Contract and, for the purpose of completing or correcting the Work, evict Contractor and take possession of all equipment, materials, supplies, tools, appliances, plans, specifications, schedules, manuals, drawings, and other papers relating to the Work, whether at the Work Site or elsewhere, and either complete or correct the Work with its own forces or contracted forces, all at Contractor's expense.
6. Upon any termination of this Contract or of Contractor's rights under this Contract, and at Owner's option exercised in writing, any or all subcontracts and supplier contracts of Contractor shall be deemed to be assigned to Owner without any further action being required, but Owner shall not thereby assume any obligation for payments due under such subcontracts and supplier contracts for any Work provided or performed prior to such assignment.
7. Owner may withhold from any Progress Payment or Final Payment, whether or not previously approved, or may recover from Contractor, any and all costs, including attorneys' fees and administrative expenses, incurred by Owner as the result of any Event of Default or as a result of actions taken by Owner in response to any Event of Default.
8. Owner may recover any damages suffered by Owner.

6.4 Owner's Special Remedy for Delay

If the Work is not completed by Contractor, in full compliance with, and as required by or pursuant to, this Contract, within the Contract Time as such time may be extended by Change Order, then Owner may invoke its remedies under Section 6.3 of this Contract or may, in the exercise of its sole and absolute discretion, permit Contractor to complete the Work but charge to Contractor, and deduct from any Progress or Final Payments, whether or not previously approved, administrative expenses and costs for each day completion of the Work is delayed beyond the Completion Date, computed on the basis of the "Per Diem Administrative Charge" set forth in Attachment A, as well as any additional damages caused by such delay.

6.5 Terminations and Suspensions Deemed for Convenience

Any termination or suspension of Contractor's rights under this Contract for an alleged default that is ultimately held unjustified shall automatically be deemed to be a termination or suspension for the convenience of Owner under Section 1.15 of this Contract.

**ARTICLE VII
LEGAL RELATIONSHIPS AND REQUIREMENTS**

7.1 Binding Effect

This Contract shall be binding upon Owner and Contractor and upon their respective heirs, executors, administrators, personal representatives, and permitted successors

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and assigns. Every reference in this Contract to a party shall also be deemed to be a reference to the authorized officers, employees, agents, and representatives of such party.

7.2 Relationship of the Parties

Contractor shall act as an independent contractor in providing and performing the Work. Nothing in, nor done pursuant to, this Contract shall be construed (1) to create the relationship of principal and agent, partners, or joint venturers between Owner and Contractor or (2) except as provided in Paragraph 6.3(6) above, to create any relationship between Owner and any subcontractor or supplier of Contractor.

7.3 No Collusion

Contractor represents and certifies that Contractor is not barred from contracting with a unit of state or local government as a result of (i) a delinquency in the payment of any tax administered by the Illinois Department of Revenue unless Contractor is contesting, in accordance with the procedures established by the appropriate revenue act, its liability for the tax or the amount of the tax, as set forth in Section 11-42.1-1 et seq. of the Illinois Municipal Code, 65 ILCS 5/11-42.1-1 et seq.; or (ii) a violation of either Section 33E-3 or Section 33E-4 of Article 33E of the Criminal Code of 2012, 720 ILCS 5/33E-1 et seq.

Contractor hereby represents that the only persons, firms, or corporations interested in this Contract as principals are those disclosed to Owner prior to the execution of this Contract, and that this Contract is made without collusion with any other person, firm, or corporation. If at any time it shall be found that Contractor has, in procuring this Contract, colluded with any other person, firm, or corporation, then Contractor shall be liable to Owner for all loss or damage that Owner may suffer thereby, and this Contract shall, at Owner's option, be null and void.

Contractor hereby represents and warrants that neither Contractor nor any person affiliated with Contractor or that has an economic interest in Contractor or that has or will have an interest in the Work or will participate, in any manner whatsoever, in the Work is acting, directly or indirectly, for or on behalf of any person, group, entity or nation named by the United States Treasury Department as a Specially Designated National and Blocked Person, or for or on behalf of any person, group, entity or nation designated in Presidential Executive Order 13224 as a person who commits, threatens to commit, or supports terrorism, and neither Contractor nor any person affiliated with Contractor or that has an economic interest in Contractor or that has or will have an interest in the Work or will participate, in any manner whatsoever, in the Work is, directly or indirectly, engaged in, or facilitating, the Work on behalf of any such person, group, entity or nation.

7.4 Assignment

Contractor shall not (1) assign this Contract in whole or in part, (2) assign any of Contractor's rights or obligations under this Contract, or (3) assign any payment due or to become due under this Contract without the prior express written approval of Owner, which approval may be withheld in the sole and unfettered discretion of Owner; provided, however, that Owner's prior written approval shall not be required for assignments of accounts, as defined in the Illinois Commercial Code, if to do so would violate Section 9-318 of the Illinois Commercial Code, 810 ILCS 5/9-318. Owner may assign this Contract, in whole or in part, or any or all of its rights or obligations under this Contract, without the consent of Contractor.

7.5 Confidential Information

All information supplied by Owner to Contractor for or in connection with this Contract or the Work shall be held confidential by Contractor and shall not, without the prior express written consent of Owner, be used for any purpose other than performance of the Work.

In the performance of this Contract, Contractor may have access to or receive certain information in the possession of Owner that is not generally known to members of the public ("Confidential Information"). Confidential Information includes, without limitation, proprietary information, copyrighted material, personal or private data of every kin, financial information, health records and information, maps, and all other information of a personal nature. Contractor must not use or disclose any Confidential Information without the prior written consent of Owner. If Contractor has any doubt about the confidentiality of any information, then Contractor must seek a determination from Owner regarding the confidentiality of the information. Contractor and all of its personnel and subcontractors must make and apply all safeguards necessary to prevent the improper use or disclosure of any Confidential Information. At the expiration or termination of this Contract, Contractor must promptly cease using, and must return or destroy (and certify in writing destruction of), all Confidential Information, including all copies, whether physical or in any other form, in its possession. Contractor may not transfer to, store in, or otherwise allow work product containing Confidential Information to be located in any location, whether physical or digital, not under the control of Contractor. If Contractor is required, by any government authority or court of competent jurisdiction, to disclose any Confidential information, Contractor must immediately give notice to Owner with the understanding that Owner will have the opportunity to contest the process by any means available to it prior to submission of any documents to a court or other third party. Contractor must cause all of its personnel and subcontractors to undertake and abide by the same obligations regarding Confidential Information as Contractor.

7.6 No Waiver

No examination, inspection, investigation, test, measurement, review, determination, decision, certificate, or approval by Owner, nor any order by Owner for the payment of money, nor any payment for, or use, occupancy, possession, or acceptance of, the whole or any part of the Work by Owner, nor any extension of time granted by Owner, nor any delay by Owner in exercising any right under this Contract, nor any other act or omission of Owner shall constitute or be deemed to be an acceptance of any defective, damaged, flawed, unsuitable, nonconforming, or incomplete Work, equipment, materials, or supplies, nor operate to waive or otherwise diminish the effect of any warranty or representation made by Contractor; or of any requirement or provision of this Contract; or of any remedy, power, or right of Owner.

7.7 No Third Party Beneficiaries

The provisions of this Contract are and will be for the benefit of Contractor and Owner only and are not for the benefit of any third party, and accordingly, no third party will have the right to enforce the provisions of this Contract. Owner will not be liable to any vendor or other third party for any agreements made by Contractor, purportedly on behalf of Owner, without the knowledge and approval of the Corporate Authorities of Owner.

7.8 **Notices**

All notices required or permitted to be given under this Contract shall be in writing and shall be deemed received by the addressee thereof when delivered in person on a business day at the address set forth below or on the third business day after being deposited in any main or branch United States post office, for delivery at the address set forth below by properly addressed, postage prepaid, certified or registered mail, return receipt requested.

Notices and communications to Owner shall be addressed to, and delivered at, the following address:

Village of Winnetka
510 Green Bay Road
Winnetka, Illinois 60093
Attention: *Thomas Powers*

with a copy to:

Elrod Friedman LLP
325 N. LaSalle Street, Suite 450
Chicago, Illinois 60654
Attention: Peter M. Friedman

Notices and communications to Contractor shall be addressed to, and delivered at, the following address:

Bulley and Andrews Concrete Restoration LLC
1755 W. Armitage Ave
Chicago, IL 60622
Attention: Michael Lemmons

The foregoing shall not be deemed to preclude the use of other non-oral means of notification or to invalidate any notice properly given by any such other non-oral means.

By notice complying with the requirements of this Section, Owner and Contractor each shall have the right to change the address or addressee or both for all future notices to it, but no notice of a change of address shall be effective until actually received.

7.9 **Governing Laws**

This Contract and the rights of Owner and Contractor under this Contract shall be interpreted according to the internal laws, but not the conflict of laws rules, of the State of Illinois.

7.10 **Changes in Laws**

Unless otherwise explicitly provided in this Contract, any reference to laws shall include such laws as they may be amended or modified from time to time.

7.11 Compliance with Laws and Grants

Contractor shall give all notices, pay all fees, and take all other action that may be necessary to ensure that the Work is provided, performed, and completed in accordance with all required governmental permits, licenses or other approvals and authorizations that may be required in connection with providing, performing, and completing the Work, and with all applicable statutes, ordinances, rules, and regulations, including without limitation the Prevailing Wage Act, 820 ILCS 130/0.01 *et seq.* (in furtherance of which, a copy of Owner's ordinance ascertaining the prevailing rate of wages in effect as of the date of this Contract has been attached as an Appendix to this Contract; if the Illinois Department of Labor revises the prevailing rate of hourly wages to be paid, the revised rate shall apply to this Contract); any other prevailing wage laws; the Fair Labor Standards Act; any statutes regarding qualification to do business; any statutes requiring preference to laborers of specified classes, including, without limitation, the Employment of Illinois Workers on Public Works Act, 30 ILCS 570/0.01 *et seq.*; the Illinois Steel Products Procurement Act, 30 ILCS 565/1 *et seq.*; any statutes prohibiting discrimination because of, or requiring affirmative action based on, race, creed, color, national origin, age, sex, or other prohibited classification, including, without limitation, the Americans with Disabilities Act of 1990, 42 U.S.C. §§ 12101 *et seq.*, the Illinois Human Rights Act, 775 ILCS 5/1-101 *et seq.*, and the Discrimination in Public Contracts Act, 775 ILCS 10/1 *et seq.*; and any statutes regarding safety or the performance of the Work, including the Illinois Structural Work Act, the Illinois Underground Utility Facilities Damage Prevention Act, and the Occupational Safety and Health Act. Contractor shall also comply with all conditions of any federal, state, or local grant received by Owner or Contractor with respect to this Contract or the Work.

Contractor shall be solely liable for any fines or civil penalties that are imposed by any governmental or quasi-governmental agency or body that may arise, or be alleged to have arisen, out of or in connection with Contractor's, or its subcontractors' or suppliers', performance of, or failure to perform, the Work or any part thereof.

Every provision of law required by law to be inserted into this Contract shall be deemed to be inserted herein.

7.12 Compliance with Patents

A. Assumption of Costs, Royalties, and Fees. Contractor shall pay or cause to be paid all costs, royalties, and fees arising from the use on, or the incorporation into, the Work, of patented equipment, materials, supplies, tools, appliances, devices, processes, or inventions.

B. Effect of Contractor Being Enjoined. Should Contractor be enjoined from furnishing or using any equipment, materials, supplies, tools, appliances, devices, processes, or inventions supplied or required to be supplied or used under this Contract, Contractor shall promptly offer substitute equipment, materials, supplies, tools, appliances, devices, processes, or inventions in lieu thereof, of equal efficiency, quality, suitability, and market value, for review by Owner. If Owner should disapprove the offered substitutes and should elect, in lieu of a substitution, to have supplied, and to retain and use, any such equipment, materials, supplies, tools, appliances, devices, processes, or inventions as may by this Contract be required to be supplied, Contractor shall pay such royalties and secure such valid licenses as may be requisite and necessary for Owner to use such equipment, materials, supplies, tools, appliances, devices, processes, or inventions without being disturbed or in any way interfered with by any proceeding in law or equity on account thereof. Should Contractor neglect or refuse to make any approved substitution promptly, or to pay such royalties and secure such licenses as may be necessary, then

CONTRACT

Owner shall have the right to make such substitution, or Owner may pay such royalties and secure such licenses and charge the cost thereof against any money due Contractor from Owner or recover the amount thereof from Contractor and its surety or sureties notwithstanding that Final Payment may have been made.

7.13 Time

The Contract Time is of the essence of this Contract. Except where otherwise stated, references in this Contract to days shall be construed to refer to calendar days.

7.14 Severability

The provisions of this Contract shall be interpreted when possible to sustain their legality and enforceability as a whole. In the event any provision of this Contract shall be held invalid, illegal, or unenforceable by a court of competent jurisdiction, in whole or in part, neither the validity of the remaining part of such provision, nor the validity of any other provisions of this Contract shall be in any way affected thereby.

7.15 Entire Agreement

This Contract sets forth the entire agreement of Owner and Contractor with respect to the accomplishment of the Work and the payment of the Contract Price therefor, and there are no other understandings or agreements, oral or written, between Owner and Contractor with respect to the Work and the compensation therefor.

Nothing in this Contract shall be construed to waive or limit any aspect of Owner's lawful authority to regulate the activities of Contractor, its subcontractors' or any other person or to regulate the Work, the Work Site or any other matter falling within its lawful regulatory jurisdiction and powers. No review, inspection, test, audit, measurement, order, determination, decision, disapproval, approval, payment for or use or acceptance of the Work, or any other act or omission of Owner shall imply, create any interest in, be deemed to be the issuance of or require Owner to issue any license or permit to Contractor or any subcontractor.

7.16 Amendments

No modification, addition, deletion, revision, alteration or other change to this Contract shall be effective unless and until such change is reduced to writing and executed and delivered by Owner and Contractor.

7.17 Owner Actions, Consents, and Approvals.

Any action, consent, or approval needed to be taken or given under this Contract by Owner may only be performed by the Village Manager, or their designee, to the extent provided for by law.

7.18 Venue.

Exclusive jurisdiction with regard to the any actions or proceedings arising from, relating to, or in connection with this Contract will be in the Circuit Court of Cook County, Illinois or, where applicable, in the federal court for the Northern District of Illinois. The Parties waive their respective right to transfer or change the venue of any litigation filed in the Circuit Court of Cook County, Illinois.

CONTRACT

IN WITNESS WHEREOF, Owner and Contractor have caused this Contract to be executed in five original counterparts as of the day and year first written above.

(SEAL)

Attest/Witness:

VILLAGE OF WINNETKA

By: _____

By: _____

Title: _____

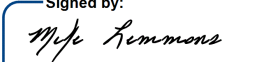
Title: Village Manager

Attest/Witness:

Bulley and Andrews Concrete Restoration LLC

By: _____

By: _____

Signed by:

Michael Lemmons

Title: _____

Title: **Vice President of Restoration Services**

CONTRACT

STATE OF ILLINOIS)
) SS
COUNTY OF-----)

CONTRACTOR'S CERTIFICATION

Michael Lemmons, being first duly sworn on oath, deposes and states that all statements herein made are made on behalf of Contractor, that this deponent is authorized to make them, and that the statements contained herein are true and correct.

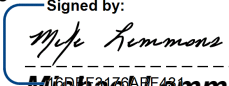
Contractor deposes, states, and certifies that Contractor is not barred from contracting with a unit of state or local government as a result of (i) a delinquency in the payment of any tax administered by the Illinois Department of Revenue unless Contractor is contesting, in accordance with the procedures established by the appropriate Revenue Act, its liability for the tax or the amount of tax, as set forth in 65 ILCS 5/11-42.1-1 *et seq.*; or (ii) a violation of either Section 33E-3 or Section 33E-4 of the Criminal Code of 1961, 720 ILCS 5/33E-1 *et seq.*; or (iii) a violation of the USA Patriot Act of 2001, 107 Public Law 56 (October 26, 2001) (the "Patriot Act") or other statutes, orders, rules, and regulations of the United States government and its various executive departments, agencies and offices related to the subject matter of the Patriot Act, including, but not limited to, Executive Order 13224 effective September 24, 2001; or (iv) failure to have in place a written sexual harassment policy in full compliance with Section 2-105(A)(4) of the Illinois Human Rights Act, 775 ILCS 5/2-105(A)(4); or (v) failure to have a program in place that meets or exceeds the program requirements of the Substance Abuse Prevention Program on Public Works Projects Act, 820 ILCS 265, and agrees that it will file with the Owner prior to the Contract Commencement Date either a copy of the program or a notarized statement that there is a collective bargaining unit in place that applies to the employees who will be performing Work pursuant to the Contract.

DATED this [] day of [], [20__].

Attest/Witness:

Bulley and Andrews Concrete Restoration LLC

By: _____

Signed by:
By: 
Michael Lemmons

Title: _____

Title: **Vice President of Restoration Services**

Subscribed and Sworn to
before me this --- day
of _____, 20__.

My Commission Expires: _____

Notary Public

[SEAL]

ATTACHMENT A

SUPPLEMENTAL SCHEDULE OF CONTRACT TERMS

[Check applicable boxes and insert required information.]

1. **Project:**

Repair, Preservation, Surface Treatments, Misc. Interior and Exterior Improvements, New Exterior Signage and Electrical Improvements to the Hubbard Woods Parking Structure

2. **Work Site:**

1050 Scott Avenue, Winnetka, IL

3. **Permits, Licenses, Approvals, and Authorizations:**

Contractor shall obtain all required governmental permits, licenses, approvals, and authorizations, except:

☐ **[IDENTIFY PERMITS, LICENSES, AND APPROVALS OBTAINED, OR TO BE OBTAINED, BY OWNER]**

☒ No Exceptions

4. **Commencement Date:**

☒ 7 calendar days following execution of the Contract by Owner

5. **Completion Date:**

x

--August 18, 2026, plus extensions, if any, authorized by a Change Order issued pursuant to Subsection 2.2A of the Contract. Based on April 7th Council award.

6. **Insurance Coverages:**A. **Worker's Compensation and Employer's Liability** with limits not less than:(1) **Worker's Compensation:** Statutory;(2) **Employer's Liability:**

\$1,000,000 injury-per occurrence

\$1,000,000 disease-per employee

\$1,000,000 disease-policy limit

Such insurance shall evidence that coverage applies in the State of Illinois.

B. **Commercial Motor Vehicle Liability** with a combined single limit for bodily injury and property damage of not less than \$2,000,000 per occurrence for vehicles owned, non-owned, or rented.

All employees shall be included as insureds.

C. **Commercial General Liability** with coverage written on an "occurrence" basis and with "per project" limits no less than a combined single limit for personal injury, bodily injury and property damage of \$2,000,000 per occurrence and \$4,000,000 general aggregate.

Coverages shall include:

- Premises/Operations
- Products/Completed Operations (to be maintained for two years following Final Payment)
- Independent Contractors
- Personal Injury (with Employment Exclusion deleted)
- Broad Form Property Damage Endorsement
- Blanket Contractual Liability (must expressly cover the indemnity provisions of this Contract)

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- Bodily Injury and Property Damage

"X", "C", and "U" exclusions shall be deleted.

Railroad exclusions shall be deleted if Work Site is within 50 feet of any railroad track.

All employees shall be included as insured.

☒ D. Builders Risk Insurance This insurance shall be written in completed value form, shall protect Contractor and Owner against "all risks" of direct physical loss to buildings, structures, equipment, and materials to be used in providing, performing, and completing the Work, including without limitation fire, extended coverage, vandalism and malicious mischief, sprinkler leakage, flood, earth movement, and collapse, and shall be designed for the circumstances that may affect the Work.

This insurance shall be written with limits not less than the insurable value of the Work at completion. The insurable value shall include the aggregate value of Owner-furnished equipment and materials to be constructed or installed by Contractor.

This insurance shall include coverage while equipment or materials are in warehouses, during installation, during testing, and after the Work is completed, but prior to Final Payment. This insurance shall include coverage while Owner is occupying all or any part of the Work prior to Final Payment without the need for the insurance company's consent.

☒ E. Owner's and Contractor's Protective Liability Insurance. Contractor, at its sole cost and expense, shall purchase this Insurance in the name of Owner with a combined single limit for bodily injury and property damage of not less than \$----- per occurrence and in the aggregate.

☒ F. Umbrella Policy. The required coverages may be in any combination of primary, excess, and umbrella policies. Any excess or umbrella policy must provide excess coverage over underlying insurance on a following-form basis such that when any loss covered by the primary policy exceeds the limits under the primary policy, the excess or umbrella policy becomes effective to cover such loss.

☒ G. Deductible. Each policy shall have a deductible or self-insured retention of not more than \$5,000.00.

☒ H. Owner as Additional Insured. Owner shall be named as an Additional Insured on the following policies:

Commercial General Liability

Commercial Motor Vehicle Liability

Each Additional Insured endorsement shall identify Owner as follows:

Village of Winnetka, including its President and Village Board of Trustees, and elected and appointed officials, and its officers, employees, agents, attorneys, consultants, and representatives.

CONTRACT

The coverage afforded the Additional Insureds shall be primary and non-contributory insurance for the Additional Insureds with respect to claims arising out of operations performed by or on behalf of Contractor. If the Additional Insureds have other insurance which is applicable to the loss, such other insurance shall be on an excess or contingent basis. The amount of the insurance companies' liability under the insurance policies Contractor maintains shall not be reduced by the existence of such other insurance.

x

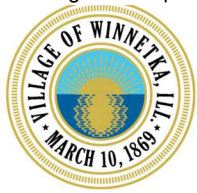
I.

Other Parties as Additional Insureds. In addition to Owner, the following parties shall be named as additional insured on the following policies:

Additional Insured	Policy or Policies
<u>American Structurepoint, Inc.-</u>	<u></u>
<u>Sentinel Group LLC</u>	<u></u>
<u></u>	<u></u>

7. Contract Price:

Bid form and award information follows on the next pages.



Village of
WINNETKA, IL

510 Green Bay Road • Winnetka, IL 60093 • 847.501.6000
contactus@villageofwinnetka.org • villageofwinnetka.org

March 18th

Bulley and Andrews
1755 W. Armitage Ave
Chicago, IL 60622

RE: Contract Amount – Hubbard Woods

Upon Council approval and execution of the contract, the amount of the Hubbard Wood Parking Structure 2026 Repairs contract shall be:

Base bid	\$610,643.50
Alternate #2	\$53,799.00
Alternate #3	\$57,649.00
Alternate #4	\$25,640
Alternate #7	\$13,753.00
Alternate # 9	\$76,015.00

The total contract amount is \$837,499.50

The remaining alternates and associated scope are not awarded.

Respectfully Submitted,

Thomas Powers

Hubbard Woods Parking Structure 2026 Repairs**January 2026****SECTION 00 4100 – BID FORM****GENERAL****Description**

- A. Included herein is the Bid Form which shall be completed and submitted in accordance with the bidding requirements.

PROJECT: 2026 Parking Garage Repairs
Hubbard Woods Parking Structure

SUBMITTED TO:

Dell Duckworth
Purchasing - Village of Winnetka Finance Department
510 Green Bay Road
Winnetka, IL 60093

- B. Bid, Bid Security and all other supporting Documents to be submitted to the Finance Department in duplicate in a sealed opaque envelope with the bidder's name, address and project name indicated on the outside and prior to the stipulated date and time.

BID SUBMITTED BY: Bulley & Andrews Concrete Restoration

BIDDERS ADDRESS: 1755 W. Armitage Ave

TELEPHONE: 773-235-2433

DATE: 2/27/2026

- C. 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 complete 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 Contract Documents.
- D. In submitting this Bid, BIDDER represents, as more fully set forth in the Agreement, that:
- E.
1. BIDDER has examined copies of all the Contract Documents and of the following Addenda:
Date Addendum Number



AMERICAN STRUCTUREPOINT, INC.
PROJECT NO. 002025.00177

BID FORM
00 4100 - 1

Hubbard Woods Parking Structure 2026 Repairs**January 2026**

(2 - 19 - 26)
 (- -)
 (- -)

#1

(receipt of all of which is hereby acknowledged) and also copies of the Invitation for Bids and the Instructions to Bidders.

2. BIDDER has examined the site and locality where the Work is to be performed, the legal requirements (federal, state, and local laws, ordinances, rules, and regulations) and the conditions affecting cost, progress or performance of the Work and has made such independent investigations as BIDDER deems necessary.
 3. This 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 induced or solicited any other Bidder to submit a false or sham Bid; BIDDER has not solicited or induced any person, firm or a corporation to refrain from bidding; and BIDDER has not sought by collusion to obtain for himself any advantage over any other Bidder or over OWNER.
- F. BIDDER agrees that the Work will be started, substantially completed, and fully completed on or before the following dates:
- G.
1. Assumed Start date April 1, 2026
 2. Substantial Completion by: July 1, 2026
 3. Full Completion by: July 17, 2026
 4. Total project base bid shall include the summation of lump sum bids, plus the summation of unit prices multiplied by the estimated quantities for unit price bid item work. Should a math mistake occur in the extension of the Contractor's unit price times the Engineer's estimated quantity, the Contractor's unit price will be the basis for determining the true bid figure.
 5. Contractor shall submit a lump sum Contract price that is the sum of the lump sum and unit price work items for all work included in the Drawings and Specifications. Lump sum price shall include all costs to provide, install, and/or repair work items including, but not limited to, labor, material, equipment, supervision, proper disposal of materials, overhead, insurance and profit. Unit price items likewise shall include all costs to provide, install and/or repair work items including, but not limited to, labor, material, equipment, supervision, proper disposal of materials, overhead, insurance and profit.
 6. The Owner reserves the right to increase or decrease the quantities of unit price work items to meet project budgetary requirements. The actual quantity of unit price work items performed will be paid at the unit price proposed by the Contractor for the Engineer's estimate of quantities in the bid form. Significant deviations from the Engineer's estimate of quantities may allow for an adjustment in the unit pricing (up or down) per section 1.9 of Specification section 01 2900.



Hubbard Woods Parking Structure 2026 Repairs**January 2026**

Base Bid Items

1. Project Mobilization and Demobilization

Project set-up including pre-construction site condition confirmations, traffic control devices, tool storage, temporary staging and set-up of equipment and power, restroom facility for workers, etc. Do not include cost of building permit in this item. Payment for this item will typically be 50% at mobilization and 50% at de-mobilization.

a. Maximum Amount Allowed - \$10,000

LUMP SUM = \$ 9,307.00

2. Structural Concrete Repairs –

Partial depth (2-inch minimum) removal and replacement of concrete precast, pretopped tee flanges. The majority of these repairs are adjacent to existing T-T joints as shown on the plans. Work includes establishing a safe and secure work area isolated from vehicular and pedestrian access at Upper and Lower Levels and providing temporary traffic system as needed to re-route pedestrians and vehicles at each level including signage and barricades. Any lighting fixtures or conduit and wiring that need to be lowered or removed to facilitate the work shall be performed prior to demolition. Sawcut perimeter of proposed demolition without damaging embedded wire mesh or bonded prestressing strands. Perform partial depth demolition work at permitted hours using light 15 lb. chipping hammers. Clean remaining exposed steel components and coat with zinc-rich primer. Clean surfaces for bonding of partial depth repairs. If repairs occur at T-T weld connections, advise Engineer of broken welds and/or embed plates. Place, broom finish and wet cure new concrete repair locations. Install sealant around perimeter of repair areas and rout and fill with sealant any cracks that develop in repaired area over 20 mils (0.02) inches in width between time of placement and traffic coating application. For payment purposes, repair areas will be measured as a minimum 1-foot width perpendicular to the T-T joints and in increments of 0.5 feet parallel to the T-T joints.

a. Partial depth locations \$ 75.00 /SF x 275 SF = \$ 20,625.00
(Work item 1 and 14A on plans)

Full depth (4-inch average) removal and replacement of concrete precast, pretopped tee flanges. These repairs will occur in locations at the same location of top and underside deterioration. Work includes establishing a safe and secure work area isolated from vehicular and pedestrian access at Upper and Lower Levels and providing temporary traffic system as needed to re-route pedestrians and vehicles at each . Full depth repair areas can utilize 30 lb. hammers. Clean remaining exposed steel components and coat with zinc-rich primer. Form new full depth repair areas to prevent offsets, shoulders, form leakage, etc. If repairs occur at T-T weld connections, advise Engineer of broken welds and/or embed plates. Place, broom finish and wet cure new concrete repair locations. Install sealant around perimeter of repair areas and rout and fill with sealant any cracks that develop in repaired area over 20 mils (0.02) inches in width between time of placement and traffic coating application or project close-out. For payment purposes, the same procedure used for partial depth areas will apply.

b. Full depth locations \$ 139.00 /SF x 50 SF = \$ 6,950.00
(Work item 2 and 14A on plans)



Hubbard Woods Parking Structure 2026 Repairs**January 2026**

Partial depth (2-inch minimum) removal and replacement of concrete site cast transition areas. The majority of these repairs are over the inverted T-beams on the center line of the structure. Work includes establishing a safe and secure work area isolated from vehicular and pedestrian access at Upper and Lower Levels and providing temporary traffic system as needed to re-route pedestrians and vehicles at each level including signage and barricades. Any lighting fixtures or conduit and wiring that need to be lowered or removed to facilitate the work shall be performed prior to demolition. Sawcut perimeter of proposed demolition without damaging embedded wire mesh or bonded prestressing strands. Perform partial depth demolition work at permitted hours using light 15 lb. chipping hammers. Clean remaining exposed steel components and coat with zinc-rich primer. Clean surfaces for bonding of partial depth repairs. If repairs expose weld connections between ends of tees and top of inverted T-beam, advise Engineer of broken welds and/or embed plates. Place, broom finish and wet cure new concrete repair locations. Install sealant around perimeter of repair areas and rout and fill with sealant any cracks that develop in repaired area over 20 mils (0.02) inches in width between time of placement and traffic coating application. For payment purposes, repair areas will be measured in increments of 0.5 feet in both directions.

- c. Partial depth locations \$ 90.00 /SF x 550 SF = \$ 49,500.00
(Work item 3 and 14A on plans)

Overhead partial depth (2-inch minimum) concrete repairs at precast tee flanges. Work includes establishing a safe and secure work area isolated from vehicular and pedestrian access and providing temporary traffic system to re-route pedestrians and vehicles at each level including signage and barricades. Install shoring under areas adjacent to areas designated for removal. Sawcut perimeter of proposed demolition without damaging embedded wire mesh weld connections or prestressing strands. Perform demolition work at permitted hours chipping hammers. Clean remaining exposed steel components and coat with zinc-rich primer. Any fixtures, conduit, signage, etc. that need to be removed during concrete demolition are to be carefully removed by the contractor, stored, and reinstalled after repairs have been completed. Form and/or place and finish overhead repair materials. Paint areas to closely match surrounding surfaces. Repair areas will be measured in similar fashion to topside repairs along T-T joints.

- d. Partial depth locations \$ 188.00 /SF x 90 SF = \$ 16,920.00
(Work item 4 on plans)

Where repairs occur along T-T joints, exposed T-T weld connections are to be reviewed. Advise Engineer of broken welds and/or embed plates.

- e. Partial depth locations \$ 169.00 /SF x 220 SF = \$ 37,180.00
(Work item 5 on plans)

Full width (4-inch average) removal and replacement of concrete tee stems where indicated on the drawings. Work includes establishing a safe and secure work area isolated from vehicular and pedestrian access at Upper and Lower Levels and providing temporary traffic system as needed to re-route pedestrians and vehicles at each level including signage and barricades. Sawcut perimeter of proposed demolition without



Hubbard Woods Parking Structure 2026 Repairs**January 2026**

damaging embedded rebar or bonded prestressing strands. Perform demolition work at permitted hours using light 15 lb. chipping hammers. Clean remaining exposed steel components and coat with zinc-rich primer. Form and place new concrete at repair locations. Paint areas to closely match surrounding surfaces. For payment purposes, repair areas will be measured as full width of stem and 4 inches in height and in increments of 0.5 feet in length.

- f. Tee stem repair \$ 196.00 /LF x 40 LF = \$ 7,840.00
(Work item 6 on plans)

Overhead partial depth (4-inch depth average) concrete repairs along inverted T-beams. Work includes establishing a safe and secure work area isolated from vehicular and pedestrian access at Upper and Lower Levels and providing temporary traffic system as needed to re-route pedestrians and vehicles at each level including signage and barricades. Any electrical conduit and wiring that need to be lowered or removed to facilitate the work shall be performed prior to demolition. Sawcut perimeter of proposed demolition without damaging embedded rebar or bonded prestressing strands. Perform demolition work at permitted hours using light 15 lb. chipping hammers. Clean remaining exposed steel components and coat with zinc-rich primer. Form and place new concrete at repair locations. Paint areas to closely match surrounding surfaces. For payment purposes, repair areas will be measured in increments of 0.5 feet in length and width/height of the bottom flange.

- g. Beam repair \$ 184.00 /SF x 50 SF = \$ 9,200.00
(Work item 7 on plans)

Vertical partial depth (4-inch depth average) concrete repairs at precast columns. Work includes establishing a safe and secure work area isolated from vehicular and pedestrian access at Upper and Lower Levels and providing temporary traffic system as needed to re-route pedestrians and vehicles at each level including signage and barricades. Any electrical conduit and wiring or other attachments that need to be lowered or removed to facilitate the work shall be performed prior to demolition. Sawcut perimeter of proposed demolition without damaging embedded rebar. Perform demolition work at permitted hours using light 15 lb. chipping hammers. Clean remaining exposed steel components and coat with zinc-rich primer. Form and place new concrete at repair locations. Paint areas to closely match surrounding surfaces. For payment purposes, repair areas will be measured in increments of 0.5 feet in length and width/height of the column face.

- h. Column repair \$ 236.00 /SF x 20 SF = \$ 4,720.00
(Work item 8 on plans)

Vertical partial depth (4-inch depth average) concrete repairs at precast column corbels. Work includes establishing a safe and secure work area isolated from vehicular and pedestrian access at Upper and Lower Levels and providing temporary traffic system as needed to re-route pedestrians and vehicles at each level including signage and barricades. Any electrical conduit and wiring or other attachments that need to be lowered or removed to facilitate the work shall be performed prior to demolition. Provide 40 kip shoring under inverted T-beam supported on corbel. Sawcut perimeter of proposed demolition without damaging embedded rebar. Perform demolition work at permitted hours



Hubbard Woods Parking Structure 2026 Repairs**January 2026**

using light 15 lb. chipping hammers. Clean remaining exposed steel components and coat with zinc-rich primer. Form and place new concrete at repair locations. Paint areas to closely match surrounding surfaces. For payment purposes, repair areas will be measured in increments of 0.5 feet in length and width/height of the column corbel.

- i. Column corbel repair \$ 187.00 /SF x 32 SF = \$ 5,984.00
(Work item 9 on plans)

Vertical partial depth (4-inch depth average) concrete repairs primarily at retaining wall under ramp to Upper Level. Work includes establishing a safe and secure work area isolated from vehicular and pedestrian access at Upper and Lower Levels and providing temporary traffic system as needed to re-route pedestrians and vehicles at each level including signage and barricades. Any electrical conduit and wiring or other attachments that need to be lowered or removed to facilitate the work shall be performed prior to demolition. Sawcut perimeter of proposed demolition without damaging embedded rebar. Perform demolition work at permitted hours using light 15 lb. chipping hammers. Clean remaining exposed steel components and coat with zinc-rich primer. Form and place new concrete at repair locations. Paint areas to closely match surrounding surfaces. For payment purposes, repair areas will be measured in increments of 0.5 feet in length and width/height of the wall face.

- j. Wall repair \$ 225.00 /SF x 10 SF = \$ 2,250.00
(Work item 10 on plans)

Verify 5-inch-thick slab on grade areas at Lower Level and at ramp to Upper Level for repair as shown on drawings. Work includes establishing a safe and secure work area isolated from vehicular and pedestrian access and providing temporary traffic system to re-route pedestrians and vehicles at each level including signage and barricades. Sawcut perimeter of proposed demolition without damaging embedded wire mesh. Perform full depth demolition work at permitted hours. Place and finish slab on grade areas. Repair areas will be measured in increments of 0.5 feet in length and width.

- k. Slab on grade locations \$ 65.00 /SF x 150 SF = \$ 9,750.00
(Work item 11 on plans)

Furnish and install new 6x6 W2.9/W2.9 wire reinforcing sheets (non-coated) to supplement existing reinforcing in slab areas.

- l. Mesh reinforcing \$ 3.00 /SF x 800 SF = \$ 2,400.00

Drill and epoxy grout #3 or #4 rebar dowels at Engineer's direction at perimeter of repair areas if lap splicing is not possible due to poor condition of existing rebar or mesh.

- m. Epoxy-grouted dowels \$ 20.00/EA x 250 EA = \$ 5,000.00



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Drill and install stainless steel pins or coated 'Tapcons' or approved equal in 6-inch spacings each direction at vertical and overhead repairs in the absence of existing reinforcing steel presence.

n. Tapcon-type pins \$ 12.00 /EA x 500 EA = \$ 6,000.00

3. T-T Joint Preparation and Connection Repairs

Remove existing T-T joint sealants. Do not cut or damage existing T-T weld connections or supplementary dowels at previous repair locations still intact. At elevation offset locations, grind high side to reduce elevation difference. Grind joint sides as permitted to create more consistent width. Inspect exposed portions of dowels and embed connections and advise Engineer of questionable conditions. Remove corroded connection hardware at connections to be abandoned and clean and coat embed hardware to remain and exposed length of dowels (if not epoxy-coated) with zinc-rich primer.

a. T-T joint prep and connection coating LUMP SUM = \$ 17,664.00

At locations of damaged or failed T-T weld connections found in work item 3a to be abandoned, install carbon fiber 'biscuit' supplemental T-T joint connections. Installation will be 1 for 1; 1 biscuit installed in vicinity for each abandoned weld connection.

b. 'Biscuit' supplemental connection \$ 222.00 EA x 50 EA = \$ 11,100.00
(Work item 12 on plans)

At locations of extensive corrosion and /or failed weld connections between ends of tees and top of inverted T-beams on either side of column line B, clean and re-use or provide new connection plate and weld to existing embed plates.

c. Supplemental weld connections \$ 272.00 EA x 20 EA = \$ 5,440.00
(Work item 13 on plans)

Remove and replace 8 angle supports at top of retaining wall. Re-use existing embed plates and/or anchor bolts as applicable. Match existing angle size and provide slide plate between tee flange and support angles. Retain, clean, prime and re-paint west support angle and 2 easternmost support angles.

d. Replace/clean support angles/brackets LUMP SUM = \$ 26,405.00
(Detail and Sheet reference 27/R503)

4. Sealants, Coatings and Waterproofing

Remove and replace existing T-T joint sealants. Use closed-cell backer rod to ensure proper joint width-depth ratio for sealant performance

a. Replace T-T sealants LUMP SUM \$ 14,720.00
(Work item 14 on plans)



Hubbard Woods Parking Structure 2026 Repairs**January 2026**

Remove and replace existing joint sealants between transition strip over inverted T-beams and between pretopped tees and perimeter wall washes.

- b. Replace sealants at site cast transitions LUMP SUM \$ 10,260.00
(Work item 14A on plans)

Remove and replace existing cove sealants between perimeter parapet walls and slab areas including perimeter of piping penetrations, light pole bases, etc.

- c. Replace cove sealants LUMP SUM \$ 11,280.00
(Work item 16 on plans)

Remove and replace existing wing seal expansion joint seal at joint separating Upper Level from approach apron.

- d. New expansion joint seal \$ 203.00 LF x 25 LF = \$ 5,075.00
(Work item 17 on plans)

Rout cracks to v-groove identified by Engineer and fill with sealant in slab surface areas not designated for traffic coating.

- e. Rout/caulk cracks \$ 9.00 /LF x 200 LF = \$ 1,800.00
(Work item 18 on plans)

High pressure water clean interior surfaces of exterior spandrel panels. Shotblast Upper Level floor slab areas in preparation for application of silane sealer and traffic coating.

- g. Surface Prep Upper Level LUMP SUM = \$ 7,255.50
(Work item 21 on plans)

Apply 100% clear, penetrating silane sealer to interior face of exterior spandrel walls and to floor slab surfaces not indicated for traffic coating. Application will be 'wet on wet' and at a rate of no less than 200 SF/gallon. Include fugitive dye in sealer for visual confirmation of application.

- h. Penetrating Sealer Application LUMP SUM = \$ 10,365.00
(Work item 21 on plans)

Apply traffic coating over T-T joints and over center beam line of Upper Level as indicated on drawings. Traffic coating to be Category A heavy-duty system. Strip coats over T-T joints to include 1'-0" wide fabric reinforcing bedded in extra application of base coat. Color to be standard option, selected by Owner.

- i. Traffic Coating Application LUMP SUM = \$ 59,840.00
(Work item 22 and 22F on plans)



Hubbard Woods Parking Structure 2026 Repairs**January 2026****5. Plumbing Improvements**

Power rod drains and drain lines until free-flowing. Advise Engineer of any suspected clogged lines or damaged piping.

a. Power Rod Drain Lines LUMP SUM = \$ 4,950.00

Replace 4 area drains on Upper Level where indicated on drawings. See Division 22 Spec section for approved products.

b. Replace 4 area drains LUMP SUM = \$ 29,984.00
(Work item 25 on plans)

6. Electrical Work

On the Lower Level remove and replace the nine existing fixtures labeled "C" on the north and south sides of the garage and install new 4' linear fixtures labeled "F1". Fixtures to be lowered to the bottom of the tee stem but to remain above the garage drive height limitations. Fixtures will be on a separate controller contact from the existing fixtures. New control contactor to be mounted in the existing control panel. Furnish and install a new 4' linear fixture labeled "F1" at the bottom of the north stairwell within the lower level of the structure.

Remove and replace five existing wall mounted fixtures labeled "W1" in the north and south stairs location with new wall fixtures labeled "F2". Remove and replace conduit, wiring, and light fixtures as needed to complete this work.

a. Electrical work as indicated on Drawings LUMP SUM = \$ 40,590.00

This is a general allowance to replace existing conduit and wiring in work areas intended to be removed and reinstalled if found to be in poor or unacceptable condition. Advise Engineer of any electrical equipment intended to be re-installed but in need of replacement prior to performing the work. Any unused allowance amounts will be credited to the Owner.

b. Electrical Allowance (Allowance No. 1) = \$ 8,000

7. Miscellaneous Repairs

As noted on drawings, remove existing height restriction frame on north side controlling access to Upper Level, shorten legs, fabricate and weld new base plates, reinstall on existing foundations, clean prime and paint, provide new pipe crossbars and indicated maximum allowable vehicle height and weight signage.

a. LUMP SUM = \$ 16,718.00
(Work item 26 on plans)

Re-stripe Lower and Upper Levels per layout on project drawings.

b. LUMP SUM = \$ 7,516.00



Hubbard Woods Parking Structure 2026 Repairs**January 2026**

Contractor's costs for project indirect items called out on the plans or required in the specifications but not otherwise included in the previous direct pay items should be included here. Items include, but are not limited to, supervision, sanitary facilities, daily clean up, tool storage, miscellaneous permits and fees, proper trash removal, traffic control devices, barricades, temporary lighting, drinking water, etc. Any excess above this for overhead and profit should be proportionately distributed in each of the direct work bid items. Payment for this bid item will typically follow the overall percent completed portion of the project.

c. LUMP SUM = \$ 61,567.00

This is a general allowance to cover items not known at project start and assigned or added at a later date and is included in the bid form. Labor and overhead and profit mark-up rates shall be per prior agreements and/or included elsewhere as part of submittals to the Village.

d. General Project Allowance (Allowance No. 2) = \$ 60,000.00

Base Bid Subtotal:
(sub-total of items 1 – 7) \$ 604,035.50

Provide a Performance/Labor and Material Payment Bond for the sub-total amount above.

a. \$ 6,608.00

Base Bid Total

BIDDER will complete the Work for the following price:

Six Hundred Ten Thousand Six Hundred Forty Three and fifty cents DOLLARS
(use words)

\$ 610,643.50
(figures)



Hubbard Woods Parking Structure 2026 Repairs**January 2026****ALTERNATE BID ITEMS**

The following alternate items are in addition to the base bid scope of work. The quantity of these work items may be performed in their entirety or reduced to meet project budget limitations. In the event a partial scope is performed, a proportionate amount of each work item will be performed in order to complete a proper repair of a given size area.

A1. Remove and replace North steel stairwell between Upper Level and grade. Copies of original design drawings are provided for reference. The Contractor will submit signed and sealed drawings for review and acceptance, followed by shop drawing submittals. New steel stairwell to be hot-dip galvanized and unpainted. Field welds shall be treated with cold galvanizing coatings. Mask areas to be painted to provide straight lines. Methods and Materials to be in accordance with Division 5 Metals.

A1 LUMP SUM = \$ 42,370.00

A2. Remove and replace southwest steel stairwell between Upper Level and grade. Copies of original design drawings are provided for reference. The Contractor will submit signed and sealed drawings for review and acceptance, followed by shop drawing submittals. New steel stairwell to be hot-dip galvanized and unpainted. Field welds shall be treated with cold galvanizing coatings. Mask areas to be painted to provide straight lines. Methods and Materials to be in accordance with Division 5 Metals.

A2 LUMP SUM = \$ 53,799.00

A3. Remove and replace southeast steel stairwell between Upper Level and grade. Copies of original design drawings are provided for reference. The Contractor will submit signed and sealed drawings for review and acceptance, followed by shop drawing submittals. New steel stairwell to be hot-dip galvanized and unpainted. Field welds shall be treated with cold galvanizing coatings. Mask areas to be painted to provide straight lines. Methods and Materials to be in accordance with Division 5 Metals.

A3 LUMP SUM = \$ 57,649.00

A4. In lieu of bid item 7a, remove and properly dispose of existing height restriction device and provide new assembly per details on the drawings. New assembly to be hot-dip galvanized for durability and unpainted. Any field connections shall be bolted assemblies. Bid item to include shop drawing submittals, including calculations for any field connections required.

A4 LUMP SUM = \$ 25,640.00

A5. In accordance with Spec Section 09 9100, Clean existing and repaired interior surfaces of existing precast columns (interior 3 faces for perimeter columns, 4 faces for interior columns), walls, perimeter spandrel and interior IT beams and double tee members. Remove or mask attachments to remain and not be painted. Grind any rust spots of metal attachments and prime. Prepare mock-up for review and approval. Upon approval, paint interior of garage.

A5 LUMP SUM = \$ 155,237.00



Hubbard Woods Parking Structure 2026 Repairs**January 2026**

A6. This is an allowance in the event that one or more bearing pads between tee stems and spandrel or IT beams are desired to be replaced. This procedure may require removal and re-installation of welds between adjacent T-T members and at ends of T members and top of beam stem. Number of welds affected could vary depending on condition and if included in other base bid items. Upon relief of weld restraints, lift both tee stems of a double tee end together with shoring and porta-power jacks just enough to remove bearing pads. Remove existing bearing pads in pairs. Determine if beveled shim plates are needed to ensure uniform load transfer between tee stem and beam ledge. Adhere new shims and ROF-type bearing pads with epoxy to beam ledge. Lower tee stems and re-weld connections.

A6

ALLOWANCE = \$ 25,000

A7. Provide new exterior wall mounted angle shade lights tagged "F3" per details on the drawings. Fixtures to be connected to a separate controller contactor to be mounted in the existing control panel.

A7.

LUMP SUM = \$ 13,753.00

A8. Provide and install a new exterior signage one 5' high by 12' wide by 2" deep, fabricated aluminum pan sign with 1"x1" aluminum tube inset frame and 1/2" thick FCO acrylic letters in a single line as "Village of Winnetka Parking Garage" painted black and flush mount to the sign face. The sign is mounted to the brick with angle clips as designed by Parvin Clauss Sign Company.

A8.

LUMP SUM = \$ 17,736.00

A9. Replace all "existing-to-remain" fixtures labeled on the drawings as "C" with new 12" round Lumark RPGC fixture in the same locations but lowered to be at the same elevation as the adjacent concrete webs.

A9.

LUMP SUM = \$ 76,015.00

1. Description of Abbreviations:

L.F. = Lineal Feet
 EA. = Each
 S.F. = Square Feet
 L.S. = Lump Sum
 LBS. = Pounds
 N.A. = Not Applicable

2. The quantities appearing in the preceding Schedule (paragraph G.6.c) are approximate only and are prepared for comparison of bids. Payment to the Contractor will be made only for the actual quantities of Work performed and accepted in accordance with the contract unit prices. Any item and/or section within the Work may be deleted by the Owner.



Hubbard Woods Parking Structure 2026 Repairs

January 2026

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

4. The quantities appearing in the preceding Schedule have been measured or estimated by the Engineer. Contractor may rely upon these quantities in preparation of the base Bid.

By Bulley & Andrews Concrete Restoration
(Corporation Name)

Illinois
(State of Incorporation)

By Micheal Lemmons
(Name of Person Authorized to Sign)

Vice President of Restoration Services
(Title)

(Corporate Seal)

Attest _____
(Secretary)

Business Address _____

Phone No. _____

H.
PART 2 - PRODUCTS

Not used.

PART 3 - EXECUTION

Not used.

END OF SECTION 00 4100



Hubbard Woods Parking Structure 2026 Repairs

January 2026

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Hubbard Woods Parking Structure 2026 Repairs**January 2026****SECTION 00 4519 NON-COLLUSION AFFIDAVIT**Name of Bidder Bulley & Andrews Concrete Restoration

Bidder, by its officers and its agents or representatives present at the time of filing this Bid, being duly sworn on their oaths say, that neither they nor any of them have in any way, directly or indirectly, entered into any arrangement or agreement with any other Bidder, or with any officer of the Village of Winnetka whereby such affiant or affiants or either of them has paid or is to pay such other Bidder or officer any sum of money, or has given or is to give to such other Bidder or officer anything of value whatever, or such affiant or affiants or either of them has not directly or indirectly, entered into any arrangement or agreement with any other free competition into the letting of the contract sought for by the attached Bids that no inducement of any form or character other than that which appears on the face of the Bid will be suggested, offered, paid or delivered to any person whomsoever to influence the acceptance of the Bid or warding of the Contract, nor has this Bidder any agreement or understanding of any kind, whatsoever, with any person whomsoever to pay, deliver to, or share with any other person in any way or manner, any of the proceeds of the Contractor sought by this Bid.

Submitted by,

Type or print firm name:

Bulley & Andrews Concrete Restoration

Authorized Signature



Date:

2/27/2026AMERICAN STRUCTUREPOINT, INC.
PROJECT NO. 002025.00177NON-COLLUSION AFFIDAVIT
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8. **Progress Payments:**

A. General. Owner shall pay to Contractor 90 percent of the Value of Work, determined in the manner set forth below, installed and complete in place up to the day before the Pay Request, less the aggregate of all previous Progress Payments. The total amount of Progress Payments made prior to Final Acceptance by Owner shall not exceed 90 percent of the Contract Price.

B. Value of Work. The Value of the Work shall be determined as follows:

- (1) Lump Sum Items. For all Work to be paid on a lump sum basis, Contractor shall, not later than 10 days after execution of the Contract unless otherwise provided in Attachment B and, in all events, before submitting its first Pay Request, submit to Owner a schedule showing the value of each component part of such Work in form and with substantiating data acceptable to Owner ("Breakdown Schedule"). The sum of the items listed in the Breakdown Schedule shall equal the amount or amounts set forth in the Schedule of Prices for Lump Sum Work. An unbalanced Breakdown Schedule providing for overpayment of Contractor on component parts of the Work to be performed first will not be accepted. The Breakdown Schedule shall be revised and resubmitted until acceptable to Owner. No payment shall be made for any lump sum item until Contractor has submitted, and Owner has approved, an acceptable Breakdown Schedule.

Owner may require that the approved Breakdown Schedule be revised based on developments occurring during the provision and performance of the Work. If Contractor fails to submit a revised Breakdown Schedule that is acceptable to Owner, Owner shall have the right either to suspend

CONTRACT

Progress and Final Payments for Lump Sum Work or to make such Payments based on Owner's determination of the value of the Work completed.

- (2) Unit Price Items. For all Work to be paid on a unit price basis, the value of such Work shall be determined by Owner on the basis of the actual number of acceptable units of Unit Price Items installed and complete in place, multiplied by the applicable Unit Price set forth in the Schedule of Prices. The actual number of acceptable units installed and complete in place shall be measured on the basis described in Attachment B to the Contract or, in the absence of such description, on the basis determined by Owner. The number of units of Unit Price Items stated in the Schedule of Prices are Owner's estimate only and shall not be used in establishing the Progress or Final Payments due Contractor. The Contract Price shall be adjusted to reflect the actual number of acceptable units of Unit Price Items installed and complete in place upon Final Acceptance.

- C. Application of Payments. All Progress and Final Payments made by Owner to Contractor shall be applied to the payment or reimbursement of the costs with respect to which they were paid and shall not be applied to or used for any pre-existing or unrelated debt between Contractor and Owner or between Contractor and any third party.

9. **Per Diem Administrative Charge (See Section 6.4 of Contract):**

One Thousand Two Hundred Seventy-Five Dollars (\$1,275.00)]

CONTRACT

ATTACHMENT B
SPECIFICATIONS

PROJECT MANUAL
for the
VILLAGE OF WINNETKA
HUBBARD WOODS PARKING STRUCTURE
2026 REPAIRS AND PRESERVATION
1050 SCOTT AVENUE
WINNETKA, ILLINOIS
(ASI Project 2025.00177)
Village Project # RFB 026-006

ISSUED FOR BIDDING

DATE: January 2026



**AMERICAN
STRUCTUREPOINT
INC.**

American Structurepoint, Inc.

**2525 Cabot Drive, Suite 201
Lisle, IL 60532**



Sentinel Group LLC

**PO Box 1035
Brookfield, WI 53008**

Hubbard Woods Parking Structure 2026 Repairs**January 2026**

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00 4100	Bid Form
00 4519	Non-Collusion Affidavit
00 6286	Work Plan and Phasing Requirements
	Village of Winnetka Sample Contract

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01 2900	Payment Procedures
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01 3300	Submittal Procedures
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01 5000	Construction Facilities and Temporary Services
01 5526	Temporary Traffic Control
01 5600	Temporary Barriers and Enclosures
01 6000	Product Requirements
01 7123	Field Engineering
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DIVISION 2 SITEWORK

02 4119	Selective Demolition
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DIVISION 3 CONCRETE

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03 1100	Concrete Formwork
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03 3000	Cast-in-Place Concrete



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05 0650 Schedules for Metal Fabrications
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DIVISION 7 THERMAL AND MOISTURE PROTECTION

07 1800 Traffic Coatings
07 1916 Silane Water Repellents
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DIVISION 9 FINISHES

09 9100 Painting
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DIVISION 22 PLUMBING

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DIVISION 26 ELECTRICAL

See Project Electrical Drawings

DIVISION 32 EXTERIOR IMPROVEMENTS

32 1723 Pavement Marking

END OF SECTION 00 0110



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DIVISION 0
PROCUREMENT AND CONTRACTING REQUIREMENTS

Hubbard Woods Parking Structure 2026 Repairs**January 2026****SECTION 00 1116 – INVITATION TO BID AND INSTRUCTIONS TO BIDDERS****PART 1 - GENERAL****1.1 Project Identification and Definitions**

- A. The Owner is requesting sealed bids for: **Hubbard Woods Parking Structure 2026 Repairs** located at 1050 Scott Avenue in Winnetka.
- B. The Owner is the Village of Winnetka.
- C. The Consultant is American Structurepoint, Inc., 2525 Cabot Drive, Suite 201, Lisle IL 60532 and Sentinel Group LLC of Brookfield, WI.
- D. The Project consists of a single general contract for various structural repairs, surface protection and appearance treatments, plumbing and electrical improvements and exterior signage installation for the parking structure as indicated and/or specified in the Contract Documents.
- E. Bids will be received for a contract for the work indicated and/or specified in the Contract Documents. Bids will be submitted in duplicate, placed in an opaque sealed envelope marked with Project title, name and address of Bidder, accompanied by Bid Security and other required documents. Bid package to be delivered to Finance Department at Winnetka Village Hall, 510 Green Bay Road, and will be due on:

Friday, February 27, 2026**No later than 2 PM CST****1.2 Documents**

- A. The Intended Agreement Form is provided in the Contract Documents.
- B. A Complete set of Bid Documents will be sent via email.
- C. The Complete Set of Bid Documents shall be used in preparing Bids. Neither the Owner nor the Consultant assume any responsibility for errors or misinterpretations resulting from use of incomplete sets of Bidding Documents.

1.3 Examination of Contract Documents and Site

- A. Bidders shall carefully examine the contract documents and visit the site to familiarize themselves and obtain first-hand knowledge of existing conditions. No extras will be allowed due to any claim for conditions that could have been determined by proper examination of the site and the contract documents.
- B. The scope of repairs and improvements is represented on the Drawings. Actual locations and the extent of repairs may deviate or be in addition from that represented on the



AMERICAN STRUCTUREPOINT, INC.
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INVITATION TO BID AND INSTRUCTIONS TO BIDDERS
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Hubbard Woods Parking Structure 2026 Repairs**January 2026**

Drawings based on field conditions and elapsed time since the observations were performed.

