

Division 1 - General Conditions

1.1	All work shall conform to the 2021 Arkansas Fire Prevention Code and companion codes as adopted by the Fayetteville Building Department.
1.2	Specific notes and details take precedence over general notes and details.
1.3	Contractor shall visit the site and study all contract documents prior to commencing the work and shall notify the Architect of any discrepancies or inconsistencies found.
1.4	Permits and Fees: Apply for obtain and pay for permits, fees, and utility company backcharges required to perform the work.
1.5	Submittals, when required by the drawings or specifications, shall be submitted to the Architect for review and approval. Electronic submittals in Adobe Acrobat format are preferred; however at least four (4) printed sets of each submittal are acceptable.
A	Provide submittals for the following products/divisions:
I	Millwork
a	Provide photographs of all materials including finished surface and corresponding manufacturer's label
II	Doors, frames, and hardware
a	Provide photographs of all materials including finished surface and corresponding manufacturer's label for all exposed surfaces and hardware.
III	All materials and finishes specified in Division 9
a	Provide photographs of all materials including finished surface and corresponding manufacturer's label
IV	Signage
V	Fire protection
VI	Plumbing
VII	HVAC
VIII	Electrical
B	Alternates and/or variations from specified materials/systems must be clearly identified as such as part of the submittal package. In cases where alternates and/or variations are not clearly identified, the General Contractor assumes all responsibility for acceptability and performance.
1.6	Contractor is responsible for safety on site and shall comply with all applicable regulations.
1.7	Administrative Requirements:
A	Administration of Contract: Provide administrative requirements for the proper coordination and completion of work including the following:
I	Supervisory personnel:
a	Project Manager to serve as point of contact for all project related communication.
b	Full time Site Superintendent
II	Preconstruction conference.
III	Owner -Contractor (OC) meetings, minimum frequency as follows; Contractor to prepare and distribute minutes.
a	Chalk-Walk; review wall layout
b	Box Walk; review power, data, switch locations on completed framing.
c	Paint Walk; review on-wall paint samples (see paint specification)
d	Pre-Punch; approximately 1 week prior to punch walk.
e	Punch walk; following final clean
IV	Owner-Architect-Contractor meetings — two (2) on site meetings with architect to review items listed below; GC shall prepare and distribute meeting minutes. GC shall confirm with architect 2 weeks in advance for the completion of work listed below.
a	Framing / box walk — to identify rough boxes for power, tele/data boxes, conduit, and in-wall blocking, prior to GWB installation.
b	Punch-Walk — all work including final clean must be completed prior to this meeting.
V	Work Schedule: Contractor is responsible for preparing and maintaining a written, graphic schedule for the duration of the Project. Acceptable formats include Microsoft Project or FastTrack Schedule. Other formats may be submitted to JoeArchitect for consideration. Project schedule is to be updated to reflect weekly progress.
VI	Schedule of Values: Submit schedule of values following CSI, 16 Division format.
VII	Record Documents: Submit record drawings and specifications; to be maintained and annotated by Contractor as work progresses.
1.8	Installation Requirements, General:
A	Inspect substrates and report unsatisfactory conditions in writing.
B	Do not proceed until unsatisfactory conditions have been corrected.
C	Take field measurements prior to fabrication where practical. Form to required shapes and sizes with true edges, lines and angles. Provide inserts and templates as needed for work of other trades.
D	Install materials in exact accordance with manufacturer's instructions and approved submittals.
E	Install materials in proper relation with adjacent construction and with proper appearance.
F	Restore units damaged during installation. Replace units which cannot be restored at no additional expense to the Owner.
G	Refer to additional installation requirements and tolerances specified under individual specification sections.
1.9	Definitions:
A	Provide: Furnish and install, complete with all necessary accessories, ready for intended use. Pay for all related costs.
B	Approved: Acceptance of item submitted for approval. Not a limitation or release for compliance with the Contract Documents or regulatory requirements. Refer to limitations of 'Approved' in General and Supplementary Conditions.
C	Match Existing: Match existing as acceptable to the Owner.
D	Intent: Drawings and specifications are intended to provide the basis for proper completion of the work suitable for the intended use of the Owner. Anything not expressly set forth but which is reasonable implied or necessary for proper performance of the project shall be included.