- C. Submission of a Bid shall constitute warranty that:
- a. Bidder and all Subcontractors it intends to use have carefully and thoroughly reviewed the Contract Documents and have found them complete and free from ambiguities and are sufficient for the intended purpose and further that,
 - b. Bidders and all workers, employees and Subcontractors it intends to use are skilled and experienced in the type of construction represented by the Contract Documents bid upon; further that,
 - c. Neither Bidder nor any of its employees, agents, suppliers or Subcontractors have relied upon any verbal representations from the Owner, Consultant or any of their employees, agents or consultants in assembling their Bid figure; and further that,
 - d. The Bid figure is based solely on the Contract Documents, including properly issued written addenda(s), and not upon any other written representation.
 - e. Reference is made to Supplementary Conditions for identification of those reports of investigations and tests of physical conditions at the site or otherwise affecting cost, progress or performance of the Work which have been relied upon by the Consultant in preparing the Drawings and Specifications. These reports are not guaranteed as to accuracy or completeness, nor are they part of the Contract Documents. Before submitting its Bid, each bidder may, at its own expense, request to make such additional investigations and tests as it may deem necessary to determine its Bid for performance of the Work in accordance with the terms and conditions of the Contract Documents.
- D. Bidder shall identify, prior to bid, all errors and/or discrepancies in the Contract Documents that would be apparent to a reasonably diligent Bidder. In no case shall Bidder, if selected as Contractor, be permitted any extra amount of time or money to complete the project, or expenses incurred as a result of such errors or discrepancies.

1.4 Resolution of Discrepancies and Ambiguities

- A. All questions about meaning or intent of the Contract Documents shall be submitted to the Consultant via email. Replies will be issued by Addenda via email to all parties on record as having received Contract Documents for Bidding. Questions received after the posted cutoff date ahead of the Bid Opening will not be answered. Only answers contained in formal written Addenda will be binding. Oral and other interpretations or clarifications will be without legal effect.
- B. Any Addendum issued during the prebid period shall be included in the Bid, shall become part of the Contract Documents, and shall be acknowledged on the Bid Form.



Hubbard Woods Parking Structure 2026 Repairs**January 2026****1.5 Basis for Bids**

- A. The Bid is a lump sum amount, based on a combination of lump sum items (where quantities of work items can be field measured or determined from the drawings) and unit price items (where the quantities of work items cannot be field measured or determined from the drawings ahead of time) where the Consultant has estimated the quantities.

1.6 Preparation of Bids

- A. Bids should be typewritten or completed in ink.
- B. Bids must utilize the Bid Form provided in the Contract Documents. Bids shall be signed by the Bidder giving full name and business address. Indicate the legal business entity of the Bidder.
- C. Each Bidder shall fill in all blanks on the Bid Form, including Alternates. In the case of a discrepancy on a unit price item between the quoted unit price and the extension of the Bidders unit price times the Consultant's estimated quantity of work item, the corrected extension amount based on the unit price will be used.
- D. Bids submitted by a Corporation shall be executed by an Officer of the Corporation.
- E. Bids submitted by a Partnership shall be executed by a partner.

1.7 Identification and Submission of Bids

- A. Bids shall be submitted at time and place indicated in the Invitation to Bid and shall be placed in an opaque sealed envelope, marked with Project Title and name and address of Bidder, and accompanied by any required Bid Security and other required documents.

1.8 Modification or Withdrawal of Bids

- A. Bids may be withdrawn by email request by Bidder prior to time fixed for opening of Bids.

1.9 Governing Laws and Regulations

- A. No Contractor shall discriminate against any employee or applicant for employment, to be employed in performance of the contract, with respect to their hire, tenure, terms, conditions or privileges of employment, because of their race, color, religion, gender, national origin or age pursuant to requirements of all applicable federal and state statutes.
- B. Each Bidder shall affirm that its Bid is genuine and not sham or collusive or made in interests or on behalf of any person not therein named and that Bidder has not directly or indirectly induced or solicited any Bidder to refrain from bidding, and that Bidder has not in any manner sought by collusion to secure itself an advantage over other Bidders.



Hubbard Woods Parking Structure 2026 Repairs**January 2026****1.10 Contract Time**

- A. Prior to award, the number of days for final completion of the Work will be mutually agreed upon and included in the executed Agreement.
- B. Major adjustments to the contractor's work plan resulting from special events that were not included in the original mutually agreed contract schedule may revise the final completion date by mutual agreement.

1.11 Pre-Bid Conference

- A. A non-mandatory pre-bid conference will be held as listed below:

Friday February 6, 2026**10:00 AM CST****Winnetka Village Hall****510 Green Bay Road****2nd Floor Village Hall Council Chambers****1.12 Disqualification of Bidders**

- A. Prior to opening of Bids Owner reserves the right to conduct investigations into qualifications and experience of any or all persons or organizations wishing to submit a Bid for the Project.
- B. Based upon findings of such investigations, Owner reserves the right to deny any or all persons or organizations opportunity to submit a Bid for the Project.
- C. In evaluating Bids, Owner may consider qualifications of Bidders, whether or not Bids comply with prescribed requirements. The Owner may request additional information from Bidders as part of their qualifications review process.
- D. In evaluating Bids, Owner may consider qualifications of major Subcontractors, and may request additional information from Bidders Subcontractors as part of their qualifications review process.
- E. Owner reserves the right to reject Bid of any Bidder who does not provide requested information related to their qualifications or if the information received does not satisfy the Owner's evaluation criteria.
- F. Owner reserves the right to reject or disqualify Bid of any Bidder, upon evidence of collusion with intent to defraud or other illegal practices upon part of Bidder.



Hubbard Woods Parking Structure 2026 Repairs**January 2026****1.13 Subcontractor or Supplier Listing**

- A. Prior to Award of Contract, Owner and Consultant may request supplementary information from Bidder in regard to identity of Subcontractors and key Vendors (material suppliers). Bidder shall be prepared to provide this information within 7 calendar days after Bid Submittal. Such list shall be accompanied by pertinent information such as similar experience, length of time in business and other reasonable information requested by Owner.
- B. If Owner, after investigation, has a reasonable objection to any proposed Subcontractor or major Vendor, Bidder may be requested to submit an acceptable substitute before Notice of Award. If apparent successful Bidder declines to make a substitution, the Owner shall retain the right not to award the Contract to the Bidder. Bidder's Bid Security will not be forfeited in this instance.

1.14 Award of Contract

- A. Owner reserves the right to reject any and all Bids, to waive any and all informalities and to negotiate contract terms with the successful Bidder, and right to disregard all nonconforming, nonresponsive, incomplete or conditional Bids and to make award in any manner deemed in best interests of Owner and the project.
- B. In evaluating Bids, Owner shall consider qualifications, proposed schedule, unit prices and alternates as applicable to the Bid Form.
- C. If contract is to be awarded, it will be awarded within 60 days after Bid opening.

1.15 Execution of Contract

- A. Based on Notice of Award and receipt of Agreement, Contractor agrees to sign and return Agreement within 15 business days of receipt. Owner will return fully executed agreement within 10 business days of receipt of signed Agreement from Contractor.
- B. Time is of the essence for this Project and Contractor agrees to begin mobilization and commence work within 10 business days of a fully executed Contract.

1.16 Contract Price

- A. Bid Form totals are based on a combination of lump sum and unit price work items. The final contract price may vary from this amount based on the actual quantities of unit price work items performed. The Bid Form total will be used to evaluate and compare Bidders proposals but are not a guarantee of actual work quantities that will be performed. Actual quantities could be less than, greater than, or the same as the Consultant's estimate. Should significant variations occur between estimated and actual quantities of work items, an equitable unit price adjustment can be utilized as outlined in Spec Section 01 2900 Payment Procedures.



END OF SECTION 00 1116



Hubbard Woods Parking Structure 2026 Repairs

January 2026

SECTION 00 4100 – BID FORM

GENERAL

Description

- A. Included herein is the Bid Form which shall be completed and submitted in accordance with the bidding requirements.

PROJECT: 2026 Parking Garage Repairs
Hubbard Woods Parking Structure

SUBMITTED TO:

Dell Duckworth
Purchasing - Village of Winnetka Finance Department
510 Green Bay Road
Winnetka, IL 60093

- B. Bid, Bid Security and all other supporting Documents to be submitted to the Finance Department in duplicate in a sealed opaque envelope with the bidder's name, address and project name indicated on the outside and prior to the stipulated date and time.

BID SUBMITTED BY: _____

BIDDERS ADDRESS: _____

TELEPHONE: _____

DATE: _____

- C. 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 complete 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 Contract Documents.
- D. In submitting this Bid, BIDDER represents, as more fully set forth in the Agreement, that:
- E.
1. BIDDER has examined copies of all the Contract Documents and of the following Addenda:
Date _____ Addendum Number _____



AMERICAN STRUCTUREPOINT, INC.
PROJECT NO. 002025.00177

BID FORM
00 4100 - 1

Hubbard Woods Parking Structure 2026 Repairs**January 2026**

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(receipt of all of which is hereby acknowledged) and also copies of the Invitation for Bids and the Instructions to Bidders.

2. BIDDER has examined the site and locality where the Work is to be performed, the legal requirements (federal, state, and local laws, ordinances, rules, and regulations) and the conditions affecting cost, progress or performance of the Work and has made such independent investigations as BIDDER deems necessary.
 3. This 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 induced or solicited any other Bidder to submit a false or sham Bid; BIDDER has not solicited or induced any person, firm or a corporation to refrain from bidding; and BIDDER has not sought by collusion to obtain for himself any advantage over any other Bidder or over OWNER.
- F. BIDDER agrees that the Work will be started, substantially completed, and fully completed on or before the following dates:
- G.
1. Assumed Start date _____
 2. Substantial Completion by: _____
 3. Full Completion by: _____
 4. Total project base bid shall include the summation of lump sum bids, plus the summation of unit prices multiplied by the estimated quantities for unit price bid item work. Should a math mistake occur in the extension of the Contractor's unit price times the Engineer's estimated quantity, the Contractor's unit price will be the basis for determining the true bid figure.
 5. Contractor shall submit a lump sum Contract price that is the sum of the lump sum and unit price work items for all work included in the Drawings and Specifications. Lump sum price shall include all costs to provide, install, and/or repair work items including, but not limited to, labor, material, equipment, supervision, proper disposal of materials, overhead, insurance and profit. Unit price items likewise shall include all costs to provide, install and/or repair work items including, but not limited to, labor, material, equipment, supervision, proper disposal of materials, overhead, insurance and profit.
 6. The Owner reserves the right to increase or decrease the quantities of unit price work items to meet project budgetary requirements. The actual quantity of unit price work items performed will be paid at the unit price proposed by the Contractor for the Engineer's estimate of quantities in the bid form. Significant deviations from the Engineer's estimate of quantities may allow for an adjustment in the unit pricing (up or down) per section 1.9 of Specification section 01 2900.



Hubbard Woods Parking Structure 2026 Repairs**January 2026**

Partial depth (2-inch minimum) removal and replacement of concrete site cast transition areas. The majority of these repairs are over the inverted T-beams on the center line of the structure. Work includes establishing a safe and secure work area isolated from vehicular and pedestrian access at Upper and Lower Levels and providing temporary traffic system as needed to re-route pedestrians and vehicles at each level including signage and barricades. Any lighting fixtures or conduit and wiring that need to be lowered or removed to facilitate the work shall be performed prior to demolition. Sawcut perimeter of proposed demolition without damaging embedded wire mesh or bonded prestressing strands. Perform partial depth demolition work at permitted hours using light 15 lb. chipping hammers. Clean remaining exposed steel components and coat with zinc-rich primer. Clean surfaces for bonding of partial depth repairs. If repairs expose weld connections between ends of tees and top of inverted T-beam, advise Engineer of broken welds and/or embed plates. Place, broom finish and wet cure new concrete repair locations. Install sealant around perimeter of repair areas and rout and fill with sealant any cracks that develop in repaired area over 20 mils (0.02) inches in width between time of placement and traffic coating application. For payment purposes, repair areas will be measured in increments of 0.5 feet in both directions.

- c. Partial depth locations \$ _____/SF x 550 SF = \$ _____
(Work item 3 and 14A on plans)

Overhead partial depth (2-inch minimum) concrete repairs at precast tee flanges. Work includes establishing a safe and secure work area isolated from vehicular and pedestrian access and providing temporary traffic system to re-route pedestrians and vehicles at each level including signage and barricades. Install shoring under areas adjacent to areas designated for removal. Sawcut perimeter of proposed demolition without damaging embedded wire mesh weld connections or prestressing strands. Perform demolition work at permitted hours chipping hammers. Clean remaining exposed steel components and coat with zinc-rich primer. Any fixtures, conduit, signage, etc. that need to be removed during concrete demolition are to be carefully removed by the contractor, stored, and reinstalled after repairs have been completed. Form and/or place and finish overhead repair materials. Paint areas to closely match surrounding surfaces. Repair areas will be measured in similar fashion to topside repairs along T-T joints.

- d. Partial depth locations \$ _____/SF x 90 SF = \$ _____
(Work item 4 on plans)

Where repairs occur along T-T joints, exposed T-T weld connections are to be reviewed. Advise Engineer of broken welds and/or embed plates.

- e. Partial depth locations \$ _____/SF x 220 SF = \$ _____
(Work item 5 on plans)

Full width (4-inch average) removal and replacement of concrete tee stems where indicated on the drawings. Work includes establishing a safe and secure work area isolated from vehicular and pedestrian access at Upper and Lower Levels and providing temporary traffic system as needed to re-route pedestrians and vehicles at each level including signage and barricades. Sawcut perimeter of proposed demolition without



Hubbard Woods Parking Structure 2026 Repairs**January 2026**

damaging embedded rebar or bonded prestressing strands. Perform demolition work at permitted hours using light 15 lb. chipping hammers. Clean remaining exposed steel components and coat with zinc-rich primer. Form and place new concrete at repair locations. Paint areas to closely match surrounding surfaces. For payment purposes, repair areas will be measured as full width of stem and 4 inches in height and in increments of 0.5 feet in length.

- f. Tee stem repair \$ _____ /LF x 40 LF = \$ _____
(Work item 6 on plans)

Overhead partial depth (4-inch depth average) concrete repairs along inverted T-beams. Work includes establishing a safe and secure work area isolated from vehicular and pedestrian access at Upper and Lower Levels and providing temporary traffic system as needed to re-route pedestrians and vehicles at each level including signage and barricades. Any electrical conduit and wiring that need to be lowered or removed to facilitate the work shall be performed prior to demolition. Sawcut perimeter of proposed demolition without damaging embedded rebar or bonded prestressing strands. Perform demolition work at permitted hours using light 15 lb. chipping hammers. Clean remaining exposed steel components and coat with zinc-rich primer. Form and place new concrete at repair locations. Paint areas to closely match surrounding surfaces. For payment purposes, repair areas will be measured in increments of 0.5 feet in length and width/height of the bottom flange.

- g. Beam repair \$ _____ /SF x 50 SF = \$ _____
(Work item 7 on plans)

Vertical partial depth (4-inch depth average) concrete repairs at precast columns. Work includes establishing a safe and secure work area isolated from vehicular and pedestrian access at Upper and Lower Levels and providing temporary traffic system as needed to re-route pedestrians and vehicles at each level including signage and barricades. Any electrical conduit and wiring or other attachments that need to be lowered or removed to facilitate the work shall be performed prior to demolition. Sawcut perimeter of proposed demolition without damaging embedded rebar. Perform demolition work at permitted hours using light 15 lb. chipping hammers. Clean remaining exposed steel components and coat with zinc-rich primer. Form and place new concrete at repair locations. Paint areas to closely match surrounding surfaces. For payment purposes, repair areas will be measured in increments of 0.5 feet in length and width/height of the column face.

- h. Column repair \$ _____ /SF x 20 SF = \$ _____
(Work item 8 on plans)

Vertical partial depth (4-inch depth average) concrete repairs at precast column corbels. Work includes establishing a safe and secure work area isolated from vehicular and pedestrian access at Upper and Lower Levels and providing temporary traffic system as needed to re-route pedestrians and vehicles at each level including signage and barricades. Any electrical conduit and wiring or other attachments that need to be lowered or removed to facilitate the work shall be performed prior to demolition. Provide 40 kip shoring under inverted T-beam supported on corbel. Sawcut perimeter of proposed demolition without damaging embedded rebar. Perform demolition work _____ at _____ permitted _____ hours



Hubbard Woods Parking Structure 2026 Repairs**January 2026**

using light 15 lb. chipping hammers. Clean remaining exposed steel components and coat with zinc-rich primer. Form and place new concrete at repair locations. Paint areas to closely match surrounding surfaces. For payment purposes, repair areas will be measured in increments of 0.5 feet in length and width/height of the column corbel.

- i. Column corbel repair \$ _____/SF x 32 SF = \$ _____
(Work item 9 on plans)

Vertical partial depth (4-inch depth average) concrete repairs primarily at retaining wall under ramp to Upper Level. Work includes establishing a safe and secure work area isolated from vehicular and pedestrian access at Upper and Lower Levels and providing temporary traffic system as needed to re-route pedestrians and vehicles at each level including signage and barricades. Any electrical conduit and wiring or other attachments that need to be lowered or removed to facilitate the work shall be performed prior to demolition. Sawcut perimeter of proposed demolition without damaging embedded rebar. Perform demolition work at permitted hours using light 15 lb. chipping hammers. Clean remaining exposed steel components and coat with zinc-rich primer. Form and place new concrete at repair locations. Paint areas to closely match surrounding surfaces. For payment purposes, repair areas will be measured in increments of 0.5 feet in length and width/height of the wall face.

- j. Wall repair \$ _____/SF x 10 SF = \$ _____
(Work item 10 on plans)

Verify 5-inch-thick slab on grade areas at Lower Level and at ramp to Upper Level for repair as shown on drawings. Work includes establishing a safe and secure work area isolated from vehicular and pedestrian access and providing temporary traffic system to re-route pedestrians and vehicles at each level including signage and barricades. Sawcut perimeter of proposed demolition without damaging embedded wire mesh. Perform full depth demolition work at permitted hours. Place and finish slab on grade areas. Repair areas will be measured in increments of 0.5 feet in length and width.

- k. Slab on grade locations \$ _____/SF x 150 SF = \$ _____
(Work item 11 on plans)

Furnish and install new 6x6 W2.9/W2.9 wire reinforcing sheets (non-coated) to supplement existing reinforcing in slab areas.

- l. Mesh reinforcing \$ _____/SF x 800 SF = \$ _____

Drill and epoxy grout #3 or #4 rebar dowels at Engineer's direction at perimeter of repair areas if lap splicing is not possible due to poor condition of existing rebar or mesh.

- m. Epoxy-grouted dowels \$ _____/EA x 250 EA = \$ _____



Hubbard Woods Parking Structure 2026 Repairs**January 2026**

Drill and install stainless steel pins or coated 'Tapcons' or approved equal in 6-inch spacings each direction at vertical and overhead repairs in the absence of existing reinforcing steel presence.

n. Tapcon-type pins \$_____/EA x 500 EA = \$_____

3. T-T Joint Preparation and Connection Repairs

Remove existing T-T joint sealants. Do not cut or damage existing T-T weld connections or supplementary dowels at previous repair locations still intact. At elevation offset locations, grind high side to reduce elevation difference. Grind joint sides as permitted to create more consistent width. Inspect exposed portions of dowels and embed connections and advise Engineer of questionable conditions. Remove corroded connection hardware at connections to be abandoned and clean and coat embed hardware to remain and exposed length of dowels (if not epoxy-coated) with zinc-rich primer.

a. T-T joint prep and connection coating LUMP SUM = \$_____

At locations of damaged or failed T-T weld connections found in work item 3a to be abandoned, install carbon fiber 'biscuit' supplemental T-T joint connections. Installation will be 1 for 1; 1 biscuit installed in vicinity for each abandoned weld connection.

b. 'Biscuit' supplemental connection \$_____/EA x 50 EA = \$_____
(Work item 12 on plans)

At locations of extensive corrosion and /or failed weld connections between ends of tees and top of inverted T-beams on either side of column line B, clean and re-use or provide new connection plate and weld to existing embed plates.

c. Supplemental weld connections \$_____/EA x 20 EA = \$_____
(Work item 13 on plans)

Remove and replace 8 angle supports at top of retaining wall. Re-use existing embed plates and/or anchor bolts as applicable. Match existing angle size and provide slide plate between tee flange and support angles. Retain, clean, prime and re-paint west support angle and 2 easternmost support angles.

d. Replace/clean support angles/brackets LUMP SUM = \$_____
(Detail and Sheet reference 27/R503)

4. Sealants, Coatings and Waterproofing

Remove and replace existing T-T joint sealants. Use closed-cell backer rod to ensure proper joint width-depth ratio for sealant performance

a. Replace T-T sealants LUMP SUM \$_____
(Work item 14 on plans)



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Remove and replace existing joint sealants between transition strip over inverted T-beams and between pretopped tees and perimeter wall washes.

- b. Replace sealants at site cast transitions LUMP SUM \$ _____
(Work item 14A on plans)

Remove and replace existing cove sealants between perimeter parapet walls and slab areas including perimeter of piping penetrations, light pole bases, etc.

- c. Replace cove sealants LUMP SUM \$ _____
(Work item 16 on plans)

Remove and replace existing wing seal expansion joint seal at joint separating Upper Level from approach apron.

- d. New expansion joint seal \$ _____/LF x 25 LF = \$ _____
(Work item 17 on plans)

Rout cracks to v-groove identified by Engineer and fill with sealant in slab surface areas not designated for traffic coating.

- e. Rout/caulk cracks \$ _____/LF x 200 LF = \$ _____
(Work item 18 on plans)

High pressure water clean interior surfaces of exterior spandrel panels. Shotblast Upper Level floor slab areas in preparation for application of silane sealer and traffic coating.

- g. Surface Prep Upper Level LUMP SUM = \$ _____
(Work item 21 on plans)

Apply 100% clear, penetrating silane sealer to interior face of exterior spandrel walls and to floor slab surfaces not indicated for traffic coating. Application will be 'wet on wet' and at a rate of no less than 200 SF/gallon. Include fugitive dye in sealer for visual confirmation of application.

- h. Penetrating Sealer Application LUMP SUM = \$ _____
(Work item 21 on plans)

Apply traffic coating over T-T joints and over center beam line of Upper Level as indicated on drawings. Traffic coating to be Category A heavy-duty system. Strip coats over T-T joints to include 1'-0" wide fabric reinforcing bedded in extra application of base coat. Color to be standard option, selected by Owner.

- i. Traffic Coating Application LUMP SUM = \$ _____
(Work item 22 and 22F on plans)



Hubbard Woods Parking Structure 2026 Repairs

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5. Plumbing Improvements

Power rod drains and drain lines until free-flowing. Advise Engineer of any suspected clogged lines or damaged piping.

a. Power Rod Drain Lines

LUMP SUM = \$

Replace 4 area drains on Upper Level where indicated on drawings. See Division 22 Spec section for approved products.

b. Replace 4 area drains
(Work item 25 on plans)

LUMP SUM = \$

6. Electrical Work

On the Lower Level remove and replace the nine existing fixtures labeled “C” on the north and south sides of the garage and install new 4’ linear fixtures labeled “F1”. Fixtures to be lowered to the bottom of the tee stem but to remain above the garage drive height limitations. Fixtures will be on a separate controller contact from the existing fixtures. New control contactor to be mounted in the existing control panel. Furnish and install a new 4’ linear fixture labeled “F1” at the bottom of the north stairwell within the lower level of the structure.

Remove and replace five existing wall mounted fixtures labeled “W1” in the north and south stairs location with new wall fixtures labeled “F2”. Remove and replace conduit, wiring, and light fixtures as needed to complete this work.

a. Electrical work as indicated on Drawings

LUMP SUM = \$

This is a general allowance to replace existing conduit and wiring in work areas intended to be removed and reinstalled if found to be in poor or unacceptable condition. Advise Engineer of any electrical equipment intended to be re-installed but in need of replacement prior to performing the work. Any unused allowance amounts will be credited to the Owner.

b. Electrical Allowance (Allowance No. 1)

= \$ 8,000

7. Miscellaneous Repairs

As noted on drawings, remove existing height restriction frame on north side controlling access to Upper Level, shorten legs, fabricate and weld new base plates, reinstall on existing foundations, clean prime and paint, provide new pipe crossbars and indicated maximum allowable vehicle height and weight signage.

a.

LUMP SUM = \$

(Work item 26 on plans)

Re-stripe Lower and Upper Levels per layout on project drawings.

b.

LUMP SUM = \$



Hubbard Woods Parking Structure 2026 Repairs

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Contractor's costs for project indirect items called out on the plans or required in the specifications but not otherwise included in the previous direct pay items should be included here. Items include, but are not limited to, supervision, sanitary facilities, daily clean up, tool storage, miscellaneous permits and fees, proper trash removal, traffic control devices, barricades, temporary lighting, drinking water, etc. Any excess above this for overhead and profit should be proportionately distributed in each of the direct work bid items. Payment for this bid item will typically follow the overall percent completed portion of the project.

c. LUMP SUM = \$ _____

This is a general allowance to cover items not known at project start and assigned or added at a later date and is included in the bid form. Labor and overhead and profit mark-up rates shall be per prior agreements and/or included elsewhere as part of submittals to the Village.

d. General Project Allowance (Allowance No. 2) = \$ 60,000.00

Base Bid Subtotal:
(sub-total of items 1 – 7) \$ _____

Provide a Performance/Labor and Material Payment Bond for the sub-total amount above.

a. \$ _____

Base Bid Total

BIDDER will complete the Work for the following price:

_____ DOLLARS
(use words)

\$ _____
(figures)



Hubbard Woods Parking Structure 2026 Repairs**January 2026****ALTERNATE BID ITEMS**

The following alternate items are in addition to the base bid scope of work. The quantity of these work items may be performed in their entirety or reduced to meet project budget limitations. In the event a partial scope is performed, a proportionate amount of each work item will be performed in order to complete a proper repair of a given size area.

A1. Remove and replace North steel stairwell between Upper Level and grade. Copies of original design drawings are provided for reference. The Contractor will submit signed and sealed drawings for review and acceptance, followed by shop drawing submittals. New steel stairwell to be hot-dip galvanized and unpainted. Field welds shall be treated with cold galvanizing coatings. Mask areas to be painted to provide straight lines. Methods and Materials to be in accordance with Division 5 Metals.

A1 LUMP SUM = \$ _____

A2. Remove and replace southwest steel stairwell between Upper Level and grade. Copies of original design drawings are provided for reference. The Contractor will submit signed and sealed drawings for review and acceptance, followed by shop drawing submittals. New steel stairwell to be hot-dip galvanized and unpainted. Field welds shall be treated with cold galvanizing coatings. Mask areas to be painted to provide straight lines. Methods and Materials to be in accordance with Division 5 Metals.

A2 LUMP SUM = \$ _____

A3. Remove and replace southeast steel stairwell between Upper Level and grade. Copies of original design drawings are provided for reference. The Contractor will submit signed and sealed drawings for review and acceptance, followed by shop drawing submittals. New steel stairwell to be hot-dip galvanized and unpainted. Field welds shall be treated with cold galvanizing coatings. Mask areas to be painted to provide straight lines. Methods and Materials to be in accordance with Division 5 Metals.

A3 LUMP SUM = \$ _____

A4. In lieu of bid item 7a, remove and properly dispose of existing height restriction device and provide new assembly per details on the drawings. New assembly to be hot-dip galvanized for durability and unpainted. Any field connections shall be bolted assemblies. Bid item to include shop drawing submittals, including calculations for any field connections required.

A4 LUMP SUM = \$ _____

A5. In accordance with Spec Section 09 9100, Clean existing and repaired interior surfaces of existing precast columns (interior 3 faces for perimeter columns, 4 faces for interior columns), walls, perimeter spandrel and interior IT beams and double tee members. Remove or mask attachments to remain and not be painted. Grind any rust spots of metal attachments and prime. Prepare mock-up for review and approval. Upon approval, paint interior of garage.

A5 LUMP SUM = \$ _____



Hubbard Woods Parking Structure 2026 Repairs**January 2026**

A6. This is an allowance in the event that one or more bearing pads between tee stems and spandrel or IT beams are desired to be replaced. This procedure may require removal and re-installation of welds between adjacent T-T members and at ends of T members and top of beam stem. Number of welds affected could vary depending on condition and if included in other base bid items. Upon relief of weld restraints, lift both tee stems of a double tee end together with shoring and porta-power jacks just enough to remove bearing pads. Remove existing bearing pads in pairs. Determine if beveled shim plates are needed to ensure uniform load transfer between tee stem and beam ledge. Adhere new shims and ROF-type bearing pads with epoxy to beam ledge. Lower tee stems and re-weld connections.

A6 ALLOWANCE = \$ 25,000

A7. Provide new exterior wall mounted angle shade lights tagged "F3" per details on the drawings. Fixtures to be connected to a separate controller contactor to be mounted in the existing control panel.

A7. LUMP SUM = \$

A8. Provide and install a new exterior signage one 5' high by 12' wide by 2" deep, fabricated aluminum pan sign with 1"x1" aluminum tube inset frame and 1/2" thick FCO acrylic letters in a single line as "Village of Winnetka Parking Garage" painted black and flush mount to the sign face. The sign is mounted to the brick with angle clips as designed by Parvin Clauss Sign Company.

A8. LUMP SUM = \$

A9. Replace all "existing-to-remain" fixtures labeled on the drawings as "C" with new 12" round Lumark RPGC fixture in the same locations but lowered to be at the same elevation as the adjacent concrete webs.

A9. LUMP SUM = \$

1. Description of Abbreviations:

L.F. = Lineal Feet
 EA. = Each
 S.F. = Square Feet
 L.S. = Lump Sum
 LBS. = Pounds
 N.A. = Not Applicable

2. The quantities appearing in the preceding Schedule (paragraph G.6.c) are approximate only and are prepared for comparison of bids. Payment to the Contractor will be made only for the actual quantities of Work performed and accepted in accordance with the contract unit prices. Any item and/or section within the Work may be deleted by the Owner.



Hubbard Woods Parking Structure 2026 Repairs

January 2026

3. The terms used in this Bid which are defined in the General Conditions of the Contract included as part of the Contract Documents have the meanings assigned to them in the General Conditions.
4. The quantities appearing in the preceding Schedule have been measured or estimated by the Engineer. Contractor may rely upon these quantities in preparation of the base Bid.

By

(Corporation Name)

(State of Incorporation)

By

(Name of Person Authorized to Sign)

(Title)

(Corporate Seal)

Attest

(Secretary)

Business Address

Phone No.

H.
PART 2 - PRODUCTS

Not used.

PART 3 - EXECUTION

Not used.

END OF SECTION 00 4100

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Hubbard Woods Parking Structure 2026 Repairs

January 2026

SECTION 00 4519 NON-COLLUSION AFFIDAVIT

Name of Bidder _____

Bidder, by its officers and its agents or representatives present at the time of filing this Bid, being duly sworn on their oaths say, that neither they nor any of them have in any way, directly or indirectly, entered into any arrangement or agreement with any other Bidder, or with any officer of the Village of Winnetka whereby such affiant or affiants or either of them has paid or is to pay such other Bidder or officer any sum of money, or has given or is to give to such other Bidder or officer anything of value whatever, or such affiant or affiants or either of them has not directly or indirectly, entered into any arrangement or agreement with any other free competition into the letting of the contract sought for by the attached Bids that no inducement of any form or character other than that which appears on the face of the Bid will be suggested, offered, paid or delivered to any person whomsoever to influence the acceptance of the Bid or warding of the Contract, nor has this Bidder any agreement or understanding of any kind, whatsoever, with any person whomsoever to pay, deliver to, or share with any other person in any way or manner, any of the proceeds of the Contractor sought by this Bid.

Submitted by,

Type or print firm name:

Authorized Signature

Date:



AMERICAN STRUCTUREPOINT, INC.
PROJECT NO. 002025.00177

NON-COLLUSION AFFIDAVIT
00 4519 - 1

SECTION 00 6286 – WORK PLAN AND PHASING REQUIREMENTS

1. Execution of the Work will take place while the Parking Garage remains open on a reduced capacity basis. The successful Contractor can expect to capture approximately 30 parking spaces (25% of each level) on each level at a given time for work area, including barricades, shoring, tool and material storage, construction vehicle parking, etc.
2. The Contractor is responsible to isolate these work areas from remaining, usable areas of the parking structure in such a manner that garage users cannot enter work areas by lifting yellow CAUTION tape, etc.
3. The Contractor must provide access to all remaining parking spaces at all times. This may require establishing at least one lane of traffic flow through a portion of a given work area. The Contractor is responsible for installing and maintaining temporary signage to assist users of the parking structure in navigating to/from available parking spaces.
4. With sufficient advance notice and signage posting, the Contractor may be able to capture larger areas of the parking structure for limited, special operations such as coating, striping, etc. Consult with Village officials to determine allowable days/times to capture additional areas.
5. No more than 1 stairwell from the Upper Level can be closed at a time.
6. All work must abide by Village of Winnetka noise limitations and within allowable hours of noise generation.
7. The Contractor should be self-reliant insofar as water and electrical power needs are concerned.



DIVISION 1
GENERAL REQUIREMENTS

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SECTION 01 1000 – SUMMARY

PART 1 - GENERAL**1.1 Related Documents**

- A. The Conditions of the Contract for Construction and the General Requirements of Division 1 of these Specifications apply to the Work in this Section.

1.2 Description of the Work

- A. The Work contemplated by the Contract Documents includes the Work of all trades required and all the labor, equipment, materials, and supervision necessary and incidental to the repairs.
- B. Work will be performed at locations within the parking structure as shown on the Drawings.
- C. Main items of the Work required in these areas are described in the Drawings and Specifications.
- D. It shall be understood that where additional Work is described, but not specifically located and/or shown on the Drawings, the Contractor shall be responsible for locating and marking areas to be repaired.

1.3 Work by Others

- A. The Owner may have other Work occurring within or adjacent to the Parking Structures at the same time as this Project. This Contractor shall cooperate at all times with the Owner to ensure that all Work proceeds without delay to scheduled completion.

1.4 Work Sequence

- A. Prior to commencement of Work, Contractor shall meet with Owner and Engineer to establish sequence and schedule of Work.
- B. Contractor shall notify Owner at least 24 hours prior to beginning any demolition or abrasive blasting operations.
- C. Contractor shall remove all broken concrete and debris from areas exposed to public view and dispose of same.
- D. Contractor shall remove dust and air transported abrasive from the remainder of the facility at the conclusion of abrasive blasting or demolition operations.

1.5 Project Meetings

- A. Refer to Section 01 3100 - Project Management and Coordination.

1.6 Contractor Log

- A. As required, Contractor shall furnish and maintain one (1) logbook at the Project site. Enter into this log each day:
 - 1. Weather conditions and temperature
 - 2. General progress of the Project
 - 3. Materials received
 - 4. Quantity of materials placed
 - 5. Tests made



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6. Inspections made by other authorities
7. All visitors to the Project site
8. Unresolved problems

1.7 Examination of Site

- A. The contractor shall visit the site of the Work, compare the Drawings and Specifications and other Contract Documents with existing conditions, including other's work, if any, being performed. Failure to visit the site shall in no way relieve the Contractor from the necessity of furnishing of materials or performing any work that may be required to complete the work in accordance with the Contract Documents.

1.8 Verification of Existing Dimensions

- A. Where the installation of new construction is dependent on existing dimensions, the Contractor requiring shall be responsible for the verification of existing dimensions prior to the construction or fabrication of materials.

PART 2 - PRODUCTS**2.1 Not used.****PART 3 - EXECUTION****3.1 Not used.**

END OF SECTION 01 1000



Hubbard Woods Parking Structure 2026 Repairs**January 2026****SECTION 01 2100 – ALLOWANCES****PART 1 - GENERAL****1.1 Description**

- A. The conditions of the Contract for the General Requirements of Division I are hereby made a part of this Section.
- B. This Section specifies procedures for allowances which shall be included in the Contract Price Base Bid per the Contract Documents. Allowances have been established per General Conditions Article 3.8 to defer to a later date the determination of the actual cost for work which the exact quantity cannot be determined at the time of bidding and to defer selection of actual materials and equipment.
- C. The Contractor shall advise the Engineer of the date when the final selection and purchase of each product or system included as an allowance must be completed in order not to delay the project or performance of the work.
- D. Coordinate materials and their installation for each allowance with related materials and installations to ensure that each allowance item is completely integrated with related work.
- E. The following descriptions of the allowances describe the extent of the work in general. Detailed requirements may be specified in the various sections of the Specifications.
 - 1. Allowance No. 1: Garage Electrical Allowance for unforeseen electrical conduit and wiring replacement in the event during its removal to facilitate structural repairs it is discovered that it should not be reinstalled due to its poor condition.
 - 2. Allowance No. 2: General Construction Allowance for unforeseen additional quantities of unit price work items or other items not currently identified in the scope of the Project.

PART 2 - PRODUCTS**2.1 Not Used.****PART 3 - EXECUTION****3.1 Not Used.**

END OF SECTION 01 2100

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PROJECT NO. 002025.00177ALLOWANCES
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Hubbard Woods Parking Structure 2026 Repairs**January 2026****SECTION 01 2500 – SUBSTITUTION PROCEDURES****PART 1 - GENERAL****1.1 Related Documents**

- A. The Conditions of the Contract for Construction and the General Requirements of Division 1 of these Specifications apply to the Work in this Section.

1.2 General

- A. Whenever the proposal of substitute material, equipment, or process is permitted by the Specifications, the proposed substitute material, equipment, or process shall be submitted in accordance with the General Conditions, and subject to the following.
- B. Materials or products specified by name of manufacturer, brand, trade name, or catalog reference shall be the basis of bid and are given only to establish quality, design, color, or workmanship. Where two or more materials are named, choice of these shall be optional with Contractor. Where any of the terms "or equivalent," "or approved," "as approved," etc., appear in the specifications or drawings, alternate materials, products, or procedures may be used provided substitution is accomplished by one of the following:
 - 1. Request for Change Before Bid Submission: Bidder or Supplier may submit a proposed change to Engineer for approval prior to ten (10) days before bid submission. Approval or rejection of each proposed substitution or other change shall be at discretion of Engineer. If proposed change is approved, Engineer will issue written statement certifying same.
 - 2. Request for Change at Time of Bid Submission by Voluntary Alternate: Bidder may submit Voluntary Alternates for materials, products, or procedures for which he also submits bona fide Base Bid proposals. Voluntary Alternates shall be submitted in list form, naming each proposed substitute and difference, if any, which will be made in the Contract price for each alternate, should it be accepted. Owner may accept or reject each individual Voluntary Alternative.
 - 3. As specified under Requirements.

1.3 Requirements

- A. After the start of construction, the proposal of substitute material, equipment or process will be considered only for one of the following reasons:
 - 1. The manufacture or production of the specified material, equipment, or process has been discontinued.
 - 2. The specified material, equipment, or process is not available in sufficient quantity or quantities to complete the Work. Failure of the Contractor to award subcontracts in sufficient time, or failure of the Contractor and/or the Subcontractor involved to place orders for material, equipment, or process so as to ensure delivery or execution without delaying the Work shall not establish cause for approval of substitutions.
 - 3. Delays beyond the control of the Contractor such as, but not limited to, strikes, lockouts, storms, fires or earthquakes, which preclude the procurement and delivery of material or equipment for the Project as included in Contractor's proposal.
 - 4. Advancement of the delivery date provided this advances the overall progress of the Work.



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5. Improvement in quality or function of the material, equipment or process.
- B. If, after the start of construction, the Contractor proposes a substitute to the project, the Contractor must submit a separate request for each material, equipment or process supported with complete data with drawings and samples as appropriate, including:
 1. Comparison of the qualities of the proposed substitution with that specified.
 2. Changes required in other elements of the work because of substitution.
 3. Effect on the construction schedule.
 4. Cost data comparing the proposed substitution with the product specified.
 5. Any required license fees or royalties.
 6. Availability of maintenance service and source of replacement materials.
- C. After the start of the construction, any proposed substitute material, equipment or process shall be subject to the following conditions:
 1. Submittal of the proposed substitute per the General Conditions.
 2. Submittal of the request for a substitution early enough to allow ample lead time for the Engineer's review, preparation of the submittals, fabrication and delivery, without delaying the Work.
 3. Approval of substitutions by the Engineer and the Owner.
- D. The Engineer shall be the judge of the acceptability of the proposed substitute.
- E. A request for substitution constitutes a representation that Contractor has investigated the proposed substitute and determined that it is equal to or superior in all respects to that specified.

PART 2 - PRODUCTS**2.1 Not used.****PART 3 - EXECUTION****3.1 Not used.**

END OF SECTION 01 2500

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Hubbard Woods Parking Structure 2026 Repairs**January 2026****SECTION 01 2900 – PAYMENT PROCEDURES****PART 1 - GENERAL****1.1 Related Documents**

- A. The General Conditions of the Contract for Construction and the General Requirements of Division I of these Specifications apply to the Work in this Section.

1.2 Project Pricing

- A. Bidder shall complete Section 00 4100, Bid Form, including all requested information.
- B. Project pricing is a combination of lump sum work items and unit price work items. Refer to below and Section 00 4100.

1.3 Unit Prices

- A. Bidders shall submit unit prices for each unit price item listed in Section 00 4100, Bid Forms. The amount of each unit price shall be stipulated in the space provided in the Bid Form.

1.4 Lump Sum Prices

- A. Bidder shall submit lump sum prices for each lump sum item listed in Section 00 4100, Bid Form. The amount of each lump sum price shall be stipulated in the space provided in the Bid Form.

1.5 Unit Price Quantity Measurement

- A. The Owner reserves the right to reject the Contractor's measurement of work-in-place that involves use of established unit prices, and to have this Work measured by an independent surveyor acceptable to the Contractor at the Owner's expense.
- B. Contractor shall maintain plan drawings locating all unit price repairs performed. Location and size of patches, overlays, etc. must be located on clean drawings. Separate drawings shall be maintained for each level and ceiling plan. Contractor shall submit copy of drawing identifying current quantities with each payment request. Work being invoiced must be properly identified. These drawings shall be incorporated into "Record Drawings" set required per Division 1.
- C. Quantity measurements shall be performed as described in Specification or shown on Drawings.

1.6 Schedule of Values

- A. The Contractor shall prepare a Schedule of Values for his Work as required by the General Conditions.
- B. Submit the Schedule of Values to the Engineer at the earliest feasible date, but in no case later than seven (7) days before the date scheduled for submittal of the initial Application for Payments.
- C. Update and resubmit the Schedule of Values when change orders result in a change in the Contract Sum.
- D. Use the project Bid Form, Section 00 4100, as a guide to establish the format for the Schedule of Values.

1.7 Application for Payment

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- A. The form of Application for Payment shall be notarized AIA Document G702, "Application and Certification for Payment," supported by AIA Document G703, Continuation Sheet
- B. Complete every entry on the form, including notarization and execution by person authorized to sign legal documents on behalf of the Owner. Incomplete applications will be returned without action.
 - 1. Entries shall match data on the Schedule of Values and Contractor's Construction Schedule. Use updated schedules if revisions have been made.
 - 2. Include amount of change orders issued prior to the last day of construction period covered by the application.
- C. Submit three (3) executed copies of each Application for Payment to the Engineer. One copy shall be complete, including waivers of lien and similar attachments, when required.
- D. Administrative actions and submittals that must precede or coincide with submittal of the first Application for Payment include the following:
 - 1. List of subcontractors
 - 2. List of principal suppliers and fabricators
 - 3. Schedule of Values
 - 4. Contractor's Construction Schedule (preliminary, if not final)
 - 5. Schedule of principal products
 - 6. Submittal Schedule (preliminary, if not final)
 - 7. List of Contractor's staff assignments
 - 8. List of Contractor's principal consultants
 - 9. Copies of permits
 - 10. Copies of authorizations and licenses from governing authorities for performance of the Work
 - 11. Initial progress report
 - 12. Certificates of insurance and insurance policies
 - 13. Data needed to acquire Owner's insurance
- E. Administrative actions and submittals which must precede or coincide with submittal of the final payment Application for Payment include the following:
 - 1. Completion of Project closeout requirements
 - 2. Completion of items specified for completion after Substantial Completion
 - 3. Assurance that unsettled claims will be settled
 - 4. Assurance that Works not complete and accepted will be completed without undue delay
 - 5. Transmittal of required Project construction records to Owner
 - 6. Proof that taxes, fees and similar obligations have been paid
 - 7. Submit all IDOL prevailing wage submittal receipts.
 - 8. Removal of temporary facilities and services
 - 9. Removal of surplus materials, rubbish and similar elements
 - 10. Warranties

1.8 Waivers of Mechanics Lien

- A. With each Application for Payment submit waivers of mechanics liens from subcontractors or sub-subcontractors and suppliers for the construction period covered by the previous application. Trailing waivers are not acceptable.
- B. Submit partial waivers on each item for the amount requested, prior to deduction for retainage, on each item.



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- C. When an application shows completion of an item, submit final or full waivers.
- D. The Owner reserves the right to designate which entities involved in the Work must submit waivers.
- E. Submit waivers of lien on forms and executed in a manner acceptable to the Owner.

1.9 Adjustment of Unit Prices Based on Actual Quantities Performed:

- A. For unit price bid items, the quantities as listed in the schedule of bid items are estimates only. The Contractor will be required to complete the work specified in accordance with the Contract and at the quoted unit prices, whether quantities greater or less than the estimated amounts are involved. Any increase in quantities of work items must be either drawn from an allowance item or offset by an equivalent cost reduction in quantities of another work item. Village Staff and the Consultant do not have authority to increase the total contract value. Should the actual quantity of a unit price pay item vary from the original estimate, the following adjustments to the unit prices shall be made:
- B. When the actual quantity of a unit price pay item is less than 75 percent of the original bid estimate, the Contract will be paid an amount equal to the actual quantity times the original unit price plus 10 percent of the difference between this amount and the original estimated quantity times the original unit price for that particular item.
- C. When the actual quantity of a unit price pay item is greater than 120 percent of the original bid estimate (based upon prior approval to exceed this quantity by the Owner and Engineer) the Contractor will be paid for the actual work performed in excess of the 120 percent of the original bid estimate at an adjusted unit price of 0.90 times the original unit price. The first 120 percent of the bid estimate quantity will be paid at the original unit price.
- D. The foregoing provisions shall be instituted only after it can be accurately determined that the actual contract sum for the project (exclusive of all change orders unrelated to the original scope of work) will be greater than or less than the original contract sum by more than 5 percent. Until such time that this determination can be made, the Contractor will be paid at his base unit price for actual quantities of work performed. No associated adjustments will be made to lump sum items within the original contract sum due to changes in the actual quantities of unit price items and the Contractor shall not be entitled to an adjusted compensation for unit price items that are deleted in their entirety from the actual scope of work performed.

PART 2 - PRODUCTS**2.1 Not used.****PART 3 - EXECUTION****3.1 Not used.**

END OF SECTION 01 2900



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- A. The Conditions of the Contract for Construction and the General Requirements of Division 1 of these Specifications apply to the Work in this Section.

1.2 Meetings

- A. Pre-construction Meeting: Scheduled within 21 days after contract award or notice to proceed, whichever is earlier.
 - 1. Place and Time: A central site and time, convenient to all parties, as designated by the Engineer.
 - 2. Attendance: Contractor's project manager, Contractor's field superintendent, major subcontractors, Owner's representatives, and Engineer's representatives.
 - 3. Suggested Agenda
 - a. Project coordination
 - b. Use of site
 - c. Submittal and administrative procedures
 - d. Schedules for construction
 - e. Application for payment
 - f. Record documents
 - g. Construction facilities
 - h. Aids and controls
 - i. Security
 - j. Complex structure requirements
 - k. Insurance certificates
 - l. Bonds
 - m. Permits
 - n. Contractor's log
 - o. and other job-related subjects.
- B. Progress Meetings: Periodic meetings as agreed to by Owner, Engineer, and Contractor and supplementary progress meetings specially called by Owner, Engineer, or Contractor.
 - 1. Place: Project site or Owner's conference room.
 - 2. Times: Established at pre-construction conference and subsequent meetings as required for progress of the work, generally at twice once per month during construction period.
 - 3. Attendance: Same as for pre-construction conference, as appropriate for the circumstances.
 - 4. Suggested Agenda
 - a. Review, approval of minutes of previous meetings
 - b. Review of work progress since previous meeting
 - c. Field observations, problems, conflicts
 - d. Problems that impede Construction Schedule
 - e. Review of off-site fabrication, delivery schedules
 - f. Corrective measures and procedures to regain projected schedule
 - g. Revisions to Construction Schedule



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- h. Coordination of schedules
 - i. Review of submittal schedules; expedite as required
 - j. Review proposed changes for:
 - 1) Effect on Construction Schedule and on completion date
 - 2) Effect on other contracts of the Project
 - k. And other business.
- C. Work phase specific meetings refer to individual sections of the Specifications.

1.3 Procedures

- A. The Engineer will act as chairman of the Pre-construction meetings; will prepare the minutes of each meeting, including names of participants, significant proceedings and decisions; and will distribute copies of minutes to the Contractor and the Owner. The Contractor shall be responsible for distributing copies to appropriate subcontractors and suppliers.
- B. Representatives of the Contractor, subcontractors, and suppliers attending the meeting shall be qualified, familiar with pertinent details of the work, and authorized to act on behalf of the entity each represents.
- C. When attendance is required by the Owner or Engineer, attendance shall be mandatory.

PART 2 - PRODUCTS**2.1 Not Used.****PART 3 - EXECUTION****3.1 Not Used.**

END OF SECTION 01 3100



SECTION 01 3300 - SUBMITTAL PROCEDURES**PART 1 - GENERAL****1.1 Related Documents**

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.2 Summary

- A. Section includes requirements for the submittal schedule, construction schedule, and administrative and procedural requirements for submitting Shop Drawings, Product Data, Samples, and other submittals.
- B. Related Requirements:
 - 1. Submittals required for action and informational purposes are specified elsewhere.
- C. Submittals not requested from the Contractor will be returned stamped "No Architect/Engineer's Action Required."

1.3 Definitions

- A. Action Submittals: Written and graphic information and physical samples that require Engineer's responsive action. Action submittals are those submittals indicated in individual Specification Sections as "action submittals."
- B. Informational Submittals: Written and graphic information and physical samples that do not require Engineer's responsive action. Submittals may be rejected for not complying with requirements. Informational submittals are those submittals indicated in individual Specification Sections as "informational submittals." Informational submittals may also be referred to as submittals "for record."

1.4 Action Submittals

- A. Submittal Schedule: Submit a schedule of submittals, arranged in chronological order by dates required by construction schedule. Include time required for review, testing, ordering, manufacturing, fabrication, and delivery when establishing dates. Include additional time required for making corrections or revisions to submittals noted by Engineer and additional time for handling and reviewing submittals required by those corrections.
 - 1. Coordinate submittal schedule with list of subcontracts, the schedule of values, and Contractor's construction schedule.
 - 2. List and identify those submittals required early because of long lead time for manufacture or fabrication.
 - 3. Submit concurrently with the first complete submittal of Contractor's construction schedule.
 - a. Submit revised submittal schedule regularly to reflect changes in current status and timing for submittals.
 - 4. Format: Arrange the following information in a tabular format:
 - a. Scheduled date for first submittal.
 - b. Specification Section number and title.
 - c. Submittal category: Action; informational.
 - d. Name of subcontractor.
 - e. Description of the Work covered.



- f. Scheduled date for Engineer's final release or approval.
- g. Scheduled date of fabrication.
- h. Scheduled dates for purchasing.
- i. Scheduled dates for installation.
- j. Activity or event number

1.5 Informational Submittals

- A. Contractor's Construction Schedule: Prepare and submit within 10 days after the execution of the Contract a construction schedule using a time-scaled Critical Path Method (CPM) for the Work. Extend schedule from date established for the execution of the Contract to date of final completion.
 - 1. Prepare a list of all activities required to complete the work. Identify critical path activities. Failure to include any work item required for performance of this Contract shall not excuse Contractor from completing all work within applicable completion dates.
 - 2. Each activity in schedule shall contain activity number, activity description, cost and resource loading, original duration, remaining duration, early start date, early finish date, late start date, late finish date, total float in calendar days, sequence requirements, and relationship of each activity in relation to other activities.
 - 3. Coordinate construction schedule with the schedule of values, submittal schedule, progress reports, payment requests, and other required schedules and reports.
 - 4. Schedule shall include provisions for submittal review time, resubmittal review time, procurement time, material cure time, adverse weather, and constraints and work restrictions in the Contract Documents.
 - 5. Schedules for restoration work shall indicate the areas to be closed during each phase of construction and shall indicate the proposed traffic flow for each phase.

1.6 Submittal Administrative Requirements

- A. Engineer's Digital Data Files: Electronic digital data files of the Contract Drawings will be provided by Engineer in PDF format for Contractor's use in preparing submittals.
- B. Coordination: Coordinate preparation and processing of submittals with performance of construction activities.
 - 1. Coordinate each submittal with fabrication, purchasing, testing, delivery, other submittals, and related activities that require sequential activity.
 - 2. Submit all submittal items required for each Specification Section concurrently unless partial submittals for portions of the Work are indicated on approved submittal schedule.
 - 3. Submit action submittals and informational submittals required by the same Specification Section as separate packages under separate transmittals.
 - 4. All submittals shall be received in an orderly sequence and sufficiently in advance of construction requirements to allow time for checking, resubmitting, and rechecking.
 - 5. Coordinate transmittal of different types of submittals for related parts of the Work so processing will not be delayed because of need to review submittals concurrently for coordination.
 - a. Engineer reserves the right to withhold action on a submittal requiring coordination with other submittals until related submittals are received.
- C. Processing Time: Allow time for submittal review, including time for resubmittals, as follows. Time for review shall commence on Engineer's receipt of submittal. No extension of the Contract Time



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will be authorized because of failure to transmit submittals enough in advance of the Work to permit processing, including resubmittals.

1. Submittal Review: Allow 10 days for review of each submittal. Allow additional time if coordination with subsequent submittals is required. Engineer will advise Contractor when a submittal being processed must be delayed for coordination.
2. Resubmittal Review: Allow 10 days for review of each resubmittal.

D. Submittal Format:

1. Contractor to provide submittals by electronic PDF format.

E. Electronic Submittals: Identify and incorporate information in each electronic submittal file as follows:

1. Assemble complete submittal package into a single indexed file incorporating submittal requirements of a single Specification Section and transmittal form with links enabling navigation to each item.
2. Name file with submittal number or other unique identifier, including revision identifier.
 - a. File name shall use project identifier and Specification Section number followed by a dash and then a sequential number (e.g., LNHS-03300-01). Resubmittals shall include an alphabetic suffix after another dash (e.g., LNHS-03300-01-A).
3. Provide means for insertion to permanently record Contractor's review and approval markings and action taken by Engineer.
4. Transmittal Form for Electronic Submittals: Use electronic form acceptable to Engineer and Owner, containing the following information:
 - a. Project name.
 - b. Date.
 - c. Name and address of Engineer.
 - d. Name of Construction Manager.
 - e. Name of Contractor.
 - f. Name of firm or entity that prepared submittal.
 - g. Names of subcontractor, manufacturer, and supplier.
 - h. Category and type of submittal.
 - i. Submittal purpose and description.
 - j. Specification Section number and title.
 - k. Specification paragraph number or drawing designation and generic name for each of multiple items.
 - l. Drawing number and detail references, as appropriate.
 - m. Location(s) where product is to be installed, as appropriate.
 - n. Related physical samples submitted directly.
 - o. Indication of full or partial submittal.
 - p. Transmittal number.
 - q. Submittal and transmittal distribution record.
 - r. Other necessary identification.
 - s. Remarks.
5. Metadata: Include the following information as keywords in the electronic submittal file metadata:
 - a. Project name.
 - b. Number and title of appropriate Specification Section.
 - c. Manufacturer name.
 - d. Product name.



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- F. Options: Identify options requiring selection by Engineer.
- G. Deviations and Additional Information: On an attached separate sheet, prepared on Contractor's letterhead, record relevant information, requests for data, revisions other than those requested by Engineer on previous submittals, and deviations from requirements in the Contract Documents, including minor variations and limitations. Include same identification information as related submittal.
- H. Resubmittals: Make resubmittals in same form and number of copies as initial submittal.
 - 1. Note date and content of previous submittal.
 - 2. Note date and content of revision in label or title block and clearly indicate extent of revision. Clearly indicate all changes that have been made by clouding and use of revision number in a triangular symbol.
 - 3. Resubmit submittals until they are marked with approval notation from Engineer's action stamp.
- I. Distribution: Furnish final submittals to Engineer, Owner, manufacturers, subcontractors, suppliers, fabricators, installers, authorities having jurisdiction, testing agencies, and others as necessary for performance of construction activities. Show distribution on transmittal forms. Format and quantities of final submittals shall be coordinated with each recipient.
- J. Review of resubmittals by the Engineer shall be limited to required corrections only, and the Contractor by resubmitting shall represent that the resubmittals contain no other alternations, additions, or deletions. If additional changes have been made, same shall be specifically noted and described on the resubmittal.
- K. Use for Construction: Retain complete copies of submittals on Project site available for review. Use only final action submittals that are marked with approval notation from Engineer's action stamp. Contractor shall provide "Issued for Construction for Field Use" drawings as required for all field construction activities which shall be based on and referenced to final action submittals marked with approval notation from Engineer's action stamp.