E	Writing Style: Specifications are written in the imperative mode. Except where specifically intended otherwise, the subject of all imperative statements is the Contractor. For example, 'Provide tile' means 'Contractor shall provide tile.'
1.10	Substitutions:
A	Where alternate materials or products are allowed by note or specification and/or the Contractor wishes to propose a substitute, the proposed substitute shall be submitted to the Architect, with sufficient product data, samples, comparative cost information as other materials as needed to evaluate the alternate. Proposed alternates are to be identified as part of bid package. Alternates identified following submittal of bid may not be considered.
B	Substitution Requests: Identify product or fabrication or installation method to be replaced; include Specification Section number and title and Drawing numbers and titles.
I	Documentation: Show compliance with requirements for substitutions and the following, as applicable:
a	Statement indicating why specified material or product cannot be provided.
b	Coordination information, including a list of changes or modifications needed to other parts of the Work and to construction performed by Owner and separate contractors that will be necessary to accommodate proposed substitution.
c	Detailed comparison of significant qualities of proposed substitution with those of the Work specified. Significant qualities may include attributes such as performance, weight, size, durability, visual effect, and specific features and requirements indicated.
d	Product Data, including drawings and descriptions of products and fabrication and installation procedures.
e	Samples, where applicable or requested.
f	List of similar installations for completed projects with project names and addresses and names and addresses of architects and owners.
g	Material test reports from a qualified testing agency indicating and interpreting test results for compliance with requirements indicated.
h	Research/evaluation reports evidencing compliance with building code in effect for Project, from a model code organization acceptable to authorities having jurisdiction.
i	Detailed comparison of Contractor's Construction Schedule using proposed substitution with products specified for the Work, including effect on the overall Contract Time. If specified product or method of construction cannot be provided within the Contract Time, include letter from manufacturer, on manufacturer's letterhead, stating lack of availability or delays in delivery.
j	Cost information, including a proposal of change, if any, in the Contract Sum.
k	Contractor's certification that proposed substitution complies with requirements in the Contract Documents and is appropriate for applications indicated.
l	Contractor's waiver of rights to additional payment or time that may subsequently become necessary because of failure of proposed substitution to produce indicated results.
II	Architect's Action: If necessary, Architect will request additional information or documentation for evaluation within 3 days of receipt of a request for substitution. Architect will notify Contractor of acceptance or rejection of proposed substitution within 5 days of receipt of request, or 5 days of receipt of additional information or documentation, whichever is later.
a	Form of Acceptance: Architect's Supplemental Information (ASI).
b	Use product specified if Architect cannot make a decision on use of a proposed substitution within time allocated.

1.11 Alternates

A	Total Price: Provide total price for each alternate in Bid Form. Include cost of modifications to other work to accommodate alternate. Include related costs such as overhead and profit.
B	Acceptance of Alternates: Owner will determine which alternates are selected for inclusion in the Contract.
C	Coordination of Alternates: Modify or adjust affected adjacent work as necessary to integrate work of the alternate into Project. Coordinate alternates with related work to ensure that work affected by each selected alternate is properly accomplished.
D	Add/deduct alternates; provide pricing for alternates in lieu of specifications indicated throughout construction documents:
I	Deductive Alternate: Builder's Risk Insurance Policy. Include in base bid.
II	Add Alternate: Provide TANDEM plus BLUMOTION "soft close" drawer runners and CLIP top BLUMOTION "soft close" hinges in lieu of Blum drawer runners and standard CLIP top cabinets hinges, respectively; exclude in base bid.
III	Deductive Alternate: Remove T3 from floor at Reception and replace with LVT1
IV	Deductive Alternate: Remove WC1 from South and West wall of Reception and replace with PTD GWB
V	Deductive Alternate: remove feature backlit PTD MDF panels and associated LED rope lighting from South wall of Reception and East Social Media & Display wall
VI	Deductive Alternate: Remove WC3 from scope of work at Restrooms 301 and 302 and replace with PTD GWB
VII	Deductive Alternate: Break out pricing to remove built-in benches from scope of work at the following locations:
a	Waiting
b	TC2
c	Open Bay
VIII	Deductive Alternate: Break out pricing to replace Quartz countertop with PL1 at the following locations:
a	Open Bay
b	Staff Room
IX	Deductive Alternate: Break out pricing to remove decorative pendants from the scope of work at:
a	Common space
b	TC1 & TC2
c	Staff room