PART 2 - PRODUCTS**2.1 Submittal Procedures**

- A. General Submittal Procedure Requirements: Prepare and submit submittals required by individual Specification Sections. Types of submittals are indicated in individual Specification Sections.
 - 1. Submit electronic submittals via email as PDF electronic files.
 - a. If electronic file size of submittal exceeds email size limits of either Contractor or Engineer, Contractor shall post to Project Web Site and notify Engineer via email that submittal has been posted.
 - b. Engineer will return annotated file. Annotate and retain one copy of file as an electronic Project record document file.
 - 2. Certificates and Certifications Submittals: Provide a statement that includes signature of entity responsible for preparing certification. Certificates and certifications shall be signed by an officer or other individual authorized to sign documents on behalf of that entity.
- B. Product Data: Collect information into a single submittal for each element of construction and type of product or equipment.
 - 1. If information must be specially prepared for submittal because standard published data are not suitable for use, submit as Shop Drawings, not as Product Data.



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2. Mark each copy of each submittal to show which products and options are applicable.
 3. Modify standard drawings to delete information which is not applicable to project.
 4. Show dimensions and clearances.
 5. Supplement standard information to provide additional information applicable to project.
 6. Include the following information, as applicable:
 - a. Manufacturer's catalog cuts.
 - b. Manufacturer's product specifications.
 - c. Standard color charts.
 - d. Statement of compliance with specified referenced standards.
 - e. Testing by recognized testing agency.
 - f. Application of testing agency labels and seals.
 - g. Notation of coordination requirements.
 - h. Availability and delivery time information.
 7. For equipment, include the following in addition to the above, as applicable:
 - a. Wiring diagrams showing factory-installed wiring.
 - b. Printed performance curves.
 - c. Operational range diagrams.
 - d. Clearances required to other construction, if not indicated on accompanying Shop Drawings.
 8. Submit Product Data before or concurrent with Samples.
- C. Shop Drawings: Prepare Project-specific information, drawn accurately to scale.
1. Preparation: Fully illustrate requirements in the Contract Documents. Include the following information, as applicable:
 - a. Identification of products.
 - b. Schedules.
 - c. Compliance with specified standards.
 - d. Notation of coordination requirements.
 - e. Notation of dimensions established by field measurement.
 - f. Relationship and attachment to adjoining construction clearly indicated.
 - g. Highlight with notation, encircle, or otherwise indicate deviations from Contract Documents.
 - h. Seal and signature of professional engineer if specified.
 2. Sheet Size: Except for templates, patterns, and similar full-size drawings, submit Shop Drawings on sheets at least 8-1/2 by 11 inches , but no larger than 30 by 42 inches .
- D. Samples: Submit Physical Samples for review and approval of kind, color, pattern, and texture for a check of these characteristics with other elements and for a comparison of these characteristics between submittal and actual component as delivered and installed.
1. Transmit Samples that contain multiple, related components such as accessories together in one submittal package.
 2. Identification: Attach label on unexposed side of Samples that includes the following:
 - a. Generic description of Sample.
 - b. Product name and name of manufacturer.
 - c. Sample source.
 - d. Number and title of applicable Specification Section.
 - e. Specification paragraph number and generic name of each item.



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3. For projects where electronic submittals are required, provide corresponding electronic submittal of Sample transmittal, digital image file illustrating Sample characteristics, and identification information for record.
 4. Disposition: Maintain sets of approved Samples at Project site, available for quality-control comparisons throughout the course of construction activity. Sample sets may be used to determine final acceptance of construction associated with each set.
 - a. Samples that may be incorporated into the Work are indicated in individual Specification Sections. Such Samples must be in an undamaged condition at time of use.
 - b. Samples not incorporated into the Work, or otherwise designated as Owner's property, are the property of Contractor.
 5. The Engineer shall review and approve Contractor submittals such as schedules, products, materials, samples, and shop drawings for the limited purpose of conformance with the design concept and the information expressed in the Contract Documents.
 6. The Engineer shall not be responsible for any deviations from the Contract Documents not brought to the attention of the Engineer in writing by the Contractor.
 7. The Engineer shall not be required to review partial submittals or those for which submissions or correlated items have not been received. However, review of a specific item shall not indicate that the Engineer has reviewed the entire assembly of which the item is a component.
 8. Samples for Initial Selection: Submit manufacturer's color charts consisting of units or sections of units showing the full range of colors, textures, and patterns available.
 - a. Number of Samples: Submit one full set of available choices where color, pattern, texture, or similar characteristics are required to be selected from manufacturer's product line. Engineer will return submittal with options selected.
 9. Samples for Verification: Submit full-size units or Samples of size indicated, prepared from same material to be used for the Work, cured, and finished in manner specified, and physically identical with material or product proposed for use, and that show full range of color and texture variations expected. Samples include, but are not limited to, the following: partial sections of manufactured or fabricated components; small cuts or containers of materials; complete units of repetitively used materials; swatches showing color, texture, and pattern; color range sets; and components used for independent testing and inspection.
 - a. Number of Samples: Submit three sets of Samples. Engineer will retain two Sample sets; remainder will be returned.
 - 1) Submit a single Sample where assembly details, workmanship, fabrication techniques, connections, operation, and other similar characteristics are to be demonstrated.
 - 2) If variation in color, pattern, texture, or other characteristic is inherent in material or product represented by a Sample, submit multiple units of the sample (not less than three (3) units) that show approximate limits of variations. Mount, display, or package samples in a manner to facilitate the review of indicated qualities.
- E. Contractor's Construction Schedule:
1. Contractor's Construction Schedule Updates: At monthly intervals, update schedule to reflect actual construction progress and activities. Issue schedule before each regularly scheduled progress meeting. Issue schedule concurrently with each payment request.



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- a. Revise schedule immediately after each meeting or other activity where revisions have been recognized or made. Issue updated schedule concurrently with the report of each such meeting.
 - b. Include a report with updated schedule that indicates every change, including, but not limited to, changes in critical path, activities, durations, and total float or slack time.
 - c. As the Work progresses, indicate final completion percentage for each activity.
- 2. Recovery Schedule: When periodic updates indicate the Work is 14 or more calendar days behind the current approved schedule, submit a separate recovery schedule indicating means by which Contractor intends to regain compliance with the schedule. Indicate changes to working hours, working days, crew sizes, and equipment required to achieve compliance, and date by which recovery will be accomplished.
- 3. Distribution: Distribute copies of schedule to Engineer, Owner, separate contractors, testing and inspecting agencies, and other parties identified by Contractor with a need-to-know schedule responsibility.
 - a. Post copies in Project meeting rooms and temporary field offices.
 - b. When revisions are made, distribute updated schedules to the same parties and post in the same locations. Delete parties from distribution when they have completed their assigned portion of the Work and are no longer involved in performance of construction activities.
- F. Application for Payment and Schedule of Values: Comply with requirements specified in Section 01 2900, Payment Procedures.
 - 1. Promptly submit a written report of each test and inspection for record required of the Contractor, PDF file and one (1) copy each to the Engineer and Owner. Each report shall include:
 - a. Date issued
 - b. Project title and number
 - c. Testing laboratory name, address, and telephone number
 - d. Name and signature of laboratory inspector
 - e. Date and time of sampling or inspection
 - f. Record of temperature and weather conditions
 - g. Date of test
 - h. Identification of product and Specification Section
 - i. Location of sample or test in the Project
 - j. Type of inspection or test
 - k. Results of tests and compliance with Contract Documents
 - l. Interpretation of test results, when requested by the Engineer.
- G. Closeout Submittals and Maintenance Material Submittals: Comply with requirements specified in Section 01 7700, Closeout Procedures.
- H. Qualification Data: Prepare written information that demonstrates capabilities and experience of firm or person. Include lists of completed projects with project names and addresses, contact information of Engineers and owners, and other information specified.
- I. Welding Certificates: Prepare written certification that welding procedures and personnel comply with requirements in the Contract Documents. Submit record of Welding Procedure Specification and Procedure Qualification Record on AWS forms. Include names of firms and personnel certified.



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- J. Installer Certificates: Submit written statements on manufacturer's letterhead certifying that Installer complies with requirements in the Contract Documents and, where required, is authorized by manufacturer for this specific Project.
- K. Manufacturer Certificates: Submit written statements on manufacturer's letterhead certifying that manufacturer complies with requirements in the Contract Documents. Include evidence of manufacturing experience where required.
- L. Product Certificates: Submit written statements on manufacturer's letterhead certifying that product complies with requirements in the Contract Documents.
- M. Material Certificates: Submit written statements on manufacturer's letterhead certifying that material complies with requirements in the Contract Documents.
- N. Material Test Reports: Submit reports written by a qualified testing agency, on testing agency's standard form, indicating and interpreting test results of material for compliance with requirements in the Contract Documents.
- O. Product Test Reports: Submit written reports indicating that current product produced by manufacturer complies with requirements in the Contract Documents. Base reports on evaluation of tests performed by manufacturer and witnessed by a qualified testing agency, or on comprehensive tests performed by a qualified testing agency.
- P. Preconstruction Test Reports: Submit reports written by a qualified testing agency, on testing agency's standard form, indicating and interpreting results of tests performed before installation of product, for compliance with performance requirements in the Contract Documents.
- Q. Compatibility Test Reports: Submit reports written by a qualified testing agency, on testing agency's standard form, indicating and interpreting results of compatibility tests performed before installation of product. Include written recommendations for primers and substrate preparation needed for adhesion.
- R. Field Test Reports: Submit written reports indicating and interpreting results of field tests performed either during installation of product or after product is installed in its final location, for compliance with requirements in the Contract Documents.

2.2 Delegated-Design Services

- A. Performance and Design Criteria: Where professional design services or certifications by a design professional are specifically required of Contractor by the Contract Documents, provide products and systems complying with specific performance and design criteria indicated.
 - 1. If criteria indicated are not sufficient to perform services or certification required, submit a written request for additional information to Engineer.
- B. Delegated-Design Services Certification: In addition to Shop Drawings, Product Data, calculations, and other required submittals, submit digitally signed and sealed PDF electronic file and Contractor shall submit directly to authorities having jurisdiction three paper copies of certificate, signed, and sealed by the responsible design professional, for each product and system specifically assigned to Contractor to be designed or certified by a design professional.
 - 1. Indicate that products and systems comply with performance and design criteria in the Contract Documents. Include list of codes, loads, and other factors used in performing these services.



PART 3 - EXECUTION**3.1 Contractor's Review and Responsibilities**

- A. The submittals are not to be considered a part of the Contract Documents.
- B. Submittals shall demonstrate the Contractor understands and has interpreted the intent of the design as detailed and specified in the Contract Documents. The Contractor shall check and approve submittals for accuracy or completeness of details, such as quantities, dimensions, weights or gauges, fabrication processes, construction precautions and verification of field dimensions or conditions. The Contractor's responsibility for errors and omissions in submittals is not relieved by Engineer's review of submittals.
- C. All submittals to the Engineer shall be routed through the Contractor and bear the Contractor's Approval Stamp certifying they have been reviewed, checked, and approved for compliance with the Contract Documents. All submittals to the Engineer that are without this stamp of approval or that contain obvious errors or have not been checked or have been checked superficially will be returned unchecked and unstamped by the Engineer for resubmission by the Contractor.
 - 1. Approval Stamp: Stamp each submittal with a uniform, approval stamp. Include Project name and location, submittal number, Specification Section title and number, name of reviewer, date of Contractor's approval, and statement certifying that submittal has been reviewed, checked, and approved for compliance with the Contract Documents.
- D. Action and Informational Submittals: Review each submittal and check for coordination with other Work of the Contract and for compliance with the Contract Documents. Note corrections and field dimensions. Mark with approval stamp before submitting to Engineer.
- E. Project Closeout and Maintenance Material Submittals: See requirements in 01 7700, Closeout Procedures.

3.2 Engineer's Action

- A. The Engineer shall review and approve or take other appropriate action on the Contractor's submittals, such as shop drawings, product data, samples, and other data, which the Contractor is required to submit, but only for the limited purpose of checking for conformance with the design concept and the information shown in the Construction Documents. This review shall not include review of the accuracy or completeness of details, such as quantities, dimensions, weights or gauges, fabrication processes, construction means or methods, coordination of the work with other trades or construction safety precautions, all of which are the sole responsibility of the Contractor. Review of a specific item shall not indicate that the Engineer has reviewed the entire assembly of which the item is a component. The Engineer shall not be responsible for any deviations from the Construction Documents not brought to the attention of the Engineer in writing by the Contractor. The Engineer shall not be required to review partial submissions or those for which submissions of correlated items have not been received.
- B. Action Submittals: Engineer will review each submittal, make marks to indicate corrections or revisions required, and return it. Engineer will stamp each submittal with an action stamp and will mark stamp appropriately to indicate action, as follows:
 - 1. The "actions taken" appearing on the Engineer's Approval Stamp shall be defined as follows:
 - a. "Review (R)" – dependent on the issued submittal, the following actions as applicable:
 - 1) Fabrication and/or installation may be undertaken. Approval does not authorize changes to the Contract Sum or Contract Time unless stated in separate letter or Change Order.



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- 2) Submittal not requested from the Contractor and was not reviewed. This pertains to instances consisting of color charts, or other transmittal documentation.
 - b. "Review As Noted (RAN)" – Fabrication and/or installation may be undertaken. Exceptions as noted are to be incorporated. Approval does not authorize changes to the Contract Sum or Contract Time unless stated in separate letter or Change Order.
 - c. "Revise And Resubmit (RAR)" – Fabrication and/or installation MAY NOT be undertaken until exceptions as noted are incorporated and resubmitted for approval. Revision does not authorize changes to the Contract Sum or Contract Time.
 - d. "Rejected (REJ)" – Fabrication and/or installation MAY NOT be undertaken. Submittal is too incomplete or does not meet Contract Documents. Resubmit for approval.
- C. Informational (or For Record) Submittals: Engineer will review each submittal for conformance with submittal requirements only and not its content. Engineer will not return the submittal, or will return it if it does not comply with requirements. Engineer will forward each submittal to appropriate party.
 - D. Partial submittals prepared for a portion of the Work will be reviewed when use of partial submittals has received prior approval from Engineer.
 - E. Incomplete submittals are unacceptable, will be considered nonresponsive, and will be returned for resubmittal without review.
 - F. Submittals not required by the Contract Documents may be returned by the Engineer without action.

END OF SECTION 01 3300



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AMERICAN STRUCTUREPOINT, INC. (ASI)
CONTRACTOR SUBMITTAL REVIEW LABEL

Project: _____ Project No: _____

Contractor: _____ Subcontractor: _____

Supplier: _____ Manufacturer: _____

Date: _____ Revision Date: _____

Product Submitted: _____

Specification Section: _____ ASTM NO or Federal Spec: _____

Specified Material? Yes / No

Product Use: _____ Ref Dwg # and Detail: _____

Date Submittal Received by ASI: _____

ASI Comments: _____

Contractor Comments: _____

Contractor's Approval Stamp

ASI Approval Stamp



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PROJECT NO. 002025.00177

 AMERICAN STRUCTUREPOINT INC.	2525 Cabot Drive, Suite 201 Lisle, Illinois 60532
☐ Reviewed (R) ☐ Reviewed As Noted (RAN)	☐ Revise And Resubmit (RAR) ☐ Rejected (REJ)
By: _____	Date: _____
Project # / Title: _____	
Submittal # / description: _____	
This submittal has been reviewed for conformance with the design concept and for compliance with the contract documents only. The notes made do not relieve the CONTRACTOR from compliance with the contract documents. Design and certification of manufactured items that are not specifically designed and detailed in the contract documents are the responsibility of the registered professional engineer working for the CONTRACTOR. The CONTRACTOR is responsible for all dimensions, quantities, fabrication, fit and the coordination with other trades. Dimensions shall be confirmed and correlated by the CONTRACTOR at the job site. Any changes made to the submittal, other than those indicated by our review, shall be clouded or otherwise highlighted on subsequent submittals.	

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Hubbard Woods Parking Structure 2026 Repairs**January 2026****SECTION 01 4100 – TESTING LABORATORY****PART 1 - GENERAL****1.1 Related Documents**

- A. Conditions of Contract for Construction and General Requirements of Division 1 of these Specifications apply to Work of this Section.
- B. All testing of concrete will conform to requirements of ACI 301-05, Standard Specifications for Structural Concrete and ACI 311.5R-02, Guide for Concrete Plant Inspection and Field Testing of Ready-Mixed Concrete. Specific project requirements or modifications are specified herein.

1.2 Work Included

- A. Owner will employ and pay for services of an Independent Testing Laboratory approved by Engineer to perform testing as specified in this Section.
- B. Contractor shall pay cost for all re-tests and related engineering services which indicate that initial tested items are not in accordance with Contract Documents, and for additional tests that are for his convenience.

1.3 Related Work

- A. Following Work is related to this Section:
 - 1. Section 03 2000 Concrete Reinforcement
 - 2. Section 03 3000 Cast-In-Place Concrete
 - 3. Section 03 3713 Shotcrete Repairs
 - 4. Section 03 4100 Precast Concrete
 - 5. Section 05 1200 Structural Steel
 - 6. Section 07 1900 Water Repellents

1.4 Quality Control (ACI 301 1.6) Additional requirements are as follows:

- A. Laboratory will meet requirements of ASTM C 1077.
- B. Laboratory will have been inspected by an independent agency such as Cement and Concrete Reference Laboratory CCRL or AASHTO Material Reference Laboratory AMRL.
- C. Laboratory will meet "Recommended Requirements for Independent Laboratory Qualification," published by American Council of Independent Laboratories.
- D. Laboratory will be authorized to operate in state in which Project is located.
- E. An ACI certified Concrete Laboratory Testing Technician - Grade II will be responsible for concrete testing services.
- F. An ACI certified Concrete Construction Inspector will be responsible for concrete inspection services.
- G. An ACI certified Concrete Field-Testing Technician - Grade I will be responsible for field testing services.
- H. Technicians performing field tests will have available to them a copy of ACI SP-15. Field Reference Manual: Specifications for Structural Concrete for Building with Selected ACI and ASTM References.



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- I. Weld Inspectors will be AWS Certified Welding Inspector per AWS QCI. Inspectors performing nondestructive testing of welds other than visual will be NDT Level II per American Society for Nondestructive Testing Recommended Practice No. SNT-TC-1A.
- J. Laboratory will provide one (1) plant inspection of ready-mixed concrete plant at the beginning of post-tension concrete placement (precast topping placement). Additional visits will be as directed by Engineer. Observations will be in accordance with ACI 311.5R-02 1.3.2.
- K. Employment of Laboratory will in no way relieve Contractor's obligations to perform Work of Contract.

1.5 Laboratory Responsibilities (ACI 301 1.6.4) Additional requirements are as follows:

- A. Laboratory will cooperate with Engineer, Contractor, and Subcontractors in order to provide qualified personnel upon due notice.
- B. All testing will be performed in a timely manner to prevent installation (or to allow for removal) of non-conforming material.
- C. All tests will be reported in writing to Contractor, Subcontractor, Supplier, Installer, etc., Engineer, and Owner. Written reports of test results will be delivered to above parties within 48 hours of testing or by FAX if immediately requested. Each report will include, as a minimum, following:
 - 1. Report number
 - 2. Date issued
 - 3. Project title and number
 - 4. Name of Contractor and Subcontractor if applicable
 - 5. Supplier
 - 6. Testing Laboratory name, address, and telephone number
 - 7. Name and signature of Laboratory Field Technician
 - 8. Date and time of sampling or inspection
 - 9. Record of temperature and weather conditions
 - 10. Date of test
 - 11. Identification of product and Specification Section
 - 12. Location of sample or test in Project
 - 13. Type of inspection or test
 - 14. Results of tests and compliance with Contract Documents
 - 15. Interpretation of test results when requested by Engineer

1.6 Submittals

- A. Upon request for review and approval certification and qualifications of Laboratory and Laboratory field Technicians.
- B. Upon request for record testing procedures and apparatus.
- C. Cast-In-Place Concrete (ACI 301 1.6.4 and ACI 311.5R-1.3, 2.4): Comply also with testing requirements established in governing building codes. Additional requirements are specified as follows:
 - 1. Concrete Compression ASTM C 39.
 - a. Laboratory will have a compression machine capable of breaking 6" x 12" cylinders of 10,000 psi or be prepared to test 4" x 8" cylinders in accordance with ASTM standards.
 - b. Take a minimum number of test cylinders as listed for each 50 cubic yards, or fraction thereof, of each mix design of concrete placed in any one day.



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- 1) 6" x 12" cylinders: 6 cylinders (8 cylinders for post-tensioned concrete)
- 2) 4" x 8" cylinders: 8 cylinders (10 cylinders for post-tensioned concrete)
- c. Compression test sample size will be 6" x 12" cylinders or 4" x 8" cylinders.
- d. Compression tests
 - 1) Test 2 cylinders at 2 or 3 days for post-tensioned concrete only
 - 2) Test 2 cylinders at 7 days.
 - 3) Test 2 cylinders at 28 days (3 cylinders for 4" x 8" cylinders).
 - 4) Hold 2 cylinders in reserve for use as the Engineer directs
 - 5) (3 cylinders for 4" x 8" cylinders).
- e. After 56 days, unless notified by the Engineer to the contrary, reserve cylinders may be discarded without being tested for specimens meeting 28-day strength requirements.
2. Slump Test
 - a. Conduct one slump test per batch at the point of placement ASTM C 143.
 - 1) When water reducing admixtures or high range water reducing admixtures are added at job site, test concrete slump prior to addition of admixtures.
3. Air Content Testing
 - a. Sample and test each batch of air entrained concrete delivered to project ASTM C 173 or ASTM C 231 and ASTM C 138.
 - b. Sample and test following placement and screeding at rate of one per every 10 batches of air-entrained concrete delivered to project.
 - c. Core and test hardened concrete slab for air content per ASTM C 457 at rate of one core per 15,000 square feet of supported slab.
 - 1) If concrete consistently meets requirements of Specification and mix design and placement procedures remain unchanged, Engineer may reduce frequency or waive requirements for testing hardened concrete.
 - 2) If concrete consistently fails to meet requirements of Specification and mix design and placement procedures remain unchanged, Engineer may require additional testing of hardened concrete for air content per ASTM C 457.
 - 3) Should the additional tested hardened concrete meet these Specifications, Owner will pay for coring, testing, and patching. Should tested hardened concrete not meet these Specifications, the Contractor will pay for coring, testing, and patching of hardened concrete.
4. Ambient Air Temperature and Composite Concrete Sample Temperature.
 - a. Record temperatures for each batch of concrete ASTM C 1064.
5. Unit Weight
 - a. Conduct unit weight test ASTM C138.
6. Water Content Testing
 - a. Water content of freshly mixed concrete will be tested on a random basis during placement in accordance with AASHTO TP 23, Proposed Standard Method of Test for Water Content of Freshly Mixed Concrete Using Microwave Oven Drying. Test shall be run each time test cylinders are molded or whenever directed by Engineer.
7. Corrosion Inhibitor Testing



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- a. Concrete Producer shall have corrosion inhibitor Manufacturer/Supplier perform following:
 - 1) Install a "Low Level pump cutoff device" in the dedicated Calcium Nitrate tank. Device will shut off dispenser pump in event of insufficient product in tank.
 - 2) Install a visual reference (such as a bottle or other approved device) for dispensing Calcium Nitrite corrosion inhibitor. Visual reference shall be accessible to Independent Testing Laboratory, Manufacturer/Supplier's Representative, and Engineer.
 - 3) Calibrate dispensing system at initial equipment installation and annually thereafter. Install tamper proof seals after each calibration of system.
- b. Concrete plant operator shall perform following:
 - 1) Verify contents of visual reference (such as a bottle or other approved device) prior to discharge of product for each batch. If visual reference does not indicate specified amount of corrosion inhibitor, concrete plant operator shall stop production and notify corrosion inhibitor Manufacturer/Supplier immediately.
- c. Independent Testing Laboratory shall perform following:
 - 1) Prior to and after each pour, take volume readings of corrosion inhibitor tank, correlate to size of pour, and report results to Engineer, corrosion inhibitor Manufacturer/Supplier, and concrete supplier. Volume used should be within +/- 10% of specified amount.
 - 2) Test plastic corrosion inhibitor concrete for presence of corrosion inhibitor in accordance with test method indicated in Appendix A. Test each concrete sample used for concrete compression test cylinders at rate of one test for each 50 cubic yards, or fraction thereof, of each mix design of concrete placed in any one day.
 - 3) Test hardened corrosion inhibitor concrete for corrosion inhibitor content using cores taken following air content testing specified herein under "Air Content Testing" at rate of one test per 15,000 square feet of supported slab. Testing of hardened concrete for Corrosion Inhibitor content will be performed following procedure documented in State of North Carolina Test Procedure #C-20.0, "Determination of Calcium Nitrite in Concrete."
 - a) If concrete consistently meets requirements of Specification and mix design and placement procedures remain unchanged, Engineer may reduce frequency or waive requirements for testing hardened concrete.
 - b) If concrete consistently fails to meet requirements of Specification and mix design and placement procedures remain unchanged, Engineer may require additional testing of hardened concrete for corrosion inhibitor per North Carolina Test Procedure.
 - c) Should additional tested hardened concrete meet these Specifications, Owner will pay for coring, testing, and patching. Should tested concrete not meet these Specifications, Contractor will pay for coring, testing, and patching of hardened concrete.
- D. Concrete Reinforcement and Post-Tensioning
 - 1. Prior to placing concrete verify following:
 - a. Reinforcement and post-tensioning are shipped, handled, and stored as specified.



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- b. Excessive sheathing is not stripped at fixed end.
 - c. Plastic sheathing is of sufficient and uniform thickness.
 - d. Strand is free of corrosion where sheathing and grease are removed at stressing ends.
 - e. Anchorage castings are properly cast with smooth wedge holes.
 - f. Wedges are new, with undeformed teeth; free of rust and steel shavings; of consistent quality, and pairs are matched.
 - g. Mill reports and certifications are available for prestressing steel and other components.
 - h. Tendon high and low points are at the correct elevation.
 - i. Tendon profiles are smooth and correctly shaped (parabolic or straight without localized reverse curves) between reference points.
 - j. Tendons do not have excessive horizontal wobble.
 - k. Damaged sheathing has been repaired with at least two layers of specified moisture-proof tape.
 - l. Encapsulation system for tendons and anchors (dead, intermediate, and stressing ends) is watertight.
 - m. Tie wire, chair, and support systems (location, spacing, material).
 - n. Stressing anchorages are securely fastened to form with stainless steel nails and appropriate pocket formers. (Pocket former tips should be coated before insertion in wedge cavity.)
 - o. Bursting steel is installed at the anchorages.
 - p. Epoxy coating for conventional reinforcement is free of damage and damaged coating is repaired in conformance with Contract Documents.
 - q. Conventional steel is correctly placed, including proper number, location, cover, supports, and splices.
 - r. Tendons are installed with proper cover.
2. During concrete placement verify following:
- a. Forms are clean, free of cut bars, tie wire, saw dust, debris, etc. before concrete placement.
 - b. Inserts, sleeves, and blockouts for mechanical, electrical, and precast concrete work are installed at proper location and sizes.
 - c. Expansion joint blockouts at proper location and size.
 - d. Concrete placement does not displace position of reinforcement or tendons and pump lines are independently supported.
 - e. Concrete is properly consolidated, especially in areas of reinforcement congestion and tendon anchorage to eliminate voids and honeycombing. Verify vibrators are not laid on tendons and reinforcement.
 - f. Water is not added to concrete trucks at job site without prior approval of Engineer.
 - g. Spraying of water directly on slab surface does not occur during fogging operations.
 - h. Concrete placement and finishing procedures follow Contract Documents and as agreed during prepour meeting.
 - i. Cold weather and hot weather concreting practices are followed as specified.
 - j. Finishing and jointing procedures are followed as specified.
 - k. Wet cure practices are followed as specified.
 - l. Flood tests of concrete slabs per Section 03 3000. Indicate on marked up floor plans crack locations in slabs and areas of inadequate drainage to be repaired by Contractor.
3. Tendon stressing
- a. Only trained, qualified personnel should be allowed in immediate vicinity of equipment during use. Personnel doing stressing and inspectors must remain clear



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of tendon being stressed. Never stand in immediate vicinity of jack or between jack and pump while stressing.

- b. Test reports of concrete cylinder strengths will be FAXED to Contractor to allow for expediting of post-tensioning.
- c. Verify that tensioning operations do not begin until tests of concrete cylinders cured under job site conditions indicate that concrete in members has attained minimum compressive strength specified at time of stressing, but stressing will be done as soon as possible within specified time frames.
- d. Measure tendon elongations concurrently with stressing. If variations between calculated and actual consistently exceed tolerance, stressing should cease until cause is determined.
- e. Measure elongation (distance from edge of concrete to a paint mark applied to tendon, less a constant reference dimension used to mark tendons). On double end stressing, add elongation of each end together to obtain total elongation.
- f. Elongation should be plus or minus 7 percent of values indicated on shop drawings. Elongation measurements should be to an accuracy of 1/8 in. If there are discrepancies consistently exceeding 7 percent tolerance, tensioning will cease until problem is identified and corrected.
- g. Keep stressing records and submit for review and approval, copies of actual field records within four days promptly upon completion of tensioning for each concrete pour. Certify that stressing process and records have been reviewed, and that forces specified have been provided. Record on each report following:
 - 1) Name of project.
 - 2) Level number and pour number, tendon identification mark.
 - 3) Date of stressing.
 - 4) Name and signature of stressing Operator.
 - 5) Signature of Contractor for certification of their review of stressing records and that specified forces have been provided.
 - 6) Identification number of jacking equipment.
 - 7) Calculated elongation.
 - 8) Actual field elongation.
 - 9) Calculated gauge pressure and jacking force applied to each tendon.
 - 10) Actual gauge pressures and jacking force applied to each tendon.
 - 11) Required concrete strength at time of jacking.
 - 12) Actual concrete strength at time of jacking.
- h. Verify fixed end wedges are evenly and adequately seated in anchorage.
- i. Verify tendons are not cut until elongation records are reviewed and approved by Engineer.
- j. Verify tendon cutting operations do not damage coating on anchors nor damage assembly required to provide a waterproof anchorage.

E. Fabricated Hardware for Cast-In-Place or Precast Concrete

1. At startup of fabrication, review and verify welding procedures.
2. At mid schedule of production, randomly select and inspect 25 percent of pieces fabricated. Visually inspect welds, provide magnetic particle examination if required. If greater than or equal to two percent of welds are unacceptable, increase random sampling frequencies to 50 percent. If greater than or equal to five percent are unacceptable, inspect all pieces.



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3. Last visit prior to shipping and installation review uninspected pieces per guidelines of mid schedule visit.
 4. Report will include:
 - a. Date of inspection
 - b. Description of pieces or procedure reviewed
 - c. Status (approval, rejection)
 - d. Remedial work required, date carried out, date of final passing inspection
 - e. Any comment or observations regarding condition
- F. Structural Steel
1. All welds will be visually inspected. Twenty-five (25) percent at random will be measured.
 2. Test 15 percent of all fillet welds at random by magnetic particle for final pass only.
 3. Ultrasonically test 100 percent of all full-penetration welds.
 4. Ultrasonically test 100 percent of all partial penetration column splice welds.
 5. Ultrasonically test for lamination in column flanges for rigid frame beam to column moment connections. Such zones extend nine (9) inches on either side of the top beam flange for full width of the column flange. Fabricator will mark out areas on column flanges where field weld for top beam flange connection will be made. Test column flange only at top beam flange location.
 6. Inspect 10 percent of welded shear connectors by bending them 15 degrees in accordance with AWS D1.1. If base weld is not full circumference of stud, bend stud back 30 degrees away from missing portion of weld.
 7. Monitor installation of bolts to determine that in bearing type connections, all plies of connected material have been drawn together and that selected procedure is properly used to tighten all bolts.
 8. Slip critical bolts will be assured that specified procedures are followed to achieve pre-tensioned specified in Table 4, RCSC Specification for Structural Joints.
- G. Waterproofing - Concrete Sealers
1. Obtain concrete sealer samples at point of application to concrete. Each sample will consist of approximately two pints of material. Sampling will be random, but as a minimum, will be taken as follows:
 - a. One sample for each 55-gallon drum.
 - b. One sample for every 5,000 square feet of slab surface sealed.
 - c. Timing of sampling will be at the Engineers discretion.
 2. Measure total solids content for concrete sealer. Test results indicating solids content less than Manufacturer's certified solids content used in NCHRP 244 testing will be cause for rejection of all Work corresponding to test sample.
 3. Concrete sealer material will be "fingerprinted" using infrared spectra analysis. Sample infrared spectra data not corresponding to NCHRP 244 infrared spectra data will be cause for rejection of all Work corresponding to test sample.

PART 2 - PRODUCTS**2.1 Not used.**

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PART 3 - EXECUTION

3.1 Not used.

END OF SECTION 01 4100



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TESTING LABORATORY
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Hubbard Woods Parking Structure 2026 Repairs**January 2026****SECTION 01 5000 – CONSTRUCTION FACILITIES AND TEMPORARY SERVICES****PART 1 - GENERAL****1.1 Related Documents**

- A. The Conditions of the Contract for Construction and the General Requirements of Division 1 of these Specifications apply to the Work in this Section.

1.2 Temporary Services General

- A. Maintain strict supervision of use of temporary services. Enforce conformance with applicable standards. Enforce safe practices. Prevent abuse of services and systems. Prevent damage to finishes.

1.3 Temporary Electric

- A. Electrical service is available at no charge to the Contractor from the electrical equipment room. Contractor may obtain temporary power for construction from this source or may use own generator or the Contractor shall provide temporary electrical service.
- B. Generator use and dates must be approved by the Village Community Development Department.
- C. Temporary power service shall comply with OSHA Standards. The Contractor shall maintain these temporary services in good order throughout the project until Work is complete. All extension cords shall be provided by the Contractor or Subcontractor requiring the power.
- D. Electrical service shall not be used for heating.
- E. Temporary electric service is limited to 20A circuits.

1.4 Temporary Lighting

- A. The Contractor shall provide all supplemental temporary lighting for the Project.
 - 1. Provide adequate illumination for Work being performed.
 - 2. Provide adequate illumination for safe movement of authorized persons through Project.
 - 3. Provide adequate illumination for public safety and special warning lighting for hazardous conditions.
 - 4. Provide adequate illumination required to protect the Project site from unauthorized entry.

1.5 Temporary Telephone Service

- A. No telephones will be provided by Owner.
- B. Contractor to provide telephone service as required.

1.6 Temporary Water

- A. The Village does not issue hydrant meters. The Contractor can fill a water trailer at the bulk water station by the fire tower at the Village Public Works location. Request a PIN number to access the station.



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- B. The Contractor shall provide, at the earliest possible date, temporary connections to the water supply sources and maintain adequate distribution for all construction requirements. The Contractor shall protect sources against contamination and damage.
- C. Methods of conveying this water shall be approved by the Engineer and shall not interfere with the Owner's operations.
 - 1. Prevent wasteful use of water. Protect system from freezing.

1.7 Temporary Heat

- A. Provide temporary heat required by construction activities, for storing temperature-sensitive materials, for installing materials, for curing or drying of completed installations or protection of installed construction from adverse effects of low temperatures or high humidity. Maintain air temperature at a minimum of 50°F inside parking structure. Select safe equipment that will not have a harmful effect on completed installations or elements being installed.

1.8 Temporary Sanitary Facilities

- A. Contractor shall not use Owner's sanitary facilities unless authorized to do so as clarified either in the pre-bid or pre-construction meeting.
- B. Contractor shall provide, pay for, and maintain sufficient and approved toilets with weather-proof enclosures all satisfactory to the local board of health and the Owner. Keep clean and sanitary at all times. Location shall be approved by Owner.

1.9 Existing and Temporary Fire Protection

- A. Contractor shall provide adequate fire protection and fire prevention for the Project and in no case less than that required by applicable City, County, State, and Federal Laws.
- B. The existing fire protection sprinkler system is to remain operational for the duration of the Contract.
- C. Protect existing system from damage. Provide secure shoring where existing hangers are damaged or undermined.
- D. Damage to sprinkler system caused by the Contractor's failure to provide adequate shoring or protection will be repaired by the Owner. Contractor will be back charged for all related repair expenses.

1.10 Existing Utilities

- A. Do not disturb existing utilities servicing adjacent buildings without written permission from Owner.
 - 1. Request shall be in accordance with utility implementation and termination schedule. When an implementation and termination schedule are not required, request shall be made not less than 10 days prior to such request for interruption.
 - 2. Damage to utilities shall be repaired immediately to the full satisfaction of the Owner.
 - 3. Unscheduled interruptions of utilities shall be corrected immediately, to the full satisfaction of the Owner.

1.11 Protection of Works

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- A. The Contractor shall obtain the advice and recommendations of his installers for procedures to protect their work. Installers are responsible for protecting their work and that of other trades while working at the job site or in an area thereof. When the installer is no longer working in the area or at the job site, the Contractor shall provide protective measures and materials to assure that each element will be without damage or deterioration (other than normal weathering for exterior exposed materials) throughout the remainder of the construction period up to the date of substantial completion. Remove protective coverings and materials at the appropriate time, but no later than final cleaning operations.
- B. Provide protective coverings at walls, projections, jambs, sills, and soffits of openings. Protect finished floors and stairs from traffic, movement of heavy objects, and storage.
- C. The general contractor shall maintain work area free of water; provide, operate, and maintain pumping equipment. Discharge water in accordance with requirements of public authorities.

1.12 Temporary Access

- A. The Contractor shall not barricade, lock, or otherwise block Plaza Level emergency exiting from the building during construction.
- B. Provide necessary signage at each building exit to notify Public "Exit closed due to construction – emergency exit only."
- C. Provide temporary timber ramps/stairs at each building entry/exit (following removal of existing stair or ramp) to remain in place at all times, except as required for construction (Replace after each shift).
- D. Construction temporary ramps and stairs to meet all code safety requirements, including handrails, etc. Maintain until no longer required.

1.13 First Aid

- A. Contractor shall provide a first aid kit with adequate provisions for the materials being used on site. Contractor shall maintain an envelope to hang above the first aid kit which will contain all of the Health and Safety Data Sheets for materials being used on this Project.

1.14 Use of Parking Areas

- A. The Contractor shall not provide parking for their employees and subcontractors on the premises outside their work areas without paying for the spaces.

1.15 Barricades

- A. Refer to Section 01 5600, Temporary Barricades and Enclosures.

1.16 Security

- A. The Contractor shall be responsible for the security of his work area and equipment.
- B. Adequate precautions shall be taken to prevent unauthorized personnel from entering the job site.

1.17 Dust and Fume Control

- A. Contractor shall take all necessary precautions to keep dust confined in the present work area.
- B. Contractor shall be responsible for any damage to vehicles due to the construction.



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- C. Contractor shall submit to the Owner, for approval, proposed methods used to contain dust and fumes in work area.
- D. Prevent hazardous accumulations of dusts, fumes, mists, vapors or gases in areas occupied during construction. Provide local exhaust ventilation to prevent harmful dispersal of hazardous substances into atmosphere of occupied areas. Dispose in manner that will not result in harmful exposure to persons. Ventilate storage spaces containing hazardous or volatile materials.
- E. Water shall be used during concrete removal, saw cutting, etc. to contain dust.

1.18 Debris Control

- A. Contractor shall remove all debris from areas exposed to public view on a weekly basis or more often as required to maintain a neat, clean site and dispose of same at authorized dump sites.

1.19 Construction Loads

- A. Maximum construction loads of 30 pounds per square foot will be allowed on the parking ramp during construction.

1.20 Noise Control

- A. Contractor shall review with the Owner the types of equipment which he proposes to use during normal business hours and obtain Owner's approval for such use.
- B. Conform to local city noise ordinance.

1.21 Staging Area

- A. Contractor shall provide staging area if outside the parking structure.

1.22 Temporary Field Offices and Buildings

- A. Contractor to provide temporary field offices and other temporary buildings for storage, tools, employee clothes, change convenience and other activities required. Location to be approved by the Owner.
- B. Temporary field office and all storage shall be in temporary sheds or trailers. Provide and maintain fire-fighting equipment for all temporary buildings. Upon completion of the Project, remove temporary buildings and structures from this site assuming all costs in connection with their removal.

1.23 Jobsite Documents

- A. Upon request and availability, the Contractor shall be provided with one set of the original drawings and one electronic set of construction Drawings and Specifications.
- B. The Contractor shall keep in the field office at all times, in addition to above, the following items:
 - 1. The most recent revision of the Drawings and specifications, including all changes made by addenda, sketches, bulletins, and change orders.
 - 2. Applicable American Concrete Institute (ACI) Standards, including:
 - a. ACI 301 - Specification for Structural Concrete for Buildings



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- b. ACI 304 -Recommended Practice for Measuring, Mixing, Transporting, and Placing Concrete
 - c. ACI 305 -Hot Weather Concreting
 - d. ACI 306 -Cold Weather Concreting
 - e. ACI 308 -Standard Practice for Curing Concrete
 - f. ACI 309 -Standard Practice for Consolidation of Concrete
 - g. ACI 347 -Recommended Practice for Concrete Formwork
 - h. ACI 318 -Building Codes Requirements for Reinforced Concrete
- 3. Health and Safety Data Sheets
 - 4. The most recent issue of approved submittals. Obsolete or unapproved Submittals and Health and Safety Data Sheets shall not be kept at the jobsite.
 - 5. All material evaluation reports.

1.24 Elevators

- A. Contractor's personnel and subcontractor shall not use parking structure elevators for transportation of materials or equipment.

1.25 Thermometer

- A. Install an official project thermometer in a conveniently readable location, which will give reasonably accurate readings of the actual temperatures, and which can be reached easily for resetting. Instrument: Resettable type indicating daily maximum and minimum temperatures. Keep a permanent daily log of those readings; provide copy of this log in daily report.
- B. Install maximum/minimum thermometers in each work area. Keep a permanent daily log of readings, provide copy of log in daily report.

1.26 Video Tape Existing Conditions

- A. Prior to beginning work, Contractor shall produce a video record of existing conditions in work areas, with emphasis on the commercial space. Provide three copies of video to the Owner. Coordinate walk-through production with Owner and Engineer.

PART 2 - PRODUCTS**2.1 Not used.****PART 3 - EXECUTION****3.1 Not used.**

END OF SECTION 01 5000



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Hubbard Woods Parking Structure 2026 Repairs**January 2026****SECTION 01 5526 – TEMPORARY TRAFFIC CONTROL****PART 1 - GENERAL****1.1 Related Documents**

- A. The Conditions of the Contract for Construction and the General Requirements of Division I of these specifications apply to the Work in this Section.

1.2 Traffic Control

- A. Within 15 days after execution of the Contract, determine the vehicle and pedestrian traffic flow and the signage for each phase of construction to maintain the traffic flow throughout the parking structure.
- B. Provide and maintain all drive lanes, entrances, exits, and safeguards required or necessary to the progress of the Work, and effectively control such traffic in a manner to provide minimum hazard to the Work and all persons.
- C. Route all construction equipment, trucks, and similar vehicles via existing public streets to and from the structure as approved by the governing authorities and the Owner.
- D. Maintain constant access for police, fire, and ambulance service.
- E. Provide and maintain for proper control of traffic and safety of all concerned, including all necessary barricades, suitable and sufficient lights, reflectors and danger signals, warning and closure signs and directional signs.
- F. Indicate by day and by night all restricted and dangerous conditions existing on or adjacent to the structure. Illuminate at night all barricades and danger signals, warning signs and obstructions. Keep all lights burning from sunset until sunrise.
- G. Vehicle and pedestrian traffic flow inside and outside of the structure shall be maintained to provide easy entry and exit from the structure and to all parking areas.

1.3 Signage

- A. Provide and maintain traffic signs through the duration of the Project to assist in traffic direction.
- B. Provide signs necessary to inform visitors and employees of closings and traffic flow modifications, both inside and outside of the structure. Sign wording, appearance and placement shall be approved by Owner.
- C. Work will not be permitted to proceed until required signage is in place.

1.4 Reference Standards

- A. Comply with the following reference standard; except where more stringent requirements are indicated on the Drawings or specified herein:
 - 1. Federal Highway Administration.
 - a. Part VI Standards and Guides for Traffic Controls for Street and Highway Construction, Maintenance, Utility and Incident Management Operations. Part VI of the Manual on Uniform Traffic Control Devices. (MUTCD).

PART 2 - PRODUCTS

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- 2.1** Frames may be new or used, wood or metal, in sound condition and structurally adequate.
- 2.2** Signs shall be a minimum of half-inch exterior grade plywood.
- 2.3** Lettering shall be a minimum height of four inches and stenciled.
- 2.4** Paint shall be exterior quality and the color of the lettering shall be black on a highway orange background.

PART 3 - EXECUTION

- 3.1** Install at a height of optimum visibility, on frames or attached to structural surfaces.
- 3.2** Relocate support signs as required by progress of the Work.
- 3.3** Maintain signs and supports in a neat, clean condition; repair damages to support or sign.
- 3.4** Remove signs, framing and supports at completion of Project.

END OF SECTION 01 5526



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TEMPORARY TRAFFIC CONTROL
01 5526 - 2

Hubbard Woods Parking Structure 2026 Repairs**January 2026****SECTION 01 5600 – TEMPORARY BARRIERS AND ENCLOSURES****PART 1 - GENERAL****1.1 Related Documents**

- A. The Conditions of the Contract for Construction and the General Requirements of Division I of these specifications apply to the Work in this Section.

1.2 Barricades

- A. Provide and maintain suitable barricades as required to prevent public entry, and to protect the Work, existing facilities, trees and plants from construction operations; remove when no longer needed, or at completion of Work. Barricades shall conform to city and state laws, ordinances, permit requirements.
- B. The Contractor shall provide and maintain all necessary barricades for safe conduct of his work, or as required by federal, state or local laws or ordinances and in accordance with OSHA requirements and other requirements of this Specification.
- C. Construct and maintain 5-foot-wide covered pedestrian walkways, railings, and fence in strict accordance with all applicable codes for protection of pedestrians and parking structure users. Automobile traffic on adjacent streets shall also be protected at all times.
- D. Provide and maintain suitable barricades as required for protection of open excavations and post with warning lights.

1.3 Enclosures

- A. Enclosures shall be sufficient to prevent entrance/exit or infiltration of rain, water, wind or other elements, and which will prevent undue heat loss from within an enclosed area.
- B. Provide adequate ventilation and protection to provide construction personnel with safe working environment.
- C. Prevent hazardous accumulations of dusts, fumes, mists, vapors, or gases in areas occupied during construction. Provide local exhaust ventilation to prevent harmful dispersal of hazardous substances into atmosphere of occupied areas. Dispose in manner that will not result in harmful exposure to person. Ventilate storage spaces containing hazardous or volatile materials.
- D. Contractor shall submit to the Owner, for approval, proposed methods used to contain dust and fumes in work area.
- E. Contractor shall be responsible for any damage to vehicles due to the construction.
- F. It is the Contractor's responsibility to ventilate the work area. Exhaust air from the work area shall be filtered and forced into the existing building exhaust system which will be operating continuously during the construction period. The filters shall be changed daily or more frequently or as directed by the Owner. Equipment exhaust must be vented to the outside of the structure in a manner that does not violate air quality standards.

1.4 Construction/Maintenance

- A. Contractor shall be responsible for design, construction and maintenance of all barricades and enclosures.

PART 2 - PRODUCTS

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- 2.1 Materials may be new or used, suitable for intended purpose.**

PART 3 - EXECUTION**3.1 Installation**

- A. Install barricades and enclosures of a neat and reasonable uniform appearance, structurally adequate for the required purposes.
- B. Maintain barricades and enclosures during entire construction period. Relocate barricades and enclosures as required with progress of construction.

3.2 Removal

- A. Completely remove barricades and enclosures when construction has progressed to the point that they are no longer needed.
- B. Clean and repair damage caused by installation of barricades and enclosures.

END OF SECTION 01 5600



Hubbard Woods Parking Structure 2026 Repairs**January 2026****SECTION 01 7123 – FIELD ENGINEERING****PART 1 - GENERAL****1.1 Related Documents**

- A. The General Conditions of the Contract for Construction and the General Requirements of Division 1 of the Specifications apply to the Work of this Section.

1.2 Work Included

- A. Furnish and pay for field engineering services required for the project, including but not limited to:
 - 1. Supported parking level slab: Provide elevation survey prior to demolition, after concrete slab form installation and following slab replacement.
 - 2. Monitoring of building and excavation of the project.
 - 3. Civil, structural and other engineering services required for the Contractor's construction methods.
 - 4. Design and observation of concrete formwork and shoring.
- B. Assume sole responsibility for laying out the work properly and for all lines and measurements for all of the work executed under the Contract Documents. The Engineer will in no case assume responsibility for laying out work.

1.3 Related Work

- A. Record documents: Refer to General Conditions Section 01 7700, Closeout Procedures.
- B. Contractor's responsibility for construction means, methods, techniques, and procedures: Refer to General Conditions.
- C. Formwork: See Section 03 1100, Concrete Formwork.

1.4 Submittals

- A. Do not submit information on construction means, methods, techniques, and procedures, except as may be requested for information only.
- B. Make all submittals to the necessary governmental agencies.

1.5 Quality Control

- A. If during construction it is found that the Contractor has located a point incorrectly or has dimensional errors in the actual layout which differ from information shown in the Contract Documents or written information supplied by the Owner, the Contractor shall make the required corrections at his own expense.

1.6 Surveying and Layout

- A. A benchmark on adjacent property or property corners has been established at the site for the Contractor's use in establishing building lines and elevations. Refer to site survey plan for locations.
- B. Furnish all additional surveying services and dimension control for the project without additional cost to the Owner.
 - 1. Set additional reference marks and control points for construction.



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2. Lay out the building, site improvements, utility slopes and inverts, foundation locations, floor elevations, and other pertinent work, using surveying instruments and techniques.
3. Verify controlling building dimensions and elevations prior to the off-site fabrication of precast elements, and other critical items wherever possible.
4. Set stakes or establish marks for backfill and grading.
5. Take measurements and elevations of foundations and foundation walls for "Record Drawings," if required.
6. Locate, control the elevations, plumb, level and align concrete forms, concrete slabs, walls, and other governing building features.
7. Establish benchmarks and axis lines at each floor showing exact floor elevations, slopes and other lines and dimensional reference points as necessary for the guidance of all trade. Lay out all walls and partitions.
8. Establish sleeve locations through structural elements and coordinate the locations of mechanical and electrical equipment.
9. Maintain all benchmarks, set points, and location marks until the building and site improvements have been essentially completed.
10. Field check structure and make additional surveys as may be required by the technical specifications.

1.7 General Field Engineering

- A. Design temporary bridges, covered walks, ladders, railings, hoists, ramps, barricades, scaffolding, formwork, and other temporary construction. Supervise the construction of such items and their proper loading and use.
- B. Design temporary enclosures and temporary moisture protection.
- C. Select temporary heating and other temporary utilities and supervise their proper use.
- D. Measure and record changes or variations of work from that shown in Contract Documents throughout the construction period for transfer to permanent "Record Drawings" required by the General Conditions and Contract Closeout. Make careful record of changes in the dimensions and elevations or primary utility locations.
- E. Supervise the demolition, excavation, support of excavations, and new construction in a manner to ensure that such activities do not damage the property of others.

PART 2 - PRODUCTS**2.1 Not used.****PART 3 - EXECUTION****3.1 Not used.**

END OF SECTION 01 7123

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PROJECT NO. 002025.00177FIELD ENGINEERING
01 7123 - 2

Hubbard Woods Parking Structure 2026 Repairs**January 2026****SECTION 01 7423 – FINAL CLEANING****PART 1 - GENERAL****1.1 Related Documents**

- A. The Conditions of the Contract for Construction and the General Requirements of Division 1 of these specifications apply to the Work in this Section.

1.2 Work Included

- A. Facilities, equipment and labor for cleaning and waste disposal during construction and for final cleaning.

1.3 Responsibilities

- A. Contractor and each subcontractor and installer is responsible for specific cleaning operations of his work to the extent specified in the appropriate Specification Sections.
- B. Employ workmen or professional cleaners experienced in the specific cleaning operations.

1.4 Cleanup

- A. Conduct clean-up and disposal operations to comply with applicable anti-pollution laws and local ordinances.
 - 1. Burning or burying of waste materials on the project site is not permitted.
 - 2. Disposal of volatile fluids and wastes in storm or sanitary sewers, or into streams or waterways, is not permitted.

PART 2 - PRODUCTS**2.1 Cleaning Materials**

- A. Use cleaning materials for surfaces as recommended by Manufacturer.

PART 3 - EXECUTION**3.1 Cleanup**

- A. At the time each work task is completed, clean the area involved to a condition suitable for occupancy and restore minor or superficial damage. Replace units and elements which are damaged beyond successful repair.
- B. Oversee cleaning and ensure that building, grounds, and public properties are maintained free from accumulation of waste materials and rubbish.
- C. Take measures to prevent spread of trash, debris, cartons, packaging or other waste materials on or off the project site by wind.
- D. Sprinkle dusty debris with water.
- E. At reasonable intervals during progress of work, clean-up site and access and dispose of waste materials, rubbish and debris.
- F. Clean adjacent and nearby streets of dirt occasioned by construction operations; frequency and methods as required by governing authority.



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- G. Clean all surfaces of concrete paste.

3.2 Disposal

- A. Each Contractor or Subcontractor, in addition to the responsibilities set forth in the General Conditions, shall at all times keep the premises free from accumulation of waste materials or rubbish caused by the Work or his employees.
- B. Establish and enforce a daily system for collecting and disposing of waste materials from construction areas and elsewhere at the project site. Provide suitable trash containers at a central collection point on the site. Provide chutes or other suitable means for removing trash safely and cleanly from elevated portions of the work.
- C. Contractor and each Subcontractor and Installer is responsible for cleaning and removal of his trash and debris to the collection point.
- D. Do not hold collected materials at the site for periods of more than seven days. Handle hazardous, dangerous or unsanitary wastes separately from other waste materials, by containerizing properly. Dispose of each category of waste material in a lawful manner. Comply with federal, state, and local regulations for removal of combustible waste material and debris.
- E. Concrete debris shall be removed from the site and legally disposed of by concrete installer.

3.3 Project Closeout

- A. At the completion of the Project, the Contractor shall restore or replace all property damaged by his Work.
- B. Final cleaning shall include, as a minimum:
1. Remove grease, paint, dust, soil, stains, labels, fingerprints, writing, and other foreign materials from sight-exposed interior and exterior finished surfaces.
 2. Clean all hardware, plumbing fixtures, and lighting fixtures affected by construction.
 3. Repair, patch and touch up marred surfaces to specified finish to match adjacent surfaces.
 4. Water blast floor surfaces at all Levels of Work performed.

END OF SECTION 01 7423



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FINAL CLEANING
01 7423 - 2

Hubbard Woods Parking Structure 2026 Repairs**January 2026****SECTION 01 7700 – CLOSEOUT PROCEDURES****PART 1 - GENERAL****1.1 Related Documents**

- A. The Conditions of the Contract for Construction and the General Requirements of Division I of these Specifications apply to the Work in this Section.

1.2 Cleaning and Closeout

- A. Refer to Section 01 7423 Final Cleaning for final cleaning of jobsite.
- B. A punch list consisting of copies of the plans showing locations of unacceptable items and an attached explanation of the nature of the unacceptable work shall be delivered to the Contractor after substantial completion of the Project.
- C. The Contractor shall submit "Record Drawings" after substantial completion of the project. The "Record Drawings" shall include, but not be limited to, the copies of the Drawings incorporating all changes and bulletins (enclosed in clouds), all shop drawings incorporating all changes (enclosed in clouds), and all approved submittals. Any dimensions beyond the tolerances of those established by nationally recognized standards for the specific CSI division or section applicable shall be included on the record drawings.
- D. Record Drawings shall also include location and size of all concrete patches and cracks.
- E. Closeout submittals include, but are not limited to, the following:
 - 1. Project record documents
 - 2. Operation and maintenance data
 - 3. Keys and keying schedule
 - 4. Spare parts
 - 5. Maintenance manuals
 - 6. Extra stock
 - 7. Certificate of Inspection
 - 8. Warranties
- F. Evidence of payments and release of liens:
 - 1. Contractor's Affidavit of Payment of Debts and Claims: AIA G706 or approved form.
 - 2. Contractor's Affidavit of Release of Liens: AIA G706A or approved form, with:
 - a. Consent of Surety to Final Payment: AIA G707 or approved form
 - b. Contractor's release of waivers of lien for subcontractors, suppliers and others with lien rights against property of Owner, together with list of those parties.

1.3 Project Record Documents

- A. Maintain at Project site, one copy of:
 - 1. Contract Drawings (blueprint prints)
 - 2. Project Manual, including agenda
 - 3. Approved Shop Drawings
 - 4. Change Orders and Field Change Authorization
 - 5. Other modifications to Contract
 - 6. Field test records



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- B. Store documents in temporary field office apart from documents used for construction. Provide files and racks for storage of documents.
- C. Maintain documents in clean, dry, legible conditions; do not use record documents for construction purposes.
- D. Make documents available at all times for inspection by Engineer and Owner.
- E. Contract Drawings: Legibly mark using a red pencil for all graphic work and red ink for all written work to record actual construction:
 - 1. Depths of various elements of foundation in relation to first floor level.
 - 2. Field changes of dimension and detail.
 - 3. Changes not made by change order and field change authorization.
 - 4. Details not on original Contract Drawings.
- F. Specifications and Addenda: markup each Section to record:
 - 1. Manufacturer, trade name, catalog number and supplier of each product and item of equipment actually installed.
 - 2. Change made by change order, field change authorization and notice of clarification.
 - 3. Other matters not originally specified.
- G. Shop Drawings: Maintain as record documents; legibly annotate Shop Drawings to record changes made after approval.
- H. At completion of Project, deliver Record Documents to Engineer.

1.4 Warranties and Bonds

- A. The act of the Contractor in executing the Agreement for this Work shall be considered as his acceptance of the following guarantee covering the Project:
 - 1. Any materials, workmanship or equipment furnished as a part of this Project which prove defective or fail to operate properly, within one (1) year, or as otherwise specified in the Contract Documents, of the date of acceptance of the Work required under this (or substantial completion of the) Project (damage by wear and tear, violence or casualty not the fault of the Contractor excepted), shall be repaired and replaced by the Contractor promptly upon notification from the Owner and without cost to the Owner.
 - 2. This guaranteed provision shall apply regardless of whether or not such defective workmanship, materials or equipment are listed in the final punch list. Date of acceptance (or substantial completion) will be established by the Owner and Engineer upon finding all items of this Project substantially complete as to quality of workmanship and materials. Also see Division 7 for additional guarantees.
 - 3. Contractor shall provide warranty commencing on the date of Project acceptance. Completion of various Project phases shall not initiate commencement of warranty in these specific areas. A single Project warranty date, at Project acceptance, will constitute commencement of warranty,

NOTE: Some areas of Project may be open to vehicular traffic and subject to wear (i.e., coatings, sealants, expansion joints) prior to commencement of warranty.

PART 2 - PRODUCTS

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2.1 Not used.



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PART 3 - EXECUTION

3.1 Not used.

END OF SECTION 01 7700



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CLOSEOUT PROCEDURES
01 7700 - 4

DIVISION 2

SITEWORK

SECTION 02 4119 – SELECTIVE DEMOLITION**PART 1 - GENERAL****1.1 Related Documents**

- A. The Conditions of the Contract for Construction and the General Requirements of Division 1 of these Specifications apply to the Work in this Section.

1.2 Work Included

- A. The Work of this Section shall include furnishing all labor, materials, equipment, and supervision to demolish, haul, and dispose of concrete in accordance with the Drawings and as specified herein.
 - 1. Concrete delaminations to the depth as indicated on the Drawings.

1.3 Related Work

- A. The following Work is related to this Section:
 - 1. Section 03 0130 Concrete Repair
 - 2. Section 03 2000 Concrete Reinforcement
 - 3. Section 03 3000 Cast-in-Place Concrete

1.4 Quality Control

- A. After demolition is complete but prior to final cleaning, the cavities and all exposed reinforcement (including tendons) shall be reviewed by the Engineer. The review shall include sounding the exposed concrete to determine completeness of delamination removals, examination of dressed edges to verify depth and vertical edge of cut, and uniformity of excavation to ensure compliance with minimum limits specified.
- B. The Engineer shall review all reinforcement, including tendons, exposed within the cavities for corrosion or damage resulting from Contractor's removal operations. Replacement of defective or damaged reinforcement bars shall be performed in accordance with Section 03 2000, Concrete Reinforcement.

1.5 Submittals

- A. Submit for review and approval prior to beginning Work a copy of the proposed restoration sequencing plan.
- B. Submit for record types of equipment proposed for use.

1.6 Basis of payment

- A. Demolition cost to be included in repair costs, unless otherwise noted.

PART 2 - PRODUCTS

2.1 Not Used**PART 3 - EXECUTION****3.1 Inspection**

- A. Examine areas and conditions under which the Work is to occur. Notify the Engineer immediately in writing as required in the General Conditions of any conditions detrimental to the proper and timely completion of this Work.

3.2 General

- A. Review with the Owner and Engineer the types of equipment proposed for use.
- B. Conduct demolition operations to ensure minimum interference with roads, streets, walks, and other adjacent occupied or used facilities. Do not close or obstruct streets, walks or other occupied or used facilities without permission from authorities having jurisdiction.
- C. Protect Owner's property which is to remain including facades, signs, windows, doors, plantings, parking equipment, electrical and mechanical lines and fixtures.
- D. Protect adjoining properties, public thoroughfares, sidewalks and utilities from damage due to this operation.
- E. Take adequate precautions and provide protection as required to prevent damage to remaining existing elements of the parking structure and all adjoining building elements, and all vehicles using the facility.
- F. At no cost to the Owner, promptly repair damage to adjacent facilities resulting from demolition operations.
- G. Clean adjacent facilities of dust, dirt and debris resulting from demolition operations.
- H. Authority for performing necessary work on public and private property adjoining Owner's property shall be obtained by the Contractor.
- I. Remove all temporary protection and devices when no longer needed and when directed by the Owner.

3.3 Delaminated Concrete Surface Preparation

- A. Location and Marking of Work Areas
 - 1. Locate floor slab delaminations by sounding the surface with a hammer or rod or dragging a chain. The Contractor shall sound all floor slabs. Delaminated areas once located by the Contractor will be further sounded to define their limits. These limits or "boundaries" shall be marked with chalk or paint.
 - 2. Concrete delaminations shall be located by sounding the appropriate member with a hammer or rod. Cracks, usually horizontal in orientation along beam faces and vertical in orientation near corners of columns, are reliable indicators of delaminated concrete. Delaminated areas once located by the Contractor will be



further sounded to define their limits. These limits or "boundaries" shall be marked with chalk or paint.

3. Prior to concrete removal, locate reinforcing bars and electrical conduits in the vicinity of the repairs. Take the necessary precautions to prevent damage to reinforcement and electrical conduits.

B. Concrete Removal and Surface Preparation

1. All concrete shall be removed from within the marked boundary to a minimum depth as indicated on the Drawings using 15-to-30-pound chipping hammers equipped with chisel point bits. Larger chipping hammers with a maximum stroke of 4 inches shall not be used without approval from the Engineer. If delaminations exist beyond the minimum removal depth, then chipping shall continue until all unsound and delaminated concrete has been removed from the cavity.
2. Where reinforcing bars are exposed by concrete removal, extra caution shall be exercised to avoid damaging them during removal of additional unsound concrete. The minimum depth of concrete removal around and beyond the perimeter of the bar for the entire exposed length shall be as indicated on the Drawings.
3. If rust is present on reinforcing bars where they enter sound concrete, then additional removal of concrete along the reinforcement is required. Such additional removal shall continue until grey reinforcement is exposed. If rust persists beyond the removal limits, the Engineer shall be advised and will direct further removals.
4. Delaminated, spalled and unsound concrete shall have their marked boundaries sawcut to a depth as indicated on the Drawings. All edges shall be straight and patch areas polygon shaped. A diamond blade saw or grinder with abrasive disk suitable for cutting concrete is acceptable for performing this work. The edge cut at the delamination boundary shall be dressed perpendicular to the member face. It shall also be of uniform depth for the entire length of the cut.

C. Preparation of Concrete Bonding Surface

1. Abrasive blast or high-pressure waterblast all exposed concrete surfaces to remove laitance and any foreign material that may impair bonding prior to concrete placement.

D. Cleaning and Securing of Reinforcing

1. Refer to Division 3. Existing reinforcing and miscellaneous metals shall be cleaned of rust and laitance to near white metal.

E. Final Preparation

1. Airblasting is required as a final step to remove dust and debris.

3.4 Disposal

- A.** Remove and properly dispose of concrete and debris from areas exposed to public view on a daily basis.



END OF SECTION 02 4119



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DIVISION 3
CONCRETE

Hubbard Woods Parking Structure 2026 Repairs**January 2026**

SECTION 03 0130 – CONCRETE REPAIR

PART 1 - GENERAL**1.1 Related Documents**

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 Work Included

- A. The Work of this Section shall include providing and installing concrete patching materials, as indicated on the Drawings, and as herein specified.

1.3 Related Work

- A. Related work specified elsewhere:
 1. Section 02 4119 Selective Demolition
 2. Section 03 1500 Concrete Accessories
 3. Section 03 2000 Concrete Reinforcement
 4. Section 03 3000 Cast-In-Place Concrete
 5. Section 07 9200 Joint Sealants

1.4 Reference Standards

- A. Comply with the following reference Standards; except where more stringent requirements are indicated on the Drawings or specified herein:
 1. American Concrete Institute (ACI)
 - a. ACI SPEC-117-10: Specification for Tolerances for Concrete Construction and Materials (ACI 117-10) and Commentary-Reapproved 2015.
 - b. ACI PRC-201.2-23: Durable Concrete—Guide.
 - c. ACI PRC-222-19: Guide to Protection of Metals in Concrete Against Corrosion.
 - d. ACI SPEC-301-20: Specifications for Concrete Construction.
 - e. ACI PRC-302.1-15 Guide to Concrete Floor and Slab Construction.
 - f. ACI PRC-304-00: Guide for Measuring, Mixing, Transporting, and Placing Concrete (Reapproved 2009)..
 - g. ACI PRC-305-20: Guide to Hot Weather Concreting.
 - h. ACI PRC-306-16 Guide to Cold Weather Concreting.
 - i. ACI SPEC-306.1-90: Standard Specification for Cold Weather Concreting (Reapproved 2002).
 - j. ACI 318 Building Code Requirements for Structural Concrete and Commentary.
 - k. ACI PRC-347-14(21) Guide to Formwork for Concrete (Reapproved 2021).
 - l. ACI PRC-546-23: Concrete Repair - Guide.
 - m. ACI PRC-546.3-23: Materials Selection for Concrete Repair – Guide.



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- n. ACI PRC-546.4-20: Guide for Job Site Quality Control and Quality Assurance of Cementitious Packaged Materials.
- o. ACI CODE-562-21: Assessment, Repair, and Rehabilitation of Existing Concrete Structures - Code and Commentary
- 2. International Concrete Repair Institute (ICRI)
 - a. ICRI Concrete Repair terminology
 - b. ICRI Technical Guideline No. 320.2R *"Guide for Selecting and Specifying Materials for Repair of Concrete Surfaces"*.
 - c. ICRI Technical Guideline No. 320.1R *"Guide for Surface Preparation for the Repair of Deteriorated Concrete from Reinforcing Steel Corrosion"*.

1.5 Quality Control

- A. The Contractor, or Restoration Subcontractors, shall have not less than two (2) years' experience in the field of structural concrete restoration work.

1.6 Environmental Requirements

- A. Cold weather concreting: In accordance with ACI 306.1 or as specified herein.
- B. Hot weather concreting: In accordance with ACI 305 or as specified herein.
- C. Inclement Weather:
 - 1. Unless adequate protection is provided, concrete shall not be placed during rain, sleet, or snow.
 - 2. Rainwater shall not be allowed to increase the mixing water nor to damage the surface finish.

1.7 Submittals

- A. Submit for record the Manufacturer's Spec Data Sheets and Health and Safety Data Sheets.
- B. Submit for record upon request, a written description of the Contractor's concrete repair ability, including equipment, facilities, personnel, and a list of similar completed projects.

1.8 Transportation and Handling

- A. Store materials on platforms off ground, protected from the elements.
- B. Handle and store aggregates in a manner to prevent intrusion of foreign material. Protect all material until used.
- C. Material which has deteriorated, or which has been damaged shall not be used.

1.9 Basis of Payment

- A. All patching quantities shall be measured on a unit cost basis. Refer to Section 00 4100, Bid Forms.
- B. Depth of patches are indicated on the Drawings.



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- C. Submit a copy of drawings identifying current quantities with each payment request. The work being invoiced must be properly identified. These drawings shall be incorporated into the record set required per Division 1.

PART 2 - PRODUCTS**2.1 Horizontal Repair Mortar (Rapid Set)**

- A. Repair mortar to be traffic bearing, rapid setting, polymer modified cementitious, type and thickness to meet conditions as indicated on the Drawings.
- B. For deeper patches add aggregate per Manufacturer's recommendations.
- C. Acceptable rapid setting repair mortar for patching (Note: depth indicated in parenthesis without aggregate) horizontal surfaces is:
 - 1. Rapid Set Cement All Plus (up to 4"), CTS Cement Manufacturing Corp., Garden Grove, CA.
 - 2. Tones FormFlo P-38 Turbo (up to 24"), CTS Cement Manufacturing Corp., Garden Grove, CA.
 - 3. SikaEmaco 1060 or 1061, Sika Corp., Lyndhurst, NJ.
 - 4. SikaQuick 1000 or 2500, Sika Corp., Lyndhurst, NJ.
 - 5. CTS Cement, Garden Grove, CA.
 - 6. Veraspeed LS100, Euclid Chemical, Cleveland, OH.
 - 7. Or approved equivalent.

2.2 Horizontal Repair Mortar (Corrosion Inhibitor)

- A. Repair mortar to be traffic bearing, polymer modified with corrosion inhibitor, cementitious, type and thickness to meet conditions as indicated on the Drawings.
- B. For deeper patches add aggregate per Manufacturer's recommendation.
- C. Acceptable repair mortar with corrosion inhibitor for patching horizontal surfaces is:
 - 1. Rapid Repair Mortar Mix Plus (up to 6"), CTS Cement Manufacturing Corp., Garden Grove, CA.
 - 2. FormFlo P-38 (up to 24"), CTS Cement Manufacturing Corp., Garden Grove, CA.
 - 3. Sikacrete 211 SCC Plus, Sika Corp., Lyndhurst, NJ.
 - 4. EucoRepair SCC, Euclid Chemical, Cleveland OH.
 - 5. Or Approved Equivalent

2.3 Vertical Overhead Repair Mortar (Corrosion Inhibitor)

- A. Repair mortar to be polymer modified cementitious, with corrosion inhibitor, type and thickness to meet conditions as indicated on the Drawings.



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- B. Trowel Applied - Acceptable repair mortar with corrosion inhibitor for patching vertical surfaces is:
 - 1. Mortar Mix Plus, CTS Cement Manufacturing Corp., Garden Grove, CA.
 - 2. Tones CT-40, CTS Cement Manufacturing Corp., Garden Grove, CA.
 - 3. Sikatop 122/123 Plus, Sika Corp., Lyndhurst, NJ
 - 4. EucoRepair V100, Euclid Chemical, Cleveland, OH.
 - 5. Or Approved Equivalent

- C. Form and Pour - Acceptable repair mortar with corrosion inhibitor for patching vertical surfaces is:
 - 1. Rapid Set FPP Concrete Mix , CTS Cement Manufacturing Corp., Garden Grove, CA.
 - 2. Tones FormFlo P-51 (1"-24"), or FormFlo P-38 (0.75" – 24") CTS Cement Manufacturing Corp., Garden Grove, CA.
 - 3. Sikacrete 211 SCC Plus, Sika Corp., Lyndhurst, NJ
 - 4. SikaEmaco S 466CI, Sika Corp., Lyndhurst, NJ.
 - 5. EucoRepair SCC, Euclid Chemical, Cleveland OH.
 - 6. Or Approved Equivalent

PART 3 - EXECUTION**3.1 Inspection**

- A. Before commencing work, examine all adjoining work on which this work is dependent and report in writing to the Engineer any condition which prevents Contractor from performing the work. Starting work constitutes acceptance of adjoining work.

3.2 Surface Preparation

- A. Refer to Section 02 4119, Selective Demolition

3.3 Quality Assurance

- A. Patched areas shall be sounded with a hammer 7 days after placement. Repair all detected hollowness by removing and replacing the patch or affected area at no extra cost to the owner.
- B. If shrinkage cracks appear in the repair material within 72 hours after placement, the repairs shall be considered defective and shall be removed and replaced at no extra cost to the Owner.
- C. Plan drawings shall be maintained locating all repairs performed under this Section. Location and size of patches, overlays, etc. must be located on clean drawings.



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Separate drawings shall be maintained for each Level and Ceiling plan. These drawings shall be incorporated into the record set required per Division 1.

3.4 Existing Reinforcement

- A. Refer to Section 03 2000, Concrete Reinforcement.

3.5 Placing Concrete Patching Materials

- A. The mixing and installing of the concrete patching materials and the priming of the existing concrete surface shall be in accordance with the Manufacturer's recommendations.
- B. Concrete patching materials shall be cured according to the Manufacturer's recommendations.

END OF SECTION 03 0130



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CONCRETE REPAIR
03 0130 - 5

SECTION 03 1100 - CONCRETE FORMWORK**PART 1 - GENERAL****1.1 Related Documents**

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.
- B. The latest editions of ACI 301, "Standard Specification for Structural Concrete" and ACI 117 Standard Specifications for Tolerances for Concrete Construction and Materials are hereby a part of this Section. Specific project requirements or modifications are specified herein.
- C. A copy of ACI SP-15 Field Reference Manual; Standard Specifications for Structural Concrete ACI 301 with selected ACI and ASTM references shall be kept in Contractor's field office.

1.2 Work Included

- A. Work of this Section shall include design, material, delivery, labor, equipment, and supervision to install formwork and shoring systems for cast-in-place concrete as indicated on Drawings and as specified herein.
- B. Formwork installation items furnished by others, including but not limited to following:
 - 1. Anchor bolts
 - 2. Setting plates
 - 3. Bearing plates
 - 4. Anchorages
 - 5. Sleeves
 - 6. Inserts
 - 7. Frames
 - 8. Nosings
 - 9. Other miscellaneous items required to be embedded in concrete, but not including reinforcing steel.
- C. Corrugated paper formwork as indicated on Drawings for placement of structural members over expansive soils.

1.3 Related Work

- A. Related Work specified elsewhere:
 - 1. Section 03 0130 Concrete Repair
 - 2. Section 03 1500 Concrete Accessories
 - 3. Section 03 2000 Concrete Reinforcement
 - 4. Section 03 3000 Cast-In-Place Concrete



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5. Section 05 5700 Miscellaneous Metals

1.4 Reference Standards

- A. Comply with following reference standards, except where more stringent requirements are indicated on Drawings or specified herein:
 - 1. American Concrete Institute (ACI):
 - a. ACI 347R, Guide to Formwork for Concrete, latest edition.
 - b. ACI SP-4, Formwork for Concrete, latest edition.
 - c. As indicated in Section 03 3000 "Cast-In-Place Concrete"
 - 2. American Welding Society (AWS):
 - a. AWS D1.1 Structural Welding Code - Steel, latest edition.
 - 3. American Iron and Steel Institute (AISI):
 - a. AISI Cold-Formed Steel Design Manual, latest edition.
 - 4. Occupational Health and Safety Administration (OSHA):
 - a. Safety Standards, latest revisions.

1.5 Performance and Design Requirements (ACI 301, 2.2.2) Additional requirements:

- A. Design calculations for formwork and formwork drawings are required.
- B. Formwork to be readily removable without impact, shock, or damage to cast-in-place concrete surfaces, structure, or adjacent materials.
- C. Shoring shall be secured against horizontal movement by bracing in both longitudinal and transverse directions. Shoring shall be braced at intermediate levels when more than twelve (12) feet high.
- D. Formwork, shoring and reshoring shall be coordinated to accommodate load transfers associated with the sequence of post-tensioning.
- E. Provide shoring so loads from construction above will transfer directly. Space shoring in such a manner that no floor or member will be excessively loaded or will induce tensile stress in concrete members where no reinforcing steel is provided.

1.6 Quality Control

- A. Formwork materials and installation work may be reviewed by the Engineer at any time during the progress of the Work. Allow free access to facilities for this purpose.

1.7 Submittals (ACI 301 2.1.2)

- A. For record written certification that design of formwork and shoring systems has been performed and sealed by a Professional Engineer registered in state in which project is located.
- B. For record formwork product data including facing materials.
- C. For record shop drawings for formwork (including installation instructions) and shoring system (including sequence of shoring, removal, and reshoring.) Shop drawings shall be sealed by a Professional Engineer registered in state in which the project is located.
- D. For record formwork release agent product data.



Hubbard Woods Parking Structure 2026 Repairs**January 2026****1.8 Transportation and Handling**

- A. Store all formwork materials clear of ground, protected, so as to preclude damage.

1.9 Basis of Payment

- A. Formwork and shoring are to be included in cost of concrete placement and demolition.

PART 2 - PRODUCTS**2.1 Materials (ACI 301 2.2.1) Additional requirements as follows:**

- A. Form-facing materials (ACI 301 2.2.1.1)
 - 1. Formwork for exposed finish concrete to provide smooth form finish.
 - a. Unless otherwise indicated, construct with plywood, metal, metal-framed plywood faced, or other acceptable panel-type materials, to provide continuous, straight, smooth, exposed surfaces. Furnish in largest practicable sizes to minimize number of joints and to conform to joint system indicated on Drawings. Provide formwork material with sufficient thickness to withstand pressure of newly-placed concrete without bow or deflection.
 - 2. Formwork for unexposed finish concrete to provide rough form finish.
 - a. Construct with plywood, lumber, metal, and other acceptable material. Provide lumber dressed on at least two edges and one side for tight fit.

2.2 Formwork Accessories (ACI 301 2.2.1.2) Additional requirements as follows:

- A. Ties exposed to view or exposed to weather:
 - 1. Ties shall be one of following:
 - a. stainless steel AISI 302/304 or
 - b. "snap off" type or
 - c. removable.
 - 2. "Snap off" metal ties shall have cones and be designed to break back to allow a minimum 1 1/2-inch cover over ends or portions of ties remaining.
 - 3. "Snap off" area shall not leave a hole larger than one inch diameter in concrete surface.
- B. Ties used in areas which will not be exposed to view or are below grade shall be commercially manufactured with no minimum requirements regarding stainless steel/"snap-off"/removability.
- C. Where indicated on Drawings use wall form ties with integral water barrier plates.

2.3 Form Release Agent (ACI 301 2.2.1.3) Additional requirements as follows:

- A. Form release agent shall be non-toxic, VOC compliant, environmentally safe compatible with formwork material and shall not dust, contribute to bug holes nor adversely affect concrete surfaces, and shall not impair subsequent treatment of concrete surface.

PART 3 - EXECUTION

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CONCRETE FORMWORK
03 1100 - 3

Hubbard Woods Parking Structure 2026 Repairs**January 2026****3.1 Inspection**

- A. Inspect area to receive Work and report immediately in writing to Engineer, as required in General Conditions, any unacceptable conditions.

3.2 Formwork Fabrication and Manufacture (ACI 301 2.2.3) Additional requirements as follows:

- A. Kerf wood inserts for forming keyways, reglets, recesses, etc., to prevent swelling and assure ease of removal.
- B. Bevel reentrant corners or edges of formed joints as indicated on Drawings.

3.3 Construction and Erection of Formwork (ACI 301 2.3.1) Additional requirements as follows:

- A. Set edge forms or bulkheads and intermediate screed strips for slabs to obtain required elevations and contours in finished surface. Provide and secure units sufficiently strong to support types of screed strips by use of strike-off templates or accepted compacting type screeds.
- B. Form joints in all exposed concrete surfaces shall be securely taped or sealed by approved means to prevent leakage and loss of paste during placement of concrete.
- C. All wood forms for columns shall be securely tied together with adjustable steel clamps, spaced so as to insure an absolute rigid form in conformance with printed tables of the clamp Manufacturer.
- D. Formwork openings at expansion joints may need to be adjusted in order to produce cured concrete expansion joint width as indicated on the Drawings.
- E. Re-tighten forms immediately after concrete placement as required to eliminate mortar leaks.
- F. Set anchorage devices and other embedded items that are attached to, or supported by, cast-in-place concrete. Use setting drawings, diagrams, instructions, and directions provided by Suppliers.
- G. Do not thin form release agent.
- H. If steel forms are used, form release agent shall be non-staining rust preventative.

3.4 Tolerances (ACI 301 2.3.1.2) Additional requirements as follows:

- A. Construct formwork to provide completed concrete surfaces complying with tolerances specified in ACI 117, Sections 3 and 4.
- B. Check lines and levels of completed formwork for all exposed columns, spandrels, etc. before concrete is placed.
- C. Make corrections or adjustments to formwork that will be required to correct any deviation which exceeds specified tolerances.
- D. Check formwork during concrete placement to ensure that forms, shores, falsework, ties, and other features have not been disturbed by concrete placement methods or equipment.



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- E. The offset between adjacent formwork facing material shall not exceed ACI 117 Class A 1/8 inch.

3.5 Installation of Reinforcement

- A. Refer to Section 03 2000, Concrete Reinforcement.

3.6 Removal of Formwork (ACI 301 2.3.2) Additional requirements as follows:

- A. Formwork removal shall be coordinated with curing requirements as specified in Section 03 3000 Cast-In-Place Concrete.
- B. Formwork for foundations and substructures shall remain in place for a period of 24 hours unless cold weather conditions prevail in which case refer to ACI 306R, Cold Weather Conditions.
- C. Formwork including shores for structural members i.e., piers, columns, walls, beams, and slabs shall remain in place until minimum formwork removal strength is obtained as specified on Drawings.
- D. Formwork removal strength will be verified by field-cured test cylinders in accordance with ACI 301 2.3.4.1 or 2.3.4.2.
- E. Alternatively, formwork removal strength may be determined by the maturity-factor-procedure in accordance with ASTM C1074.
- F. Contractor shall employ an independent Testing Laboratory to determine formwork removal strength.
- G. In no case shall formwork and shoring removal from horizontal members be before concrete strength is at least 70 percent of specified design strength or approved by Engineer.
- H. Formwork and shoring supporting post-tensioned concrete beams and slabs may not be removed until after the post-tensioning sequence is complete.
- I. Horizontal supported floor construction (slabs, beams, girders, stair slabs) shall be reshored immediately following formwork removal.
- J. Post-tensioned floor construction (slabs, beams, girders) shall be reshored immediately following formwork removal.

3.7 Re-Use of Forms

- A. Clean and repair surfaces of forms to be re-used. Remove fins and laitance, and tighten forms to close joints. Align and secure joints to avoid offsets. Split, frayed, delaminated, or otherwise damaged form facing material shall not be acceptable for exposed surfaces.
- B. Apply new form-release agent as specified.
- C. Do not use "patched" forms for exposed concrete surfaces, unless approved by Engineer.

END OF SECTION 03 1100



Hubbard Woods Parking Structure 2026 Repairs**January 2026****SECTION 03 1500 - CONCRETE ACCESSORIES****PART 1 - GENERAL****1.1 Related Documents**

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 Work Included

- A. Work of this Section shall include all materials, equipment, labor, and supervision to furnish and install all concrete accessories as herein specified and as indicated on Drawings, including all anchor bolts, inserts, plates, slide bearing systems, angles, sleeves, nailing blocks, joint fillers, masonry hardware, or embedded items furnished by Others.

1.3 Related Work

- A. Related work specified elsewhere:
 - 1. Section 03 0130 Concrete Repair
 - 2. Section 03 1100 Concrete Formwork
 - 3. Section 03 2000 Concrete Reinforcement
 - 4. Section 03 3000 Cast-In-Place Concrete
- B. Reference Standards
 - 1. Comply with following reference standards, except where more stringent requirements are indicated on Drawings or specified herein:
 - a. American Concrete Institute (ACI)
 - 1) Editions as indicated in Section 03 3000, Cast-In-Place Concrete.
 - b. American Welding Society (AWS), latest editions
 - 1) AWS D 1.1 Structural Welding Code - Steel
 - 2) AWS D 1.4 Structural Welding Code - Reinforcing Steel
 - 3) AWS D 1.6 Structural Welding Code - Stainless Steel
 - c. Prestressed Concrete Institute (PCI)
 - 1) PCI Design Manual, PCI MNL 120 (latest edition).
 - d. American Society for Testing and Materials (ASTM)
 - 1) As specified herein

1.4 Transportation and Handling

- A. Deliver concrete accessories to site bundled or packaged, tagged, and marked indicating product, size, Manufacturer, and other identifying information.



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CONCRETE ACCESSORIES
03 1500 - 1

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- B. Store materials at site in such a way to maintain them dry, undamaged, and clean.

1.5 Submittals

- A. For review and approval concrete accessory Manufacturer's product literature.

1.6 Samples

- A. Submit for review and approval upon request samples of concrete accessories.

1.7 Basis of Payment

- A. Concrete accessories are incidental to cost of concrete and repair items.

PART 2 - PRODUCTS**2.1 Miscellaneous Steel Shapes, Plates, and Bars**

- A. W-Shapes: ASTM A 992.
- B. Channels, Angles: ASTM A 36.
- C. Plates and Bars: ASTM A 36.
- D. All materials to be hot-dip galvanized ASTM A 123 after assembly, or stainless-steel ASTM A 666, Type 304L as noted on Drawings.
- E. All welds shall be E70XX low-hydrogen electrodes. Stainless steel electrodes to be Type 308L or 347.

2.2 Anchor Bolts

- A. Hot-dip galvanized ASTM A 153

2.3 Malleable Iron Castings

- A. ASTM A 47.

2.4 Bolts

- A. ASTM A 307 or A 325 as noted on Drawings.

2.5 Adhesive Anchors

- A. Provide sizes and types as indicated on Drawings.
- B. All threaded rods and associated hardware to be Type 303/304 stainless steel.
- C. Injection gel to be two-component epoxy ASTM C 881.
- D. Stainless steel screens as indicated on Drawings or as recommended by Manufacturer.
- E. Installation per Manufacturer's recommendations.
- F. Acceptable materials are:



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1. C6+, ITW Ramset/Redhead
2. G5, ITW Ramset/Redhead
3. HY-System Anchors, Hilti, Inc.
4. HY 200 (solid concrete), Hilti, Inc.
5. AC100+ Gold, Powers Fasteners Inc.
6. or Approved Equivalent.

2.6 Asphaltic Joint Filler

- A. Joint filler for slabs on grade adjacent to foundation walls, grade beams, columns and sidewalk joints as indicated on Drawings.
- B. Acceptable materials are:
 1. Asphalt Expansion Joint, W.R. Meadows, Inc.
 2. Right-Joint Expansion Joint, Right/Pointe Company
 3. or Approved Equivalent.

2.7 Compressible Joint Filler

- A. Compressible joint filler for isolation of slabs, walls, columns as indicated on Drawings.
- B. Acceptable materials are:
 1. Ceramar Flexible Foam Expansion Joint, W. R. Meadows
 2. Flex/Foam Expansion Joint, Right/Pointe Company
 3. or Approved Equivalent.

2.8 Temporary Joint Filler

- A. Joint filler for slabs, curbs, and walls which must be removed after construction, as indicated on Drawings.
- B. Acceptable materials are:
 1. White MEPS, molded expanded polystyrene (beadboard)
 2. or Approved Equivalent.

2.9 Slide Bearing Systems

- A. Slide bearing systems as indicated and detailed on Drawings.
- B. Reinforced teflon 3/32" consisting of 100 percent virgin tetrafluorethylene polymer and ground glass fiber reinforcing aggregate, prebonded to stainless steel plate ASTM A 666 Type 304L and reinforced elastomer, having a durometer hardness of 90, plus or minus 5, and meeting requirements of Article 2.10.3(L) of AASHTO Standard Specifications for Highway Bridges (1977).



- C. Acceptable materials are:
 - 1. Flourogold, Fluorocarbon
 - 2. BAL-SLIDE, Balco, Inc.
 - 3. Con-Slide Type CSB, Con-Serv, Inc.
 - 4. or Approved Equivalent.

2.10 Stair Tread Nosings

- A. Extruded aluminum, two components with embedded sub-channel and replaceable vandal-proof abrasive tread plate. Refer to Architectural Drawings.
- B. Acceptable materials are:
 - 1. DXH-330, Balco, Inc.
 - 2. TP-311, American Safety Tread Co., Inc.
 - 3. Supergrit, Wooster Products, Inc.
 - 4. or Approved Equivalent.



PART 3 - EXECUTION**3.1 Inspection**

- A. Inspect area to receive Work and report immediately in writing to Engineer, as required in General Conditions, any unacceptable conditions.

3.2 Installation

- A. Contractor shall be responsible for proper placing of all embedded pipe, conduit, and other fixtures.
- B. Minimum cover requirements for reinforcing shall apply to all embedded items unless indicated otherwise on Drawings.
- C. Use suitable templates to accurately set and support bolts, inserts, sleeves, or other embedded items against displacement.
- D. Cast anchor bolts in top of cast-in-place concrete columns for light standards. Templates and anchor bolts will be supplied by light standard Manufacturer.
- E. Compressible joint filler shall be applied to surfaces as detailed and indicated on Drawings. Adhesive shall be applied in strict accordance with Manufacturer's recommendations. Adequate curing time shall be allowed for adhesive prior to placing concrete against filler surface.

END OF SECTION 03 1500



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SECTION 03 2000 - CONCRETE REINFORCEMENT**PART 1 - GENERAL****1.1 Related Documents**

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.
- B. ACI 301 Standard Specifications for Structural Concrete and ACI 117 Standard Specifications for Tolerances for Concrete Construction and Materials are hereby a part of this Section. Specific project requirements or modifications are specified herein.
- C. A copy of ACI SP-15 Field Reference Manual; Standard Specifications for Structural Concrete ACI 301 with selected ACI and ASTM references shall be kept in Contractor's field office.

1.2 Work Included

- A. Work of this Section shall include materials, fabrication, delivery, and installation of reinforcement for cast-in-place concrete.
- B. Field epoxy coating of exposed reinforcement in concrete cavities.

1.3 Related Work

- A. Related work specified elsewhere:
 - 1. Section 03 0130 Concrete Repair
 - 2. Section 03 1100 Concrete Formwork
 - 3. Section 03 1500 Concrete Accessories
 - 4. Section 03 3000 Cast-in-Place Concrete

1.4 Reference Standards

- A. Comply with following reference standards, except where more stringent requirements are indicated on Drawings or specified herein.
 - 1. American Concrete Institute (ACI)
 - a. As indicated in Section 03 3000, Cast-In-Place Concrete and as specified herein.
 - 2. American Welding Society (AWS)
 - a. AWS D1.4 Structural Welding Code - Reinforcing Steel, latest edition.
 - 3. Concrete Reinforcing Steel Institute (CRSI), latest edition.
 - a. Placing Reinforcing Bars
 - b. Reinforcement Anchorages and Splices
 - c. Fabrication of Epoxy-Coated Rebar
 - d. Field Handling Techniques for Epoxy-Coated Rebar at the Job Site
 - e. Manual of Standard Practice



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4. Wire Reinforcement Institute (WRI), latest edition.
 - a. Manual of Standard Practice - Structural Welded Wire Fabric
 - b. Structural Detailing Manual
5. American Society for Testing and Materials (ASTM), latest edition.
 - a. As specified herein.

1.5 Quality Control

- A. Materials and installed Work may be reviewed by Engineer at any time during progress of Work. Allow free access to facilities for this purpose. Provide 48 hours' notice to inspect completed reinforcing prior to placement of concrete.
- B. If in opinion of Engineer, cross-sectional area loss of bars is greater than 15 percent, Contractor shall splice as directed by Engineer. Minimal splice lap shall be as indicated on Drawings.

1.6 Submittals (ACI 301 3.1.1) Additional requirements as follows:

- A. For review and approval placing drawings complying with ACI SP-66 Detailing Manual.
- B. For review and approval, Health and Safety Data Sheets and Manufacturer's Spec Data Sheets for field-applied epoxy coating and cold galvanizing compound.
- C. For review and approval certification that epoxy coating meets CRSI Epoxy Coating Plant Certification Program.

1.7 Samples

- A. Submit minimum of one sample upon request for review and approval of each type and grade of bar support and splice device.

1.8 Transportation and Handling (ACI 301 3.12) Additional requirements as follows:

- A. Deliver all reinforcement to project site bundled, tagged, and marked. Tags shall indicate bar sizes, lengths and other information corresponding to markings indicated on placing drawings.
- B. Store reinforcement on supports above ground level. Protect from weather.
- C. Deliver and store welding electrodes in accordance with AWS D1.4.
- D. Epoxy-coated reinforcement
 1. Comply with requirements of ASTM D 3963/D 3963M-96 Fabrication and Jobsite Handling of Epoxy-Coated Reinforcing Steel Bars and CRSI Field Handling Techniques for Epoxy-Coated Rebar at the Job Site.
- E. If reinforcement is to be stored on site for more than 1 month before placement, cover reinforcement with opaque polyethylene sheeting, properly secured. Do not store reinforcement at job site unprotected over winter.

1.9 Basis of Payment

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- A. Reinforcement is to be included in cost of concrete placement.
- B. Provide additional pounds of placed reinforcement, for inclusion in project as Engineer directs. Refer to Bid Form.

PART 2 - PRODUCTS**2.1 Materials (ACI 301 3.2.1) Additional requirements as follows:**

- A. Reinforcement
 - 1. ASTM A615, grade 60, unless noted.
- B. Reinforcement to be welded.
 - 1. ASTM A706, Grade 60.
- C. Epoxy-Coated Reinforcement
 - 1. ASTM A775.
- D. Welded Wire Fabric Reinforcement (rolls not accepted)
 - 1. ASTM A1064, Carbon-Steel Wire and Welded Wire Reinforcement, Plain and Deformed
 - 2. ASTM A884, Epoxy-Coated Steel Wire and Welded Wire Reinforcement.
- E. Wire Reinforcement Supports (ACI 301 3.2.1.8)
 - 1. Provide CRSI Class 1 plastic-protected wire bar supports for reinforcement in contact with formwork, including bolsters, chairs, spacers, and other devices for spacing, supporting, and fastening reinforcing bars in place.
 - 2. Provide CRSI Class 1-A epoxy, vinyl, or plastic-coated bright basic wire bar supports for epoxy reinforcement in contact with formwork, including bolsters, chairs, spacers, and other devices for spacing, supporting, and fastening reinforcing bars in place.
- F. Tie Wire
 - 1. Tie wire shall be plastic or vinyl coated for all epoxy coated reinforcement, and post-tensioning tendons.
- G. Splices
 - 1. Mechanical splices as indicated on Drawings shall develop in tension or compression at least 125 percent of specified yield strength of bar.
 - 2. Epoxy coat mechanical splices where required to match epoxy coated reinforcement.
 - 3. Acceptable splices are:
 - a. Lenton Taper Threaded Splices, Erico Products, Inc., Solon, OH
 - b. Lenton Lock, Erico Products, Inc., Solon, OH
 - c. Bar Grip, Bar Splice Products, Inc., Dayton, OH



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- d. Bar Lock mechanical coupler system, Dayton Superior, Miamisburg, OH.
 - e. or Approved Equivalent.
- H. Terminations
 - 1. Reinforcement terminations shall develop a minimum of 125 percent of reinforcing steel strength.
 - 2. ASTM A 576.
 - 3. Epoxy coat terminators where required to match epoxy coated reinforcement.
 - 4. Acceptable terminations are:
 - a. Lenton Terminator, Erico Products, Inc., Solon, OH.
 - b. Taper-Lock End Anchor Disk, Dayton Superior, Miamisburg, OH.
 - c. BPI ButtonHead, Bar Splice Products, Inc., Dayton, OH.
 - d. Or Approved Equivalent.
- I. Epoxy-Coating for Reinforcement
 - 1. Location of epoxy-coated reinforcement is described in General Notes.
 - 2. Brown or red coatings are not permitted.
 - 3. Fabrication of epoxy-coated reinforcement shall conform to ASTM D 3963/D 3963M and CRSI Fabrication of Epoxy-Coated Rebar.
 - 4. Acceptable shop-applied fusion-bonded epoxy coatings are:
 - a. Scotchkote 413, The 3M Company
 - b. NAP-GARD 7-2709 Rebar, DuPont Power Coatings
 - c. or Approved Equivalent.
- J. Epoxy Patch Compound
 - 1. Use patching compounds recommended by epoxy powder Manufacturer, compatible with shop applied epoxy coating and inert in concrete.
 - 2. Acceptable patching compounds are:
 - a. Scotchkote 413PC, The 3M Company
 - b. NAP-GARD Rebar Repair Material 7-2727, DuPont Powder Coatings
- K. Field-Applied Epoxy Coating
 - 1. Field applied epoxy coating for existing reinforcement and miscellaneous metals embedded in concrete.
 - 2. Acceptable field-applied epoxy coatings are:
 - a. Sikagard 62 with Tan, Grey, Yellow or Green Pigment, Sika Chemical Corp., Lyndhurst, NJ
 - b. Scotchkote 306, 312, The 3M Co.



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- c. Epogrip, Sonneborn Building Products, BASF.
 - d. or Approved Equivalent.
- L. Field-Applied Epoxy Modified Coating
 - 1. Field-applied epoxy modified coating with Anti-Corrosion Agent (two coats at 10 mils) for existing reinforcement and miscellaneous metals embedded in concrete.
 - 2. Acceptable field applied epoxy modified coatings are:
 - a. Sika Armatec 110 Epo Cem, Sika Corporation.
 - b. MasterEmaco P 124, BASF, Shakopee, MN.
 - c. Mapei Mapefer 1k, Mapei, Deerfield Beach, FL
 - d. Dualprep A.C., Euclid Chemical Company, Cleveland, OH.
- M. Field-Applied Cold Galvanizing
 - 1. Acceptable Cold Galvanizing compounds are:
 - a. Z.R.C. Cold Galvanizing Compound, ZRC Worldwide, Marshfield, MA.
 - b. or Approved Equivalent.
 - 2. Note: Cold galvanizing is not a substitute for epoxy coating. Use only where indicated on Drawings and Specifications.
- N. Reinforcement Chemical Anchorages
 - 1. Provide sizes and types of anchorages as indicated on Drawings.
 - 2. Acceptable embedded anchor systems are:
 - a. HILTI-HY HIT Fastening System, HILTI, Inc. Fastening Systems.
 - b. HILTI HVZ Adhesive Anchors, HILTI, Inc. Fastening Systems.
 - c. Power-Fast +, Power Fasteners.
 - d. Chem Stud, Power Fasteners.
 - e. or Approved Equivalent.

PART 3 - EXECUTION**3.1 Inspection**

- A. Inspect area to receive Work and report immediately in writing to Engineer, as required in General Conditions, any unacceptable conditions.

3.2 Fabrication

- A. Fabrication tolerances shall be in accordance with ACI 117 2.1.

3.3 Placement (ACI 301 3.3.2) Additional requirements as follows:

- A. Tolerances (ACI 301 3.3.2.1)



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1. Comply with Concrete Reinforcing Steel Institute's recommended practice for Placing Reinforcing Bars, for details and methods of reinforcement placement and supports, and as herein specified.
- B. Reinforcement supports (ACI 301 3.3.2.4)
 1. Arrange, space, and securely tie bars and bar supports to hold reinforcement in position during concrete placement operations. Set wire ties so ends are directed into concrete, not toward exposed concrete surfaces so that concrete cover for tie wire matches cover for reinforcement.
 2. Supports for bars shall be placed at 4'-0" maximum spacing. Supports shall be placed a maximum of 6 inches from ends of the reinforcement.
- C. Welded wire reinforcement (ACI 301 3.3.2.5)
 1. Install in lengths as long as practical. Offset end laps in adjacent widths to prevent continuous laps in either direction.
 2. Supports for welded wire fabric shall be placed at 2'-0" maximum spacing.
- D. Splices
 1. Mechanical splices shall be used in lieu of lap splices where specifically detailed on Drawings.
 2. Welded splices approved by Engineer may be used provided following conditions are met:
 - a. Welders shall be AWS qualified.
 - b. Welded splices to be in accordance with AWS D1.4.
 - c. Contractor shall bear expense of hiring an independent testing agency (approved by Engineer) to inspect and verify quality of field welds.

3.4 Epoxy Coating Inspection and Repair

- A. Uncoated ends of reinforcement must be coated at job site.
- B. Repair is required of all visible damaged areas, if one percent or less of surface area of coating in any three (3) foot length of reinforcement is damaged. If more than one percent of surface area is damaged, reinforcement shall be replaced.
- C. Repair damaged epoxy coating as Engineer directs. Repair shall be performed a minimum of 24 hours prior to concrete placement, unless Contractor submits Manufacturer's data indicating lesser curing time.
- D. Repair of epoxy coating shall not be carried out when temperature of reinforcement or ambient air is 5 degrees C. or below, or when moisture is present.
- E. Inspection and acceptance of epoxy coated reinforcement will be per CRSI Guidelines for Inspection and Acceptance of Epoxy-Coated Reinforcing Bars at the Job site.

3.5 Existing Reinforcement

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- A. Existing reinforcement and miscellaneous metal to remain shall be cleaned of rust and laitance to Near White Metal and field epoxy coated in accordance with epoxy coating Manufacturer's recommendations.
- B. Loose reinforcement bars shall be secured by either tying to bonded reinforcement or drilling supplemental anchors and installing tie downs. Lead anchors are not permitted.
- C. Field-applied epoxy cure time must be extended as directed by Engineer during cold weather application.
- D. Field-applied epoxy must be properly cured in a non "tacky" condition prior to concrete placement.
- E. Remove epoxy spillage from adjacent concrete surfaces.

END OF SECTION 03 2000



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- A. The Conditions of the Contract and the General Requirements of Division 1 of these Specifications apply to the Work in this Section.

1.2 Work Included

- A. The Work of this Section shall include all equipment, materials, labor, and supervision to install cast-in-place concrete, as indicated on the Drawings and as specified.

1.3 Related Work

- A. The following Work is related to this Section:

1. Concrete Formwork	Section 03 1100
2. Concrete Accessories	Section 03 1500
3. Concrete Reinforcement	Section 03 2000
4. Joint Sealants	Section 07 9200

1.4 Reference Standards

- A. Comply with the following reference Standards; except where more stringent requirements are indicated on the Drawings or specified herein:
 - 1. American Concrete Institute
 - a. ACI-318-89 "Building Code Requirements for Reinforced Concrete"
 - b. ACI-SP-66 (88) Detailing Manual
 - c. ACI-301-89 "Specification for Structural Concrete for Buildings"
 - d. ACI-347 "Recommended Practice for Concrete Formwork"
 - e. ACI 306.1-90 "Recommended Practice for Cold Weather Concreting"
 - f. ACI 305 "Recommended Practice for Hot Weather Concreting"
 - g. ACI 304R "Guide for Measuring, Mixing, Transporting, and Placing Concrete"
 - 2. American Welding Society
 - a. AWS D1.1-90, Structural Welding Code - Steel
 - b. AWS D1.4-92, "Structural Welding Code - Reinforcing Steel"
 - 3. Standards of the American Society for Testing and Materials (ASTM), as cited.
 - 4. Federal Highway Administration
 - a. FHWA-RD-77-85, "Sampling and Testing for Chloride Ion in Concrete"
 - 5. American Association of State Highway Transportation Officials
 - a. AASHTO T 260-84, "Method of Sampling and Testing for Total Chloride Ion in Concrete and Concrete Raw Materials"

1.5 Quality Control

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- A. Perform all Work in strict accordance with all applicable laws and regulations of the Building Code and with all other authorities having jurisdiction, which shall take precedence over the requirements of the specifications, except that where the requirements of the specifications are more exacting or stringent, they shall govern.
- B. Notify the Testing Laboratory of scheduled pour dates, and notify the Testing Laboratory 48 hours in advance of placing concrete.
- C. The Contractor, or Restoration SubContractors, shall have not less than two years' experience in the field of structural concrete restoration work.
- D. Addition of water to concrete trucks at the site will not be permitted; however, initial adjustments to air and slump will be permitted by the addition of site added superplasticizer or air entraining agents. Retest of air content, slump, unit weight and recasting of cylinders will be required. Additional discharge time will not be permitted beyond the maximum 90 minutes.
- E. Sampling and testing for quality control during placement of concrete includes the following:
 - 1. Sampling Fresh Concrete: ASTM C 172, except modified for slump to comply with ASTM C 94.
 - 2. Slump: ASTM C 143; one test for each concrete load at point of placement.
 - 3. Air Content: ASTM C173, "Test Method for Air Content of Freshly Mixed Concrete by the Volumetric Method" for lightweight or normal weight concrete; or ASTM C231 "Air Content of Freshly Mixed Concrete by the Pressure Method" for normal weight concrete; one test for each load delivered to the Project. Also, sample concrete immediately following placement and screeding at the rate of one per every 5 trucks delivered to the Project.
 - 4. Concrete Temperature: Test each load of concrete.
 - 5. Compression Test Specimen: ASTM C31, one set of six standard cylinders for each compressive strength test. Contractor may use 3" x 6" cylinders for site batched concrete.
 - 6. Unit weight: ASTM C-138, test each time air is measured.
 - 7. Compressive Strength Tests: ASTM C 39, one set of 8 cylinders for each concrete class placed in any one day, 2 specimens tested at 7 days, 2 specimens tested at 28 days, 2 specimens retained in reserve for later testing if required, and 2 field cylinders. An additional 8 cylinders shall be produced for each additional 10 cubic yards placed.
 - a. When frequency of testing will provide less than 5 strength tests for a given class of concrete, conduct testing from at least 5 randomly selected batches or from each batch if fewer than 5 are used.
 - b. When strength of field-cured cylinders is less than 85% of companion laboratory-cured cylinders, evaluate current operations and provide corrective procedures for protecting and curing the in-place concrete.
 - c. Store field cured cylinders as close to, and in same as environment as concrete to be evaluated. Field cured cylinders to be moved to laboratory for testing not more than 4 hours prior to testing.
 - d. Test results will be reported in writing to Engineer and Contractor on same day that tests are made. Reports of compressive strength tests shall contain the project identification name and number, date of concrete placement, name of concrete testing agency, concrete supplier, Contractor's name, technician's name, weather data, concrete type and class, location of concrete batch in structure, design compressive strength at 28 days, concrete mix proportions and materials, compressive breaking strength and type of break for both 7-day tests and 28-day tests.
- F. Additional Tests



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1. The testing agency will make additional tests of in-place concrete when test results indicate specified concrete strengths and other characteristics have not been attained in the structure, as directed by Engineer. Testing agency may conduct tests to determine adequacy of concrete by cored cylinders complying with ASTM C 42, or by other methods as directed. Contractor shall pay for such tests conducted, and any other additional testing as may be required, when unacceptable concrete is verified.
- G. The patched areas shall be sounded by the Contractor with a chain drag or hammer 7 days after concrete placement. The Contractor shall repair all hollowness detected by removing and replacing the patch or affected area at no extra cost to the Owner.
- H. Contractor shall maintain plan drawing sepia's locating all concrete repairs performed under this section. Location and size of patches, overlays, etc. must be located on clean sepia. Separate sepia shall be maintained for each Level and ceiling plan.

1.6 Environmental Requirements

- A. Cold weather concreting: In accordance with ACI 306 or as specified herein.
- B. Hot weather concreting: In accordance with ACI 305 or as specified herein.
- C. Inclement Weather:
 1. Unless adequate protection is provided, concrete shall not be placed during rain, sleet or snow.
 2. Rain water shall not be allowed to increase mixing water or to damage the surface finish.

1.7 Submittals

- A. Submit for review and approval all materials and methods for concrete curing prior to beginning Work.
- B. Submit for review and approval shop drawings indicating sufficient information and all dimensions necessary for the review, proper fabrication, correct placing of reinforcing steel and all accessories, and the correct location of all control, expansion, isolation, and construction joints. Also furnish shop drawings for built-in items such as anchors, bolts, hangers, plates, clips, etc. Shop drawings shall be in accordance with the "Manual of Standard Practice for Detailing Reinforced Concrete Structures," ACI 315.
- C. Submit for review and approval mix designs of the concrete specified herein including the following information:

1. Design mix method	ACI 318-77
2. Weight of material per cubic yard	ASTM C29
3. Type of cement and manufacturer	ASTM C172
4. Cement content, bags per cu. yd.	
5. Amount of superplasticizing agent	
6. Water/cement ratio	
7. Amount of air-entraining agent	ASTM C231
8. Volumetric air content- percent	ASTM C173
9. Sieve analysis & source, coarse aggregate	ASTM C13, C33, C330
10. Sieve analysis & source, fine aggregate	ASTM C136, C33, C330



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11.	Weight, hardened-lbs. per cu. ft.	ASTM C138
12.	Slump range	ASTM C143
13.	Seven-day compressive strength	ASTM C31 C39
14.	Twenty-eight-day compressive strength	ASTM C31 C39

- D. The Contractor shall warrant by the submission of the design mix that such mix is totally representative of the concrete(s) that he intends to supply to meet the requirements of the Contract Documents. The Contractor shall submit new design mixes for review when any change in materials is required or needed.
- E. Submit upon request for record certified cement mill test reports for each type and run of cement used in the Work (ASTM C150).
- F. Upon request submit certified laboratory chemical and other analyses for aggregates and admixtures as deemed necessary.
- G. Submit for record certification that ready-mix concrete conforms to Contract Documents and design mix.
- H. Submit for record certification that batched concrete conforms to Contract Documents and design mix.
- I. The Contractor shall submit upon request for review and approval a written description of construction ability including equipment, facilities, personnel, and a list of similar completed projects.

1.8 Samples

- A. Submit upon request for review and approval samples of all joint materials.

1.9 Transportation and Handling

- A. Store materials on platforms off ground; protect stored cement against elements. Handle and store aggregates separately in a manner to prevent intrusion of foreign material. Protect all material until used. Any material which has deteriorated or which has been damaged shall not be used.

1.10 Basis of Payment

- A. All slab patching quantities shall be measured on a square foot basis; estimated depth of patch is indicated on the details.
- B. Contractor shall submit copy of sepias identifying current quantities with each payment request. Work being invoiced must be properly identified. These sepias shall be incorporated into record set required per Division 1.

PART 2 - PRODUCTS

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- A. Portland Cement shall conform to ASTM "Standard Specifications for Portland Cement C150 Type I.
- B. Aggregates for concrete shall conform to ASTM Standard Specifications for Concrete Aggregate, ASTM C33, Exposure 5S.
 - 1. Fine aggregate shall be natural sand, or sand prepared from stone or gravel. Grains shall be clean, hard, durable, uncoated, and free from silt, loam, and clay.
 - 2. Coarse aggregate shall be crushed stone, gravel, or other approved inert materials of similar characteristics. Maximum size shall be nominal 3/4". Refer to C33 size number 67 for gradation requirements.
- C. Water is to be clean and potable, ASTM C94
- D. Ready-Mix Concrete
 - 1. Ready-mix concrete shall conform to ASTM C94. The mixing agitation shall begin within 30 minutes, and the concrete shall be discharged from the truck within 90 minutes after the water has been added to the concrete mix.
 - 2. Delivery tickets are to accompany each concrete truck and shall be kept in the job superintendent's file. Delivery tickets must indicate the following information or be subject to rejection:
 - a. Name of project
 - b. Supplier of concrete
 - c. Truck identity & ticket
 - d. Serial number
 - e. Batching time
 - f. Point of deposit
 - g. Total amount of water
 - h. Strength classification
 - i. Number of cubic yards in load
 - j. Date of delivery
 - k. Brand of cement
 - l. Cement content
 - m. Weight of aggregate
 - n. Admixture contents
 - o. Name of contractor
 - p. Name of driver
 - q. Admixture volume
 - r. Daily temperature
- E. Volumetric Batching / Continuous Mix
 - 1. Volumetric batching or continuous mixers shall conform to "Standard Specification for Concrete Made by Volumetric Batching and Continuous Mixing" ASTM C685.
 - 2. Batch tickets are to accompany each batching operation and shall be kept in the job superintendent's file. Batch tickets must indicate the following information or be subject to rejection:
 - a. Name of product
 - b. Supplier of concrete
 - c. Mixer identity and ticket
 - d. Serial number
 - e. Batching time
 - f. Point of deposit



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- g. Strength classification
- h. Weight of aggregate
- i. Daily temperature
- j. Number of cubic yards produced
- k. Date of delivery
- l. Brand of cement
- m. Cement content
- n. Admixture contents
- o. Admixture volume
- p. Name of contractor

F. Concrete Properties

1. Minimum conventional concrete strength at 28 days shall be 5000 psi unless otherwise specified on Drawings.
2. Maximum water-cement ratio; where cement refers only to Portland Cement in accordance with Paragraph 2.1A:
 - a. For walls and footings 0.45
 - b. For all other concrete 0.38
3. Slump of concrete as determined by "Method of Test for Slump of Portland Cement Concrete," ASTM C143, shall be plus 1" or minus 1-1/2" from the design mix slump.
4. Total air content in concrete as determined by "Test Method for Air Content of Freshly Mixed Concrete by the Volumetric Method" ASTM C173, or "Air Content of Freshly Mixed Concrete by Pressure Method," ASTM C231, shall be:
 - a. Conventional Concrete: 5% plus or minus 1-1/2% by volume or as specified by mix design.
5. Concrete temperatures as placed shall be between 55 degrees and 80 degrees Fahrenheit.

2.2 Admixtures

- A. Admixtures may be used by the Contractor at no additional expense to the Owner in order to provide workability at low water/cement ratios, increased compressive strength, retarding or acceleration of the concrete if approved in writing by the Engineer; however, the cement factor shall not be reduced, and changes shall be made in the other mix proportions to insure the minimum strength requirements.
- B. Air-entraining Admixtures shall conform to ASTM C260.
- C. Water-Reducing Admixture shall conform to ANSI/ASTM C 494, Type A, and contain not more than 1% chloride ion by weight.
- D. High-Range Water-Reducing Admixture (Superplasticizer) shall conform to ASTM C 494, Type A or Type F and contain not more than 1% chloride ion by weight.
- E. Water-Reducing, Accelerator Admixture shall conform to ASTM C 494, Type C or E. Accepted materials are:
 1. "Accelguard 80," by Euclid Chemical Co.
 2. "Darex Set Accelerator," by GCP Applied Technologies
 3. "Pozzutec 20" by Master Builders
 4. or Approved Equivalent.



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- F. No calcium chloride shall be used. Soluble chloride ion content of concrete shall not exceed 0.01 percent by weight of concrete.

2.3 Related Materials

- A. Non-Shrink Grout shall conform to CRD-C621-80, factory premixed grout, Type D, non-metallic.
- B. Acceptable materials are:
 - 1. "Euco NS" by Euclid Chemical Co.
 - 2. "Five Star Grout" by U.S. Grout Co.
 - 3. "Combextra HF or GP" by Fosroc, Twinsburg, OH
 - 4. "Master Flow 713 or 928" by Master Builders
 - 5. "Sealtight 588" by W.R. Meadows
 - 6. "Crystex" by L&M Construction Chemicals, Inc.
 - 7. or Approved Equivalent.

Grout shall achieve 28-day strength of 6000 psi per ASTM C109. Exposed grout color shall match surrounding concrete.
- C. Moisture-Retaining Cover shall be one of the following, complying with ANSI/ASTM C 171:
 - 1. Waterproof paper over burlap.
 - 2. Polyethylene film over burlap.
 - 3. Polyethylene-coated burlap.
- D. Bonding Grout shall be brushed into the concrete surface immediately prior to concrete placement. The slurry shall be applied evenly to a uniform minimum thickness of 1/16 inch to 1/8 inch throughout. Grout shall not be allowed to dry or dust prior to placement of the concrete material.
 - 1. As a minimum, concrete bonding grout shall consist of equal parts by volume of sand and cement with sufficient water to achieve consistency of stiff pancake batter.

2.4 Concrete Mix Design

- A. For each strength and type of concrete, the Contractor shall be responsible for mix proportions and have a concrete design mix prepared by the Redi-Mix supplier or an independent testing laboratory. Latex and silica fume modified concrete mix designs shall be reviewed and agreed to by the manufacturers. Proportions for the design mixes shall be in accordance with "Standard Practice for Selecting Proportions for Normal Heavyweight and Mass Concrete," ACI Standard 211 or according to ACI 318 and ACI 301. The proper water cement ratio shall be determined by preliminary test made in accordance with "Method of Making and Curing Concrete Compression and Flexure Tests Specimens in the Laboratory," ASTM C192. Tests shall be conducted in accordance with "Method of Test for Compressive Strength of Molded Concrete Cylinders," ASTM C39. Each design mix shall be furnished to the Engineer and his approval must be obtained prior to commencing any concrete operations.
- B. Mix designs are required for:
 - 1. Structural slab full depth replacement areas

PART 3 - EXECUTION

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CAST-IN-PLACE CONCRETE
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Hubbard Woods Parking Structure 2026 Repairs**January 2026****3.1 Inspection**

- A. Inspection area to receive the Work and report immediately in writing to the Engineer, as required in the General Conditions, any unacceptable conditions.

3.2 General

- A. Before commencing Work, examine all adjoining work on which this Work is dependent and report in writing to the Owner or Engineer any condition which prevents Contractor from performing the Work. Starting Work constitutes acceptance of adjoining work.
- B. Verify exact sizes and locations of all openings, pipe sleeves, concrete pads or curbs, etc., well in advance so that any required adjustments, Engineer approved, in reinforcing or locations may be made without interruption of the work schedule.
- C. Install all materials specified under other sections which are required to be built into the Work covered by this section such as wedge inserts, welding plates, anchors, ties, dovetail anchor slots etc. Embedded items shall have been inspected and tests for mechanical operations, if any, shall have been completed and approved by the Engineer before placement of any concrete.
- D. Remove and replace all electrical conduit, mechanical conductors, light fixtures, mechanical equipment, etc. necessary for the proper completion of repairs.
- E. Coordinate Work with that of other trades to allow reasonable time to set sleeves, inserts and other accessories.
- F. Notify the Engineer and the testing agency at least 48 hours prior to placing any concrete.
- G. Figured dimensions only shall be used; scaling drawings is not permitted. The contractor shall verify all dimensions and be responsible for coordinating same. Any conflict in the Contract Drawings shall be referred to the Engineer for decision prior to proceeding with fabrication of the work affected. Errors in dimensions and quantities shown on the shop drawings will be the responsibility of the Contractor.

3.3 Joints

- A. Compressible: Filler shall be applied to surfaces as detailed on the Drawings. Adhesive shall be applied in strict accordance with manufacturer's recommendations. Adequate curing time shall be allowed for the adhesive prior to placing concrete against the filler surface.
- B. Construction and control joints in slabs and curbs shall be as indicated on the Drawings or as specified.
- C. Bulkheads, to limit each pour to the predetermined construction joints, shall be set normal and vertical to the section to be poured, and shall be left in place until concrete has sufficiently set. Care shall be used when removing bulkheads to prevent spalling of the concrete surface. Any concrete passing bulkhead shall be removed before adjacent pour is commenced.



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- D. Construction or control joints in slabs passing through patches shall be tooled through the patch for continuity.

3.4 Placing Concrete and Concrete Patching Materials

- A. Prior to concrete placement, all preparation, including acceptance, must be completed as outlined in Section 02 4119, Selective Demolition.
- B. All concrete bonding surfaces must be abrasive blasted prior to concrete placement.
- C. Before placing concrete, formwork, if required, shall have been completed; foreign material shall have been removed, reinforcement shall have been secured in place and the entire preparation shall have been reviewed by the Engineer prior to placing concrete. Engineer shall be notified at least 24 hours prior to desired time of review.
- D. Immediately prior to the placing of concrete, the Contractor shall thoroughly clean all cavities and forms of foreign matter and remove all wood spreaders. Convey concrete from mixer to destination as rapidly as practicable and by methods which will prevent segregation or loss of ingredients. Concrete shall be poured in one operation up to temporary bulkheads. If construction joints are permitted, new concrete shall not be placed until the contact surface of the concrete in place has been swept with a stiff brush or scraped to remove laitance and roughened. One hour prior to placing concrete, pre-wet bonding surface or soil with a uniform spray application of water, puddles shall be blown clean. Surface shall be maintained in a damp condition. The bonding surface shall then be coated with a thin layer of bonding grout immediately prior to placement of concrete. The bonding grout shall be worked into the bonding surfaces with stiff brooms or brushes.
- E. All concrete shall be placed with the aid of mechanical vibrators of approved type. Enough vibration shall be used to cause all concrete to flow or settle readily into place. The vibrators shall be of the internal type. Form vibrators or vibrating screeds may also be employed. Vibrators must not be allowed to touch reinforcement embedded in partially set concrete nor used to lead concrete immediately prior to placement of concrete material.
 - 1. Insert and withdraw vibrators vertically at uniformly spaced locations not farther than visible effectiveness of the vibrator. At each insertion, limit duration of vibration to time necessary to consolidate concrete and complete embedment of reinforcement and other embedded items without causing segregation of mix.
- F. Place concrete only when temperature is at least 40 degrees F. and rising. If these conditions are not met, refer to ACI 306 "Cold Weather Concreting."
- G. When concrete is placed under conditions of hot weather concreting or hot weather conditions exist at any time during the day of the pour, provide extra protection of the concrete against excessive placement temperatures and excessive drying throughout the placing and curing operations. Hot weather is defined as air temperature which exceeds 80 degrees F or any combination of high temperature, low humidity and/or high wind velocity which caused a rate of evaporation in excess of 0.2 pounds per square feet per hour as determined by Figure 2.1.5 of ACI Report 305, "Hot Weather Concreting."
 - 1. Cool the forms, reinforcement and the air by water fog spraying immediately before placing concrete.
 - 2. The placement temperature of the concrete shall be 55 to 80 degrees F.



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3. Protect concrete during finishing operations by continuous fog spray between finishing operations. Excessive water on surface during finishing is not accepted.
- H. When bleed water has left the surface, apply a medium broom finish to exposed concrete surfaces not receiving a deck coating. Areas to receive a deck coating shall have a finish approved by the coating manufacturer. Finish shall be approved by the Engineer.
- I. Check and level surface plane to a tolerance not exceeding 1/4 inch in 10 feet when tested with a 10-foot straight edge. Cut down high spots and fill low spots. Uniformly slope surfaces to drains. No refloating is required.
- J. Maximum variation between slab surfaces at joints shall not exceed 1/16 inch.
- K. Concrete patches shall be edged to match existing condition (beam and column edges, etc.), unless noted.

3.5 Curing

- A. Concrete and concrete patching materials shall be cured according to the manufacturer's recommendations and according to the following minimum requirements:
 1. The surface shall be covered with a single layer of clean, wet burlap as soon as the surface will support it without deformation.
 - a. For conventional or microsilica concrete, maintain burlap in saturated condition for seven days.
 2. Curing time shall be extended, as the Engineer directs, when the curing temperature falls below 50 degrees F.
- B. If shrinkage cracks appear in the concrete material prior to completion of the initial 72 hour curing period, the concrete shall be considered defective, and it shall be removed and replaced by the Contractor at no extra cost to the Owner.
- C. Curing compounds may not be used without prior approval of the Engineer.
- D. During the period of curing the patch shall be protected from traffic; slab demolition from above or below shall be halted. During the period of initial concrete set, no traffic shall be permitted on the adjacent bays.
- E. Prior to reopening patches to traffic and loading, Contractor must confirm that patch concrete has attained a minimum compressive strength of 70 percent of the specified 28 day strength. Confirmation is to be made by field cylinder, cured adjacent to and in a manner similar to the patch.

END OF SECTION 03 3000



DIVISION 5

METALS



AMERICAN STRUCTUREPOINT, INC.
PROJECT NO. 002025.00177

Hubbard Woods Parking Structure 2026 Repairs**January 2026****SECTION 05 0650 – SCHEDULES FOR MISC METAL FABRICATIONS****PART 1 - GENERAL****1.1 Related Documents**

- A. Conditions of Contract for Construction and General Requirements of Division 1 of these Specifications apply to Work in this Section.

1.2 Work Included

- A. Work of this Section shall include all labor, materials, equipment, and supervision necessary to complete installation of miscellaneous metals as indicated on Drawings and listed below:
 - 1. Miscellaneous frames and supports
 - 2. Lintels
 - 3. Brick shelf angles and embeds
 - 4. Elevator pit ladder
 - 5. Steel pipe bollards
 - 6. Aluminum grilles
 - 7. Barrier strand
 - 8. Snow chute framing
 - 9. Sill angles

1.3 Related Work

- A. Following Work is related to this Section:
 - 1. Section 03 3000 Cast-in-Place Concrete
 - 2. Section 03 4100 Precast Concrete
 - 3. Division 4 Masonry
 - 4. Section 05 1200 Structural Steel
 - 5. Section 05 2100 Steel Joists
 - 6. Section 05 3100 Steel Decking
 - 7. Section 05 5213 Pipe and Tube Railings
 - 8. Section 09 9100 Painting

1.4 Design

- A. Design of miscellaneous metals in accordance with American Institute of Steel Construction's (AISC) Manual of Steel Construction, including Specification for the Design, Fabrication and Erection of Structural Steel for Buildings.

1.5 Reference Standards

- A. Comply with provisions of following codes and standards, latest editions except where more stringent requirements are indicated on Drawings or Specifications.
 - 1. American Institute Steel Construction
 - a. AISC Manual of Steel Construction, including Specification for Structural Steel Buildings.
 - 2. American Iron and Steel Institute



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- a. AISI Specifications for the Design of Cold-Formed Steel Structural Members.
- 3. American Welding Society
 - a. AWS D 1.1 Structural Welding Code - Steel.
 - b. AWS D 1.3 Structural Welding Code - Sheet Steel.
 - c. AWS D 1.6 Structural Welding Code - Stainless Steel.
- 4. Steel Structures Painting Council (SSPC)
 - a. Steel Structures Painting Council Manual, Volume I, Good Painting Practices
 - b. Steel Structures Painting Council Manual, Volume II, Systems and Specifications
- 5. American Concrete Institute.
 - a. ACI 301, Standard Specification for Structural Concrete.
- 6. Post-Tensioning Institute
 - a. Specification for Seven Wire Steel Strand Barrier Cable application.
- 7. American Society Testing Materials
 - a. As specified herein.

1.6 Quality Control

- A. Use welders with current AWS certifications for required welding Work.
- B. Barrier strand system Installer shall have performed two projects in past two years of comparable size.
- C. Anchorages for barrier strand shall be proof tested by back stressing at live and dead ends to a force as indicated on Drawings.

1.7 Submittals

- A. For review and approval detailed shop drawings indicating all information necessary for fabrication and erection of miscellaneous metals. Include following:
 - 1. Material data
 - 2. Erection marks and location
 - 3. Dimensions and weight of member(s)
 - 4. Shop and field connections
 - 5. Erection details
 - 6. Paint Primer
- B. For review and approval AWS welder certification.
- C. Barrier Strand System.
 - 1. For review and approval shop drawings indicating location, anchorage details, and installation procedures.
 - 2. For review and approval barrier strand certified mill test reports.
 - 3. For review and approval anchorage design information.



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4. For review and approval certified jack calibrations and method of identification. Calibrate jacks, and gauges together that are to be used in combination. Certification shall be from an acceptable testing laboratory.
 5. For review and approval Installer's qualifications.
 6. For review and approval results of barrier strand backstressing proof load testing.
- D. Samples: Submit for review and approval two (2) representative samples of materials and finished products:
1. (list products).

1.8 Transportation and Handling

- A. Deliver all miscellaneous metals to Project site and handle and store in such a manner as not to damage or distort material.
- B. Handle so as not to damage coating system.
- C. Replace damaged material at no additional expense to Owner.
- D. Barrier strand packs, reels, or coils shall be clearly identified at source as to grade, coil number and type.

PART 2 - PRODUCTS**2.1 Steel Plates, Shapes, and Bars**

- A. W-Shapes: ASTM A 992.
- B. Channels, Angles: ASTM A 36.
- C. Plates and Bars: ASTM A 36.

2.2 Steel Tubing

- A. Cold Formed - ASTM A 500, Grade B
- B. Hot Formed - ASTM A 501

2.3 Steel Pipe

- A. ASTM A 53; Type, grade and weight class as indicated on Drawings.

2.4 Rolled Steel Floor Plate

- A. ASTM A 786.

2.5 Stainless Steel Plate, Sheet, Strip

- A. ASTM A 240 Type 316.

2.6 Stainless Steel Shapes

- A. ASTM A 276 Type 316.

2.7 Stainless Steel Mechanical Tubing

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- A. ASTM A 554 Type 316.

2.8 Rolled Stainless Steel Floor Plate

- A. ASTM A 793.

2.9 Aluminum Extrusions

- A. ASTM B 221.

2.10 Aluminum Plate and Sheet

- A. ASTM B 209.

2.11 Fasteners

- A. Steel Bolts and Nuts: Regular hexagon head bolts, ASTM A 307, Grade A.
- B. Stainless Steel Bolts and Nuts: ASTM F 593 for bolts, ASTM F 594 for nuts.
- C. Lag Bolts: Square head type: ASME B 18.6.3.
- D. Machine Screws: ASME D 18.6.3.
- E. Wood Screws: Flat head: ASME B 18.22.1.
- F. Plain Washers: Round ASME B 18.22.1.
- G. Lock Washers: Helical spring type ASME B 18.22.1.
- H. Anchor Bolts: ASTM F 1554, Grade 36.

2.12 Galvanizing

- A. Provide a zinc coating for those items as indicated on Drawings or specified herein to be galvanized; comply with following:
 - 1. Iron and Steel Hardware: ASTM A 153.
 - 2. Rolled, pressed and forged steel shapes, plates, bars and strip 1/8 inch thick and heavier: ASTM A 123. (1.25 oz./sq. ft. min.)
 - 3. Assembled Steel Products: ASTM A 386. (1.25 oz./sq. ft. min.)

2.13 Shop Paint - Galvanized Steel

- A. Surfaces to be coated must be cleaned in accordance with SSPC-SP1, Solvent Cleaning-removal of oil, grease, dirt, soil and contaminants by cleaning with solvent, vapor, alkali, emulsion or steam.
- B. Provide epoxy primer coat 2-3.5 mils dry film thickness in accordance with Manufacturer's recommendations.
- C. Acceptable primers are:
 - 1. Rustbond Penetrating Sealer, Carboline Company
 - 2. Pitt-Tech 90-712, PPG Industries, Inc.
 - 3. Or approved equivalent



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- A. Final coating system shall be same Manufacturer as for primer.

2.15 Grout

- A. Non-Shrink Non-Metallic Grout:
 - 1. Premixed, factory packaged, non-staining, non-corrosive, non-gaseous grout complying with CE CRD-C588. Provide grout specifically recommended by Manufacturer for interior and exterior applications of type specified in this Section.

2.16 Barrier Strand System

- A. Galvanized Prestressing Strand (GPS)
 - 1. Strand shall be one-half inch diameter, seven wire grade 250 in conformance with ASTM A 416.
 - 2. Zinc coating weight shall be Class A per ASTM A 475, Table 4.
- B. Galvanized Barrier Strand (GBS).
 - 1. Strand shall be one-half inch diameter, seven wire, ultimate strength 33,100 lbs.
 - 2. Zinc coating weight shall be Class A per ASTM A 475, Table 4.
- C. Anchorages
 - 1. Anchorages shall be of type as indicated on Drawings.
 - 2. Anchorages shall be designed in accordance with ACI 301 Article 9.2.1.6, concrete strength 4,000 psi; unless certified test reports are submitted indicating acceptable deviation.
 - 3. Standard P/T anchorages shall be epoxy or plastic coated.
 - 4. Barrel chuck anchorages and miscellaneous bearing plate and anchorage connection hardware shall be hot-dip galvanized (ASTM A153), or stainless steel.

PART 3 - EXECUTION**3.1 Inspection**

- A. Inspect area to receive Work and report immediately in writing to Engineer, as required in General Conditions, any unacceptable conditions. Do not proceed with Work until unsatisfactory conditions have been corrected in an acceptable manner. Commencement of erection implies acceptance of related Work.
- B. Take field measurements prior to preparation of Shop Drawings and fabrication, wherever possible, but do not delay job progress by waiting for field measurements. Make an allowance for trimming and fitting where the taking of field measurements before fabrication might delay either completion of the miscellaneous metals work in particular or Substantial Completion of the Work in general.

3.2 Fabrication

- A. Preassemble miscellaneous metal items in the fabricating shop to the greatest extent possible to minimize field splicing and assembly. Disassemble units only to the extent necessary because of



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shipping and handling limitations. Clearly mark the units for later reassembly and coordinated installation. Field cutting of miscellaneous metal items not allowed. Field punched holes in metal items for purposes of attachment or other reasons is not allowed.

- B. All steel miscellaneous metals shall be hot dip galvanized unless noted.
- C. Weld all shop connections unless indicated or specified otherwise.
- D. Weld corners and seams continuously and in accordance with requirements of AWS Code.
- E. Grind exposed welds smooth and flush to match and blend with adjoining surfaces.
- F. Work to be performed only by welders qualified in accordance with requirements of AWS Code.
- G. Fabricate Work exposed to view true to line and level with accurate angles and surfaces and straight sharp edges. Ease exposed edges to a radius of approximately 1/32 inch, unless otherwise indicated on Drawings.
- H. Cut, reinforce, drill and tap miscellaneous metal as may be required to receive finish hardware and similar items of Work.
- I. Fabricate miscellaneous metal to sizes, shapes, and profiles and of dimensions to receive adjacent Work.

3.3 Installation – General

- A. Install manufactured items in strict accordance with Manufacturer's current written instructions.
- B. Set all Work accurately to lines and levels, plumb and secure.
- C. Install members, bolts, anchors, etc. to be covered, inserted or built-in as Work progresses.
- D. Provide anchorage devices and fasteners where necessary for securing miscellaneous metal items to in-place construction.
- E. Provide all other Work as indicated on Drawings or necessary to complete miscellaneous metal Work.
- F. Fit exposed connections accurately together to form tight hairline joints. Weld connections which are not to be left as exposed joints, but cannot be shop welded because of shipping size limitations.
- G. Grind exposed joints smooth and touch-up shop paint coat. Do not weld, cut or abrade surfaces of exterior units which have been hot-dip galvanized after fabrication, and are intended for bolted or screwed field connections.
- H. Perform cutting, drilling, and fitting required for installation. Set Work accurately in location, alignment and elevation, plumb, level, true and free of rack, measured from established lines and levels.
- I. Provide temporary bracing or anchors in formwork for items which are to be built into concrete, masonry, or similar construction.
- J. Comply with AWS Code for procedures of manual shielded metal-arc welding, appearance and quality of welds made, and methods used in correcting welding Work.

3.4 Installation Barrier Strand System

- A. Clean strand, anchorages, and pockets with a non-corrosive solvent per Manufacturer's recommendations.



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- B. Maintain strand, wedges, and anchorage cavity free of contamination during installation.
- C. Tension strand using calibrated equipment to force indicated on Drawings. Terminate tensioning immediately at signs of distress to anchorage assembly or column and notify Engineer.
- D. Anchorages shall be proof tested by back stressing at live and dead ends to a force as indicated on Drawings.
- E. Strand shall be cut with an approved cold-shear devise.
- F. Repair of damage to galvanized coating shall be in accordance with Manufacturer's recommendations as approved by Engineer.

3.5 Field Painting

- A. Miscellaneous metal to receive sprayed on fireproofing shall not be painted.
- B. Field Touch Up: As soon as possible after being bolted up, all welds, abrasions, bolts, washers, nuts, etc. shall be painted with same coating as used for shop coat. No painting shall be done in freezing weather.
- C. Damaged galvanized surfaces apply zinc coating by metalizing spray to clean and dry surfaces.
 - 1. Apply zinc alloy repair compound according to Manufacturer's instructions.
- D. Final Coating System: Refer to Painting, Section 09 9100

3.6 Cleanup

- A. Remove all dirt, tags, and foreign materials from miscellaneous metals.

END OF SECTION 05 5700



Hubbard Woods Parking Structure 2026 Repairs**January 2026****SECTION 05 1200 – STRUCTURAL STEEL****PART 1 - GENERAL****1.1 Related Documents**

- A. Conditions of Contract for Construction and General Requirements of Division 1 of these Specifications apply to Work in this Section.

1.2 Work Included

- A. Work in this Section shall include fabrication, delivery, and installation of structural steel items as indicated on Drawings and as specified herein. Structural steel is that Work defined in American Institute of Steel Construction (AISC) "Code of Standard Practice for Steel Buildings and Bridges" as indicated in "Manual of Steel Construction, for Load and Resistance Factor Design".
- B. Furnish anchor bolts, leveling plates, bearing plates, setting plates, embedded plates, nuts and washers (including instructions and templates) for installation and grouting as specified in Division 3, Concrete.

1.3 Related Work

- A. Related Work specified elsewhere.
 - 1. Section 03 3000 Cast-in-Place Concrete
 - 2. Division 4 Masonry
 - 3. Section 05 2100 Steel Joists
 - 4. Section 05 3100 Steel Decking
 - 5. Section 05 5213 Pipe and Tube Railings
 - 6. Section 05 5700 Miscellaneous Metals
 - 7. Section 09 9100 Painting

1.4 Design

- A. Type of construction shall be as indicated on Drawings.
- B. Details indicated on Drawings are in general conceptual only and do not indicate required number of bolts or weld sizes unless specifically noted. Submit complete details of bolting or welding procedures to be used before commencing fabrication or erection. Where primary stresses, shrinkage stresses or distortion could affect adequacy of structure, submit welding sequence to prevent distortion.
- C. Fabricator shall be responsible for design of connections to carry service loads, moments, and shears as indicated on Drawings. Connection design shall be by a qualified Professional (Structural) Engineer registered in state in which project is located. Detailing shall be performed using rational engineering design and standard practice in accordance with Contract Documents.
- D. Connections, unless otherwise indicated on Drawings, shall be simple shear connections utilizing high-strength bolts and bearing type connections with threads excluded from shear plane.
- E. All connections shall be bolted or welded and shall develop a minimum of 50% of allowable uniform load tabulated in AISC "Manual of Steel Construction." All connections shall have a minimum of two (2) bolts or ¼" thick fillet weld.

1.5 Reference Standards

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STRUCTURAL STEEL
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- A. Comply with following requirements of current specifications or standard listed, except where more stringent requirements are indicated on Drawings or specified herein:
1. American Institute of Steel Construction
 - a. AISC, Manual of Steel Construction
 - b. AISC, Detailing for Steel Construction
 - c. Seismic Design Manual
 - d. AISC Design Guide No. 18 Steel-Framed Open-Deck Parking Structures
 - e. AISC Design Guide No. 19 Fire Resistance of Structural Steel Framing
 2. Research Council on Structural Connections
 - a. Specifications for Structural Joints Using ASTM A 325 or A 490 Bolts.
 3. American Welding Society
 - a. AWS D1.1, Structural Welding Code - Steel.
 - b. AWS D1.3, Structural Welding Code - Sheet Steel.
 4. American Iron and Steel Institute
 - a. AISI, Specifications for the Design of Cold-Formed Steel Structural Members.
 5. American National Standards Institute (ANSI).
 - a. As specified herein
 6. American Society for Testing and Materials (ASTM).
 - a. As specified herein
 7. Steel Structures Painting Council (SSPC).
 - a. Steel Structures Painting Manual Volume I, Good Painting Practices
 - b. Steel Structures Painting Manual Volume II, Systems and Specifications

1.6 Quality Control

- A. Refer to Section 01 4100, Testing Laboratory, for testing requirements of structural steel.
- B. Use welders with current AWS certifications for required welding Work, Refer to Section C4, Qualifications, in Commentary of AWS D1.1: Structural Welding Code - Steel.
- C. Contractor shall be responsible for visual inspection and necessary correction of all deficiencies in material and workmanship.

1.7 Submittals

- A. For review and approval detailed shop drawings prepared under supervision of a Professional (Structural) Engineer registered in state in which project is located, indicating all information necessary for fabrication and assembly of component parts of structure including, but not limited to following:
1. Material properties.
 2. Size and weight of members.
 3. Type and location of shop and field connections.
 4. Type, size and extent of all welds.
 5. Welding sequence when required.



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- 6. Type, size and number of bolts.
- 7. Notation of erection marks.
- 8. Paint primer
- B. For review and approval upon request mill test reports on structural steel.
- C. For review and approval setting drawings, templates and directions for installation of anchor bolts and other anchorages.
- D. For review and approval, calculations sealed by a qualified Professional Engineer registered in state in which project is located for following connections:
 - 1. Moment connections.
- E. For review and approval certification of each welder before commencing Work specified herein. A requalification test will be necessary if welder is not engaged in a given process for a period exceeding six months.
- F. For review and approval shop welding procedures.
- G. For review and approval shop quality control procedures.

1.8 Transportation and Handling

- A. Deliver all structural steel to Project site and handle and store in such a manner as not to damage or distort.
- B. Store off ground such that water will not pond on horizontal surfaces.
- C. Replace damaged members at no additional expense to Owner.
- D. Clearly mark each piece with suitable erection marks, which correspond to shop drawings erection marks.
- E. Handle so as not to damage primer or paint system.

PART 2 - PRODUCTS**2.1 Structural Steel**

- A. Wide flange shapes –ASTM A 992, Grade 50.
- B. Channels, angles ASTM A 36.
- C. Plate and Bar ASTM A 36.
- D. Cold-formed steel tubing - ASTM A 500, Grade B, Fy=46ksi.
- E. Hot-formed steel tubing - ASTM A 501, Fy=36ksi.
- F. Steel pipe ASTM A 53, Grade B, Fy=35ksi.
- G. Anchor bolts ASTM F 1554 Grade 36.

2.2 Accessories

- A. High-strength bolts and nuts - ASTM A 325 or A 490 type size as indicated on Drawings.
- B. Welding electrodes E70XX low hydrogen, preheat per Structural Welding Code - Steel, AWS D1.1.
- C. Headed stud shear connectors - ASTM A 108, Grade 1015 or 1020, size as indicated on Drawings.



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- D. Grout shall be ready-to-use, non-metallic and non-shrink, requiring only addition of potable water at Project site. A suitable commercially available grout (such as Master Builders "Masterflow") which is compatible with appearance of ordinary concrete shall be used. Grouting shall be done under pressure by means of a static head. Compression strength shall be a minimum of 5,000 psi at 7 days. Surfaces on which grout will be placed shall be clean and damp when grouting begins.

2.3 Material Substitution

- A. Structural steel shapes other than those indicated may be substituted only upon prior approval of Engineer. All substitute material(s) must be of equivalent strength to that specified, and must not interfere with architectural, mechanical or electrical requirements. Any additional cost above that of originally specified material must be borne by Contractor.
- B. Refer to Division 1 and General Condition Requirements.

2.4 Shop Paint - Galvanized Steel

- A. All surfaces to be coated must be cleaned in accordance with SSPC-SP1, Solvent Cleaning-removal of oil, grease, dirt, soil and contaminants by cleaning with solvent, vapor, alkali, emulsion or steam.
- B. Provide epoxy prime coat 2-3 mils dry film thickness in accordance with Manufacturer's recommendations.
- C. Mask surfaces to be field welded and at bolt holes in faying surfaces of friction connections.
- D. Acceptable primers are:
 - 1. Rustbond Penetrating Sealer, Carboline Company
 - 2. Pitt-Tech 90-712, PPG Industries, Inc.
 - 3. Or approved equivalent

PART 3 - EXECUTION**3.1 Inspection**

- A. Inspect area to receive Work and report immediately in writing to Engineer, as required in General Conditions, any unacceptable conditions. Do not proceed with Work until unsatisfactory conditions have been corrected in an acceptable manner. Commencement of erection implies acceptance of related Work.

3.2 Fabrication

- A. Fabricate and assemble structural assemblies in shop to greatest extent possible. Fabricate items of structural steel in accordance with AISC Specifications and as indicated on final Shop Drawings. Provide camber in structural members where indicated.
- B. Properly mark and match-mark units for field assembly.
- C. Where finishing is required, complete assembly including welding of units, before start of finishing operations. Provide finish surfaces of members exposed in final structure free of markings, burrs, and other defects.
- D. Weld or bolt shop connections. Bolt field connections, except where welded or other connections are indicated on Drawings. All plates used in bolted connections shall have rolled or gas cut edges.



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- E. Bolted connections, in general use high-strength threaded fasteners, bearing type X with no threads in shear planes. For slip critical connections use type SC.
- F. Perform shop welding by either shielded metal - arc process or submerged-arc process.
- G. All welds shall be applied to clean bare steel. All shop and field welds shall be made in accordance with the AWS D1.1 "Code for Welding in Building Construction," and shall be made by certified welders only.
- H. Make all fillet welds 1/4" minimum unless noted otherwise on Drawings.
- I. All butt welds shall be full-penetration welds, using back-up bars.
- J. Column Bearing Surfaces
 - 1. Column steel shall be saw cut to ensure full bearing.
 - 2. Base plates shall be finished in accordance with recommendation of AISC.
 - 3. Furnish loose leveling plates as indicated on Drawings.
 - 4. All base plates shall have a minimum of four anchor bolts.
- K. Provide holes and openings in proper location for attachment of Work by other trades. No field burning will be permitted. Mislocated holes or misfabricated connection material shall be reported to Engineer.
- L. Expansion joints in exterior facade shall be coordinated with structural framing. Facade supports shall not restrict thermal or shrinkage/expansion movement of facade or movement of structural system.
- M. Verify all dimensions in field prior to fabrication.
- N. Fabricate work to be square, plumb, straight and true when erected in completed project.
- O. After fabrication, all steel shall be cleaned of all rust, loose mill scale and other foreign materials in accordance with coating system recommendations.
- P. All structural steel components embedded in or adjacent to brick or masonry shall have masonry ties spaced at 16" o.c. minimum. Ties shall be capable of transmitting forces perpendicular to plane of wall.

3.3 Erection

- A. Carry framing up true and plumb using temporary bracing as necessary to resist all loads to which structure may be subjected, including erection equipment and its operation.
- B. As steel erection progresses, securely connect Work to take care of all dead load, wind and erection stresses.
- C. All welding to meet AISC and AWS criteria.
- D. All bolting for bearing connections shall be tightened to a snug tight condition with all plies in joint in firm contact.
- E. All bolting for slip-critical connections shall be tightened by turn-of-nut tightening or as approved by Engineer.
- F. Splicing of members will not be permitted except where indicated on Drawings.
- G. Contractor shall be responsible for control of all erection procedures and sequences with relation to temperature differentials, especially with respect to structural steel framing into concrete walls, beams or columns.



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3.4 Field Painting

- A. Steel to receive sprayed on fireproofing shall not be primed or painted.
- B. As soon as possible after being bolted up, all welds, abrasions, bolts, washers, nuts, etc. shall be painted with same material as used for shop coat. No painting shall be done in freezing weather.
- C. Final Coating System: Refer to Painting, Section 09 9100.

3.5 Cleanup

- A. Remove all dirt, tags and foreign materials from structural steel.

END OF SECTION 05 1200



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- A. Conditions of Contract for Construction and General Requirements of Division 1 of these Specifications apply to Work in this Section.

1.2 Work Included

- A. Work of this Section shall include providing all labor, materials, accessories, equipment, and supervision to complete installation of handrails and railings as indicated on Drawings and as specified herein.
 - 1. Steel handrails and railings (steel, hot-dip galvanized handrails and railings)

1.3 Related Work

- A. Following Work is related to this Section:
 - 1. Section 03 3000 Cast-in-Place Concrete
 - 2. Section 03 4100 Precast Concrete
 - 3. Section 09 9100 Painting

1.4 Design

- A. Railing assembly, and attachments to resist loadings required by ASCE Standard A-7 Minimum Design Loads for Buildings and Other Structures.
- B. Control of corrosion: prevent galvanic action and other forms of corrosion by isolating metals and other materials from direct contact with incompatible materials.

1.5 Reference Standards

- A. Comply with provisions of following codes and standards, latest editions, except where more stringent requirements are indicated on Drawings or specified herein:
 - 1. The National Association of Architectural Metal Manufacturers.
 - a. Metal Stairs Manual
 - 2. Steel Structures Painting Council (SSPC) Manual
 - a. Steel Structures Painting Manual
 - 3. American Society of Testing and Materials (ASTM)
 - a. As specified herein.
 - 4. American Institute Steel Construction
 - a. AISC Manual of Steel Construction, including Specification for Structural Steel Buildings.
 - 5. American Welding Society
 - a. AWS D 1.1 Structural Welding Code - Steel.
 - b. AWS D 1.3 Structural Welding Code - Sheet Steel.
 - c. AWS D 1.6 Structural Welding Code - Stainless Steel.



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6. Steel Structures Painting Council (SSPC)
 - a. Steel Structures Painting Council Manual, Volume I, Good Painting Practices
 - b. Steel Structures Painting Council Manual, Volume II, Systems and Specifications
7. Post-Tensioning Institute
 - a. Specification for Seven Wire Steel Strand Barrier Cable application.

1.6 Quality Control

- A. Use welding processes and welding operators in accordance with AWS "Standard Qualification Procedure."

1.7 Submittals

- A. For review and approval shop drawings indicating all information necessary for fabrication and erection of handrails, including:
 1. Plan location
 2. Material
 3. Elevation details
 4. Sizes
 5. Connection attachments
 6. Anchorage
 7. Size and type of fasteners
 8. Accessories
 9. Paint primer
- B. For review and approval written certification that systems have been designed and installed to meet or exceed required loadings.
- C. For review and approval templates for anchors and bolts specified for installation under other sections.
- D. For review and approval engineering calculations signed and sealed by a Registered Professional Engineer in State in which Work is located covering the design of the handrails and railings.
- E. For review and approval certification of each welder. A requalification test will be necessary if welder is not engaged in a given process for a period exceeding six months.

1.8 Transportation and Handling

- A. Deliver all metals to Project site and handle and store in such a manner as not to damage or distort material.
- B. Handle so as not to damage coating system.
- C. Replace damaged material at no additional expense to Owner.

PART 2 - PRODUCTS**2.1 Steel Handrail and Railing System**

- A. Pipe: Structural pipe schedule 40, ASTM A 500 Grade B.
- B. Rails and Posts: 1-1/4 inch diameter steel pipe; welded joints.
- C. Mounting: PVC sleeves for casting in concrete; brackets for mounting to concrete or masonry walls, primed including templates.



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- D. Exposed Fasteners: Flush counter-sunk screws or bolts; consistent with railing design.
- E. Splice Connectors: Steel concealed spigots.



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Hubbard Woods Parking Structure 2026 Repairs**January 2026****2.2 Manufacturers**

- A. Approved meeting Specifications.

2.3 Galvanizing

- A. Provide a zinc coating for those items as indicated on Drawings herein or specified to be galvanized; comply with following:
 1. Iron and Steel Hardware: ASTM A 153.
 2. Rolled, pressed and forged steel shapes, plates, bars and strip 1/8 inch thick and heavier: ASTM A 123. (1.25 oz./sq. ft. min.)
 3. Assembled Steel Products: ASTM A 386. (1.25 oz./sq. ft. min.)

2.4 Shop Paint-Galvanized Steel

- A. Surfaces to be coated must be cleaned in accordance with SSPC-SP1, Solvent Cleaning-removal of oil, grease, dirt, soil and contaminants by cleaning with solvent, vapor, alkali, emulsion or steam.
- B. Provide epoxy primer coat 2-3.5 mils dry film thickness in accordance with Manufacturer's recommendations.
- C. Acceptable primers are:
 1. Rustbond Penetrating Sealer, Carboline Company
 2. 90-712-Pitt-Tech Direct to Metal Primer, PPG Industries, Inc.
 3. Or approved equivalent

2.5 Final Coating System-Refer to "Painting", Section 09 9100

- A. Final coating system shall be the same Manufacturer as for primer.

PART 3 - EXECUTION**3.1 Inspection**

- A. Inspect area to receive Work and report immediately in writing to Engineer, as required in General Conditions, any unacceptable conditions. Do not proceed with Work until unsatisfactory conditions have been corrected in an acceptable manner. Commencement of handrail erection implies acceptance of related Work.

3.2 Fabrication

- A. Fit and shop assemble components in largest practical sizes, for delivery to site.
- B. Fabricate components with joints tightly fitted and secured.
- C. Fabricate anchors and related components of same material, except where specifically noted otherwise on Drawings.
- D. Continuously seal joined pieces by continuous welds.
- E. Grind exposed joints flush and smooth with adjacent finish surface. Make exposed joints butt tight, flush, and hairline. Ease exposed edges to small uniform radius.

3.3 Preparation

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- A. Clean and strip primed steel items to bare metal where site welding is required.
- B. Verify that field measurements are as indicated on shop drawings.

3.4 Installation

- A. Install components plumb and level, accurately fitted, free from distortion or defects.
- B. Field weld anchors as indicated on shop drawings. Grind welds smooth.
- C. Conceal bolts and screws whenever possible. Where not concealed, use flush counter-sunk fastenings.

3.5 Erection Tolerances

- A. Maximum variation from plumb: 1/4 inch.
- B. Maximum offset from true alignment: 1/4 inch.

3.6 Painting

- A. Field Touch Up: As soon as possible after being bolted up, all welds, abrasions, bolts, washers, nuts, etc. shall be painted with same material as used for shop primer. No painting shall be done in freezing weather.
- B. Final Coating System-Refer to Painting, Section 09 9100

END OF SECTION 05 5213



DIVISION 7
THERMAL & MOISTURE PROTECTION

Hubbard Woods Parking Structure 2026 Repairs**January 2026****SECTION 07 1800 – TRAFFIC COATINGS****PART 1 - GENERAL****1.1 Related Documents**

- A. Conditions of Contract for Construction and General Requirements of Division 1 of these Specifications apply to Work in this Section.

1.2 Work Included

- A. Work of this Section shall include furnishing all labor, materials, equipment and supervision to install a deck coating system, including surface preparation and crack and joint detailing.
- B. Deck coating Installer shall be specifically responsible for providing all preparation Work and joint sealants specified in Section 07 9200, Joint Sealants.

1.3 Related Work

- A. Following Work is related to this Section:

1. Concrete Repair	Section 03 0130
2. Cast-in-Place Concrete	Section 03 3000
3. Joint Sealants	Section 07 9200
4. Expansion Joint Sealing Systems	Section 07 9500
5. Pavement Markings	Section 32 1723

1.4 Quality Control

- A. General
 - 1. Deck coating Installer shall be approved by deck coating Manufacturer.
 - 2. Installer shall have a minimum of five (5) years' experience in application of one of the approved deck coating systems and have experience with five projects in size of 50,000 SF or greater.
 - 3. Installer and Manufacturer shall review slope of slabs and condition of surfaces prior to bidding.
 - 4. Manufacturer shall make available a qualified Manufacturer's Representative to assist the Installer and Engineer as specified herein. Representative shall be experienced in placement of deck coating systems. As a minimum, Representative shall be on site to review following procedures:
 - a. Surface preparation and deck coating installation in trial area.
 - b. Installation of deck coating from primer to final topcoat for first level or first phase.
 - 5. A preconstruction/preapplication meeting shall be held to discuss detailing, surface preparation, application techniques and procedures, phasing and scheduling. Foreman and lead laborer for Installer will be required to attend meeting along with Contractor, Manufacturer's Representative and Engineer.
- B. Testing Requirements



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1. Installer shall check deck coating wet film thickness and record test results by taking five wet film readings within a 1 SF area. Wet film thickness testing shall be completed a minimum of once per every 1,000 SF of deck coating placed or per individual section placed per day. Average film thickness shall be at or above wet film thickness equivalent of specified dry film thickness.
2. Manufacturer's Representative may be asked to perform dry film thickness tests and record test results for base coat and total system. For each 10,000 SF area, three readings shall be taken in a single 100 SF area. Average dry film thickness shall be at or above Manufacturer's calculated average dry film thickness for total system based on specified dry film thickness plus aggregate.
3. Manufacturer and Installer in presence of Engineer may be asked to perform adhesive pull-off strength testing on base membrane and completed system in accordance with ASTM D 4541 Standard Test Method for Pull-Off Strength of Coatings Using Portable Adhesion Testers. Testing is to be performed every 50,000 SF. For each 50,000 SF area, three tests shall be taken in a single 100 SF area. This testing can be performed in conjunction with dry film thickness testing. All test results shall be greater than 100 psi.
4. If thickness and pull-off strength testing do not meet above requirements, corrective action will be required, and more frequent testing will be required on remainder of project as directed by Engineer.
5. Test damage is to be repaired by Installer per Manufacturer's recommendations.

1.5 Submittals**A. Action Submittals**

1. System Description: Submit complete description of proposed traffic coating system including materials, surface preparation, joint treatments, terminations, and cure times. Include aggregate materials and repair materials for pitting, bug holes, pop outs, and shallow scaling.
2. Product Data: For each type of product, including installation instructions.
 - a. Traffic Coating System
 - b. Substrate Repair Material including Leveling Course
 - c. Primer
 - d. Base Coat
 - e. Fiberglass Reinforcing Sheet
 - f. Intermediate Coat (grit coat)
 - g. Top-Coat
 - h. Aggregate
3. Shop Drawings: For traffic coatings.
 - a. Include details for treating substrate joints and cracks, flashings, deck penetrations, and other termination conditions.
4. Color: Submit Manufacturer's standard color chart.
5. Sample Warranty: Submit sample warranty for approval prior to application.
6. Samples for Verification: For each type of exposed finish, prepared on rigid backing.



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- a. Provide stepped Samples on backing to illustrate buildup of traffic coatings. Samples shall be representative of color, thickness, and surface texture.
- B. Informational Submittals
 - 1. Qualification Data:
 - a. For Installer including projects, size, location, owner, and contact, engineer/architect and contact for projects that traffic coating system has been applied.
 - b. Certification that Manufacturer has approved Installer.
 - c. For Manufacturer's Representative.
 - 2. Certificates: For each type of traffic coating.
 - a. Certification that the traffic coating system is compatible with all products in Divisions 3 and 7 to which it will come in contact.
 - b. Certification of Manufacturer's approval of surface preparation.
 - c. Certification of Manufacturer's approval of mockup area.
 - d. Certification of Manufacturer's project review and that traffic coating installation is in accordance with written recommendations.
 - e. Written certification that recoat system is compatible with existing system.
 - 3. Field quality-control reports:
 - a. Results of slab moisture testing completed in accordance with ASTM D 4263 Standard Test Method for Indicating Moisture in Concrete by Plastic Sheet Method.
 - b. Results of dry and wet film thickness testing and adhesive testing. Include date, weather, and other pertinent information.
 - 4. Applicator's Manual: For each type of traffic coating.
 - 5. Material Safety Data Sheets: For each product, solvent, or related chemicals to be used and certification that materials conform to local, state, and federal environmental and worker's safety laws and regulations.
 - 6. Maintenance Data: Manufacturer's "Snow Removal Guideline" stating procedures the Owner is to follow during snow removal from traffic coated slabs.
 - 7. Copies of purchase order and invoices indicating quantities and dates of material purchased.

1.6 Environmental Requirements

- A. Manufacturer and Installer are required to confirm that all deck coating materials used in accordance with this Section conform to local, state, and federal environmental and workers' safety laws and regulations.
 - 1. VOC content of materials shall not exceed limits per Environmental Protection Agency Natural Volatile Organic Compound Emission Standards for Architectural Coatings (40CFR59).



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- B. Installer is solely responsible for fume control and shall take all necessary precautions against injury to personnel or adjacent building occupants during application. As a minimum, Installer shall take the following precautions:
1. Provide and maintain barricades.
 2. Locate and protect building air intakes during application.
 3. Follow all state, federal, and local safety regulations.
 4. Follow all Manufacturers' safety requirements.
 5. Dispose empty containers immediately and properly.
 6. Use protective equipment.

1.7 Transportation and Handling

- A. Deliver all materials to site in original, unopened containers, bearing following information:
1. Name of product
 2. Name of Manufacturer
 3. Date of Manufacturer
 4. Lot or batch number
 5. UL Labels
- B. Store materials under cover, protected from weather, within Manufacturer's recommended temperatures ranges.
- C. Replace containers or materials showing any signs of damage with new material at no additional cost to Owner.
- D. At no time shall weight of stored material placed on a slab area exceed 30 PSF or 2,000 lbs. over 20 square inches.

1.8 Warranty

- A. Provide to Owner a Warranty by Installer and Manufacturer that deck coating system will be free of defects, water penetration, and chemical damage related to system design, workmanship, or material deficiency, consisting of, but not limited to:
1. Surface crazing of other weathering deficiency (including ultraviolet light exposure).
 2. Abrasion or tear failure resulting from normal traffic use.
 3. Tear failure resulting from new or existing cracks in substrate not exceeding 1/16 inch in width.
 4. Debonding from substrate or delaminating between layers.
 5. Defective installation.
 6. Debonding or damage of repair material used for filling in pitting, bug holes, pop-outs, and shallow scaling with concrete or deck coating material.
- B. Warranty shall be "Joint and Several" in which Installer and Manufacturer will jointly and severally warrant and provide at no charge to Owner materials and labor needed to properly repair or replace product and replace parking stripes within duration of Warranty. In event of either party's non-performance, full burden and responsibility for any Warranty repair shall fall upon remaining party.



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- C. Vandalism, abrasive maintenance equipment, and construction traffic are not normal traffic use and are exempt from Warranty.
- D. Normal traffic is considered to include snow removal equipment with rubber tipped blades as described in National Parking Association publication, "Parking Garage Maintenance Manual".
- E. New concrete may experience shrinkage. Installer shall provide system suitable for such application. Warranty shall cover deck coating damage due to new concrete slab cracking not exceeding 1/16 inch.
- F. Recoat systems are applied over existing systems. Installer shall provide system suitable for such application. Warranty shall cover recoat system.

1.9 Warranty Duration

- A. Bid price shall include a five (5) year Warranty commencing with date of project acceptance in accordance with General Conditions.
- B. Although completed areas of facility may be reopened to traffic and parking, commencement of Warranty period will not occur prior to acceptance of entire project.
- C. A single Warranty commencement date will apply to all waterproofing.
- D. Warranty shall include a transfer clause that allows Warranty to be transferred to a new Owner upon sale of property within Warranty period.

1.10 Basis of Payment

- A. Deck coating preparation and application will be paid on a unit price or lump sum basis. Refer to Section 00 4100, Bid Form.
- B. Detail coats over cracks, construction joints, T-T joints, cove joints, etc. are to be incidental to deck coating cost.

PART 2 - PRODUCTS**2.1 Deck Coating - General**

- A. Deck coating system shall be a fluid applied, waterproof, traffic bearing elastomeric membrane capable of preventing penetration of concrete by water, gasoline, oils, greases, salts, deicer chemicals, battery acids and radiator coolants.
- B. Color of deck coating shall be selected by Owner from standard color chart submittal unless custom colors are requested.
- C. Material to fill in pitting, bug holes, pop-outs, and shallow scaling shall be in accordance with Manufacturer's written recommendations.
- D. Same Manufacturer's deck coating system shall be used throughout.
- E. Deck coating thicknesses specified herein are minimum dry film thicknesses and do not include the aggregate. Specified thicknesses may vary from Manufacturer's literature. A coat may have to be installed in more than one layer to achieve minimum thickness or on ramps a slope grade version of deck coating material shall be used. Install each coat in accordance with Manufacturer's recommended yield for required thickness.
- F. Thinner or solvent shall not be added to deck coating materials.



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- G. All deck coating shall utilize a UV stable topcoat.

2.2 Deck Coating System Category A (Standard Applications)

- A. Applications of systems within this category are designed for locations where the presence of odors due to solvents are not expected to create a disruption or generate concerns or complaints from adjacent areas. Precautions should be taken during the installation and for a period of approximately one week thereafter to reduce the risk for fire due to the presence of solvents. Check with the manufacturer for adjustments to these systems in the event the application is a re-coat over existing traffic coating.
- B. Approved heavy duty solvent deck coating systems are:
1. Iso-Flex 780 or 750U-HL HVT, Lym-Tal International, Inc., Orion, MI.
 - a. System includes a solvent-based primer applied to the cleaned concrete surface at no more than 250 feet per gallon and no more than 7 hours prior to base coat application.
 - b. Base coat is the 750-polyurethane applied at 25 mils dry (26 mils wet) or 780-polyurethane applied at 25 mils dry (29 mils wet).
 - c. Wear coat is a polyurethane applied at 15 mils dry (20 mils wet) with aggregate broadcast at the rate of 8 to 10 pounds per 100 square feet.
 - d. In drive aisles and other traffic lanes apply a second coat of urethane at 15 mils dry (20 mils wet) with aggregate, also broadcast with aggregate at 8 to 10 pounds per 100 square feet.
 2. Auto-Gard, Neogard Corporation, Dallas, TX.
 - a. System includes a solvent-based primer applied to the cleaned concrete surface at no more than 300 feet per gallon and no more than 24 hours prior to base coat application.
 - b. Base coat is the 70410 or 7430-polyurethane applied at 20 mils dry (25 mils wet).
 - c. Wear coat is a 7430-polyurethane applied at 20 mils dry (25 mils wet) with aggregate broadcast at the rate of 15 pounds per 100 square feet and backrolled.
 - d. In drive aisles and other traffic lanes apply a second coat of 7430 urethane at 12 mils dry (15 mils wet) with aggregate broadcast at 10 to 15 pounds per 100 square feet.
 3. Sikalastic Vehicular Traffic 1500, Sika Corporation, Lyndhurst, NJ.
 - a. System includes a solvent-based primer applied to the cleaned concrete surface at no more than 300 feet per gallon.
 - b. Base coat is the Sikalastic M200 polyurethane applied at 20 mils dry (25 mils wet).
 - c. Wear coat is the Sikalastic TC225 polyurethane applied at 20 mils dry (25 mils wet) with 16/30 mesh aggregate broadcast and backrolled at the rate of 20-25 pounds per 100 square feet in parking stall areas. In drive aisles and other traffic lanes the Sikalastic TC225 polyurethane is applied at 15 mils dry (20 mils wet) with aggregate broadcast at 50 to 60 pounds per 100 square



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feet and a second topcoat of Sikalastic TC225 is applied at 15 mils dry (20 mils wet). At entrance, exit gates and steep ramps, an additional 8 mils dry (12 mils wet) topcoat is required.

4. Sikalastic 710/715 by Sika Corporation, Lyndhurst, NJ.
 - a. System includes the Sikafloor FTP epoxy primer applied to the cleaned concrete surface at no more than 300 feet per gallon and no more than 48 hours prior to base coat application.
 - b. Base coat is the Sikalastic 710 polyurethane applied at 23 mils dry (32 mils wet).
 - c. Wear coat is the Sikalastic 715 at 8 mils dry (11 mils wet) with 16/30 mesh aggregate broadcast and backrolled at 10-15 pounds per 100 square feet.
 - d. In drive aisles and other traffic lanes apply a second coat of Sikalastic 715 at 8 mils dry (11 mils wet) with 16/30 mesh aggregate broadcast and backrolled.
 - e. Apply a Sikalastic 715 topcoat at 12 mils dry (16 mils wet).
5. Qualideck, APT, Harmony, PA. solvent free systems are also approved in Category A.
 - a. System includes the Qualipur 152 primer applied to the cleaned concrete surface at no more than 300 feet per gallon.
 - b. Base coat is the Qualipur 252 polyurethane applied at 25 mils dry (25 mils wet).
 - c. In drive aisles and other traffic lanes apply an intermediate wear coat of Qualipur 372 at 15-20 mils dry (15-20 mils wet) saturated with angular sand and backrolled.
 - d. Topcoat is the Qualipur 372 aromatic for interior or Qualipur 512 aliphatic polyurethane for exterior applied at 15 mils dry (15 mils wet) then broadcast with 12/20 or 16/30 angular aggregate at 20-25 pounds per 100 square feet.

2.3 Deck Coating System Category B (Accelerated Cure/Solvent Free System)

- A. Applications of systems within this category are designed for locations designed to accept traffic involving a three-day period, most often associated with long weekends and/or holidays. Check with the manufacturer and installer regarding specific size areas and time frames which are possible with these systems. These systems are also designed for locations where the release of solvents could affect adjacent, occupied areas. Check with the manufacturer for adjustments to these systems in the event the application is a re-coat over existing traffic coating.
- B. Approved accelerated cure/solvent-free deck coating systems are:
 1. Iso-Flex 760U Low Odor, LymTal International, Inc., Orion, MI.
 - a. System includes a solvent-free primer applied to the cleaned concrete surface at no more than 250 feet per gallon and no more than 24 hours prior to base coat application.
 - b. Base coat is the 760-polyurethane applied at 25 mils dry (26 mils wet).



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- c. Wear coat is a polyurethane applied at 15 mils dry (15 mils wet) with aggregate broadcast at the rate of 8 to 10 pounds per 100 square feet.
 - d. In drive aisles and other traffic lanes apply a second wear coat.
- 2. Auto-Gard FC, Neogard Corporation, Dallas, TX.
 - a. System includes an epoxy or urethane-based primer applied to the cleaned concrete surface at no more than 300 feet per gallon and no more than 24 hours prior to base coat application.
 - b. Base coat is the FC7500/7960 polyurethane applied at 20 mils dry (20 mils wet).
 - c. Wear coat is the FC7510/7961 (interior) or FC7540/7964 (exterior) polyurethane applied at 20 mils dry (20 mils wet) with aggregate broadcast at the rate of 15 pounds per 100 square feet and backrolled.
 - d. In drive aisles and other traffic lanes apply an intermediate coat of FC7510/7961 urethane at 12 mils dry (12 mils wet) with aggregate broadcast at 10 to 15 pounds per 100 square feet, then apply wear coat noted above.
- 3. Sikalastic Vehicular Traffic 2500, Sika Corporation, Lyndhurst, NJ.
 - a. System includes a solvent-free Sikalastic P255 primer applied to the cleaned concrete surface at no more than 300 feet per gallon.
 - b. Base coat is the Sikalastic M265 polyurethane applied at 25 mils dry (25 mils wet).
 - c. Wear coat is the Sikalastic TC295 polyurethane applied at 15 mils dry (15 mils wet) with 16/30 mesh aggregate broadcast and backrolled at the rate of 20-25 pounds per 100 square feet in parking stall areas. In drive aisles and other traffic lanes the Sikalastic TC275 polyurethane is applied at 15 mils dry (15 mils wet) with aggregate broadcast at 50 to 60 pounds per 100 square feet and a second topcoat of Sikalastic TC295 is applied at 10 mils dry (10 mils wet).
- 4. Sikalastic 720/745 by Sika Corporation, Lyndhurst, NJ.
 - a. System includes the Sikafloor FTP epoxy primer applied to the cleaned concrete surface at no more than 300 feet per gallon and no more than 48 hours prior to base coat application.
 - b. Base coat is the Sikalastic 720 polyurethane applied at 23 mils dry (23 mils wet).
 - c. Wear coat is the Sikalastic 745 at 18 mils dry (18 mils wet) with 16/30 mesh aggregate broadcast and backrolled at 10-15 pounds per 100 square feet.
 - d. In drive aisles and other traffic lanes apply a second coat of Sikalastic 745 at 18 mils dry (18 mils wet) with 16/30 mesh aggregate broadcast and backrolled.
- 5. Qualideck, APT, Harmony, PA.
 - a. System includes the Qualipur 152 primer applied to the cleaned concrete surface at no more than 300 feet per gallon.



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- b. Base coat is the Qualipur 252 polyurethane applied at 25 mils dry (25 mils wet).
- c. In drive aisles and other traffic lanes apply an intermediate wear coat of Qualipur 372 at 15-20 mils dry (15-20 mils wet) saturated with angular sand and backrolled.
- d. Topcoat is the Qualipur 372 aromatic for interior or Qualipur 512 aliphatic polyurethane for exterior applied at 15 mils dry (15 mils wet) then broadcast with 12/20 or 16/30 angular aggregate at 20-25 pounds per 100 square feet.

2.4 Deck Coating System Category C (Extra Heavy Duty Wear Resistance)

- A. Applications of systems within this category are designed for locations designed to accept extra heavy-duty traffic or in locations such as helix ramps or other high traffic, high wear resistance locations. Check with the manufacturer and installer regarding specific size areas and time frames which are possible with these systems. Check with the manufacturer for adjustments to these systems in the event the application is a re-coat over existing traffic coating.
- B. Approved extra heavy-duty deck coating systems are:
 - 1. Iso-Flex 750/760EU-HVT Flint Coating High Load System, LymTal International, Inc., Orion, MI.
 - a. System includes a solvent-free primer applied to the cleaned concrete surface at no more than 250 feet per gallon and no more than 24 hours prior to base coat application.
 - b. Base coat is the 750-polyurethane applied at 25 mils dry (26 mils wet).
 - c. Wear coat is the Epoxy 200, applied at 20 mils dry (20 mils wet) with #4 crushed flint aggregate broadcast at the rate of 50 pounds per 100 square feet or to excess.
 - d. Apply a 760 AR topcoat at an average thickness of 18 mils dry (18 mils wet) and backroll.
 - 2. Auto-Gard E, Neogard Corporation, Dallas, TX.
 - a. System includes an epoxy or urethane-based primer applied to the cleaned concrete surface at no more than 300 feet per gallon and no more than 24 hours prior to base coat application.
 - b. Base coat is the FC7500/7960 polyurethane applied at 20 mils dry (20 mils wet).
 - c. Wear coat is the 70714/70715-09 epoxy applied at 16 mils dry (16 mils wet) and immediately broadcast 12/20 mesh aggregate at a rate of 15 to 20 pounds per 100 square feet.
 - d. For interior (no UV exposure) ramps, apply 70714/70715-09 epoxy topcoat at an average thickness of 14 mils dry (14 mils wet). For exterior (UV exposure) ramps, apply FC7540/7964 urethane topcoat at an average thickness of 14 mils dry (16 mils wet).
 - 3. Sikalastic Vehicular Traffic 2530 System, Sika Corporation, Lyndhurst, NJ.



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- a. System includes a solvent-free Sikalastic P255 primer applied to the cleaned concrete surface at no more than 300 feet per gallon.
- b. Base coat is the Sikalastic M265 polyurethane applied at 25 mils dry (25 mils wet).
- c. Wear coat is the Sikalastic 350 epoxy applied at a rate of 20-25 mils dry with Sikalastic 229 aggregate broadcast to saturation at a rate of about 10 pounds per 100 square feet in all areas. Remove excess aggregate.
- 4. Sikalastic 22 Lo Mod Traffic System, by Sika Corporation, Lyndhurst, NJ.
 - a. System includes the Sikafloor FTP epoxy primer applied to the cleaned concrete surface at no more than 300 feet per gallon and no more than 48 hours prior to base coat application.
 - b. Base coat is the Sikalastic 720 polyurethane applied at 23 mils dry (23 mils wet).
 - c. Wear coat is the Sikadur 22 Lo-Mod 32 mils dry (32 mils wet) and seed with 15 pounds per 100 square feet of #16 aluminum oxide and backroll.
 - d. Apply a second topcoat of Sikadur 22 Lo-Mod bindercoat at a nominal thickness of 32 mils dry (32 mils wet) and seed with 15 pounds per 100 square feet of #16 aluminum oxide.
- 5. Qualideck Qualipur, APT, Harmony, PA.
 - a. System includes the Qualipur 152 primer applied to the cleaned concrete surface at no more than 300 feet per gallon.
 - b. Base coat is the Qualipur 252 polyurethane applied at 20 mils dry (20 mils wet).
 - c. Apply wear coat of Qualipur 372 at 15 mils dry (15 mils wet) and broadcast 20-30 pounds per 100 square feet of angular silica aggregate and backroll.
 - d. Topcoat is the Qualipur 552-E aromatic for interior applied at 15 mils dry (15 mils wet) or Qualipur 512 aliphatic polyurethane for exterior applied at 15 mils dry (15 mils wet).

2.5 Deck Coating System Category D (Extra Fast Cure)

- A. Applications of systems within this category are designed for locations where closure to traffic can only be performed during evenings, weekends and/or holidays and any closure times must be minimized. Check with the manufacturer and installer regarding specific size areas and time frames which are possible with these systems. Check with the manufacturer for adjustments to these systems in the event the application is a re-coat over existing traffic coating.
- B. Approved Extra Fast Cure deck coating systems are:
 - 1. Neogard RTS, Neogard Corporation, Dallas, TX.
 - a. System includes a 100 RTS primer applied to the cleaned concrete surface at 17 mils dry.
 - b. Base coat is the 200 RTS applied at 60 mils dry.



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- c. Wear coat is the 300 RTS with the 900 RTS filler added at 10 pounds per gallon applied to 50 mils dry and immediately broadcast with 7992 aggregate to refusal.
 - d. Topcoat is the 400 RTS applied at 25 mils dry.
- 2. Sikalastic Vehicular Traffic 2900, Sika Corporation, Lyndhurst, NJ.
 - a. System includes Sikalastic P 280 FS primer applied to the cleaned concrete surface at 100 square feet per gallon.
 - b. Base coat is the Sikalastic M 290 FS applied at 40 mils dry.
 - c. Intermediate wear coat is the Sikalastic TC 297 FS applied at a rate of 20 mils dry with aggregate broadcast.
 - d. Topcoat is the Sikalastic TC 299 FS applied at a rate of 20 mils dry.
- 3. Vulkem EWS, Tremco, Beechwood, OH.
 - a. System includes the PUMA primer applied to the cleaned concrete surface at 17 mils dry.
 - b. Base coat is the PUMA BC R applied at 80 mils dry.
 - c. First intermediate wear coat is the PUMA WC #1 applied at a rate of 20 mils dry with aggregate broadcast.
 - d. Second intermediate wear coat is the PUMA WC #2 applied at a rate of 28 mils dry with aggregate broadcast.
 - e. Topcoat is the PUMA TC applied at a rate of 20 mils dry.

2.6 Deck Coating Aggregate

- A. Approved aggregates for deck coating systems shall be a size of 12/20, or larger and approved by coating manufacturer.
- B. Approved aggregates for deck coating systems are:
 - 1. #10 Granusil, Unimin, Ottawa, MN.
 - 2. 16-30 Fracsand, Oglebay Norton Industrial Sands, Inc., Brady, TX.
 - 3. T16/30, Badger Mining Corporation, Berlin, WI.
 - 4. Or Approved Equivalent.

2.7 Polyester Reinforcing Sheet

- A. Where specified, provide spunbonded, non-woven polyester fabric reinforcing sheet in 12-inch widths at all T-T joints.
- B. Approved products for reinforcing sheets are:
 - 1. Reemay Grade 2033 0.017 inch thick 2.95 oz./sq. yd.
 Or Approved Equivalent.

2.8 Leveling Course (If required)

- A. Prior to submitting their proposal, the traffic coating installer shall review the condition of the existing concrete surfaces not intending to be repaired or replaced. Existing surfaces



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that are scaled, contain pop-outs, depressions, pitting or other conditions that will prevent achieving minimum millage application of the base coat may need to be treated prior to traffic coating application. Products listed below should be confirmed with the manufacturer's instructions.

1. Lym-Tal: Leveling of the concrete surface prior to base coat application to achieve a suitable substrate shall be performed using Iso-Flex 750 base coat extended with sand.
2. Neogard: Leveling of the concrete surface prior to base coat application to achieve a suitable substrate shall be performed using a Neogard 70714/70715-09 epoxy and sand mixture or the FC base coat, depending on profile of the concrete surface.
3. Sika: Leveling of the concrete surface prior to base coat application to achieve a suitable substrate shall be performed using either the Sikalastic 720 base coat with a mixture of sand, or by using the Sikadur 22 Lo-Mod with a mixture of sand as needed.
4. Qualideck: Leveling of the concrete surface prior to base coat application to achieve a suitable substrate shall be performed using Qualipur 152, a two component, 100% solids polyurethane with a mixture of angular sand as needed.

PART 3 - EXECUTION**3.1 General**

- A. Inspect surfaces to receive Work and report immediately in writing to Engineer as required in General Conditions any deficiencies in surface which render it unsuitable for proper execution of this Work. Do not proceed with Work until unsatisfactory conditions have been corrected in an acceptable manner in accordance with Engineer.
- B. Coordinate and verify that related Work meets following requirements:
 1. Concrete surfaces are finished, cleaned, and prepped, and have completed required curing period.
 2. Previous surface treatments have been removed or are compatible with the systems to be installed.
 3. Systems selected for use are compatible with each other.
 4. All concrete repairs are completed.
 5. Sealant installation may occur several months prior to deck coating. Installer to repair damaged or defective sealants prior to deck coating installation.

3.2 Preparation

- A. Remove all oil, grease spots, and contaminates in accordance with Manufacturer's recommendations.
- B. Remove all existing striping.
- C. Shotblast all concrete surfaces to receive deck coating. Shotblast equipment performance requirements are as follows:
 1. Equipment shall be capable of traveling at a constant speed to provide uniform profile. Speed and size of equipment and size of steel shot shall be selected to



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provide desired preparation without causing unnecessary damage to concrete surface.

2. Equipment shall vacuum up, or otherwise retain all dirt, dust, and debris from blasting operation.
 3. Areas inaccessible to shot blaster (i.e., vertical surfaces, against walls, columns, stairways, etc.) are to be abrasive blasted or abraded to same performance.
 4. Shotblasted surface must be clean with a profile in which a minimum 1/16 inch of existing concrete surface is removed. Fine aggregates must be exposed; however, coarse aggregate must not be exposed. All laitance must be removed. Surface profile to match ICRI CSP5 in accordance with ICRI Guideline No. 03732, Selecting and Specifying Concrete Surface Preparation for Sealers, Coatings, and Polymer Overlays.
 5. Remove debris immediately after surface preparation. Debris includes, but is not limited to, shot, aggregate and dust. Debris shall be placed in a covered dumpster or a covered area where it will not be rebroadcast by wind or weather.
- D. Metal surfaces that are to be deck coated shall be abrasive blasted to near white metal, SSPC SP10 in accordance with Steel Structures Painting Council Painting Manual. Rust inhibitive primer shall be installed in accordance with Manufacturer's recommendations within 8 hours of abrasive blasting.
- E. Rout and seal cracks greater than 15 mils in accordance with Section 07 9200, Joint Sealants or as required by the Manufacturer. Cracks, coves, terminations, and all unusual situations shall be detailed per Manufacturer's recommendations.
- F. Installer shall be responsible for repair or replacement of all materials damaged by surface preparation operations.
- G. Surfaces shall be air blown with sufficient pressure to remove excess dirt, dust, and debris, and to assure that concrete is clean prior to application of deck coating.
- H. After shotblasting and abrasive blasting and prior to first coat of deck coating, pitting, bug holes, pop-outs, and shallow scaling shall be prepared in accordance with Manufacturer's recommendations. As a minimum, a thin epoxy mortar shall be used to fill voids.
1. Grind surfaces, removing high amplitude areas.
 2. Fill low areas with a squeegee applied thin layer of epoxy loaded with silica flour (or equivalent); or a squeegee applied firm urethane membrane loaded with aggregate. All materials are to be compatible with total system and are to be recommended/ approved by coating Manufacturer.
 3. Installer to certify that surface preparation will not impact five (5) year Warranty provided by Manufacturer, and Installer.

3.3 Installation/Application

- A. Do all Work in strict accordance with Manufacturer's written instructions and specifications and as indicated herein.
- B. Do not apply deck coating materials until concrete has been air dried at temperatures at or above 40 degrees F. for at least 28 days after curing period specified in Section



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03 3000, Cast-In-Place Concrete, Section 03 0130, Concrete Repair, or as otherwise approved by Manufacturer.

- C. Concrete shall be dry prior to application of deck coating. Installer shall perform slab moisture testing in accordance with ASTM D 4263 Standard Test Method for Indicating Moisture in Concrete by the Plastic Sheet Method. Testing must be performed in at least 1 location for every 10,000SF of coating. Use of heat lamps for performing tests may be required in areas not exposed to sunlight.
- D. Primer application is mandatory as the first component of a traffic coating system. Primerless systems will not be approved for use. Use of a primer specifically formulated for moisture mitigation may be used if slab moisture testing yields undesirable results, if approved by the coating manufacturer's rep in writing.
- E. Do not apply deck coating material until concrete and air temperature is at or above 40 degrees F. Provide appropriate enclosures and necessary heating for application. Air temperatures directly below and above the slab being coated must be maintained at a minimum of 45 degrees F up to 48 hours prior to coating and at 45 degrees F for a minimum of 72 hours after coating, or as required for full curing of material. Provide high/low thermometers within Work area. As a minimum, provide two thermometers directly below slab and two directly above slab being coated.
- F. All deck coating shall maintain straight edges at terminations.
- G. All sealants to be provided adequate cure time, minimum 8 hours, to be tack free prior to deck coating. All construction joints, control joints, joints at perimeter of patches, cold joints, and cracks (sealed and unsealed) shall receive a detail coat, minimum of 4 inches wide. Detail coat shall be same thickness as base coat unless Manufacturer's requirements are stricter. Detail coat shall cure a minimum of 12 hours prior to base coating.
- H. Extend deck coating up vertical surfaces as indicated on Drawings or a minimum of 4 inches if not otherwise noted.
- I. Incorporate aggregate until refusal or at the rates prescribed by the manufacturer. Aggregate until refusal will result in a surface that is tan in color. Additional aggregate may have to be added after first pass. Seed topcoat with aggregate and backroll.
- J. Complete all Work under this Section before painting line stripes.

3.4 Damage and Repairs

- A. Any necessary repairs for deck coating resulting from dry film testing are to be repaired by Installer.
- B. Pin-holing of deck coating will be cause for rejection. Installer shall repair and take necessary steps to prevent pin-holing to occur at no additional expense to Owner.

3.5 Cleanup

- A. Remove all excess primer, sealant, deck coating, and masking materials from structure.

END OF SECTION 07 1800



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- A. Conditions of Contract for Construction and General Requirements of Division 1 of these Specifications apply to Work in this Section.

1.2 Work Included

- A. Work of this Section includes furnishing all labor, materials, equipment, supervision and assistance in testing to provide a concrete penetrating sealer system on all slab and wall areas as indicated on the drawings.

1.3 Quality Control

- A. Codes and Standards:
 - 1) Specified products in Category A shall comply with the provision of the following specification and standards, except as otherwise noted.
 - a) NCHRP 244 procedure - Series II & IV.
 - b) Scaling Resistance of Concrete (ASTM C-672) - No Scaling.
 - c) Alberta Department of Transportation and Utilities Penetrating Sealer for Traffic Bearing Surfaces Type 1B - Water Repellency after Abrasion (minimum) 86.0%.
 - d) National Volatile Organic Compound Emission Standards For Architectural Coatings (40CFR Part 59) limiting VOC (Volatile Organic Compounds) to no more than 600 grams/liter.
 - 2) Specified products in Category B shall comply with the provision of the following specification and standards, except as otherwise noted.
 - a) NCHRP 244 procedure - Series II & IV.
 - b) Scaling Resistance of Concrete (ASTM C-672) - No Scaling.
 - c) Alberta Department of Transportation and Utilities Penetrating Sealer for Traffic Bearing Surfaces Type 1B - Water Repellency after Abrasion (minimum) 86.0%.
 - d) VOC Requirements: Where applicable, the manufacturers shall ensure that all components of specified products do not exceed volatile organic compound (VOC) limits of 400 g/l. Projects in the following locations are affected by this requirement.

Maricopa County (Arizona), California (excluding LA, Orange, San Bernadino and Riverside Counties), Connecticut, Delaware, Illinois, Indiana, Maine, Maryland, Massachusetts, New York, New Jersey, New Hampshire, Ohio, Pennsylvania, Delaware, Vermont, Rhode Island, Washington DC and Arlington County, Alexandria, Fairfax County,



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Fairfax, Loudoun County, Falls Church, Prince William County,
Manassas, Manassas Park, Stafford County (all northern Virginia).

- e) None of the Category A or B silane sealers listed can be utilized in the four metro LA counties.

B. Field Testing Acceptance:

- 1) Category A - Meet or exceed the following requirements for this project based on testing performed on a minimum of three, 3-inch diameter (or larger) core samples removed from the treated area.
 - a) Repellency Rating (Waterproofing Performance) - 80% or better, based on comparison of untreated versus treated samples. Test procedure for waterproofing performance shall be according to ASTM D 6489-99, "Standard Test Method for Determining the Water Absorption of Hardened Concrete Treated with a Water Repellent Coating".
 - b) Penetration (1 application) 1/8 inch minimum (3 mm), based on the average of a series of measurements on the split face of core samples.
- 2) Category B - Meet or exceed the following requirements for this project based on testing performed on a minimum of three, 3-inch diameter (or larger) core samples removed from the treated area.
 - a) Repellency Rating (Waterproofing Performance) - 85% or better, based on comparison of untreated versus treated samples. Test procedure for waterproofing performance shall be according to ASTM D 6489-99, "Standard Test Method for Determining the Water Absorption of Hardened Concrete Treated with a Water Repellent Coating".
 - b) Penetration (1 application) 1/4 inch minimum (6 mm), based on the average of a series of measurements on the split face of core samples.

C. Sealer Coordination:

- 1) Review other sections of these specifications in which curing compounds or paints, are to be provided on concrete surfaces to be sealed to ensure compatibility with the concrete sealer.

D. Warranty:

- 1) The system manufacturer shall furnish the Owner a written single-source performance warranty that the Concrete Penetrating Sealer System will be free of defects related to workmanship or material deficiency and meet or exceed the requirements of Part B for a ten (10) year period from the date of substantial completion of the work provided under this section of the specification.



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- 2) Any required repairs under the warranty shall be made by the system manufacturer. The required written warranty shall be provided by the system manufacturer.

1.4 Submittals

- A. Submit manufacturer's product, application and surface preparation specifications, testing data and warranty for approval prior to sealing concrete decks.
- B. When payment for sealer application is based on square foot area of application, the area used in calculations shall be horizontal surfaces only.
- C. As a condition for payment of the sealer application, the contractor must submit an invoice indicating the delivery and site receipt of the quantity of material calculated and designated for this project. In addition to the calculated quantity, the invoice shall also reflect the project address, or be designated for use on this project, if delivered to the contractor's address. No leftover material from previous projects will be permitted for use on this project.

1.5 Job Conditions

- A. Environmental Requirements:
 1. Do not proceed with application of materials if ambient temperature is below 20 degrees F. or if ice or frost are covering the substrate. For Enviroseal 40, do not proceed with application of materials if ambient temperature is below 40 degrees F.
 2. Do not proceed with application if ambient temperature of surface temperature exceeds 100 degrees F.
 3. Do not proceed with application of materials in rainy conditions or if rain is anticipated within 8 hours after application. Materials shall not be applied to damp substrates. The surface should be sufficiently dry to observe the spray pattern during application.

PART 2 - PRODUCTS**2.1 Sealer Material**

- A. Provide a clear liquid "silane" type sealing compound, minimum 40 percent solid content, which will penetrate the concrete to provide a surface which is resistant to salts, de-icer chemicals, moisture, gasoline, oil and acids. Sealer material shall not permanently alter the appearance or surface texture of concrete surfaces.
- B. Sealer material shall be one of the products offered by the manufacturer's listed below. Substitute materials or manufacturers will not be allowed.

Category A

- 1) Evonik Corporation - Chem-Trete 40 VOC. Apply at application rate of 175 sf/gal.



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- 2) Sika Corporation – Sikagard 440 HZ. Apply at application rate of 175 sf/gal.
- 3) Sika Corporation – Sikagard H 400. Apply at application rate of 125 sf/gal.
- 4) LymTal International – ISO-FLEX 618-40 VOC. Apply at application rate of 175 sf/gal.
- 5) LymTal International – ISO-FLEX 618-40 WB VOC. Apply at application rate of 150 sf/gal.

Category B

- 1) Evonik Corporation – Protectosil BHN. Apply at application rate of 200 sf/gal.
- 2) Sika Corporation – Sikagard H 1000 or H 1001. Apply at application rate of 200 sf/gal.
- 3) LymTal International – ISO-FLEX 618-100 CRS. Apply at application rate of 200 sf/gal.
- 4) SIL-ACT ATS-100. Apply at application rate of 200 sf/gal.

- C. All penetrating sealers applied shall contain fugitive dye to demonstrate complete and thorough application to surface.

PART 3 - EXECUTION**3.1 Preparation**

- A. Examine surfaces to receive sealer to assure that conditions are acceptable for application of materials. Concrete shall be cured a minimum of 28 days.
- B. Remove dirt, dust and materials that will interfere with the proper and effective application of the water repellent coating.
- C. All caulking, patching and joint sealants should be installed prior to application of this product.

3.2 Initial Test Application and Testing

- A. Test Procedure:
 - 1) Prior to full scale surface preparation and application of selected material, a trial application shall be conducted. The locations shall be 11 feet by 11 feet in size for products applied at 125 square feet per gallon, 12 feet 3 inches by 12 feet 3 inches for products applied at 150 square feet per gallon, 13 feet 3 inches by 13 feet 3 inches for products applied at 175 square feet per gallon and 14 feet by 14 feet for products applied at 200 square feet per gallon, at a location determined by the Architect. The preferred location will be on a sloping ramp.
 - 2) The trial area shall be cleaned according to manufacturer's recommendations in the same manner as planned for the entire project. This may include sweeping and cleaning with compressed air, water cleaning under pressure or shotblasting. For the purposes of this test only, sandblasting is an acceptable substitute for shotblasting.



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- 3) Upon completion of surface preparation, a core will be removed from the cleaned surface and tested for water absorption. This is the Untreated Water Absorption value. The test area will then be treated with one gallon of the selected material. From the treated area, two core samples shall be removed. Both cores are to be tested for Treated Water Absorption and split with a chisel and dye tested for depth of sealer penetration. The repellency rating is calculated on the basis of untreated and treated water absorption values.
- 4) Once field test results are obtained, which meets or exceeds requirements of Section 1.03.B.1.a and 1.03.B.1.b., the contractor will be authorized to perform full scale surface preparation and application of the selected material. Do not proceed with application unless directed in writing by the Architect and Material Manufacturer.
- 5) Cost of trial area application and testing shall be included in the contractor's price for sealer installation. Testing shall be conducted by the Architect or his designee. Additional quality control testing, if desired by the Owner in other areas or subsequent to the installation to determine warranty performance, shall be paid for by the Owner.

3.3 Application

- A. Product shall be applied at a rate as specified above. Do not dilute or alter the material
- B. Preferred method of application is with low pressure (15 PSI) airless spray equipment or with a heavily-saturated brush or roller. Spray equipment should be equipped with solvent resistant gaskets and hoses.
- C. When applying by brush or roller, care will be taken to ensure that sufficient material is being applied to thoroughly saturate the treatment surfaces maintaining the appropriate square foot coverage rate required.
 - 1) Product shall be applied to horizontal surfaces in a single saturating application.
 - 2) Sufficient material shall be applied so that treated surfaces remain wet for a few minutes before penetration into the surface.
 - 3) Surface residues, pools and puddles shall be broomed out thoroughly until they completely penetrate into the surface.
 - 4) Treated surfaces shall be protected from rain and other surface water for a period of not less than eight (8) hours after application.
 - 5) Treated surfaces shall be protected from excessive foot and vehicular traffic for a period of not less than eight (8) hours after application.

3.4 Clean-Up

- A. When the work of this Section is complete, and at such other times as directed, remove surplus and waste materials, debris, rubbish, equipment, and implements from the site, and leave the work in a clean, neat and acceptable condition, as approved by the Architect.



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END OF SECTION 07 1916



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- A. Conditions of Contract for Construction and General Requirements of Division 1 of these Specifications apply to Work in this Section.

1.2 Work Included

- A. Work of this Section shall include furnishing all labor, materials, equipment, and supervision to install joint sealants, including surface preparation.
- B. Work included by joint sealant Installer shall include deck coatings specified in Section 07 1800, Traffic Coatings.

1.3 Related Work

- A. Following Work is related to this Section:
 - 1. Section 03 3000 Cast-in-Place Concrete
 - 2. Section 07 1800 Traffic Coatings
 - 3. Section 07 9500 Expansion Joint Sealant Systems
 - 4. Section 32 1723 Pavement Markings

1.4 Quality Control

- A. General
 - 1. Joint sealant Installer shall be approved by joint sealant Manufacturer.
 - 2. Joint sealant Installer shall have a minimum of five (5) years' experience in application of one of approved joint sealant systems and have experience for a project in size of 5,000 LF or greater.
 - 3. Manufacturer shall make available a qualified Representative to assist Installer and Engineer as specified herein. Representative shall be experienced in placement of sealant material.
- B. Testing Requirements
 - 1. Installer to perform adhesion test in presence of Engineer at rate of one test per 1,000 lineal feet of joint. Adhesion test to be performed a minimum of 7 days after installation. Procedure per Manufacturer's standard or as follows:
 - a. Make a knife cut from one side of joint to other.
 - b. Make two cuts approximately two inches long at sides of joint, meeting first cut at top of two-inch cuts.
 - c. Grasp two-inch piece of sealant and try to pull uncut sealant out of joint.
 - d. If adhesion is adequate, sealant should tear cohesively in itself or be very difficult to adhesively remove from surface.
 - e. Sealant shall be replaced by applying more sealant in same manner as original.



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2. If test results are unsatisfactory, more frequent testing will be required until satisfactory results are consistently obtained.
 3. Replace all sealant which proves defective per above test at no additional cost to Owner.
- C. Flow/Leak Test: Contractor shall arrange for and wet all slabs with water for purpose of detecting any defects in waterproofing which would result in leaks and/or inadequate drainage. Slab surfaces shall be wetted until water flows freely to drains. No finished spaces shall be insulated or have ceiling installed until drainage test has been completed on slab above and reviewed by Engineer for acceptance.
1. Caulked joints shall be checked for leaks. Potentially leaking joints are located by noting whether water from flood test is observed at underside of slabs or running down faces of walls. Leaking joints are to be corrected by repairing waterproofing.

1.5 Submittals

- A. Action Submittals:
1. Manufacturer's Spec Data Sheets of each product to be used.
 2. Samples of joint sealants, including color(s). Samples may also be requested for chemical analysis.
 3. Complete description of the joint sealant system including primer, sealant material, and backer rods or bond breakers. Also indicate placement and installation procedures along with material working requirements, shelf life, and performance data.
 4. Qualifications of Manufacturer's representative.
 5. Qualification statement of Installer stating projects, size and location.
 6. Sample Warranty prior to application.
- B. Informational Submittals:
1. Sequence of sealant placement in structure. The sealant installation shall be coordinated to allow required minimum concrete cure times.
 2. Material Safety Data Sheets of each product, solvent, or related chemicals to be used and certification that materials conform to local, state, and federal environmental and worker's safety laws and regulations.
 3. Certification that joint sealant system is compatible with all products in Divisions 3, 7, and 9 to which it will come in contact.

1.6 Samples

- A. Submit for review and approval, samples of joint sealants, including color(s). Samples may also be requested for chemical analysis.

1.7 Environmental Requirements

- A. Manufacturer and Installer are required to confirm that all materials used in accordance with this Section conform to local, state, and federal environmental and workers' safety laws and regulations.
1. VOC content of materials shall not exceed the limits per Environmental Protection Agency National Volatile Organic Compound Emission Standards for Architectural Coatings (40CFR59).



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- A. Deliver all materials to site in original, unopened containers, bearing following information:
 - 1. Name of product
 - 2. Name of Manufacturer
 - 3. Date of manufacture
 - 4. Lot or batch number
 - 5. UL labels
- B. Store materials under cover and protected from weather, within Manufacturer's recommended temperature ranges.
- C. Replace packages or materials indicating any signs of damage with new material at no additional cost to Owner.
- D. At no time shall the weight of stored material placed on a slab area exceed 30 PSF or 2,000 lbs. over 20 square inches.

1.9 Warranty

- A. Provide to Owner a Warranty by Installer and Manufacturer that joint sealant system will be free of defects, water penetration, and chemical damage related to design, workmanship, or material deficiency, consisting of, but not limited to:
 - 1. Surface crazing or other weathering deficiency.
 - 2. Abrasion or tear failure resulting from normal traffic use.
 - 3. Tear failure resulting from anticipated movement.
 - 4. Debonding from substrate or delaminating between layers.
 - 5. Defective installation.
- B. Warranty shall be "Joint and Several" in which Installer and Manufacturer will jointly and severally warrant and provide at no charge to Owner materials and labor needed to properly repair or replace product and replace parking stripes within duration of Warranty. In event of either party's non-performance, full burden and responsibility for any Warranty repair shall fall upon remaining party.
- C. Normal traffic is considered to include snow removal equipment with rubber tipped blades as described in the National Parking Association publication, *Parking Garage Maintenance Manual*.
- D. Vandalism, abrasive maintenance equipment, and construction traffic are not normal traffic use and are exempt from Warranty.

1.10 Warranty Duration

- A. Bid price shall include a five (5) year Warranty commencing with date of project acceptance in accordance with General Conditions.
- B. Although completed areas of facility may be opened to traffic and parking, commencement of Warranty period will not occur prior to acceptance of entire project.
- C. A single Warranty commencement date will apply to all waterproofing.
- D. Warranty shall include a transfer clause that allows Warranty to be transferred to a new Owner upon sale of property within Warranty period.

1.11 Basis of Payment

- A. Cove sealants, crack sealants, construction joint sealants, and precast joint sealants will be paid on a unit price or lump sum basis. Refer to Section 00 4100, Bid Form.



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- B. Joint widening or other necessary modifications shall be incidental to system cost.

PART 2 - PRODUCTS**2.1 Joint Sealant System – Multi-Component Polyurethane**

- A. Horizontal Joint Sealant (except cove joints)
1. Traffic-bearing, multi-component, self-leveling or non-sag unmodified polyurethane sealant, gray in color unless noted otherwise, containing no coal tar, asphalt, or other adulterants, and conforming to ASTM C 920, Standard Specification for Elastomeric Joint Sealants, Type M, Grade P or NS, Class 25, use T and Federal Specification TT-S-00227, Type I or II, Class A.
 2. On slopes greater than 2%, slope grade versions of specified self-leveling sealants or non-sag sealants, as specified for vertical and cove joint sealants, are to be used per Manufacturer's recommendations.
 3. Approved Horizontal Joint Sealants are:
 - a. Iso-Flex 880GB or 881, LymTal International, Inc., Orion, MI.
 - b. Sikaflex - 2c NS/SL, Sika Corp., Lyndhurst, NJ.
 - c. THC-901, Tremco Inc., Cleveland, OH.
 - d. Vulkem 445SSL, Tremco Inc., Cleveland, OH.
- B. Vertical and Cove Joint Sealants
1. Multi-component, non-sag unmodified polyurethane sealant, gray in color unless otherwise noted, containing no coal tar, asphalt, or other adulterants and conforming to ASTM C 920, Type M, Grade NS, Class 25, use NT and Federal Specification TT-S-00227E , Type II, Class A.
 2. Approved Vertical and Cove Joint Sealants are:
 - a. Iso-Flex 881, LymTal International, Inc., Orion, MI.
 - b. Sikaflex - 2c NS, Sika Corp., Lyndhurst, NJ.
 - c. Dymeric 240 FC, Tremco Inc., Cleveland, OH.

2.2 Backer Rod

- A. Backer rod diameter shall be as recommended by Manufacturer for joint sizes indicated on Drawings.
- B. Backer rod shall be extruded round, closed cell or bi-cellular, low-density polyethylene or polyolefin foam material with a skin-like outer texture.
- C. Approved closed cell backer rods are:
1. Mile High Foam Backer Rod, Backer Rod Manufacturing, Inc., Denver, CO.
 2. ITP Standard Backer Rod Insulation, Industrial Thermo Polymers Limited, Buffalo, NY.
 3. HBR, Nomaco, Inc., Zebulon, NC.

PART 3 - EXECUTION**3.1 Inspection**

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- A. Inspect surfaces to receive Work and report immediately in writing to Engineer as required in General Conditions any deficiencies in surface which render it unsuitable for proper execution of this Work. Do not proceed with Work until unsatisfactory conditions have been corrected in an acceptable manner. Commencement of Work implies acceptance of related Work.

3.2 General

- A. Coordinate and verify that related Work meets following requirements.
 - 1. Concrete surfaces are finished, cleaned and prepped, as specified by Manufacturer for system to be installed.
 - 2. Curing compounds used on concrete surfaces are compatible with Work to be installed.
 - 3. Systems selected for use are compatible with each other.
- B. Installer shall take necessary precautions against injury to personnel or adjacent building occupants during installation of joint sealants. Installer personnel shall use protective equipment and area shall be well vented to outside.

3.3 Preparation

- A. Grind joint edges smooth and straight prior to installation.
- B. All surfaces that are to receive joint sealant shall be dry and thoroughly cleaned by mechanical means of all loose particles, existing joint sealant, laitance, dirt, dust, oil, grease or other foreign matter. Mechanical methods, such as grinding or sandblasting, shall be used to clean joint surfaces to sound, virgin concrete.
- C. Check preparation of substrate to ensure adhesion of joint sealant.
- D. Correct unsatisfactory conditions in a manner acceptable to Manufacturer and Engineer before installation of joint sealant system.
- E. Rout cracks with a grinding tool to produce the profile indicated on Drawings. Crack must be centered in the routed notch.

3.4 Installation/Application

- A. Do all Work in strict accordance with Manufacturer's written instructions and specifications and as indicated on Drawings.
- B. Do not apply joint sealant system until concrete has been air dried at temperatures at or above 40 degrees F. for at least 28 days after curing period specified in Section 03 3000, Cast-In-Place Concrete, Section 03 0130, Concrete Repair, or as otherwise approved by Manufacturer.
- C. Install bond breaker or backer rod as indicated on Drawings.
- D. Prime all joints and cracks.
- E. Completely fill joint with sealant, without sagging or smearing onto adjacent surfaces.
- F. In areas not receiving deck coating, fill horizontal joints and cracks until slightly recessed to avoid direct contact with wheel traffic.
- G. Cease installation under adverse weather conditions, or when temperatures are below 40 degrees F or below or above Manufacturer's recommended limitations.
- H. Protect joint sealant as required until sealant is fully cured.

3.5 Cleanup

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- A. Remove all excess primer, sealant, and masking materials from structure.

END OF SECTION 07 9200

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SECTION 07 9500 – EXPANSION JOINT SEALANT SYSTEMS**PART 1 - GENERAL****1.1 Related Documents**

- A. Conditions of Contract for Construction and General Requirements of Division 1 of these Specifications apply to Work in this Section.

1.2 Work Included

- A. Work of this Section shall include furnishing all labor, materials, equipment, and supervision to install expansion joint systems.

1.3 Related Work

- A. Following Work is related to this Section:
 - 1. Section 03 3000 Cast-in-Place Concrete
 - 2. Section 07 1800 Traffic Coatings
 - 3. Section 07 9200 Joint Sealants

1.4 Quality Control

- A. General

Expansion joint system Installer shall be approved by expansion joint Manufacturer. Installer shall be a licensed Installer, factory trained and certified in proper installation.

Installer shall have a minimum of five (5) years' experience in application of one of approved expansion joint systems and have experience for a project in size of 600 LF or greater.

Manufacturer shall make available a qualified Manufacturer's Representative to assist the Installer and Engineer. Representative shall be experienced in installation of their system. As a minimum, Representative shall be on site to review following:

- a. Trial area preparation and expansion joint installation.

Existing expansion joints shall be repaired in accordance with the Drawings and Manufacturer's recommendations. The new materials to be used shall be compatible with existing and approved by the Manufacturer.

Installer and Manufacturer shall periodically review size and quality of expansion joint blockouts during concrete construction. Contractor shall be promptly notified of any noted deficiencies and shall correct prior to expansion joint installation.

A preconstruction/pre installation meeting shall be held to discuss blackout detailing, gap widths, application techniques and procedures, phasing, and scheduling. Foreman and lead laborer for Installer shall be required to attend meeting along with Contractor, Concrete Subcontractor, Manufacturer's Representative and Engineer. This meeting shall be held prior to any concrete



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placement at expansion joint blockouts and may be held in conjunction with concrete prepour meeting required in Section 03 3000, Cast-In-Place Concrete.

1.5 Submittals

- A. For record certification that expansion joint system is compatible with all products in Divisions 3 and 7 to which it will come in contact.
- B. For review and approval Manufacturer's Spec Data Sheets of each product to be used.
- C. For record Material Safety Data Sheets of each product, solvent, or related chemicals to be used, and certification that materials conform to local, state, and federal environmental and worker's safety laws and regulations.
- D. For review and approval upon request qualifications of Manufacturer's Representative.
- E. For record complete description of expansion joint sealant system along with pertinent test and design data.
- F. For review and approval shop drawings of joint system general layout, required dimensions (including blockout) and tolerances for installation and details indicating end conditions and procedures around columns, up curbs, and any other unusual conditions.
- G. For record temperature vs. joint width installation chart.
- H. For record Manufacturer's written certification of expansion joint trial area acceptance.
- I. For record a preventive maintenance guideline for parking structure expansion joints.
- J. For record "Snow Removal Guidelines" stating procedures Owner is to follow during snow removal over expansion joints.
- K. For review and approval prior to installation proposed Warranty.

1.6 Samples

- A. For review and approval upon request samples of expansion joint systems.

1.7 Environmental Requirements

- A. Manufacturer and Installer are required to confirm that all materials used in accordance with this Section conform to local, state, and federal environmental and workers' safety laws and regulations.

1.8 Transportation and Handling

- A. Deliver all materials to site in original, unopened containers, bearing following information:
 - Name of product
 - Name of Manufacturer
 - Date of manufacture
 - Lot or batch number
 - UL labels



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- B. Store materials under cover and protected from weather, within Manufacturer's recommended temperature ranges, as a minimum above 40 degrees F.
- C. Replace packages or materials indicating any signs of damage with new material at no additional cost to Owner.
- D. At no time shall weight of stored material placed on a slab area exceed design loads.

1.9 Warranty

- A. Provide to Owner a Warranty from Installer and Manufacturer that expansion joint system will be free of leaks and defects related to design, workmanship, or material deficiency for duration of Warranty.
- B. Warranty shall be "Joint and Several" in which Installer and Manufacturer will jointly and severally warrant and provide at no charge to Owner materials and labor needed to properly repair or replace product within duration of Warranty. In event of either party's non-performance, full burden and responsibility for any Warranty repair shall fall upon remaining party.
- C. Vandalism, abrasive maintenance equipment, and construction traffic are not normal traffic use and are exempt from Warranty.
- D. Normal traffic is considered to include snow removal equipment with rubber-tipped blades as described in the National Parking Association publication, "Parking Garage Maintenance Manual."

1.10 Warranty Duration

- A. Bid price shall include a five (5) year Warranty commencing with date of project acceptance in accordance with Section 00 7200, General Conditions, and Section 01 7700, Closeout Procedures.
- B. Although completed areas of facility may be opened to traffic and parking, commencement of Warranty period will not occur prior to acceptance of entire project.
- C. A single Warranty commencement date will apply to all waterproofing.
- D. Warranty shall include a transfer clause that allows Warranty to be transferred to a new Owner upon sale of property within Warranty period.

1.11 Basis of Payment

- A. Expansion joint preparation and installation will be paid on a unit price or lump sum basis. Refer to Section 00 4100, Bid Form.
- B. Joint widening, filler material or other necessary modifications shall be incidental to system cost.

PART 2 - PRODUCTS**2.1 Expansion Joints – General**

- A. All expansion joint systems and glands to accept pedestrian traffic shall comply with Americans with Disabilities Act guidelines.



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- B. For each type of expansion joint, the same Manufacturer's system shall be used throughout.

2.2 Expansion Joint System for Vehicular Traffic - Multicell Gland/Ambient Cured Nosing

- A. Expansion Joint System shall be capable of bearing vehicular traffic while maintaining a watertight seal. Expansion joint shall be capable of cyclic movement expected at joint without overstress in gland or nosing material.
- B. Elastomeric membrane shall be a multicell extruded shape gland with integral perforated side flanges made from Santoprene thermoplastic rubber.
- C. Nosing material shall be ambient cured, elastomeric, 100% solids, two-component urethane resin plus sand mixture.
- D. Provide preformed or fabricated wall mount plates with appropriate anchors and sealants.
- E. Approved Elastomeric Membrane with Ambient Cured Urethane Nosing Expansion Joint System for Vehicular Traffic are:

Thermaflex TCR Membrane Nosing System (Model No. TCR-400), Sika Emseal Joint Systems, LTD, Westborough, MA.

Iso-Flex Winged Expansion Joint Sealing System (Model No. J40), LymTal International, Inc., Orion, MI.

MM Lokcrete Membrane Expansion Joint System (Model No. LMS-450 HD), MM Systems Corp., Pendergrass, GA.

- F. Approved Polyurethane Premold Expansion Joint System for Vehicular Traffic include:
 - Iso-Flex Factory Molded Expansion Joint System (Model No. TS120), LymTal International, Inc., Orion, MI.
 - Polyurethane Premold System (Model No. PPT-120), MM Systems Corp., Pendergrass, GA.

2.3 Expansion Joint Cover Plate for Pedestrian Traffic

- A. Expansion Joint Cover Plate shall be capable of bearing normal pedestrian traffic.
- B. Plate to be extruded in 6063-T6 aluminum alloy.
- C. Plate shall be fastened on one side only and all edges of unfastened side shall firmly rest on concrete surface for entire length of plate with no visible air space.
- D. Cover plate to be a single length cut to fit. No splices or joints allowed.
- E. Approved Cover Plates are:

Wabo Safety Flex SFP 12-inch width, Sika Emseal Joint Systems, LTD, Westborough, MA.

Iso-Flex CP100 Aluminum Cover Plate, LymTal International, Inc., Orion, MI.



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MM HSC Hinged Cover System (Model No. HSC-200 or 400), MM Systems Corp.,
Pendergrass, GA.

PART 3 - EXECUTION**3.1 General**

- A. Inspect surfaces to receive Work and report immediately in writing to Engineer as required in General Conditions any deficiencies in surface which render it unsuitable for proper execution of this Work. Do not proceed with Work until unsatisfactory conditions have been corrected in an acceptable manner. Commencement of Work implies acceptance of related Work.
- B. Verify following requirements.
 - Concrete surfaces are finished, cleaned, and prepared, as specified by Manufacturer.
 - Curing compounds used are compatible or have been removed.
 - Concrete surfaces have completed proper curing period.
 - Systems are compatible with each other.
- C. Installer shall take necessary precautions to protect building occupants during installation.
- D. Installer personnel shall use protective equipment and area shall be well vented to outside.
- E. Prior to ordering material, Contractor shall remove existing joint system to measure size of gap and review this information with Manufacturer and Engineer to determine the proper gland size. Joints shall be temporarily covered if located in pedestrian area until new system is installed.

3.2 Preparation

- A. Contractor shall provide a properly formed, solid, straight, parallel concrete blockout per Manufacturer's requirements and as indicated on Drawings.
- B. Grind joint edges smooth and straight prior to installation.
- C. Abrasive blast expansion joint blockout to receive bonded nosing material. Remove all contaminants, including laitance. Expose fine aggregate, however, do not expose coarse aggregate.
- D. All surfaces shall be dry and thoroughly cleaned of all loose particles, laitance, dirt, dust, oil, grease, or other foreign matter.
- E. Expansion joint blockouts requiring widening or other necessary modifications shall be incidental to system cost.
- F. Actual field conditions of existing expansion joint blockouts may be deeper and wider than proposed new expansion joint system as detailed on Drawings. Blockout size may not be reduced by patching, shimming, etc. When existing blockout is larger additional



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nosing material shall be used. When blockout size is smaller it shall be made larger by sawcutting.

3.3 Installation

- A. Do all Work in strict accordance with Manufacturer's written instructions and specifications and as indicated on Drawings.
- B. Do not install expansion joint systems until concrete has been air dried at temperatures at or above 45 degrees F. for at least 28 days after the curing period specified in Section 03 3000, Cast-In-Place Concrete, Section 03 0130, Concrete Repair, or as otherwise acceptable by Manufacturer. Blockouts requiring use of patching compounds must be cured for seventy-two hours prior to installation.
- C. Cease installation of expansion joints under adverse weather conditions, or when temperatures are below or above Manufacturer's recommended limitations for installation.
- D. Mask adjacent concrete and gland surfaces to provide neat, workmanlike appearance.
- E. Membrane seal or gland shall be unpacked and laid in a relaxed position to relieve any temporary coiling from shipment prior to installation.
- F. Ambient temperatures shall not be lower than 40 degrees F during installation.
- G. All terminations of joints shall have a minimum upturn of six inches.

3.4 Additional Installation Requirements – Multicell Glands

- A. Field splicing of glands shall be by heat method and only by prior approval of Manufacturer and Engineer.
- B. Glands shall be mitered, spliced and terminated as indicated on Drawings. Directional change miters such as 90 degree corners, tees, and crosses shall be provided with factory heat-welded splices. Straight butt splice connections shall be allowed on site following Manufacturer's written instructions utilizing specialty heat fusing equipment or Manufacturer's specialty splicing adhesive.
- C. Maximum horizontal and vertical alignment tolerance of nosings and glands shall be 1/16 inch.

3.5 Cleanup

- A. Remove all excess primer, nosing material, and masking materials, and dispose of in a proper manner.

END OF SECTION 07 9500



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DIVISION 9

FINISHES



AMERICAN STRUCTUREPOINT, INC.
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Hubbard Woods Parking Structure 2026 Repairs**January 2026****SECTION 09 9100 – PAINTING****PART 1 - GENERAL****1.1 Related Documents**

- A. The Conditions of the Contract for Construction and the General Requirements of Division 1 of these specifications apply to the Work in this Section.

1.2 Work Included

- A. The Work of this Section shall include furnishing all permits, labor, materials, equipment, and services to prepare and paint and/or stain as indicated (but not limited to) on the Architectural Room Finish Schedule. Refer also to Structural Drawings.
 - 1. Concrete
 - 2. Masonry
 - 3. Structural steel members
 - 4. Handrails
 - 5. Miscellaneous structural steel
 - 6. Finished carpentry
 - 7. Hollow metal doors and frames
 - 8. Overhead rolling doors
 - 9. Drywall
 - 10. Standpipe

1.3 Reference Standards

- A. Comply with the requirements of the current edition of the specifications or standard listed, except where more stringent requirements are indicated on the Drawings or specified herein:
 - 1. Steel Structures Painting Council (SSPC), Volume I, Good Painting Practices and Volume II, Systems and Specifications
 - 2. Local, state, or federal laws and regulations governing Volatile Organic Compounds (VOC) in paint or paint products.
 - 3. Standards of the American Society for Testing and Materials (ASTM), as cited herein.

1.4 Quality Control

- A. Provide coating systems produced by the same Manufacturer.
- B. All coating systems to be applied over an existing paint system shall be tested for adhesion using a cross-hatch adhesion test in accordance with ASTM D3359, Method B, not less than a 4B rating or Elcometer adhesion testing in accordance with ASTM D4541 not less than 1000 psi pull, average of three tests.
- C. A sample blast pattern shall be provided prior to initiation of full production blasting and approved by the Engineer and the coating Manufacturer's representative. This sample area shall remain in place during all cleaning phases as the acceptable standard.



Hubbard Woods Parking Structure 2026 Repairs**January 2026****1.5 Submittals**

- A. Submit for review and approval Manufacturer's "Spec Data Sheets for paint systems; including primer, intermediate, and final coats.
- B. Submit for record "Material Safety Data Sheets" for all materials used.
- C. Submit for record complete preparation and painting procedure to be followed. As a minimum, the following items must be included:
 - 1. Surface preparation
 - 2. Paint mixing and application
 - 3. Inspection criteria
 - 4. Paint characteristics
 - 5. Dust and fume control
 - 6. Storage and handling
 - 7. Repair to paint system
 - 8. Paint curing
 - 9. Compatibility of all components
- D. Submit for record certification of compliance with local and federal guidelines governing paint application.
- E. Submit for record verification that proper permits have been obtained for contemplated work.
- F. Submit for record test results of actual measured wet and dry film thicknesses and certification that the preparation and application of surfaces is in compliance with this specification and the Manufacturer's specification. Indicate location, date, weather, and other pertinent information.
- G. Submit for record results of adhesion tests.
- H. Submit for review and approval Manufacturer's standard color chart.
- I. Submit for record results of Testex Replica Tape for blast profile measurements.

1.6 Samples

- A. Submit upon request for review and approval sample color chips for each topcoat color. Samples are to measure 12" x 12", are to be on hardboard, and to have a texture to simulate actual conditions.

1.7 Environmental Requirements

- A. Manufacturer and Contractor are required to confirm that all materials used in accordance with this Section conform to local, state, and federal environmental and workers' safety laws and regulations.
- B. It shall be the sole responsibility of the Contractor to provide any and all necessary containment to protect on site and adjoining property from damage during cleaning and coating operations.
- C. It shall also be the sole responsibility of the Contractor to meet all regulations regarding air quality emission standards, OSHA, NFPA, EPA and other governing law set by local, state and federal agencies.



Hubbard Woods Parking Structure 2026 Repairs**January 2026****1.8 Transportation and Handling**

- A. Deliver all materials to site in original, unopened containers designated by the Contractor.
- B. Store materials under cover and protected from the weather. Replace packages of materials showing any signs of damage with new material at no additional cost to Owner.
- C. Mix and prepare coatings only in areas designated by the Contractor for that purpose.
- D. Provide clean cans and buckets required for mixing coatings and for receiving rags and other waste materials associated with painting. Clean buckets regularly. At the close of each day's work remove used rags and other waste materials associated with painting.
- E. Take precautions to prevent fire in or around coatings materials. Provide and maintain hand fire extinguisher near storage and mixing area.

1.9 Basis of Payment

- A. Pay unit cost for painting is lump sum. The lump sum price shall include all costs associated with painting, including but not limited to preparation, disposal, etc. Refer to Section 00 41000, "Bid Forms".

PART 2 - PRODUCTS**2.1 Steel Coating Systems - Galvanized**

- A. Provide coating system consisting of urethane finish coat 2-3 mils dry film thickness in accordance with Manufacturer's recommendations.
- B. Prime coat and finish coat shall be from same Manufacturer and of a different color.
- C. Refer to Sections 05 1200, Structural Steel, and 05 5700, Miscellaneous Metals, respectively for prime coat.
- D. Approved urethane finish coats are:
 - 1. Carboline 134HS, Carboline Company
 - 2. Amershield or 95-800 Series-Pitthane Acrylic Urethane, PPG Industries, Inc.
 - 3. Endura-Shield 73 Series, Tnemec Industrial Coatings
 - 4. Pro Industrial Urethane Alkyd Enamel B54-150 Series, Sherwin Williams
 - 5. Or Approved Equivalent

2.2 Steel Coating Systems

- A. Provide coating system consisting of epoxy intermediate coat 3-5 mils dry film thickness and urethane finish coat 2-3 mils dry film thickness all in accordance with Manufacturer's recommendations.
- B. Prime coat, intermediate coat, and finish coat shall be from same Manufacturer and of a different color.
- C. Refer to Sections 05 1200, Structural Steel, and 05 5700, Miscellaneous Metals, respectively for prime coat.



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- D. Approved epoxy intermediate and urethane finish coat systems are:
 - 1. Carboline System
 - a. Epoxy: Carboguard 893
 - b. Urethane: Carbothane 134 HS
 - 2. PPG Industries System
 - a. Epoxy: Amerlock2
 - b. Urethane: Amershield or 97-800 Series Pitthane Acrylic
 - 3. Tnemec System
 - a. Epoxy: Series 66 Hi-Build Epoxoline
 - b. Urethane: Endura-Shield 73 Series
 - 4. Sherwin Williams System
 - a. Epoxy: Pro Industrial High-Performance Epoxy B67-200 Series
 - b. Urethane: Pro Industrial Urethane Alkyd Enamel B54-150 Series
 - 5. Or Approved Equivalent

2.3 Structural Steel

- A. Provide coating system consisting of a urethane finish coat 2-3 mils dry film thickness in accordance with Manufacturer's recommendations.
- B. Prime coat and finish coat shall be from same Manufacturer and of a different color.
- C. Refer to Section 05 1200, Structural Steel, for prime coat.
- D. Approved urethane finish coat systems are:
 - 1. Carbothane 134 HS, Carboline Company
 - 2. Amershield, or 95-800 Series-Pitthane Acrylic Urethane, PPG Industries, Inc.
 - 3. Endura-Shield 73 Series, Tnemec, Industrial Coatings.
 - 4. Pro Industrial Urethane Alkyd Enamel B54-150 Series, Sherwin Williams.
 - 5. Or Approved Equivalent

2.4 Steel Coating System - Handrail and Railings

- A. Provide coating system consisting of urethane finish coat 2-3 mil dry film thickness in accordance with Manufacturer's recommendations.
- B. At steel checkered plate stair treads and landings apply top coat of Tuff-Grip non-skid paint per manufacturers recommendations.
- C. Prime coat and finish coat shall be from same Manufacturer and of a different color.
- D. Refer to Section 05 5213, Pipe and Tube Railings, for prime coat.
- E. Approved urethane finish coats are:
 - 1. Carboline 134 HS, Carboline Company



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2. Amershield or 95-800 Series-Pitthane Acrylic Urethane, PPG Industries, Inc.
3. Endura-Shield 73 Series, Tnemec Industrial Coatings.
4. Pro Industrial Urethane Alkyd Enamel B54-150 Series, Sherwin Williams.
5. Or Approved Equivalent

2.5 Concrete/Masonry Stain System

- A. Provide paint system consisting of two coats of a (white) water-base penetrating stain in accordance with Manufacturer's recommendations.
- B. Approved stain systems are as follows:
 1. CanyonTone Stain, United Coatings (GAF)
 2. H & C COLORTOP Water-Based Solid Color Concrete Stain, H&C Products Group (Sherwin Williams).
 3. Series 617 Conformal Stain WB, Tnemec Industrial Coatings
 4. Or Approved Equivalent

2.6 Concrete/Masonry Paint System

- A. Provide paint system designed for concrete and masonry applications of a polyester block filler and urethane finish coat.
- B. Block filler and finish coat shall be from same Manufacturer.
- C. Approved paint systems are as follows:
 1. Carboline Company Paint System
 - a. Block Filler: SNIRILW 100. 72 sq. feet per gallon
 - b. Finish Coat: Carbothane 134 HS. One coat to a dry mil thickness 2-3 mils.
 2. PPG Industries Paint System
 - a. Block Filler: Perma-Crete 4-100 Acrylic Latex Block Filler.
 - b. Finish Coat: 95-800 Series-Pitthane Acrylic Urethane (One coat to a dry mil thickness 1.5-2 mils).
 3. Tnemec Paint System
 - a. Block Filler: Series 54 Masonry Filler. One coat to a dry mil thickness of 9.3 to 11.65 mils.
 - b. Finish Coat: Endura-Shield 73 Series. One coat to a dry mil thickness 2 mils.
 4. Sherwin Williams Paint System
 - a. Block Filler: Heavy Duty Block Filler. One coat to a dry mil thickness of 10 mils.
 - b. Finish Coat: Pro Industrial Urethane Alkyd Enamel. One coat to dry mil thickness 2 mils.
 5. Or Approved Equivalent



Hubbard Woods Parking Structure 2026 Repairs**January 2026****2.7 Wood Paint System**

- A. Provide paint system consisting of an alkyd prime coat, and alkyd finish coat.
- B. Prime coat and finish coat shall be from same Manufacturer.
- C. Approved paint systems are as follows:
 - 1. Carboline Paint System
 - a. Prime Coat: Multi-Gard GP 5 (One coat to a minimum dry mil thickness of 2 mils.)
 - b. Finish Coat: Multi-Gard GP 14 HS (One coat to a minimum dry mil thickness of 2-3 mils.)
 - 2. PPG Industries Paint System
 - a. Prime Coat: Seal Grip Alkyd Universal Primer/Sealer (One coat to a minimum dry mil thickness of 2.2 mils.)
 - b. Finish Coat: Speedhide 6-1510 Series (One coat to a minimum dry mil thickness of 1.5-2.1 mils.)
 - 3. Tnemec Paint System
 - a. Prime Coat: Tnemec Primers Series 10 (One coat to a minimum dry mil thickness of 2 mils.)
 - b. Finish Coat: Hi-Build Tneme-Gloss Series 2H (One coat to a minimum dry mil thickness of 1.5 mils.)
 - 4. Or Approved Equivalent

2.8 Drywall Paint System

- A. Provide paint system consisting of a waterborne acrylic prime coat, and a waterborne acrylic finish coat.
- B. Prime coat and finish coat shall be from same Manufacturer.
- C. Approved paint systems are as follows:
 - 1. Carboline Paint System
 - a. Prime Coat: Carbocrylic 3358 (One coat to a minimum dry mil thickness of 2 - 3 mils.)
 - b. Finish Coat: Carbocrylic 3359 (One coat to a minimum dry mil thickness of 2 - 3 mils.)
 - 2. PPG Industries Paint System
 - a. Prime Coat: Pitt-Tech Plus 90-912 Series (One coat to a minimum dry mil thickness of 3 mils.)
 - b. Finish Coat: Pitt-Tech Plus 90-1310 Series (One coat to a minimum dry mil thickness of 2 mils.)
 - 3. Tnemec Paint System



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- a. Prime Coat: PVA Sealer Series 51 (One coat to a minimum dry mil thickness of 1 mil.)
 - b. Finish Coat: Enduratone Series 1029 (One coat to a minimum dry mil thickness of 2 mils.)
- 4. Or Approved Equivalent

2.9 Steel Paint System (3 Coat System)

- A. Provide paint system consisting of zinc prime coat, epoxy intermediate coat, and urethane finish coat.
- B. Prime coat, intermediate coat, and finish coat shall be from same Manufacturer. Color of each paint coat shall be different.
- C. Approved paint systems are as follows:
 - 1. Carboline System
 - a. Primer: Carbozinc 621
 - b. Epoxy: Carboguard 893
 - c. Urethane: Carbothane 134 HS
 - 2. PPG Industries System
 - a. Primer: Aquapon 97-670 Series
 - b. Epoxy: Amerlock 2
 - c. Urethane: Amershield or 97-800 Series Pitthane Acrylic
 - 3. Tnemec System
 - a. Primer: Tneme-Zinc Series 90-97
 - b. Epoxy: Series 66 Hi-Build Epoxoline
 - c. Urethane: Endura-Shield 73 Series
 - 4. Sherwin Williams System
 - a. Primer: Zinc Clad IV
 - b. Epoxy: Pro Industrial High-Performance Epoxy B67-200 Series
 - c. Urethane: Pro Industrial Urethane Alkyd Enamel B54-150 Series
 - 5. Or Approved Equivalent

2.10 Rust Converters and Rust Primers

- A. Approve rust converter systems are as follows:
 - 1. CorrVerter rust Primer, Cortec Corporation
 - 2. Corroseal Rust Conveting Primer (CS100), Corroseal
 - 3. M82 Rust Converter Coating, Benjamin Moore & Co.

PART 3 - EXECUTION

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PAINTING
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- A. Inspect surfaces to which paint will be applied and report immediately in writing to the Engineer as required in the General Conditions any conditions detrimental to the proper execution of this work.
- B. Do not proceed until unsatisfactory conditions are acceptably remedied. Commencement of work implies acceptance of related work.
- C. No coating system shall be applied without the approval of the Engineer as to the proposed method of the surface preparation.
- D. Before commencing work, make certain that the surface is in proper condition to receive coating system, that surfaces are clean, dry, smooth, and at proper temperature as recommended by Manufacturer.
- E. Provide adequate ventilation to remove fumes to a safe location and to confine and control fumes so that life or property is not endangered.
- F. Protect all adjacent surfaces, vehicles, and equipment from overspray.
- G. Do not paint surfaces if moisture content or alkalinity of surfaces to be painted exceeds that permitted in manufacturer's written instructions.

3.2 Preparation

- A. Mask all boundaries to provide straight edges.
- B. Do not intermix materials of different character or different Manufacturer.
- C. Do not thin material except as recommended by Manufacturer.
- D. Remove hardware, covers, plates, signs, and similar items already in place that are removable and are not to be painted. If removal is impractical or impossible because of size or weight of item, provide surface-applied protection before surface preparation and painting. After completing painting operations, use workers skilled in the trades involved to reinstall items that were removed. Remove surface-applied protection.
- E. Preparation of metal surfaces:
 - 1. Steel as indicated on the Drawings shall be abrasive blast cleaned in accordance with Steel Structures Painting Council surface preparation specification SSPC SP6, Commercial Blast Clean; except that preparation for 3 coat paint system shall be cleaned to SSPG SP10 - White Metal. Provide a blast profile as recommended by the paint manufacturer. The Contractor shall measure the blast profile using Testex Replica Tape.
 - 2. After blasting and before painting, the surface shall be brushed with clean brushes made of fiber or bristle, or cleaned by vacuum, removing all traces of blast products from the surface as well as corners and pockets.
 - 3. The blast cleaning operations shall be done in such a manner that no damage is done to partially or entirely completed portions of the work.
 - 4. Dry blast cleaning operations shall not be conducted on surfaces that will be wet after blasting and before painting or when the surfaces are less than 5 degrees F. above the dew point, or when the relative humidity of the air is greater than 85



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percent, unless a water-tolerating inhibitive treatment or coating will be applied before rusting occurs.

5. Apply primer within 8 hours of surface preparation.

F. Preparation of coated and uncoated concrete surfaces:

1. Surfaces shall be cleaned, dry, and free of all contaminants such as dirt, dust, laitance, grease, previously applied coatings, and other contaminants that would interfere with the adhesion of the specified coating system.
2. Properly prepared surfaces shall be dry prior to coating.
3. New concrete shall cure for minimum of 28 days prior to coating, or as required by Manufacturer.
4. Determine alkalinity and moisture content of surfaces to be coated by performing appropriate tests. If surfaces are found to be unsuitable for painting, correct this condition prior to painting. Do not paint surfaces with moisture contents exceeding Manufacturer's limits.

G. Preparation of coated and uncoated masonry surfaces.

1. Surfaces shall be cleaned, dry, and free of all contaminants such as dirt, dust, laitance, grease, previously applied coatings, and other contaminants that would interfere with the adhesion of the specified coating system. Care should be taken that masonry and mortar joints are not damaged during cleaning operations. Any damage shall be repaired before proceeding with coating operations.
2. Properly prepared surfaces shall be dry prior to coating.
3. New masonry shall cure for minimum of 28 days prior to coating, or as required by Manufacturer.

H. Preparation of Handrails and Railings

1. Surfaces shall be cleaned, dry, and free of all contaminants such as dirt, dust, laitance, grease, and other contaminants that would interfere with the adhesion of the specified coating system.

I. Preparation of drywall

1. Drywall surfaces must be dry and clean.
2. Joint compound, fillers and copies must be cured per Manufacturer=s recommendations.

3.3 Application

- A. Work shall be done by skilled craftsmen who are qualified to perform the required work and shall be done in a manner comparable to the best standards of practice found in that trade. All material shall be evenly applied so as to be free from sags, runs, crawls, wrinkles, holidays, or any other application defects. All brushed coats shall be of the proper consistency and properly brushed out so as to show the minimum of brush marks. When finished and dried, brush strokes shall appear in the vertical direction only, and there shall be no curved brush marks showing. All coats shall be thoroughly dry before the succeeding coat is applied.



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- B. In applying coatings by spray gun, the material shall be applied in a wet coating that remains glossy wet for at least twenty seconds after application. Spraying shall be done in the crisscross lap method of spraying, striking first in one direction and shortly thereafter spraying across this same section at right angles to the first set of passes, to provide a continuous wet film of the finish coat.
- C. Coating systems shall be applied in accordance with the Manufacturer's printed instructions for that particular coating.
- D. Where more than two coats are specified, each subsequent coat shall be of sufficient color difference that holidays, skips, thin spots, etc. can be easily be seen in contrast with the preceding coat.
- E. The base coating shall be applied within eight hours after the final abrasive blasting.

3.4 Repair

- A. Paint damage is to be repaired by the re-application of the paint system in accordance with the Manufacturer's recommendations.
- B. Apply additional coats if the coating does not completely hide the undercoat.

END OF SECTION 09 9100



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SECTION 09 9723 – CONCRETE AND MASONRY COATINGS**PART 1 - GENERAL****1.1 Related Documents**

- A. The Conditions of the Contract for Construction and the General Requirements of Division 1 of these specifications apply to the Work in this Section.

1.2 Work Included

- A. The Work of this Section shall include furnishing all labor, materials, equipment, and supervision to install a coating system, including surface preparation and crack and joint detailing, in accordance with the Drawings and Specifications to surfaces of the parking structure that face the exterior.

1.3 Related Work

- A. The following Work is related to this Section:
 - 1. Section 03 0130 Concrete Repair
 - 2. Section 03 3000 Cast-In-Place Concrete
 - 3. Section 07 9200 Joint Sealants

1.4 Quality Control

- A. General
 - 1. The coating Installer shall be approved by the coating Manufacturer.
 - 2. Installer shall have a minimum of three (3) years' experience in the application of one of the approved coating systems and have experience for a project in size of 5,000 SF or greater.
 - 3. Determine alkalinity and moisture content of surfaces to be coated by performing appropriate tests. If surfaces are found to be unsuitable for coating, correct this condition prior to material application. Do not coat surfaces with moisture content exceeding Manufacturer's limits.
 - 4. Provide coating system produced by the same Manufacturer.
 - 5. The Manufacturer shall make available a qualified Manufacturer's Representative to assist the Installer and Engineer as specified herein. The Representative shall be experienced in the placement of their coating system. As a minimum, the Representative shall be on site to review the following procedures when performed for the first time.
 - a. Surface preparation and coating installation in trial area.
 - b. The installation of the coating for one level or one phase.
 - 6. Comply with the requirements of the current edition of the specifications or standard listed, except where more stringent requirements are indicated on the Drawings or specified herein:



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- a. Steel Structures Painting Council (SSPC), Volume I, Good Painting Practices and Volume II, Systems and Specifications.
- 7. A preconstruction/preapplication meeting shall be held to discuss detailing, surface preparation, application techniques and procedures, phasing and scheduling. The foreman and lead laborer for the Installer will be required to attend the meeting along with the Contractor, Manufacturer's Representative and Engineer.
- B. Trial Area Requirements
 - 1. Prepare a 25 SF trial area incorporating all of the required preparation. The Engineer, Manufacturer's Representative and Installer shall be in agreement that the surface preparation in this trial area is satisfactory before preparation is continued.
 - 2. Install coating in the 25 SF trial area to review method of application. The Engineer, Manufacturer's Representative, and the Installer shall be in agreement that the installation in the trial area is satisfactory before further installation of the coating.
- C. Testing Requirements
 - 1. Installer shall check coating wet film thickness by taking five wet film readings within a 1 SF area. The average film thickness shall be at or above the specified average wet film thickness. No individual reading shall be more than 50 percent plus or minus of the specified average wet film thickness. The number of wet film thickness tests for each coat shall be as follows:
 - a. Concrete and Masonry: Two tests for every 500 sf
 - b. If thickness check fails the above requirements, more frequent testing will be required as directed by the Engineer.
 - 2. Manufacturer's Representative shall perform dry film thickness tests with a thickness gauge, such as the Tooke Gauge, or as approved by the Engineer. For each 5,000 SF area, three readings shall be taken in a single 100 SF area. The average dry film thickness shall be at or above the specified average dry film thickness.
 - 3. For each 5,000 SF area, three tests shall be taken in a single 100 SF area. This testing can be performed in conjunction with the dry film thickness testing. Manufacturer and Installer in the presence of the Engineer shall perform adhesion testing on the coating. Adhesion testing shall include pull off testing in accordance with ASTM D4541, Standard Test Method for Pull-Off Strength of Coatings Using Portable Adhesion Testers. The average of three tests shall be greater than 100 psi. In addition, adhesion testing shall be completed in accordance with ASTM D 3359, Method A, Standard Test Methods for Measuring Adhesion by Tape Test. The average of three tests shall be greater than a 4A rating or better.
 - 4. If thickness and pull-off strength testing do not meet the above requirements, more frequent testing will be required as directed by the Engineer.
 - 5. Test damage is to be repaired by Installer per Manufacturer's recommendations.

1.5 Submittals

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- A. Submit for record certification that the coating system is compatible with all of the products in Divisions 3 and 7 to which it will come in contact.
- B. Submit for review and approval a complete description of the coating system proposed, including the materials, surface preparation, and cure times, including repair materials for pitting, bug holes, popouts, and cure times.
- C. Submit for review and approval Manufacturer's Spec Data Sheets of each product to be used.
- D. Submit for record Material Safety Data Sheets of each product, solvent, or related chemicals to be used and certification that the materials conform to local, state, and federal environmental and worker's safety laws and regulations.
- E. Submit for review and approval standard color chart.
- F. Submit sample Warranty.
- G. Upon request, submit for review and approval qualifications of the Manufacturer's Representative.
- H. Submit for record dry and wet film thickness test results and adhesive testing results. Include date, weather, and other pertinent information.
- I. Submit for record alkalinity and moisture content testing results.

1.6 Samples

- A. Submit for review and approval, 12-inch square samples representative of color, thickness, and surface texture. Samples may also be requested for chemical analysis.
- B. Submit for review and approval sample color chips for each coating system color.

1.7 Environmental Requirements

- A. Manufacturer and Installer are required to confirm that all coating materials used in accordance with this Section conform to local, state, and federal environmental and workers' safety laws and regulations.
 - 1. VOC content of materials shall not exceed the limits per Environmental Protection Agency Natural Volatile Organic Compound Emission Standards for Architectural Coatings (40CFR59).
- B. The Installer is solely responsible for fume control and shall take all necessary precautions against injury to personnel or adjacent building occupants during application. As a minimum, Installer shall take the following precautions:
 - 1. Provide and maintain barricades.
 - 2. Locate and protect building air intakes during application.
 - 3. Follow all state, federal, and local safety regulations.
 - 4. Follow all Manufacturers' safety requirements.
 - 5. Dispose empty containers immediately and properly.
 - 6. Use protective equipment.
 - 7. Ensure work area is well vented to the outside.

1.8 Transportation and Handling

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- A. Deliver all materials to site in original, unopened containers, bearing the following information:
 - 1. Name of product
 - 2. Name of Manufacturer
 - 3. Date of Manufacturer
 - 4. Lot or batch number
- B. Store materials under cover, protected from the weather, within the Manufacturer's recommended temperatures ranges. As a minimum above 40 degrees F.
- C. Replace containers or materials showing any signs of damage with new material at no additional cost to the Owner.
- D. At no time shall the weight of stored material placed on a slab area exceed 30 PSF or 2,000 lbs. over 20 square inches.

1.9 Warranty

- A. Provide to the Owner a "Joint and Several" Warranty by the Installer and Manufacturer that the coating system will be free of defects, water penetration, and chemical damage related to system design, workmanship or material deficiency, consisting of, but not limited to:
 - 1. Surface crazing of other weathering deficiency (including ultraviolet light exposure).
 - 2. Abrasion or tear failure resulting from normal traffic use.
 - 3. Tear failure resulting from anticipated movement.
 - 4. Debonding from the substrate or delaminating between layers.
 - 5. Defective installation.
 - 6. Debonding or damage of repair material used for filling in pitting, bug holes, and popouts with the concrete or coating material.
- B. The Warranty shall be "Joint and Several" in which the Installer and Manufacturer will jointly and severally warrant and provide at no charge to the Owner materials and labor needed to properly repair or replace the product within the duration of the Warranty. In the event of either party's non-performance, the full burden and responsibility for any Warranty repair shall fall upon the remaining party. I
- C. New concrete may experience shrinkage. Installer shall provide system suitable for such application. Warranty shall cover coating damage due to new concrete cracking.
- D. When coating systems are applied over existing systems. Installer shall provide system suitable for such application. Warranty shall cover entire system including existing and new coating system.

1.10 Warranty Duration

- A. The bid price shall include a five (5) year Warranty commencing with the date of project acceptance in accordance with Section 01 7700, Closeout Procedures.



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- B. Although completed areas of the facility may be reopened for use, the commencement of the Warranty period will not occur prior to acceptance of the entire project.

1.11 Basis of Payment

- A. Coating preparation and application will be paid on a unit price or lump sum basis. Refer to Section 00 4100, Bid Form.
- B. Detail over cracks, construction joints, cove joints, etc., and filling pitting, bugholes, and popouts are to be incidental to coating cost. This includes any routing and sealing or filling cracks in substrate.

PART 2 - PRODUCTS**2.1 Semi-Rigid Acrylic Coating Systems (concrete, masonry, or brick)**

- A. Coating shall be an acrylic coating of a texture and color approved by the Owner.
- B. The Owner will select 2 colors for application; 1 color for the concrete surfaces and another color for the masonry surfaces.
- C. Approved acrylic coatings are as follows:
 - 1. Sika Thorocoat – 400, Sika Corporation, Lyndhurst, NJ.
 - 2. Or approved equal.
- D. Prepare (clean) surface, apply two (2) coats Thorocoat-400 at 22 mils wet, 8 mils dry for a total of 16 dry mils thickness.

PART 3 - EXECUTION**3.1 General**

- A. Inspect surfaces to which coating system will be applied and report immediately in writing to the Engineer as required in the General Conditions any conditions detrimental to the proper execution of this work. Do not proceed until unsatisfactory conditions are acceptably remedied. Commencement of work implies acceptance of related work.
- B. No coating system shall be applied without the approval of the Engineer as to the proposed method of the surface preparation.
- C. Before commencing work, make certain that the surface is in proper condition to receive coating system, that surfaces are clean, dry, smooth, and at proper temperature as recommended by Manufacturer.
- D. Provide adequate ventilation to remove fumes to a safe location and to confine and control fumes so that life or property is not endangered.
- E. Protect all adjacent surfaces, vehicles and equipment from over-spray.

3.2 Preparation

- A. Mask all boundaries to provide straight edges.
- B. Do not thin material except as recommended by Manufacturer.



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- C. Replace all existing joint sealants prior to coating.
- D. All hairline, static, and dynamic cracks shall be cleaned and treated according to Manufacturer's recommendations prior to application of elastomeric coatings. All cracks 0-1/16 inch in width shall be pre-treated with a strip of Sika Thorocoat 400. Cracks between 1/16 inch in width and ¼ inch – fill with Sika Thorocoat 748 knife grade elastomeric filler. Any cracks greater than ¼ inch, rout and seal with Sikaflex NP1 polyurethane sealant.
- E. Preparation of coated and uncoated concrete surfaces:
 - 1. Surfaces shall be cleaned, dry, and free of all contaminants such as dirt, dust, laitance, grease, efflorescence, previously applied coatings and other contaminants that would interfere with the adhesion of the specified coating system. As a minimum, existing substrate is to be water blasted, 2000-2500 psi at 18 inches from surface with a 25-40 degree spray tip.
 - 2. Properly prepared surfaces shall be allowed to dry for 48 hours minimum prior to coating.
 - 3. New concrete shall cure for minimum of 28 days prior to coating, or as required by Manufacturer.
 - 4. Repair delaminated concrete and tuckpoint all deteriorated masonry joints prior to coating.
 - 5. Ensure all brick faces are sound (not delaminated) prior to coating. Any unsound brick faces shall be repaired prior to coating.
 - 6. Ensure all brick weeps at bottom courses are unplugged prior to coating. Replace any questionable weeps with cotton rope, tube, corrugated plastic or open head joint weeps.
- F. Preparation of coated and uncoated concrete masonry surfaces:
 - 1. Surfaces shall be cleaned, dry, and free of all contaminants such as dirt, dust, laitance, grease, previously applied coatings and other contaminants that would interfere with the adhesion of the specified coating system. As a minimum, existing substrate is to be water blasted, 2000-2500 psi at 18 inches from surface with a 25-40 degree spray tip.
 - 2. Properly prepared surfaces shall be dry prior to coating.

3.3 Application

- A. Work shall be done by skilled craftsmen who are qualified to perform the required work and shall be done in a manner comparable to the best standards of practice found in that trade. All material shall be evenly applied to be free from sags, runs, crawls, wrinkles, holidays, or any other application defects. All brushed coats shall be of proper consistency and properly brushed out so as to show the minimum of brush marks. When finished and dried, brush strokes shall appear in the vertical direction only, and there shall be no curved brush marks showing. All coats shall be thoroughly dry before the succeeding coat is applied.



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- B. In applying coating by spray gun, the material shall be applied in a wet coating that remains glossy wet for at least twenty seconds after application. Spraying shall be done in the crisscross lap method of spraying, striking first in one direction and shortly thereafter spraying across this same section at right angles to the first set of passes, so as to provide a continuous wet film of the finish coat.
- C. If more than two coats are specified, each subsequent coat shall be of sufficient color difference that holidays, skips, thin spots, etc. can be easily be seen in contrast with the preceding coat.
- D. Ambient and substrate temperatures shall be greater than 45 degrees F prior to application.
- E. Do not apply if rain is expected within 24 hours of application.

3.4 Repair

- A. Coating damage is to be repaired by the re-application of the coating system in accordance with the Manufacturer's recommendations.
- B. Apply additional coats if the coating does not completely hide the undercoat.

END OF SECTION 09 9723



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DIVISION 22

PLUMBING

Hubbard Woods Parking Structure 2026 Repairs**January 2026****SECTION 22 1400 – STORM DRAINAGE****PART 1 - GENERAL****1.1 Related Documents**

- A. The Conditions of the Contract for Construction and the General Requirements of Division I of these Specifications apply to the Work in this Section.

1.2 Work Included

- A. The Work of this Section shall include furnishing all permits, labor, materials, fabrication and installation of the supplementary storm drain system and the replacement of the existing floor drains as indicated on the Drawings.

1.3 Related Work

- A. Related Work specified elsewhere:
 - 1. Section 02 4119 Selective Demolition
 - 2. Section 03 3000 Cast-in-Place Concrete
 - 3. Section 07 1800 Traffic Coatings
 - 4. Section 07 9200 Joint Sealants

1.4 Reference Standards

- A. Comply with the following reference standards except where more stringent requirements are indicated on the Drawings or specified herein:
 - 1. American Society of Mechanical Engineers (ASME)
 - 2. American National Standards Institute (ANSI)
 - 3. American Society for Testing and Materials (ASTM)
- B. Contractor will be held responsible to complete all work necessary to meet the building codes. Should any change in the Drawings and Specifications be required to comply, notify the Engineer.

1.5 Quality Control

- A. Test the storm drain system under normal conditions of use per the requirements of the authorities having jurisdiction.
- B. Provide all instruments for making the tests.
- C. Test all parts of the system in the presence of the General Contractor and Engineer, for a sufficient period of time to permit a complete examination and inspection.
- D. Remedy all defects in materials or workmanship which appear during the test and retest the system.

1.6 Submittals

- A. Submit for record Manufacturer's "Spec. Data Sheets."
- B. Submit for record schedule of operations.



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- C. Submit for review and approval shop drawings for the following:
 - 1. Floor drains
 - 2. Cleanouts
 - 3. Plumbing line layout
 - 4. Plumbing line supports
 - 5. Pipes
- D. Prepare and submit plan drawing for record Indicating location of ponding and condition of each existing floor drain.
- E. Submit for record results of storm drain system testing.

1.7 Transportation and Handling

- A. Deliver materials to the project in good condition. Store materials off the ground and protected from vandalism.

1.8 Basis of Payment

- A. Pay unit for supplementary floor drains is each (EA.). The demolition and patching of the concrete shall be included in the cost.
- B. Pay unit for replacing the existing floor drains is each (EA.). The demolition and patching of the concrete shall be included in the cost.
- C. Pay unit for piping is lineal feet (L.F.) and shall include all miscellaneous hardware and hangers.
- D. The above items will be paid on a unit price basis; refer to Section 00 4100, Bid Forms.
- E. No extra compensation will be allowed because of differences between actual measurements and dimensions indicated on the Drawings.

PART 2 - PRODUCTS**2.1 Pipe**

- A. Cast iron pipe: ASTM A74, 3-inch minimum inside diameter schedule 40 or 80 or as indicated on the Drawings or as required to match existing in the case of replacement.
- B. PVC pipe: ASTM D1785, 3-inch minimum inside diameter schedule 40 or 80 or as indicated on the Drawings or as required to match existing in the case of replacement.

2.2 Floor drains

- A. Acceptable medium or heavy-duty cast iron models include:
 - 1. 2140, Jay R. Smith, Montgomery, AL
 - 2. 1217, Wade, Tyler, TX
 - 3. Z-541, Zurn, Erie, PA
 - 4. or Approved Equal
- B. Provide connection hardware as required to complete installation and as indicated on the Drawings.



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- C. All parking deck drains shall include sediment bucket option.

2.3 Cleanouts

- A. Cast iron.

2.4 Hangers

- A. Adjustable malleable galvanized hangers of clevis type with adjustable galvanized steel rods.

PART 3 - EXECUTION**3.1 General**

- A. Inspect area to receive the work and report immediately in writing to the Engineer, as required in the General Conditions, any unacceptable conditions. Do not proceed with work until unsatisfactory conditions have been corrected in an acceptable manner. Commencement of erection implies acceptance of related work.

3.2 Preparation

- A. Take out all necessary permits, arrange for all required inspections and pay all fees and expenses associated with performing the Mechanical Work.
- B. Contractor shall locate objects suspended below ceiling, embedded electrical conduit and reinforcement. Cored holes shall be offset to miss existing items. Offset dimensions shall be approved by Engineer prior to coring.
- C. Before starting Work, prepare and submit to the General Contractor a schedule of operations outlining the proposed order of procedure giving the dates of execution and the estimated time required for the completion of each step.
- D. Verify dimensions in the field.
- E. Verify ceiling heights or other architectural and structural details before installing any piping.
- F. Contractor shall flood each floor slab column bay prior to installation in order to locate ponds and determine which existing drains are currently functioning (at slab low point). Coordinate flooding with Owner and Engineer.
- G. Coordinate Work so as to avoid interferences with other trades. Due to the small scale of the Drawings, it is not possible to indicate all offsets, fittings or valves which may be required. Investigate the structural and finish conditions affecting this Work. Plan accordingly, furnish such offsets, fittings and valves as may be required.

3.3 Installation

- A. This Contractor will be responsible for cutting openings in the slabs as required to install new floor drains.
- B. Install all piping parallel to building walls and column lines, maintaining clear height as to not interfere with doorways, stairway, or traffic, while keeping a neat appearance.



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- C. Install piping so as to occupy a minimum of space, close to walls, ceiling, columns, or other members providing proper space for covering or removal of pipes.
- D. Work pipe into place without springing.
- E. Install all piping such that it will drain and vent as indicated on the Drawings or required. Pitch all horizontal lines 1/8-inch per foot minimum at a uniform grade.
- F. Connect piping to existing drain system.
- G. Properly support all piping installed on suitable pipe hangers and supports. All equipment for permanent hangers, supports, and anchors shall be fabricated from durable materials suitable for the service conditions and in accordance with the details e required strength of hangers on the combined weight of the piping filled with water.

3.4 Cleanup

- A. At the completion of Work under this Contract, remove from the building all rubbish and accumulated materials.
- B. Provide the entire installation thoroughly free from all oil and grease after successfully completing all tests and before the Work is turned over to the Owner.

END OF SECTION 22 1400



DIVISION 32
EXTERIOR IMPROVEMENTS



Hubbard Woods Parking Structure 2026 Repairs**January 2026****SECTION 32 1723 – PAVEMENT MARKINGS****PART 1 - GENERAL****1.1 Related Documents**

- A. The Conditions of the Contract for Construction and the General Requirements of Division 1 of these Specifications apply to the Work in this Section.

1.2 Work Included

- A. The Work of this Section includes furnishing all material, labor, equipment, and services to paint the following items of the types, patterns, sizes and colors as indicated on the Drawings.
 - 1. Parking stripes
 - 2. Traffic arrows
 - 3. Walkway stripes
 - 4. Text
 - 5. ADA accessible space logo

1.3 Related Work

- A. The following Work is related to this Section:
 - 1. Section 01 3300 Submittal Procedures
 - 2. Section 03 3000 Cast-in-Place Concrete
 - 3. Section 07 1800 Traffic Coatings

1.4 Submittals

- A. Action Submittals
 - 1. Manufacturer's Spec Data Sheets of each product to be used.
- B. Informational Submittals
 - 1. Material Safety Data Sheets of each product, solvent, or related chemicals to be used, and certification that the materials conform to local, state, and federal environmental and worker's safety laws and regulations.
 - 2. Standard color chip for each color.

1.5 Environmental Requirements

- A. Manufacturer and Installer are required to confirm that all materials used in accordance with this Section conform to local, state, and federal environmental and workers' safety laws and regulations.
 - 1. VOC content of materials shall not exceed the limits per Environmental Protection Agency National Volatile Organic Compound Emission Standards for Architectural Coatings (40CFR59).
- B. The Installer is solely responsible for fume control and shall take all necessary precautions against injury to personnel or adjacent building occupants during application. As a minimum, Installer shall take the following precautions:
 - 1. Provide and maintain barricades.
 - 2. Locate and protect building air intakes during application.
 - 3. Follow all state, federal, and local safety regulations.
 - 4. Follow all Manufacturers' safety requirements.



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5. Dispose empty containers immediately and properly.
6. Use protective equipment.
7. Ensure work area is well vented to the exterior.

1.6 Transportation and Handling

- A. Deliver all materials to site in original, unopened containers bearing the following information:
 1. Name of Product
 2. Name of Manufacturer
 3. Date of Manufacture
 4. Lot or Batch Number
- B. Store materials under cover and protected from the weather.
- C. Replace containers showing any signs of damage with new material at no additional cost to Owner.
- D. Mix and prepare coatings only in areas designated by the Contractor for that purpose.
- E. Take precautions to prevent fire in or around coatings materials. Provide and maintain hand fire extinguisher near storage and mixing area.
- F. At no time shall the weight of the stored material placed on a slab area exceed 30 PSF or 2,000 lbs. over 20 square inches.

1.7 Basis of Payment

- A. Pavement marking preparation and application will be paid on a lump sum basis. Refer to Section 00 4100, Bid Forms.

PART 2 - PRODUCTS**2.1 Pavement Markings – Alkyd (Solvent Based)**

- A. All materials shall meet Federal Specification TT-P-115F
- B. Provide pavement markings as indicated on the Drawings.
- C. Approved alkyd pavement markings are:
 1. SetFast Premium Alkyd Zone Marking Paint, The Sherwin Williams Company, Cleveland, Ohio.
 - a. A300 White
 - b. A303 Lead-Free Yellow
 - c. A302 Red
 - d. A305 Black
 - e. Handicap Blue Use A300 White as base and tint
 2. Alkyd Zone Marking Paint, ICI Paints, Cleveland, Ohio.
 - a. 22694/22693 White
 - b. 20086/20126 Lead-Free Yellow
 - c. 43619/43620 Red
 - d. 20085/28744 Black
 - e. 20083/20084 Handicap Blue
 3. Or approved equivalent

2.2 Pavement Markings – Acrylic Waterborne

- A. All materials shall meet Federal Specification TT-P-1952B.



AMERICAN STRUCTUREPOINT, INC.
PROJECT NO. 002025.00177

PAVEMENT MARKINGS
32 1723 - 2

Hubbard Woods Parking Structure 2026 Repairs**January 2026**

- B. Provide pavement markings as indicated on the Drawings.
- C. Approved acrylic waterborne pavement markings are:
 - 1. SetFast Acrylic Waterborne Traffic Marking Paint, The Sherwin Williams Company, Cleveland, Ohio.
 - a. TM226 White
 - b. TM227 Lead-Free Yellow
 - c. Handicap Blue Use SetFast Low VOC Acrylic Paint TM5626 White as Base and tint
 - d. Handicap Blue Use SetFast Low VOC Latex Traffic Marking Paint TM2133
 - 2. Water Reducible Acrylic Traffic Paint, ICI Paints, Cleveland, Ohio.
 - a. 25524/22683 White
 - b. 20087/20088 Lead-Free Yellow
 - c. 26563/26564 Red
 - d. 26565/26566 Black
 - e. 20089/20090 Handicap Blue
 - 3. Or approved equivalent

2.3 Pavement Markings – Low VOC Acrylic

- A. All materials shall meet Federal Specification TT-P-1952B and shall have a VOC content less than <100 g/L (0.83 lb/gal).
- B. Provide pavement markings as indicated on the Drawings.
- C. Approved low VOC acrylic pavement markings are:
 - 1. SetFast Low VOC Acrylic Traffic Marking Paint, The Sherwin Williams, Cleveland, Ohio.
 - a. TM5626 White
 - b. TM5627 Lead-Free Yellow
 - c. Handicap Blue Use TM5626 White as base and tint
 - 2. Or approved equivalent

2.4 Pavement Markings – Low VOC Latex

- A. All materials shall meet Federal Specification TT-P-1952B and shall have a VOC content less than <100 g/L (0.83 lb/gal).
- B. Provide pavement markings as indicated on the Drawings.
- C. Approved low VOC latex pavement markings are:
 - 1. SetFast Low VOC Latex Traffic Marking Paint, The Sherwin Williams, Cleveland, Ohio.
 - a. TM2132 Red
 - b. TM2135 Black
 - c. TM2133 Handicap Blue
 - 2. Or approved equivalent

2.5 Pavement Marking Beads

- A. All materials shall meet AASHTO Standard Specification M247, Glass Beads used in traffic paints, Type I. Beads shall be treated with a performance adhesion coating.
- B. Provide Glass Beads at a rate of 6 pounds per gallon into all traffic arrows, center traffic lines, walkway stripes and floor text to produce reflectorized pavement markings. Glass beads are not required in parking space striping.



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- C. Approved pavement marking bead manufacturers are:
1. Cataphote Inc., Jackson, MS.
 2. Potters Industries Inc., Valley Forge, PA.
 3. Flex-O-Lite, St. Louis, MO.
 4. Or approved equivalent

PART 3 - EXECUTION**3.1 Inspection**

- A. Inspect surfaces to which paint will be applied and report immediately in writing to the Engineer as required in the General Conditions any conditions detrimental to the proper execution of this work.
- B. Do not proceed until unsatisfactory conditions are acceptably remedied. Commencement of work implies acceptance of related work.

3.2 Preparation

- A. Before commencing work, make certain that surfaces are thoroughly cleaned, dry, and in sound condition. The cleaning of concrete floor surfaces shall meet the requirements of ASTM Designation: D 4258 for Water Cleaning and Detergent Water Cleaning.
- B. Any existing paint stripes shall be removed by grinding or scarifying so that no visible paint stripe remains.
- C. Do not paint any surface that is wet or damp.
- D. Remove all oil, dust, grease, dirt, and other foreign material to ensure adequate adhesion.
- E. Lay out all striping on each level, using dimensions indicated on the Drawings. Report any discrepancies, interferences or changes in striping due to field conditions to the Engineer prior to painting. Paint Contractor shall be required to remove paint, repair surface and repaint stripes not applied in strict accordance with the Drawings.
- F. Verify compatibility with concrete sealer, joint sealant, traffic bearing membrane, and all other surface treatments as specified in Division 7.

3.3 Mixing

- A. Do not mix different types of materials or materials from different Manufacturers.
- B. Do not thin material except as recommended by Manufacturer for spray application.
- C. Mix paint thoroughly by boxing, stirring or power agitation before use.

3.4 Application

- A. Apply painting and finishing materials in accordance with the Manufacturer's directions. Use techniques best suited for the material and surfaces to which applied. Apply at 15 mils wet thickness.
- B. Do not apply paint when the air and/or surface temperature is below 50 degrees F, when relative humidity exceeds 85%, when rain is threatening or late in the evening when dew might form before drying.
- C. Allow concrete to age 60 days (asphalt 90 days) before coating.



Hubbard Woods Parking Structure 2026 Repairs

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3.5 Cleaning

- A. Immediately upon completion of work, clean up all paint spots, remove excess materials and equipment, and repair all paint damage to other finishes.

END OF SECTION 32 1723



CONTRACT

ATTACHMENT C

LIST OF DRAWINGS

All Drawings listed and contained in the Drawing Index for:

HUBBARD WOODS PARKING GARAGE 2026 REPAIRS AND PRESERVATION

As prepared by American Structurepoint Inc. and Sentinel Group LLC

Addendum #1 date February 19th, 2026

All of the above items are incorporated by reference

CONTRACT

APPENDIX 1
PREVAILING WAGE ORDINANCE

RESOLUTION NO. R-37-2018

A RESOLUTION ASCERTAINING THE PREVAILING RATE OF WAGES FOR THE CONSTRUCTION OF PUBLIC WORKS IN THE VILLAGE OF WINNETKA

WHEREAS, the State of Illinois has enacted the Prevailing Wage Act, 820 ILCS 130/0.01, *et seq.* ("**Act**"); and

WHEREAS, the Act requires the Village of Winnetka ("**Village**") to investigate and ascertain, during the month of June of each year, the prevailing rate of wages as defined in the Act for laborers, mechanics and other workers in the Village employed in performing the construction of public works for the Village; and

WHEREAS, the Village Council has determined that it will serve and be in the best interest of the Village and its residents to adopt this Resolution;

NOW, THEREFORE, BE IT RESOLVED, by the Council of the Village of Winnetka, Cook County, Illinois, as follows:

SECTION 1: RECITALS. The facts and statements contained in the preamble to this Resolution are found to be true and correct and are hereby adopted as part of this Resolution.

SECTION 2: ASCERTAINMENT AND APPLICATION OF PREVAILING WAGE. To the extent required by the Act, the general prevailing rate of wages in the Village for laborers, mechanics and other workers engaged in construction of public works coming under the jurisdiction of the Village is hereby ascertained to be the same as the prevailing rate of wages for construction in the Cook County area as determined by the Department of Labor of the State of Illinois ("**Department**") as of September 2017 (which determination is the most recent made by the Department), a copy of which determination is attached to and, by this reference, made a part of this Resolution as **Exhibit A**. As required by the Act, any and all revisions of the prevailing rate of wages by the Department will supersede the Department's September 2017 determination and apply to any and all public works construction undertaken by the Village.

SECTION 3: CONTRACTOR'S RESPONSIBILITY. Each contractor or subcontractor engaged in construction of public works for the Village to which the general prevailing rate of hourly wages are required by the Act to be paid must submit to the Village a certified payroll on a monthly basis, in accordance with Section 5 of the Act. The certified payroll must consist of a complete copy of those records required to be made and kept by the Act. The certified payroll must be accompanied by a statement signed by the contractor or subcontractor that certifies that: (A) such records are true and accurate; (B) the hourly rate paid is not less than the general prevailing rate of hourly wages required by the Act; and (C) the contractor or subcontractor is aware that filing a certified payroll that he or she knows to be false is a Class A misdemeanor. A general contractor may rely on the certification of a lower tier subcontractor, provided that the general contractor does not knowingly rely upon a subcontractor's false certification. Upon seven business days' notice, the contractor and each subcontractor must make available for inspection the records required to be made and kept by the Act: (i) to the Village and its officers and agents, to the Director of the Department and his or her deputies and agents, and to all other federal, State, or local law enforcement agencies and prosecutors; and (ii) at all reasonable hours at a location within the State.

SECTION 4: DEFINITIONS; APPLICABILITY. The definition of any term appearing in this Resolution that is also defined or used in the Act is the same as in the Act. Nothing contained in this Resolution shall be construed to apply the general prevailing rate of wages as ascertained by this Resolution to any work or employment that is not subject to the requirements of the Act.

SECTION 5: POSTING AND INSPECTION. The Village Clerk is directed to publicly post this determination or any revisions of the prevailing rate of wages in the Village Hall and shall keep a copy available for inspection by any interested party. A copy of this determination or of any revised determination of prevailing rate of wages for Cook County then in effect will be attached to all public works construction contract specifications.

SECTION 6: MAILING UPON REQUEST. The Village Clerk is directed to mail a copy of this determination to any employer, to any association of employers, and to any person or association of employees who have filed their names and addresses, requesting copies of any determination stating the particular rates and the particular class of workers whose wages will be affected by such rates.

SECTION 7: FILING. The Village Clerk is directed to promptly file a certified copy of this Resolution with both the Secretary of State Index Division of the State of Illinois and the Department.

SECTION 8: PUBLICATION. Within 30 days after filing this Resolution in accordance with Section 7 of this Resolution, the Village Clerk is directed to publish a copy of this Resolution in a newspaper of general circulation in the Village, which publication shall be deemed to constitute notice that the determination made by this Resolution is effective and is the determination of the Village.

SECTION 9: EFFECTIVE DATE. This Resolution shall be in full force and effect after its passage and approval according to law.

[SIGNATURE PAGE FOLLOWS]

ADOPTED this 19th day of June, 2018, pursuant to the following roll call vote:

AYES: Trustees Cripe, Dearborn, Lanphier, Myers, and Swierk

NAYS: None

ABSENT: Trustee Wedner

Signed

s/Chris Rintz

Village President

Countersigned:

Robert M. Bahan

Village Clerk

Exhibit A

Illinois Department of Labor Prevailing Wages for Cook County

September 2017

Cook County Prevailing Wage Rates posted on 3/2/2026

						Overtime										
Trade Title	Rg	Type	C	Base	Foreman	M-F	Sa	Su	Hol	H/W	Pension	Vac	Trng	Other Ins	Add OT 1.5x owed	Add OT 2.0x owed
ASBESTOS ABT-GEN	All	ALL		51.40	52.40	1.5	1.5	2.0	2.0	18.32	17.71	0.00	0.91	0.00	0.00	0.00
ASBESTOS ABT-MEC	All	BLD		42.02	45.38	1.5	1.5	2.0	2.0	16.44	16.64	0.00	0.92		3.37	6.73
BOILERMAKER	All	BLD		58.91	64.21	2.0	2.0	2.0	2.0	7.07	27.02	0.00	3.69	2.31	0.00	39.30
BRICK MASON	All	BLD		53.06	58.37	1.5	1.5	2.0	2.0	12.95	26.26	0.00	1.57	0.00	4.23	8.45
CARPENTER	All	ALL		56.71	58.71	1.5	1.5	2.0	2.0	13.64	27.26	2.61	1.04		0.00	0.00
CEMENT MASON	All	ALL		53.10	55.10	2.0	1.5	2.0	2.0	18.43	24.00	0.00	1.25		2.50	5.00
CERAMIC TILE FINISHER	All	BLD		49.09	49.09	1.5	1.5	2.0	2.0	13.25	17.61	0.00	1.37	0.00	5.57	11.14
CERAMIC TILE LAYER	All	BLD		57.04	62.04	1.5	1.5	2.0	2.0	13.25	21.60	0.00	1.50	0.00	7.63	15.26
COMMUNICATION ELECTRICIAN	All	BLD		51.14	56.25	1.5	1.5	2.0	2.0	16.70	14.48	1.40	1.27	0.10	0.00	0.00
CONCRETE SPECIALIST	All	BLD		51.81	58.21	1.5	1.5	2.0	2.0	12.95	27.56	0.00	1.57	0.00	4.88	9.75
CONCRETE SPECIALIST WELDER	All	BLD		54.40	58.21	1.5	1.5	2.0	2.0	12.95	27.56	0.00	1.57	0.00	4.88	9.75
ELECTRIC PWR EQMT OP	All	ALL		64.58	70.87	1.5	1.5	2.0	2.0	12.99	22.45	0.00	3.66	0.00	0.00	0.00
ELECTRIC PWR GRNDMAN	All	ALL		50.37	70.87	1.5	1.5	2.0	2.0	10.13	17.51	0.00	2.85	0.00	0.00	0.00
ELECTRIC PWR LINEMAN	All	ALL		64.58	70.87	1.5	1.5	2.0	2.0	12.99	22.45	0.00	3.66	0.00	0.00	0.00
ELECTRICIAN	All	ALL		57.75	63.53	1.5	1.5	2.0	2.0	19.34	21.13	1.60	1.87	0.30	0.00	0.00
ELEVATOR CONSTRUCTOR	All	BLD		70.68	79.52	2.0	2.0	2.0	2.0	16.28	21.36	5.65	0.80		0.00	0.00
FENCE ERECTOR	All	ALL		52.25	54.75	1.5	1.5	2.0	2.0	14.29	19.02	0.00	1.00	0.00	0.00	0.00
GLAZIER	All	BLD		53.55	55.05	1.5	2.0	2.0	2.0	16.04	26.64	0.00	2.30	0.00	0.00	0.00
HEAT/FROST INSULATOR	All	BLD		56.02	59.38	1.5	1.5	2.0	2.0	16.44	19.88	0.00	0.92		4.99	9.97
IRON WORKER	All	ALL		62.46	65.96	2.0	2.0	2.0	2.0	19.05	27.04	0.00	0.49	0.00	0.00	0.00
LABORER	All	ALL		51.40	52.15	1.5	1.5	2.0	2.0	18.32	17.71	0.00	0.91	0.00	0.00	0.00
LATHER	All	ALL		56.71	58.71	1.5	1.5	2.0	2.0	13.64	27.26	2.61	1.04		0.00	0.00
MACHINIST	All	BLD		60.39	64.39	1.5	1.5	2.0	2.0	11.43	9.95	1.85	1.47	0.00	0.00	0.00
MARBLE FINISHER	All	ALL		40.21	54.60	1.5	1.5	2.0	2.0	12.95	23.81	0.00	0.98	0.00	3.00	6.00
MARBLE SETTER	All	BLD		52.00	57.20	1.5	1.5	2.0	2.0	12.95	25.57	0.00	1.25	0.00	3.88	7.76
MATERIAL TESTER I	All	ALL		41.40		1.5	1.5	2.0	2.0	18.32	17.71	0.00	0.91	0.00	0.00	0.00

Cook County Prevailing Wage Rates posted on 3/2/2026

MATERIALS TESTER II	All	ALL		46.40		1.5	1.5	2.0	2.0	18.32	17.71	0.00	0.91	0.00	0.00	0.00
MILLWRIGHT	All	ALL		56.71	58.71	1.5	1.5	2.0	2.0	13.64	27.26	2.61	1.04		0.00	0.00
OPERATING ENGINEER	All	BLD	1	64.80	68.80	2.0	2.0	2.0	2.0	24.70	21.55	2.00	2.75		0.00	0.00
OPERATING ENGINEER	All	BLD	2	63.50	68.80	2.0	2.0	2.0	2.0	24.70	21.55	2.00	2.75	0.00	0.00	0.00
OPERATING ENGINEER	All	BLD	3	60.95	68.80	2.0	2.0	2.0	2.0	24.70	21.55	2.00	2.75		0.00	0.00
OPERATING ENGINEER	All	BLD	4	59.20	68.80	2.0	2.0	2.0	2.0	24.70	21.55	2.00	2.75		0.00	0.00
OPERATING ENGINEER	All	BLD	5	68.55	68.80	2.0	2.0	2.0	2.0	24.70	21.55	2.00	2.75		0.00	0.00
OPERATING ENGINEER	All	BLD	6	65.80	68.80	2.0	2.0	2.0	2.0	24.70	21.55	2.00	2.75		0.00	0.00
OPERATING ENGINEER	All	BLD	7	67.80	68.80	2.0	2.0	2.0	2.0	24.70	21.55	2.00	2.75		0.00	0.00
OPERATING ENGINEER	All	FLT	1	73.95	73.95	1.5	1.5	2.0	2.0	24.70	21.55	2.00	2.75		0.00	0.00
OPERATING ENGINEER	All	FLT	2	72.45	73.95	1.5	1.5	2.0	2.0	24.70	21.55	2.00	2.75		0.00	0.00
OPERATING ENGINEER	All	FLT	3	67.95	73.95	1.5	1.5	2.0	2.0	24.70	21.55	2.00	2.75		0.00	0.00
OPERATING ENGINEER	All	FLT	4	63.45	73.95	1.5	1.5	2.0	2.0	24.70	21.55	2.00	2.75		0.00	0.00
OPERATING ENGINEER	All	FLT	5	75.45	73.95	1.5	1.5	2.0	2.0	24.70	21.55	2.00	2.75		0.00	0.00
OPERATING ENGINEER	All	FLT	6	63.45	73.95	1.5	1.5	2.0	2.0	24.70	21.55	2.00	2.75		0.00	0.00
OPERATING ENGINEER	All	HWY	1	63.00	67.00	1.5	1.5	2.0	2.0	24.70	21.55	2.00	2.75		0.00	0.00
OPERATING ENGINEER	All	HWY	2	62.45	67.00	1.5	1.5	2.0	2.0	24.70	21.55	2.00	2.75		0.00	0.00
OPERATING ENGINEER	All	HWY	3	60.40	67.00	1.5	1.5	2.0	2.0	24.70	21.55	2.00	2.75		0.00	0.00
OPERATING ENGINEER	All	HWY	4	59.00	67.00	1.5	1.5	2.0	2.0	24.70	21.55	2.00	2.75		0.00	0.00
OPERATING ENGINEER	All	HWY	5	57.80	67.00	1.5	1.5	2.0	2.0	24.70	21.55	2.00	2.75		0.00	0.00
OPERATING ENGINEER	All	HWY	6	66.00	67.00	1.5	1.5	2.0	2.0	24.70	21.55	2.00	2.75		0.00	0.00
OPERATING ENGINEER	All	HWY	7	64.00	67.00	1.5	1.5	2.0	2.0	24.70	21.55	2.00	2.75		0.00	0.00
ORNAMENTAL IRON WORKER	All	ALL		59.26	62.76	2.0	2.0	2.0	2.0	14.86	27.70	0.00	2.25	0.00	0.00	0.00
PAINTER	All	ALL		54.30	61.09	1.5	1.5	1.5	2.0	16.26	17.59	0.00	1.86	0.00	0.00	0.00
PAINTER - SIGNS	All	BLD		48.16	54.11	1.5	1.5	2.0	2.0	8.20	16.81	0.00	0.00	0.00	0.00	0.00
PILEDRIIVER	All	ALL		56.71	58.71	1.5	1.5	2.0	2.0	13.64	27.26	2.61	1.04		0.00	0.00
PIPEFITTER	All	BLD		58.50	61.50	1.5	1.5	2.0	2.0	15.15	22.85	0.00	3.12	0.00	0.00	0.00
PLASTERER	All	BLD		51.10	54.17	1.5	1.5	2.0	2.0	18.43	22.10	0.00	1.25	0.00	0.00	0.00
PLUMBER	All	BLD		60.50	64.15	1.5	1.5	2.0	2.0	19.10	17.94	0.00	1.98		0.00	0.00

Cook County Prevailing Wage Rates posted on 3/2/2026

ROOFER	All	BLD		52.00	57.00	1.5	1.5	2.0	2.0	12.80	18.19	0.00	1.14	0.00	0.00	0.00
SHEETMETAL WORKER	All	BLD		54.58	58.95	1.5	1.5	2.0	2.0	15.88	28.92	0.00	1.20	0.00	0.00	0.00
SIGN HANGER	All	BLD		37.62	40.63	1.5	1.5	2.0	2.0	7.85	4.90	0.00	0.00	0.00	0.00	0.00
SPRINKLER FITTER	All	BLD		63.20	65.95	1.5	1.5	2.0	2.0	15.45	19.95	0.00	1.15	0.00	0.00	0.00
STEEL ERECTOR	All	ALL		62.46	65.96	2.0	2.0	2.0	2.0	19.05	27.04	0.00	0.49	0.00	0.00	0.00
STONE MASON	All	BLD		53.06	58.37	1.5	1.5	2.0	2.0	12.95	26.26	0.00	1.57	0.00	4.23	8.45
SURVEY WORKER	All	BLD		58.45	59.45	1.5	1.5	2.0	2.0	19.10	14.40	0.00	1.59		0.00	0.00
SURVEY WORKER	All	HWY		58.45	59.45	1.5	1.5	2.0	2.0	19.10	14.40	0.00	1.59		0.00	0.00
TERRAZZO FINISHER	All	BLD		51.44	51.44	1.5	1.5	2.0	2.0	13.25	18.87	0.00	1.41	0.00	4.45	8.89
TERRAZZO MECHANIC	All	BLD		55.35	58.85	1.5	1.5	2.0	2.0	13.25	20.26	0.00	1.46	0.00	4.70	9.39
TRAFFIC SAFETY WORKER I	All	HWY		43.40	45.40	1.5	1.5	2.0	2.0	10.08	10.08	0.00	1.05	0.00	0.00	0.00
TRAFFIC SAFETY WORKER II	ALL	HWY		44.40	46.40	1.5	1.5	2.0	2.0	10.08	10.08	0.00	1.05	0.00	0.00	0.00
TRUCK DRIVER	E	ALL	1	45.55	46.20	1.5	1.5	2.0	2.0	13.35	16.09	0.00	0.30	0.00	0.00	0.00
TRUCK DRIVER	E	ALL	2	45.80	46.20	1.5	1.5	2.0	2.0	13.35	16.09	0.00	0.30	0.00	0.00	0.00
TRUCK DRIVER	E	ALL	3	46.00	46.20	1.5	1.5	2.0	2.0	13.35	16.09	0.00	0.30	0.00	0.00	0.00
TRUCK DRIVER	E	ALL	4	46.20	46.20	1.5	1.5	2.0	2.0	13.35	16.09	0.00	0.30	0.00	0.00	0.00
TRUCK DRIVER	W	ALL	1	44.83	45.38	1.5	1.5	2.0	2.0	12.20	16.61	0.00	0.30	0.00	0.00	0.00
TRUCK DRIVER	W	ALL	2	44.98	45.38	1.5	1.5	2.0	2.0	12.20	16.61	0.00	0.30	0.00	0.00	0.00
TRUCK DRIVER	W	ALL	3	45.18	45.38	1.5	1.5	2.0	2.0	12.20	16.61	0.00	0.30	0.00	0.00	0.00
TRUCK DRIVER	W	ALL	4	45.38	45.38	1.5	1.5	2.0	2.0	12.20	16.61	0.00	0.30	0.00	0.00	0.00
TUCKPOINTER	All	BLD		52.53	53.53	1.5	1.5	2.0	2.0	11.05	23.16	0.00	1.46	0.00	0.00	0.00

Legend**Rg** Region**Type** Trade Type - All,Highway,Building,Floating,Oil & Chip,Rivers**C** Class**Base** Base Wage Rate**OT M-F** Unless otherwise noted, OT pay is required for any hour greater than 8 worked each day, Mon through Fri. The number listed is the multiple of the base wage.**OT Sa** Overtime pay required for every hour worked on Saturdays**OT Su** Overtime pay required for every hour worked on Sundays**OT Hol** Overtime pay required for every hour worked on Holidays

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H/W Health/Welfare benefit

Vac Vacation

Trng Training

Other Ins Employer hourly cost for any other type(s) of insurance provided for benefit of worker.

Explanations COOK COUNTY

The following list is considered as those days for which holiday rates of wages for work performed apply: New Years Day, Memorial Day, Fourth of July, Labor Day, Thanksgiving Day, Christmas Day and Veterans Day in some classifications/counties. Generally, any of these holidays which fall on a Sunday is celebrated on the following Monday. This then makes work performed on that Monday payable at the appropriate overtime rate for holiday pay. Common practice in a given local may alter certain days of celebration. If in doubt, please check with IDOL.

TRUCK DRIVERS (WEST) - That part of the county West of Barrington Road.

EXPLANATION OF CLASSES

ASBESTOS - GENERAL - removal of asbestos material/mold and hazardous materials from any place in a building, including mechanical systems where those mechanical systems are to be removed. This includes the removal of asbestos materials/mold and hazardous materials from ductwork or pipes in a building when the building is to be demolished at the time or at some close future date. ASBESTOS - MECHANICAL - removal of asbestos material from mechanical systems, such as pipes, ducts, and boilers, where the mechanical systems are to remain.

CERAMIC TILE FINISHER

The grouting, cleaning, and polishing of all classes of tile, whether for interior or exterior purposes, all burned, glazed or unglazed products; all composition materials, granite tiles, warning detectable tiles, cement tiles, epoxy composite materials, pavers, glass, mosaics, fiberglass, and all substitute materials, for tile made in tile-like units; all mixtures in tile like form of cement, metals, and other materials that are for and intended for use as a finished floor surface, stair treads, promenade roofs, walks, walls, ceilings, swimming pools, and all other places where tile is to form a finished interior or exterior. The mixing of all setting mortars including but not limited to thin-set mortars, epoxies, wall mud, and any other sand and cement mixtures or adhesives when used in the preparation, installation, repair, or maintenance of tile and/or similar materials. The handling and unloading of all sand, cement, lime, tile, fixtures, equipment, adhesives, or any other materials to be used in the preparation, installation, repair, or maintenance of tile and/or similar materials. Ceramic Tile Finishers shall fill all joints and voids regardless of method on all tile work, particularly and especially after installation of said tile work. Application of any and all protective coverings to all types of tile installations including, but not be limited to, all soap compounds, paper products, tapes, and all polyethylene coverings, plywood, masonite, cardboard, and any new type of products that may be used to protect tile installations, Blastrac equipment, and all floor scarifying equipment used in preparing floors to receive tile. The clean up and removal of all waste and materials. All demolition of existing tile floors and walls to be re-tiled.

COMMUNICATIONS ELECTRICIAN

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Installation, operation, inspection, maintenance, repair and service of radio, television, recording, voice sound vision production and reproduction, telephone and telephone interconnect, facsimile, data apparatus, coaxial, fibre optic and wireless equipment, appliances and systems used for the transmission and reception of signals of any nature, business, domestic, commercial, education, entertainment, and residential purposes, including but not limited to, communication and telephone, electronic and sound equipment, fibre optic and data communication systems, and the performance of any task directly related to such installation or service whether at new or existing sites, such tasks to include the placing of wire and cable and electrical power conduit or other raceway work within the equipment room and pulling wire and/or cable through conduit and the installation of any incidental conduit, such that the employees covered hereby can complete any job in full.

MARBLE FINISHER

Loading and unloading trucks, distribution of all materials (all stone, sand, etc.), stocking of floors with material, performing all rigging for heavy work, the handling of all material that may be needed for the installation of such materials, building of scaffolding, polishing if needed, patching, waxing of material if damaged, pointing up, caulking, grouting and cleaning of marble, holding water on diamond or Carborundum blade or saw for setters cutting, use of tub saw or any other saw needed for preparation of material, drilling of holes for wires that anchor material set by setters, mixing up of molding plaster for installation of material, mixing up thin set for the installation of material, mixing up of sand to cement for the installation of material and such other work as may be required in helping a Marble Setter in the handling of all material in the erection or installation of interior marble, slate, travertine, art marble, serpentine, alberene stone, blue stone, granite and other stones (meaning as to stone any foreign or domestic materials as are specified and used in building interiors and exteriors and customarily known as stone in the trade), carrara, sanionyx, vitrolite and similar opaque glass and the laying of all marble tile, terrazzo tile, slate tile and precast tile, steps, risers treads, base, or any other materials that may be used as substitutes for any of the aforementioned materials and which are used on interior and exterior which are installed in a similar manner.

MATERIAL TESTER I: Hand coring and drilling for testing of materials; field inspection of uncured concrete and asphalt.

MATERIAL TESTER II: Field inspection of welds, structural steel, fireproofing, masonry, soil, facade, reinforcing steel, formwork, cured concrete, and concrete and asphalt batch plants; adjusting proportions of bituminous mixtures.

OPERATING ENGINEER - BUILDING

Class 1. Asphalt Plant; Asphalt Spreader; Autograde; Backhoes with Caisson Attachment; Batch Plant; Benoto (requires Two Engineers); Boiler and Throttle Valve; Caisson Rigs; Central Redi-Mix Plant; Combination Back Hoe Front End-loader Machine; Compressor and Throttle Valve; Concrete Breaker (Truck Mounted); Concrete Conveyor; Concrete Conveyor (Truck Mounted); Concrete Paver Over 27E cu. ft; Concrete Paver 27E cu. ft. and Under; Concrete Placer; Concrete Placing Boom; Concrete Pump (Truck Mounted); Concrete Tower; Cranes, All; Cranes, Hammerhead; Cranes, (GCI and similar Type); Creter Crane; Spider Crane; Crusher, Stone, etc.; Derricks, All; Derricks, Traveling; Formless Curb and Gutter Machine; Grader, Elevating; Grouting Machines; Heavy Duty Self-Propelled Transporter or Prime Mover; Highlift Shovels or Front Endloader 2-1/4 yd. and over; Hoists, Elevators, outside type rack and pinion and similar machines; Hoists, One, Two and Three Drum; Hoists, Two Tugger One Floor; Hydraulic Backhoes; Hydraulic Boom Trucks; Hydro Vac (and similar equipment); Locomotives, All; Motor Patrol; Lubrication Technician; Manipulators; Pile Drivers and Skid Rig; Post Hole Digger; Pre-Stress Machine; Pump Cretes Dual Ram; Pump Cretes: Squeeze Cretes-Screw Type Pumps; Gypsum Bulker and Pump; Raised and Blind Hole Drill; Roto Mill Grinder; Scoops - Tractor Drawn; Slip-

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Form Paver; Straddle Buggies; Operation of Tie Back Machine; Tournapull; Tractor with Boom and Side Boom; Trenching Machines.

Class 2. Boilers; Broom, All Power Propelled; Bulldozers; Concrete Mixer (Two Bag and Over); Conveyor, Portable; Forklift Trucks; Highlift Shovels or Front Endloaders under 2-1/4 yd.; Hoists, Automatic; Hoists, Inside Elevators; Hoists, Sewer Dragging Machine; Hoists, Tugger Single Drum; Laser Screed; Rock Drill (Self-Propelled); Rock Drill (Truck Mounted); Rollers, All; Steam Generators; Tractors, All; Tractor Drawn Vibratory Roller; Winch Trucks with "A" Frame.

Class 3. Air Compressor; Combination Small Equipment Operator; Generators; Heaters, Mechanical; Hoists, Inside Elevators (remodeling or renovation work); Hydraulic Power Units (Pile Driving, Extracting, and Drilling); Pumps, over 3" (1 to 3 not to exceed a total of 300 ft.); Low Boys; Pumps, Well Points; Welding Machines (2 through 5); Winches, 4 Small Electric Drill Winches.

Class 4. Bobcats and/or other Skid Steer Loaders; Oilers; and Brick Forklift.

Class 5. Assistant Craft Foreman.

Class 6. Gradall.

Class 7. Mechanics; Welders.

OPERATING ENGINEERS - HIGHWAY CONSTRUCTION

Class 1. Asphalt Plant; Asphalt Heater and Planer Combination; Asphalt Heater Scarfire; Asphalt Spreader; Autograder/GOMACO or other similar type machines; ABG Paver; Backhoes with Caisson Attachment; Ballast Regulator; Belt Loader; Caisson Rigs; Car Dumper; Central Redi-Mix Plant; Combination Backhoe Front Endloader Machine, (1 cu. yd. Backhoe Bucket or over or with attachments); Concrete Breaker (Truck Mounted); Concrete Conveyor; Concrete Paver over 27E cu. ft.; Concrete Placer; Concrete Tube Float; Cranes, all attachments; Cranes, Tower Cranes of all types: Creter Crane; Spider Crane; Crusher, Stone, etc.; Derricks, All; Derrick Boats; Derricks, Traveling; Dredges; Elevators, Outside type Rack & Pinion and Similar Machines; Formless Curb and Gutter Machine; Grader, Elevating; Grader, Motor Grader, Motor Patrol, Auto Patrol, Form Grader, Pull Grader, Subgrader; Guard Rail Post Driver Truck Mounted; Hoists, One, Two and Three Drum; Heavy Duty Self-Propelled Transporter or Prime Mover; Hydraulic Backhoes; Backhoes with shear attachments up to 40' of boom reach; Lubrication Technician; Manipulators; Mucking Machine; Pile Drivers and Skid Rig; Pre-Stress Machine; Pump Cretes Dual Ram; Rock Drill - Crawler or Skid Rig; Rock Drill - Truck Mounted; Rock/Track Tamper; Roto Mill Grinder; Slip-Form Paver; Snow Melters; Soil Test Drill Rig (Truck Mounted); Straddle Buggies; Hydraulic Telescoping Form (Tunnel); Operation of Tieback Machine; Tractor Drawn Belt Loader; Tractor Drawn Belt Loader (with attached pusher - two engineers); Tractor with Boom; Tractaire with Attachments; Traffic Barrier Transfer Machine; Trenching; Truck Mounted Concrete Pump with Boom; Raised or Blind Hole Drills (Tunnel Shaft); Underground Boring and/or Mining Machines 5 ft. in diameter and over tunnel, etc; Underground Boring and/or Mining Machines under 5 ft. in diameter; Wheel Excavator; Widener (APSCO).

Class 2. Batch Plant; Bituminous Mixer; Boiler and Throttle Valve; Bulldozers; Car Loader Trailing Conveyors; Combination Backhoe Front Endloader Machine (Less than 1 cu. yd. Backhoe Bucket or over or with attachments); Compressor and Throttle Valve; Compressor, Common Receiver (3); Concrete Breaker or Hydro Hammer; Concrete Grinding Machine; Concrete Mixer or Paver 7S

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Series to and including 27 cu. ft.; Concrete Spreader; Concrete Curing Machine, Burlap Machine, Belting Machine and Sealing Machine; Concrete Wheel Saw; Conveyor Muck Cars (Haglund or Similar Type); Drills, All; Finishing Machine - Concrete; Highlift Shovels or Front Endloader; Hoist - Sewer Dragging Machine; Hydraulic Boom Trucks (All Attachments); Hydro-Blaster; Hydro Excavating (excluding hose work); Laser Screed; All Locomotives, Dinky; Off-Road Hauling Units (including articulating) Non Self-Loading Ejection Dump; Pump Cretes: Squeeze Cretes - Screw Type Pumps, Gypsum Bulker and Pump; Roller, Asphalt; Rotary Snow Plows; Rototiller, Seaman, etc., self-propelled; Self-Propelled Compactor; Spreader - Chip - Stone, etc.; Scraper - Single/Twin Engine/Push and Pull; Scraper - Prime Mover in Tandem (Regardless of Size); Tractors pulling attachments, Sheeps Foot, Disc, Compactor, etc.; Tug Boats.

Class 3. Boilers; Brooms, All Power Propelled; Cement Supply Tender; Compressor, Common Receiver (2); Concrete Mixer (Two Bag and Over); Conveyor, Portable; Farm-Type Tractors Used for Mowing, Seeding, etc.; Forklift Trucks; Grouting Machine; Hoists, Automatic; Hoists, All Elevators; Hoists, Tugger Single Drum; Jeep Diggers; Low Boys; Pipe Jacking Machines; Post-Hole Digger; Power Saw, Concrete Power Driven; Pug Mills; Rollers, other than Asphalt; Seed and Straw Blower; Steam Generators; Stump Machine; Winch Trucks with "A" Frame; Work Boats; Tamper-Form-Motor Driven.

Class 4. Air Compressor; Combination - Small Equipment Operator; Directional Boring Machine; Generators; Heaters, Mechanical; Hydraulic Power Unit (Pile Driving, Extracting, or Drilling); Light Plants, All (1 through 5); Pumps, over 3" (1 to 3 not to exceed a total of 300 ft.); Pumps, Well Points; Vacuum Trucks (excluding hose work); Welding Machines (2 through 5); Winches, 4 Small Electric Drill Winches.

Class 5. SkidSteer Loader (all); Brick Forklifts; Oilers.

Class 6. Field Mechanics and Field Welders

Class 7. Dowell Machine with Air Compressor; Gradall and machines of like nature.

OPERATING ENGINEER - FLOATING

Class 1. Craft Foreman; Master Mechanic; Diver/Wet Tender; Engineer; Engineer (Hydraulic Dredge).

Class 2. Crane/Backhoe Operator; Boat Operator with towing endorsement; Mechanic/Welder; Assistant Engineer (Hydraulic Dredge); Leverman (Hydraulic Dredge); Diver Tender.

Class 3. Deck Equipment Operator, Machineryman, Maintenance of Crane (over 50 ton capacity) or Backhoe (115,000 lbs. or more); Tug/Launch Operator; Loader/Dozer and like equipment on Barge, Breakwater Wall, Slip/Dock, or Scow, Deck Machinery, etc.

Class 4. Deck Equipment Operator, Machineryman/Fireman (4 Equipment Units or More); Off Road Trucks; Deck Hand, Tug Engineer, Crane Maintenance (50 Ton Capacity and Under) or Backhoe Weighing (115,000 pounds or less); Assistant Tug Operator.

Class 5. Friction or Lattice Boom Cranes.

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Class 6. ROV Pilot, ROV Tender

SURVEY WORKER

Operates survey equipment (such as levels, transits, data collectors, GPS and robotic total stations) for the purpose of performing construction layout and/or grade checking.

SURVEY FOREMAN

Operates survey equipment (such as levels, transits, data collectors, GPS and robotic total stations) for the purpose of performing construction layout and/or grade checking; oversees survey crew operations; and/or coordinates work of survey crews.

TERRAZZO FINISHER

The handling of sand, cement, marble chips, and all other materials that may be used by the Mosaic Terrazzo Mechanic, and the mixing, grinding, grouting, cleaning and sealing of all Marble, Mosaic, and Terrazzo work, floors, base, stairs, and wainscoting by hand or machine, and in addition, assisting and aiding Marble, Masonic, and Terrazzo Mechanics.

TRAFFIC SAFETY Worker I

Traffic Safety Worker I - work associated with the delivery, installation, pick-up and servicing of safety devices during periods of roadway construction, including such work as set-up and maintenance of barricades, barrier wall reflectors, drums, cones, delineators, signs, crash attenuators, glare screen and other such items, and the layout and application or removal of conflicting and/or temporary roadway markings utilized to control traffic in construction zones, as well as flagging for these operations.

TRAFFIC SAFETY WORKER II

Work associated with the installation and removal of permanent pavement markings and/or pavement markers including both installations performed by hand and installations performed by truck.

TRUCK DRIVER - BUILDING, HEAVY AND HIGHWAY CONSTRUCTION - EAST & WEST

Class 1. Two or three Axle Trucks. A-frame Truck when used for transportation purposes; Air Compressors and Welding Machines, including those pulled by cars, pick-up trucks and tractors; Ambulances; Batch Gate Lockers; Batch Hopperman; Car and Truck Washers; Carry-alls; Fork Lifts and Hoisters; Helpers; Mechanics Helpers and Greasers; Oil Distributors 2-man operation; Pavement Breakers; Pole Trailer, up to 40 feet; Power Mower Tractors; Self-propelled Chip Spreader; Skipman; Slurry Trucks, 2-man operation; Slurry Truck Conveyor Operation, 2 or 3 man; Teamsters; Unskilled Dumpman; and Truck Drivers hauling warning lights, barricades, and portable toilets on the job site.

Class 2. Four axle trucks; Dump Crets and Adgetors under 7 yards; Dumpsters, Track Trucks, Euclids, Hug Bottom Dump Turnpulls or Turnatrailers when pulling other than self-loading equipment or similar equipment under 16 cubic yards; Mixer Trucks under 7 yards; Ready-mix Plant Hopper Operator, and Winch Trucks, 2 Axles.

Class 3. Five axle trucks; Dump Crets and Adgetors 7 yards and over; Dumpsters, Track Trucks, Euclids, Hug Bottom Dump

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Turntrailers or turnpulls when pulling other than self-loading equipment or similar equipment over 16 cubic yards; Explosives and/or Fission Material Trucks; Mixer Trucks 7 yards or over; Mobile Cranes while in transit; Oil Distributors, 1-man operation; Pole Trailer, over 40 feet; Pole and Expandable Trailers hauling material over 50 feet long; Slurry trucks, 1-man operation; Winch trucks, 3 axles or more; Mechanic--Truck Welder and Truck Painter.

Class 4. Six axle trucks; Dual-purpose vehicles, such as mounted crane trucks with hoist and accessories; Foreman; Master Mechanic; Self-loading equipment like P.B. and trucks with scoops on the front.

Other Classifications of Work:

For definitions of classifications not otherwise set out, the Department generally has on file such definitions which are available. If a task to be performed is not subject to one of the classifications of pay set out, the Department will upon being contacted state which neighboring county has such a classification and provide such rate, such rate being deemed to exist by reference in this document. If no neighboring county rate applies to the task, the Department shall undertake a special determination, such special determination being then deemed to have existed under this determination. If a project requires these, or any classification not listed, please contact IDOL at 217-782-1710 for wage rates or clarifications.

LANDSCAPING

Landscaping work falls under the existing classifications for laborer, operating engineer and truck driver. The work performed by landscape plantsman and landscape laborer is covered by the existing classification of laborer. The work performed by landscape operators (regardless of equipment used or its size) is covered by the classifications of operating engineer. The work performed by landscape truck drivers (regardless of size of truck driven) is covered by the classifications of truck driver.

MATERIAL TESTER & MATERIAL TESTER/INSPECTOR I AND II

Notwithstanding the difference in the classification title, the classification entitled "Material Tester I" involves the same job duties as the classification entitled "Material Tester/Inspector I". Likewise, the classification entitled "Material Tester II" involves the same job duties as the classification entitled "Material Tester/Inspector II".

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CONTRACT

PERFORMANCE BOND

LABOR AND MATERIAL PAYMENT BOND

VILLAGE OF WINNETKA
PUBLIC BID OPENING
2/27/26
2pm

Hubbard Woods Parking Structure 2026 Repairs and Preservation

BIDDER	BASE BID	ALTERNATE 1	ALTERNATE 2	ALTERNATE 3	ALTERNATE 4	ALTERNATE 5	ALTERNATE 6	ALTERNATE 7	ALTERNATE 8	ALTERNATE 9	BID BOND	CHECK
Bulley and Andrews	\$610,643.50	\$42,370.00	\$53,799.00	\$57,649.00	\$25,640.00	\$155,237.00	\$25,000	\$13,753.00	\$17,736.00	\$76,015.00	X	
Berglund Construction Co.	\$870,000.00	\$37,000	\$49,000	\$49,000	\$21,000	\$125,000	\$25,000	\$7,000	No bid	\$30,000	X	
Golf Construction	\$1,154,549.00	\$20,675	\$32,500	\$32,500	\$18,000	\$135,000	\$25,000	\$51,500	\$15,000	\$42,000	X	
JLJ Construction	\$727,551.00	\$27,450.00	\$42,225.00	\$42,225.00	\$26,980.00	\$52,550.00	\$25,000	\$7,455.00	NA	\$27,750.00	X	
Hammer Construction	\$637,273.00	\$44,400.00	\$60,800.00	\$60,800.00	\$21,200.00	\$52,500.00	\$25,000	NA	\$9,706.00	\$51,900.00	X	
Mamam Corp	\$710,500	\$88,090	\$106,720	\$106,720	\$20,125	\$127,650	\$25,000	\$7,158	NIC	\$31,440	X	
NRS	\$827,650.00	\$40,000.00	\$60,000.00	\$60,000.00	\$28,000.00	\$60,000.00	\$25,000	\$11,570.00	\$26,350.00	\$37,700.00	X	



Village of WINNETKA, IL

Agenda Item Executive Summary

TITLE: Resolution No. R-38-2026: Designating Lakeside Bank as a Depository for the Village of Winnetka and Designating Authorized Signatures (Adoption)

PRESENTER: Tim Sloth

AGENDA DATE: April 7, 2026

CONSENT: Yes

ITEM TYPE: Consent Agenda

ITEM HISTORY:

In 2016, the Village contracted with Third Millennium Associates, Inc. to provide utility billing, printing, and payment processing services. As part of these services, Third Millennium facilitates a lock box system, whereby utility payments are mailed directly to a designated bank for processing and deposit. Historically, Third Millennium utilized Fifth Third Bank as its lock box provider.

EXECUTIVE SUMMARY:

In 2026, Third Millennium transitioned its lock box banking services to Lakeside Bank. This change affects all client municipalities, including the Village of Winnetka. In order to maintain continuity of utility payment processing, the Village must formally designate Lakeside Bank as an approved depository and authorize designated officials to execute documents and manage the account. The proposed resolution authorizes Lakeside Bank as a depository and designates appropriate Village officials as authorized signers for purposes of administering the lock box account and associated treasury management services.

RECOMMENDATION:

Consider adoption of Resolution R-38-2026: A resolution designating Lakeside Bank as a depository for the Village of Winnetka and designating authorized signatures.

ATTACHMENTS:

1. Resolution No. R-38-2026: Approval of Utility Lockbox Deposit Account and Authorized Signers

A RESOLUTION DESIGNATING LAKESIDE BANK AS A DEPOSITORY FOR THE VILLAGE OF WINNETKA AND DESIGNATING AUTHORIZED SIGNATURES

WHEREAS, the Village of Winnetka ("**Village**") is a home rule municipality in accordance with Article VII, Section 6 of the Constitution of the State of Illinois of 1970; and

WHEREAS, the Village, pursuant to its authority under the Illinois Municipal Code, 65 ILCS 5/1-1-1 *et seq.*, is authorized to contract for services and to designate banks and savings and loans in which the funds and monies in its custody may be deposited; and

WHEREAS, the Village desires to designate Lakeside Bank as a depository for the Village for purposes of lock box services and processing utility billing payments;

NOW, THEREFORE, BE IT RESOLVED, by the Council of the Village of Winnetka, Cook County, Illinois, that Lakeside Bank is hereby designated as a depository of funds for purposes of opening and maintaining deposit accounts. The below "Authorized Signer{s)" whose names appear below, are authorized for and on behalf of the Village of Winnetka to have the following indicated powers as contained in this Resolution:

1. Authorization of the Designated Signers below to open and maintain account(s), and act as Authorized Signers of all accounts created with Lakeside Bank.
2. Make deposits to the accounts;
3. Endorse for negotiation, negotiate, and receive proceeds of any negotiable instrument, check, draft or order for the payment of money payable or belonging to the Entity by writing, stamp, or other means permitted by this Resolution without designation of the person endorsing;
4. Make withdrawals from the accounts in any manner permitted by the accounts; transfer funds from the accounts at Lakeside Bank to any account whether or not held at Lakeside Bank and whether or not held by the Entity.
- 5 . Enter into Treasury Management Agreements with Lakeside Bank and exercise all rights and be subject to all responsibilities under the Agreements.

Name

- A. Kristin Kazenas, Village Manager
- B. Timothy J. Sloth, Chief Financial Officer
- C. Dell Duckworth, Deputy Chief Financial Officer

EFFECTIVE DATE. This Resolution shall be in full force and effect from and after its passage and approval according to law.

ADOPTED this 7th day of April, 2026, pursuant to the following roll call vote:

AYES:	_____
NAYS:	_____
ABSENT:	_____
ABSTAIN:	_____

Signed

Village President

Countersigned:

Village Clerk



Village of WINNETKA, IL

Agenda Item Executive Summary

TITLE: Ordinance No. MC-01-2026: Zoning Text Amendment to Confirm Lot Line Designations on Lots with more than Two Street Frontages (Public Hearing and Introduction/Adoption)

PRESENTER: Scott Mangum

AGENDA DATE: April 7, 2026

CONSENT: No

ITEM TYPE: Ordinances and Resolutions

ITEM HISTORY:

On March 19, 2026, the Village Council approved Resolution R-35-2026, A Resolution Directing the Director of Community Development to Immediately Initiate a Zoning Text Amendment and to Schedule a Public Hearing before the Village Council to Consider and Adopt Amendments to the Winnetka Zoning Ordinance Regarding Lot Line Designations on Corner Lots and Lots with Three Street Frontages.

EXECUTIVE SUMMARY:

On April 7, 2026, the Village Council is scheduled to hold a public hearing and consider Ordinance No. MC-01-2026, An Ordinance Amending the Winnetka Zoning Ordinance to Confirm Lot Line Designations on Lots with More than Two Street Frontages (**Attachment 1**). Notice of the public hearing was published in the *Chicago Tribune* on March 23, 2026.

This Text Amendment to the Zoning Ordinance was directed by the Village Council through the approval of Resolution R-35-2026, A Resolution Directing the Director of Community Development to Immediately Initiate a Zoning Text Amendment and to Schedule a Public Hearing before the Village Council to Consider and Adopt Amendments to the Winnetka Zoning Ordinance Regarding Lot Line Designations on Corner Lots and Lots with Three Street Frontages.

This resolution follows a judicial ruling in the Circuit Court of Cook County regarding an appeal of the Village's interpretation, and the Zoning Board of Appeals concurrence, that a property located on a corner with three street frontages had two front lot lines and one corner lot line. The Zoning Ordinance has historically and consistently been applied to require that the two shorter frontages be designated as "front lot lines" on properties with more than two street frontages. There are examples of other lots with similar yard designations in the Village, therefore staff and the Village Attorney recommend adopting the Text Amendment to the Zoning Ordinance to confirm these regulations. The general purpose of the proposed text amendments is to confirm the Village's interpretation of these lot line designations and more explicitly define regulations for lots that have three street frontages and other

irregularly shaped lots, and the designation of the applicable lot lines and yards.

Specifically, the following amendments are proposed to Section 17.04.030 (Definitions) of the Zoning Ordinance:

“Section 17.04.030 Definitions.

* * *

F.

* * *

8. Front Lot Line. “Front lot line” means the front street line. If the front street line is less than fifty (50) feet long and if the lot is at least seventy-five (75) feet wide at its widest point, then the front lot line shall be the lot line from which the front setback is measured, as determined by the Zoning Administrator. The shortest street line of a corner lot shall be the “front lot line.” **On corner lots having frontages on more than two streets, if the lot line that is, or is most nearly, parallel to the “front lot line,” as determined by this section, is a street line, it shall also be deemed a “front lot line.”** On through lots, both street lines shall be deemed “front lot lines,” except where no setback requirement is applicable. For lots abutting Lake Michigan, the ordinary high water mark of the lake shall be deemed a “front lot line.”

* * *

R.

1. Rear Lot Line. “Rear lot line” means the lot line that is most distant from and that is, or is most nearly, parallel to the front lot line; provided that, there shall be no rear lot line on a through lot **or a corner lot with frontages on more than two streets and two front lot lines.**

2. Rear Yard. “Rear yard” means a yard extending along the full length of the rear lot line between that line and a line drawn parallel to the rear lot line at a distance equal to the distance between the rear lot line and the nearest point of the building. For purposes of this title, there shall be no rear yard on any through lot **or corner lots with frontages on more than two streets and two front lot lines.**

* * *

RECOMMENDATION:

The Council may wish to (a) consider waiving introduction of Ordinance MC-01-2026 and consider adoption of the Ordinance OR (b) consider only introduction of Ordinance MC-01-2026.

ATTACHMENTS:

1. Ordinance MC-01-2026, An Ordinance Amending the Winnetka Zoning Ordinance to Confirm Lot Line Designations on Lots with More than Two Street Frontages

ATTACHMENT 1

ORDINANCE NO. MC-01-2026

AN ORDINANCE AMENDING THE WINNETKA ZONING ORDINANCE TO CONFIRM LOT LINE DESIGNATIONS ON LOTS WITH MORE THAN TWO STREET FRONTAGES

WHEREAS, the Village of Winnetka ("***Village***") is a home rule municipality in accordance with Article VII, Section 6 of the Constitution of the State of Illinois of 1970; and

WHEREAS, the Village has the authority to adopt ordinances and to promulgate rules and regulations that pertain to its government and affairs; and

WHEREAS, the Winnetka Zoning Ordinance, as amended ("***Zoning Ordinance***"), governs how the Village designates and calculates lot lines and yards, including the designation of front lot lines and front and rear yards on corner lots; and

WHEREAS, the Village Zoning Ordinance has historically and consistently required that the two shorter frontages be designated as "front lot lines" on properties with more than two street frontages, including, without limitation, for purposes of calculating and granting required setback variations; and

WHEREAS, in light of the final order in Case No. 2025 CH 9530 (Circuit Court of Cook County), the Village Council has determined that it is necessary to amend the Zoning Ordinance to confirm that the Zoning Ordinance requires that the two shorter frontages be designated as "front lot lines" on properties with more than two street frontages ("***Confirming Amendments***"); and

WHEREAS, the Confirming Amendments are a declaration of existing law and do not constitute a change in the law; and

WHEREAS, the Confirming Amendments will not change the designation of any front lot line or front and rear yard in the Village, as the Confirming Amendments merely confirm the existing Village designations of front lot lines on properties with more than two street frontages; and

WHEREAS, the Village Council has determined that amending the Zoning Ordinance as set forth in this Ordinance and pursuant to the Village's home rule authority is in the best interests of the Village;

NOW, THEREFORE, the Council of the Village of Winnetka does ordain as follows:

SECTION 1: RECITALS. The recitals in this Ordinance are incorporated into this Section as the findings of the Village Council.

SECTION 2: AMENDMENT TO SECTION 17.04.030 OF THE ZONING ORDINANCE. Section 17.04.030, titled "Definitions," of Chapter 17.04, titled "Introductory

Additions are bold and double-underlined; deletions are struck through

Provisions and Definitions,” of Title 17, titled “Zoning,” of the Village Zoning Ordinance is amended to read as follows:

“Section 17.04.030 Definitions.

* * *

F.

* * *

8. Front Lot Line. “Front lot line” means the front street line. If the front street line is less than fifty (50) feet long and if the lot is at least seventy-five (75) feet wide at its widest point, then the front lot line shall be the lot line from which the front setback is measured, as determined by the Zoning Administrator. The shortest street line of a corner lot shall be the “front lot line.” **On corner lots having frontages on more than two streets, if the lot line that is, or is most nearly, parallel to the “front lot line,” as determined by this section, is a street line, it shall also be deemed a “front lot line.”** On through lots, both street lines shall be deemed "front lot lines," except where no setback requirement is applicable. For lots abutting Lake Michigan, the ordinary high water mark of the lake shall be deemed a “front lot line.”

* * *

R.

1. Rear Lot Line. “Rear lot line” means the lot line that is most distant from and that is, or is most nearly, parallel to the front lot line; provided that, there shall be no rear lot line on a through lot **or a corner lot with frontages on more than two streets and two front lot lines.**

2. Rear Yard. “Rear yard” means a yard extending along the full length of the rear lot line between that line and a line drawn parallel to the rear lot line at a distance equal to the distance between the rear lot line and the nearest point of the building. For purposes of this title, there shall be no rear yard on any through lot **or corner lots with frontages on more than two streets and two front lot lines.**

* * *

SECTION 3: DECLARATION OF EXISTING LAW. The amendments to the Zoning Ordinance made by this Ordinance are declaratory of existing law and do not constitute a change in the law.

SECTION 4: SEVERABILITY. If any provision of this Ordinance or part of this Ordinance is held invalid by a court of competent jurisdiction, the remaining provisions of this

Additions are bold and double-underlined; deletions are struck through

Ordinance will remain in full force and effect, and will be interpreted, applied, and enforced to achieve, as near as may be possible, the purpose and intent of this Ordinance to the greatest extent permitted by applicable law.

SECTION 5: EFFECTIVE DATE. This Ordinance will be in full force and effect upon its passage and approval in the manner provided by law.

[signature page follows]

PASSED this __ of _____, 2026, pursuant to the following roll call vote:

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED this __ day of _____, 2026.

Signed:

Village President

Countersigned:

Village Clerk

Published by authority of the
President and Board of Trustees of
the Village of Winnetka, Illinois,
this ____ day of _____,
2026.

Introduced: _____, 2026

Passed and Approved: _____, 2026

Additions are bold and double-underlined; ~~deletions are struck through~~



Village of WINNETKA, IL

Agenda Item Executive Summary

TITLE: Short Term Rental Regulations - Policy Direction

PRESENTER: Scott Mangum

AGENDA DATE: April 7, 2026

CONSENT: No

ITEM TYPE: New Business

ITEM HISTORY:

None

EXECUTIVE SUMMARY:

On April 7, 2026, the Village Council is scheduled to provide policy discussion regarding regulations relating to short-term rentals such as those advertised on AirBnB or VRBO.

Staff became aware of a listing on the AirBnB website for a short-term rental and subsequently was able to determine the exact address and property owner for the location based on the information in the listing and reviews dating back to 2021. In discussions with the property owner, some stays are for multiple months, while others are shorter, and the majority of stays are either former Winnetka residents or guests of current Winnetka residents.

While short-term rentals are not directly referenced in the Village Code, they are prohibited by virtue of their not being listed as either a permitted principal use or special use in the Zoning Ordinance (Section 17.32.010). Only those permitted or special uses which are expressly listed can be pursued in the Village of Winnetka. Staff has communicated that short-term rentals are not permitted. However, the property owner has questioned what duration would be allowed since there is not a code provision that provides an answer.

Specifically defining short-term rental as a use and then creating regulations would clarify whether short-term rentals could be allowed within the Village. These regulations could add a tool to enforce future nuisance complaints, including those at prominent residences.

The attached 2015 Zoning Practice article from the American Planning Association discusses the potential impact of short-term rentals on the following topic areas:

- Affordable Housing
- Aging in Place
- Health and Safety

- Commercial Lodging

It also discussed the following regulation options:

- Definition – Number of days to constitute a short-term rental. A maximum of 30 to 90 days is typical.
- Permissibility – Prohibited, Permitted, Allowed through an administrative or discretionary process.
- Owner-Occupancy
- Cap on Number of Short-Term Rentals
- Licensing/Taxation

According to a 2023 survey conducted by the Northwest Municipal Conference, 11 out of 20 communities that responded prohibited short-term rentals with stays of less than 30 days. A summary of the results is listed below:

Community *Northshore Communities noted in red	Specific Ordinance to Regulate Short- Term Rentals	Prohibit Short- Term Rentals (<30 days)
Bannockburn		✓
Barrington	✓	✓
Bartlett		
Elk Grove Village	✓	✓
Evanston	✓	
Glencoe		✓
Grayslake		
Hanover Park	✓	✓
Libertyville		
Lincolnshire	✓	✓
Lincolnwood	✓	
Niles		✓
Northbrook	✓	
Northfield	✓	✓
Palatine	✓	✓
Schaumburg	✓	
Skokie		

Streamwood		
Wheeling		✓
Wilmette		✓

Preliminary policy feedback provided by individual elected officials indicates a preference to create zoning regulations that would create a definition of short-term rental (by duration) and then prohibit rentals that are defined as short-term. Below are excerpts of code language from the six communities in the NWMC Survey that have ordinances that prohibit short-term rentals:

Barrington – 4.6-2 Definitions; 4.6-5 Prohibited Home Occupations

“Short-Term Rental” means the accessory use and/or occupancy for a period of less than one (1) month of a dwelling unit or related accessory structure pursuant to a written or oral agreement which permits and/or provides for occupancy of all or part of such structure by any person other than the owner thereof, or an immediate family member of the owner thereof, and whether or not the permission of such occupancy is in exchange for consideration therefor.

N. Short term rentals as defined in Section 4.6-6

Elk Grove Village – Chapter 2 - Definitions

SHORT TERM RENTAL: A residential structure, offered for rent for a period which does not exceed thirty (30) consecutive days. The term Short-Term Rental shall not include hotels.

Hanover Park - Sec. 82-5 - Definitions.

Short-term rental means the use and/or occupancy for a period of 30 or less days of a principal single-family residence, multiple family dwelling unit, single-family detached dwelling, townhome, cluster house, or a unit in a two-family dwelling together with any accessory or any portion of the foregoing, pursuant to a written or oral agreement which permits and/or provides for occupancy by any person other than the owner thereof, or an immediate family member of the owner thereof, and whether or not the permission of such occupancy is in exchange for consideration therefore or not. Except as otherwise provided herein, leasing, renting, offering or inviting the leasing or renting, or otherwise permitting the short-term rental as defined above located within the village for 30 days or less at a time shall be prohibited, with the exception of a hotel or similar establishment duly licensed by the village, and such conduct shall be prohibited, whether engaged in or participated in by the owner(s) of the property, one or more agent(s) of the property owner(s), and/or by any person(s) leasing, or seeking to lease as a lessor(s), or renting or seeking to rent as lessee(s) and/or otherwise occupy a premises as tenant(s) and/or temporary occupant(s) thereof.

Lincolnshire – 6-3-10.B - Occupancy of Dwelling Units

Short-Term Rentals Prohibited. Except as otherwise provided herein, leasing a residential dwelling in any Residential zoning district (R1 through R5, inclusive) for less than three (3) months shall be prohibited. Residential rentals shall not be inconsistent with the following conditions.

1. The term of any lease which has satisfied the minimum term required by these rules may be extended on a month-to-month basis so long as the tenant(s) remain the same.
2. Residential dwellings shall not be leased to unique tenants more than two (2) times during any consecutive twelve (12) month period unless the rental agreement has been terminated by reason of a tenant default.
3. All occupants of the residential dwelling must comprise a part of the same housekeeping unit.
4. The form of consideration exchanged for the rental premises does not affect whether it is treated as a rental for the purposes of this Chapter.
5. The property owner shall remain responsible for compliance with all Village Codes during the term

of any rental agreement unless the owner can show by clear and convincing evidence that the tenant caused the violation despite good faith efforts by the owner to abate the violation.

6. No temporary structure shall be permitted to be used for a rental.

7. The prohibition on rentals for less than three (3) months shall not apply when the immediately preceding owner maintains possession of the dwelling unit after closing and leases it from the successor owner under a written lease agreement

Northfield – 3-2 Terms Defined; 19-10 Short Term Dwelling Rentals

SHORT TERM DWELLING RENTAL. A single room, dwelling, or portion of a dwelling offered or advertised for rent or other consideration for a period of less than sixty (60) consecutive days.

Short term dwelling rentals are prohibited in all zoning districts.

Palatine – Article 5 Short Term Residential Rentals

Short-term residential rental means a dwelling unit offered for rent for a period which does not exceed 30 consecutive days. The term "short-term residential rental" shall not include hotels and motels as defined in the village zoning ordinance, as amended from time to time.

Short-term residential rental property owner means the individual or entity which has title to the property which is the subject of a short-term residential rental.

It shall be unlawful for any person or entity to operate, use, offer for rent or use, or advertise for rent or use, any property within the village as a short-term residential rental. Notwithstanding the provisions set forth above, it shall not be considered a short-term residential rental when the preceding owner of a property maintains possession of a residential structure after closing for the sale thereof, but leases the property back from the successor owner for a period of time pursuant to a written agreement.

RECOMMENDATION:

Council is requested to provide policy feedback regarding changes to the Zoning Ordinance as it relates to short-term rental regulations. If the direction is to prepare an ordinance amending the Zoning Ordinance staff will work with the Village Attorney and provide the required notice for a public hearing at a future Village Council meeting.

ATTACHMENTS:

1. The American Planning Association's Zoning Practice, Short-Term Rentals, October 2015

➔ ISSUE NUMBER 10

PRACTICE SHORT-TERM RENTALS



Peering into the Peer Economy: Short-Term Rental Regulation

By Dwight H. Merriam, FAICP

You will recall, or if you are a millennial (18 to 34 years old), you might have read about the mantra that James Carville dreamed up for President Bill Clinton's 1992 campaign: "It's the economy, stupid."

Today, for planners, thanks to the entirely new perspective brought to us by the millennials, our theme must be "It's the sharing economy, stupid." It is called variously collaborative consumption, the peer economy, and the sharing economy. More than half of millennials have used sharing services. It is permeating our daily lives in many ways.

This new ethic about our relationship to things, to transportation, to where we bed down, and even to other people has taken us away from owning and exclusively using, to not owning, not possessing, and not using alone. We see the sharing economy in three broad spheres—transportation, goods and services, and housing. While our focus here is on short-term rentals, it helps to understand the larger context for "home sharing."



➡ This four-bedroom colonial home in Wetherfield, Connecticut, rents for \$385 per night, with a four-night minimum stay.

RIDE-SHARING REVOLUTION

Transportation may be the most obvious and most pervasive face of the sharing economy. Millennials own fewer automobiles than other age cohorts. Millennials purchased almost 30 percent fewer cars from 2007 to 2011 (Plache 2013). Why? Because they use short-term car rentals, public transportation, and ride-sharing services. They are less likely to get driver's licenses. One-third of 16 to 24 year olds don't have a driver's license, the lowest percentage in over 50 years (Tefft et al. 2013). At the same time, so we don't get too carried away with this trend, as the millennials age, they will buy more cars. Forty-three percent said they are likely to buy a car in the next five years (Kadlec 2015).

Ride sharing as a generic term encompasses short-term rentals, making your car available to others, sharing rides, and driving or riding in taxi-like services brokered online through companies like Uber.

Instead of owning a car, you can rent one on a short-term basis from companies such as Zipcar and Enterprise Rent-A-Car. Why own a car when you can conveniently pick one up curbside and use it to run errands for a few hours?

Sharing a ride and splitting the cost is made easier with services like Zimride (also by Enterprise Rent-A-Car), which links drivers with riders at universities and businesses. You boomers will remember the ride-share bulletin boards on campus. Same thing.

Got a car, not making much use of it, and interested in making some money? You can make it available to others on a short-term basis through peer-to-peer car-sharing services including Getaround, which presently operates in Portland, Oregon; San Francisco; San Diego; Austin, Texas; and Chicago. They will rent your car for you while you are away. Cars are covered with a \$1 million policy, and they even clean it for you. RelayRides connects neighbors to let them rent cars by the hour or the day, and if you're traveling more than 14 days, they will take your car at the airport, rent it for you, and pay you. You can even do it for boats with Boatbound. With the help of Spinlister, you can connect with others and rent a bicycle, surfboard, or snowboard.

Dwight Merriam, FAICP, founded Robinson & Cole's Land Use Group in 1978, where he represents land owners, developers, governments, and individuals in land-use matters. He is past president of the American Institute of Certified Planners and received his masters of Regional Planning from the University of North Carolina and his juris doctor from Yale.

Want to make some money by driving others around in your car, or are you a rider who wants to be driven? Just about everyone has heard of Uber, the leader in this form of ride sharing, which includes other services such as Lyft and now Shuddle for ferrying children around and Sidecar for both people and packages. Wireless communications, the Internet, and smartphones have made such ride-sharing and delivery services possible. This is a big deal. Lyft and Uber are worth \$2.5 billion and \$50 billion (more than FedEx and 405 companies in the S&P 500) respectively (Dugan 2015; Tam and de la Merced 2015). And want to be a driver but don't have a car? You can rent one from Breeze just for that purpose.

GOODS AND SERVICES PEER TO PEER

Beyond transportation, the sharing economy extends to relationships between people and service providers. There is peer-to-peer or collaborative consumption through services like TaskRabbit and Skillshare which provide help, paid or bartered, or sometimes free. Instacart will grocery shop for you and claims it will deliver to your door in an hour. You can be a shopper and delivery person for them, making up to \$25 an hour.

NeighborGoods lets you share all those things you have but use so little, from leaf blowers, to pressure washers, to . . . well, take a look in your garage, that place where you used to park your car. If you live in Austin, Texas; Denver; Kansas City, Missouri; Minneapolis; or San Francisco, Zaarly seeks to create a marketplace

to help freelance home-service workers connect with home owners.

There seems no end to the sharing. Fon, touting over 7 million members, lets you share your home WiFi in exchange for access. The Lending Club connects borrowers and investors, enabling, so they say, better rates than credit cards and more return for lenders than what banks offer. Over \$11 billion has been borrowed since it started in July 2007, with investors earning a median of 8.1 percent. Poshmark lets you show your unneeded clothing in a virtual closet and get linked with people who share your sense of style. You can even share your dog, or become a sitter, with DogVacay and Rover helping you find a local dog sitter to care for your dog at your home or theirs.

The power of the Internet in facilitating collaborative consumption was probably best evidenced first when eBay and Craigslist provided an online marketplace never experienced before. Today, we have web-based services like Freecycle where people can post things they don't want, the remnants of our overconsumption, and others can take that flotsam and jetsam for free. Yes, for free. It solves the donor's solid waste disposal problem and provides free goods for the takers.

SHARING THE ROOF OVER OUR HEADS

That brings us to the subject matter of greatest interest to planners—the sharing of space.

Maybe it began with the sale of timeshares in the United States in 1974. These fractional interests have proved difficult to sell. Short-term vacation rentals emerged as a better way for many, linking property owners with vacationers through companies like HomeAway and its numerous related entities, claiming over one million listings. FlipKey does much the same with what it says are over 300,000 listings in 179 countries.

But Airbnb goes beyond vacation rentals. You can rent a shared or private room for a night, a whole house, an apartment for your exclusive use for a week, a British castle (Airbnb says it has 1,400-plus castles), a teepee, an igloo, a caboose, or an eight-foot by 14-foot treehouse in Illinois (\$195 a night) if you wish.

The company, originally "AirBed & Breakfast," was founded in 2008 by Brian Chesky, Joe Gebbia, and later Nathan Blecharczyk. It began when Chesky and Gebbia, to help pay their rent, rented sleeping accommodations on three air mattresses in their San Francisco apartment living room and made breakfast for the guests (Salter 2012). The company is now worth \$25.5 billion and joins the ranks of the rest of the great ideas we wish we had thought of first (O'Brien 2015).

GOOD OR BAD?

Are short-term rentals good or bad for your community? Like so many things, it depends.



A second-floor condominium in this converted mansion in Denver's Capitol Hill neighborhood offers a private bedroom and bath rental for \$105 per night, with a two-night minimum stay.

Brian J. Connolly



Sorelle Negro

➞ This three-bedroom home near Miami's Coconut Grove rents for \$325 per night, with a five-night minimum stay.

Affordable Housing

Short-term rentals (STRs) increase the stock of furnished, short-term accommodations. Because many of the rentals involve renting a room in a permanently occupied dwelling, they are often less expensive than commercial lodging. The benefit for home owners or long-term tenants who host STR guests is additional income, which can help offset mortgage or rent payments.

Some contend that STRs may exacerbate the shortage of lower cost rentals because landlords, attracted by the higher revenue stream from STRs, are taking apartments out of long-term rentals, especially in tight markets like New York and San Francisco (Monroe 2014; Moskowitz 2015). Others say high tenant demand and demographics are the cause of the problem, not STRs, which are a small share of the market (Lewyn 2015; Rosen 2013).

Aging in Place

Short-term rentals of rooms in homes and apartments not only provide additional revenue for those aging in place, but they may provide an opportunity for sharing of chores and bartering for services, just as accessory apartments do. This can enable older people to stay in their homes longer before transitioning to an independent or assisted living facility.

Commercial Lodging

The only possible benefit of STRs with regard to existing commercial lodging is that it may stimulate competition and lower prices for the consumer. The negatives are several. Short-



Robert H. Thomas

➞ This condo hotel in downtown Honolulu includes owner- and long-term renter-occupied units, privately owned units available for daily rental through the building's hotel operator, units owned by the hotel operators, and privately owned units available for short-term rental through Airbnb and similar sites.

term rentals may reduce commercial lodging revenues. In many situations STRs have an advantage over commercial lodging because the STRs do not pay the occupancy taxes paid by commercial lodging. Short-term rentals generally do not need the service workers employed in commercial lodging. Unions and service workers often oppose STRs.

State and Local Government

Revenues to state and local government may go down as a result of STRs because, as noted, such rentals usually do not pay the occupancy and other taxes levied on commercial lodging. Airbnb does provide 1099 forms to hosts to report their income, and it has begun collecting and remitting hotel and tourist taxes in San Francisco; San Jose, California; Chicago; and Washington, D.C. (Hantman 2015).

Health and Safety

Much of the STR market today is unregulated. Those who rent typically do not have their premises inspected to determine compliance with health, building, housing, and safety codes. For its part, Airbnb does clearly state in its terms of service that some localities have zoning or administrative laws that prohibit or restrict STRs and that "hosts should review local laws before listing a space on Airbnb."

Airbnb also provides a guide to responsible hosting on its website, and what they do address is good guidance for local planners and regulators, and thus worth reading. How many hosts read and follow up on the suggestions is another matter. Airbnb's list is still a good starting point for local action.

Many STR hosts do not have home owners and liability insurance to cover losses that may result from occupancy. There is a life safety issue here, and in the event of death, injury, or property damage, there may not be insurance coverage or sufficient assets available to cover the liability.

AN OUNCE OF PREVENTION IS WORTH A POUND OF CURE

So said Benjamin Franklin, and it is apt here. You need only take a few relatively easy steps to get out ahead of the potential problems with STRs and capitalize on the good that such rentals can provide your community.

Moratorium

This is not a recommendation, but something worth considering. As you work down this list of

steps you will have the sense that you need to do six things at once. You do. One way to get a grip on it is take a “planning pause” moratorium on all STRs for, say, six months, during which time no one can rent. However, given that the number of such rentals in many places is still relatively small, it is unlikely that much harm will come from letting them continue on while you plan and prepare to regulate. It may not be worth the effort to have a moratorium. A moratorium takes time—for drafting, maybe some legal advice, and the expenditure of political capital in most cases—and may cause some pushback from those already renting, all of which may cost more than the planning pause is worth. Moratoria sometimes serve only to delay the inevitable hard work and are often extended. Back to Ben Franklin: “Don’t put off until tomorrow what you can do today.”

Education

Learn what is available out there now by going to all of the websites and services that you can find, most of which are identified here. Look online to see what STRs are being offered in your community. You may be surprised at how many of your friends and neighbors are already in the STR business. Don’t forget to check Craigslist as well, and use an online search engine, such as Google, with a few key terms, like “rentals Anytown” and “house-sharing Anytown,” to find other STR activity.

Conduct educational sessions in your community (“Everything You Need To Know About Short-Term Rentals”) even before trying to regulate, to sensitize present and potential hosts to the need for proper code compliance, fire prevention, emergency response, following rules for rent controlled units, first aid, protecting privacy (e.g., disclosing security cameras), insurance coverage, parking, noise, smoking, pets, childproofing, operation of heating and ventilating systems (including fireplaces and heating stoves), safe access, occupancy limits, deciding what to tell neighbors, home owners association approval, tax obligations, and any required zoning approvals. These sessions may also provide an opportunity to learn who is renting and to connect with them. Consider establishing a section of your municipal website as a resource portal. You will not have all the answers to all the questions as you start, but you need to start.

Planning

Yes, planning. The rational planning model in its simplest terms is what do you have, what do

you want, and how do you get it. You need to know who is renting and what is being rented to whom for how long. You need to determine what you may expect in the future. What do you think the demand is for STRs, in what mix of accommodations, and for what length of tenancy? This will prove useful to deciding whether you need to limit the number of units available for STR and to regulate the length of occupancy.

Regulate

Regulation probably will come in two forms: licensing of individual hosts to insure code compliance and general regulation (either through zoning or licensing standards) as to location, number of units, and terms of tenancy. You will have to draw the line somewhere as to what is an STR and what is simply an unregulated rental.

Conduct educational sessions in your community even before trying to regulate, to sensitize present and potential hosts to the need for proper code compliance.

Is an STR a rental of less than 30 days or 90 days, or some other somewhat arbitrary number of days, and everything else is just an unregulated rental? It is for you to decide. You will also want to consider whether owner-occupied STRs might be regulated less strictly, given that the owner is present during the STR.

Austin, Texas, has a robust program with licensing. They carve out three types of STRs: owner-occupied single-family, multifamily, or duplex units (Type 1); single-family or duplex units that are not owner occupied (Type 2); and multifamily units that are not owner occupied (Type 3). There is a three percent limit by census tract on the Type 2 single-family and duplex STRs, a three percent limit per property on Type 3 STRs in any noncommercial zoning district, and a 25 percent limit per property on Type 3 STRs in any commercial zoning district. However, each multifamily property is allowed at least one Type 3 STR, regardless of these limits.

Austin has separate application forms for Type 1 primary, secondary, and partial STRs. All of these forms include owner and property identification information as well as insurance information, number of sleeping rooms, occupancy limit, and average charge per structure. To qualify as a Type 1 primary STR, the unit must be owner occupied at least 51 percent of the time and can only be rented out in its entirety and for periods of 30 days or less. To qualify as a Type 2 secondary STR, the unit must be accessory to an owner-occupied principal residence and can only be rented out in its entirety and for periods of 30 days or less. To qualify as a Type 1 partial unit, namely a room rental, the unit must provide exclusive use of a sleeping room and shared bathroom access. Only one partial unit can be rented out at a time, to a single party of individuals, and for periods of 30 days or less. Owners must be present for the duration of the rental.

The annual licensing fee for STRs in Austin is \$235. Applicants must also pay a one-time notification fee of \$50.

Of course, as with all regulation there are those with schemes to beat the regulation. There are sites online that advise potential STR hosts to avoid posting on Craigslist, use Airbnb’s community and social features to screen the reservations (presumably to avoid enforcement types), “hide your home” by using Airbnb’s public view that only shows a large circle within which the unit is located, use word of mouth (or social networking sites) to rent the unit, and “get lost in the crowd” in that there are thousands of listings in large places like Austin (but not in the rural counties, suburbs, and small towns). This advice to those interested in breaking the law suggests that it will not always be easy for code enforcement to find the STRs. Perhaps some notice to all property owners, maybe a note with the tax bill, telling them of the need to register would help. Free, simple, online registration might increase compliance. The critical issue is life safety—you need to find all of these STRs to make sure they are safe.

San Francisco has an Office of Short-Term Rental, and in 2014 the city adopted major revisions to its planning codes for STRs. Those amendments include some useful definitions of hosting platform, primary residence, residential unit, short-term residential rental, and tourist or transient use. The code requires registration, occupancy of the unit by the owner not less than 275 days a year, maintenance of records for two years, certain insurance coverage, payment of transient occupancy taxes, compliance with the

housing code, posting the registration number on the hosting platform's listing, and a clearly printed sign inside of the front door with the locations of all fire extinguishers in the unit and building, gas shut-off valves, fire exits, and pull fire alarms. The application fee and renewal fee every two years is \$50. The hosting platform has numerous responsibilities, and there are fines for violations. It is a good model from which to start.

Isle of Palms, South Carolina, regulates STRs through zoning, defining an STR to be three months or less. The city's STR standards limit the number of overnight occupants to six and daytime occupants to 40 (can we assume a wedding party or the like?), set a minimum floor area per occupant, and establish off-street parking requirements.

Monterey County, California, also regulates STRs in its zoning code, defining STRs as rentals between seven and 30 consecutive calendar days. The county considers stays of less than seven days to be a motel/hotel use. The regulation provided for administrative approval of all STRs in operation at the time of its adoption in 1997 if the property owners applied within 90 days. Most of the existing, legal STRs date from that initial round of approvals. Since then, there have been some discretionary approvals, and many STRs are believed to be operating without the required permits.

San Bernardino County, California, permits STRs, defined as rentals of less than 30 days, by zoning in the "Mountain Region" by special use permit exempting multifamily condominium units in fee simple and timeshares with a previous land-use approval. The development standards include code compliance, maximum occupancy based on floor area per occupant and the number of beds, off-street parking requirements, and signage specifications. Conditions of operations address the contents of the rental agreement, posting of the property within the unit with all the conditions of use, and details of fire safety and maintenance, even including a prohibition on the use of extension cords.

Miami Beach, Florida, prohibits STRs in all single-family homes and in many multifamily buildings in certain zoning districts.

Registering all these STRs can be burdensome. Since May 1, 2015, Nashville has issued 1,000 permits, and staff estimates the city still has 800 illegal hotels and motels (Bailey 2015). Wait times for all types permits went from 30 minutes to four hours because of all the STR registrations (Bailey 2015).

THE MAKINGS OF WORKABLE PROGRAM

Overarching issues to consider include the nature of the activity you aim to regulate, the management structure of the STR, and the limits on STR use.

What Is the Nature of the Activity You Will Regulate?

Presumably, hosting a STR is a private enterprise and almost certainly not a commercial lodging business. It is a type of lodging that is largely advertised online, through social media, and on bulletin boards. How will you draw the line between that modest, private activity and a commercial operation?

How Is It Managed?

Does the host have to be the owner, and does the host need to be there during the rental? If not, will you regulate differently in terms of numbers of units allowed, number of days per year, or terms of occupancy?



➞ This building in downtown Boston includes a two-bedroom loft apartment that rents for \$245 per night, with a seven-night minimum stay.

What Is the Limit of Use?

Will you require the host to live in the residence at least some minimum number of days per year? Will you limit rentals to some maximum number of days per year? Will you define STR as a rental of 30 consecutive days or less and not regulate longer rentals in any way? Will you regulate whole-house, exclusive-use rentals differently, for example by only regulating when the house is rented for less than a week or two weeks? And will you regulate renting of rooms on a different schedule, for example by including room rentals only if they are less than one month and otherwise not regulating longer room rentals, which may be covered by zoning anyway, possibly under the definition of a rooming house? There are so many questions to be answered and so many lines to be drawn.

A checklist of considerations for hosts and public officials for planning, regulation, and operation might include current zoning requirements; applicable codes (sanitation, health, building, occupancy among many); business licensing; business organization (none, limited liability corporation, general or limited liability partnership, Subchapter S, etc.); home owners association covenants and restrictions; other easements, covenants, restrictions on the land; lodging to be offered (room, whole house, host-occupied, length of stay); 911 marking at the street; emergency notifications; food service (permitted? licensed?); federal, state, and local taxes; safety inspections; fire, smoke, CO₂, and other detectors; fire extinguishers; child safety; parking; insurance; emergency notifications; water and septic; safe hot water temperature; electrical and plumbing in good repair; pest/vermin-free (especially bed bugs); ventilation, heat, air conditioning adequate; no hazards; no mold or excessive moisture; working doors, windows, and screens; adequate means of egress; linen sanitation; and pool and spa maintenance.

YOU'VE MADE YOUR BED . . .

So goes the idiom from the French as early as 1590: "Comme on fait son lit, on le treuve" (As one makes one's bed, so one finds it). In planning for and regulating STRs, you will indeed be the ones making the bed, and you will have to lie in it. There are benefits and burdens in how you permit STRs and many considerations to be weighed. If you start with life-safety issues first, you can be quite certain the most important aspect of this rapidly emerging sharing economy phenomenon will be addressed. After that, it is the usual planning and politics.

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DOES YOUR COMMUNITY
REGULATE SHORT-TERM
RENTALS?

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