d	Decorative sconces in Waiting
e	Decorative sconces in Restrooms 317 and 322
X	Deductive Alternate: Remove WC2 and replace with PTD GWB at Op [312]
XI	Deductive Alternate: Remove built-in picture rail from the scope of work at Op [312]
XII	Deductive Alternate: Remove T5 from walls at Sterilization and replace with 4" solid surface backsplash and PTD GWB
XIII	Deductive Alternate: Remove M1 from scope of work and replace with GL1/GF1
1.12	Agreement Form:
A	Owner-Contractor Agreement Form: AIA A101, Owner-Contractor Agreement Form — Stipulated Sum
B	General Conditions: AIA A201, General Conditions of the Contract for Construction.
C	Architect to facilitate AIA agreements as necessary
D	Specific contract requirements:
I	§ 5.1.7.1 - 10% retainage
II	§ 5.2.2 — The Owner's final payment to the Contractor shall be made upon completion of the Execution Requirements identified in section 1.13 of the specifications.
III	§ 8.7 - Identify complete description of change order protocol including identification of contractor fees and markups.
IV	§ 8.7 — Identify policy on fees (if any) for unforeseen schedule delays due to weather and other uncontrollable factors.
V	§ 8.7 — Identify and outline conditions for a minimum one (1) year warranty.
1.13	Execution Requirements:
A	Substantial Completion: The following are prerequisites to substantial completion. Provide the following:
I	Punch list prepared by Contractor and sub-Contractors as applicable.
II	Supporting documentation.
III	Warranties.
IV	Certifications.
V	Occupancy permit.
VI	Start-up and testing of building systems.
VII	Change-over of locks.
VIII	Meter readings.
IX	Commissioning documentation.
B	Final Acceptance: Provide the following prerequisites to final acceptance.
I	Final payment request with supporting affidavits.
II	Completed punch list.
C	As-Built Drawings: Provide a marked-up set of drawings including changes, which occurred during construction.
D	Project Closeout: Provide the following during project closeout.
I	Submission of record documents.
II	Submission of maintenance manuals.
III	Training and turnover to Owner's personnel.
IV	Final cleaning and touch-up.
V	Removal of temporary facilities.

1.14 Selective Demolition:

A	Items for protection during demolition and construction:
I	N/A
B	Items to be salvaged for reinstallation:
I	N/A
C	Items to be salvaged for delivery to Owner:
I	N/A
D	Utilities requiring interruption, capping, or removal:
I	As required by GC

Division 2 - Site Work

2.1	No requirements
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Division 3 - Concrete

3.1	Cast-in-place Concrete:
A	Application; Concrete on metal deck
B	Cast-in-place reinforcing and accessories:
I	Concrete Design Mixes: ASTM C 94, 4000 psi 28 day compressive strength suitable for project requirements and site conditions.
II	Steel Wire Fabric: ASTM A 497, welded, deformed.
III	Concrete Materials: ASTM C 150, Type I, Portland cement; potable water.
IV	Concrete Admixtures: Containing less than 0.1 percent chloride ions.
V	Fly Ash: ASTM C 618, Type C or F
VI	Vapor Retarder: ASTM D 4397 polyethylene sheet, 10 mils.
C	Finish:
I	Finish for horizontal surfaces to receive concrete or mortar setting bed: scratch finish
II	Finish for surfaces to be covered with resilient flooring, carpet tile or other thin finish system: trowel finish
III	Finish for surfaces to receive thin-set ceramic or quarry tile; trowel and fine broom finish
IV	Finish for exterior concrete platforms, steps, ramps and sloped walls: non-slip broom finish.
V	Finish for surfaces to be exposed to view: see Division 9
D	Execution:
I	Comply with ASTM C 94. Do not change mix design without approval. Calcium chloride admixtures are not permitted.
II	Construction joints: Use keyways, continue reinforcement through joint.
III	Isolation joints: Provide between slabs and vertical elements such as columns and structural walls.
IV	Control joints: Provide sawn; depth equal to ¼ slab thickness. Spacing as illustrated on construction documents. If control joints are not illustrated on construction documents, provide as required and approved.

V	Slab finishes: Obtain sample approval before beginning work.
a	Scratch: For surfaces to receive mortar setting beds or cementitious flooring materials.
b	Trowel: Hard, smooth, uniform surface for areas to receive resilient flooring, carpet, or other thin finish material.
c	Broom: After trowel finishing, roughen surface by fine brooming perpendicular to traffic direction for exposed exterior walks, steps and ramps.
d	Non-Slip Aggregate: After trowel finishing, uniformly trowel 25-lbs./100 sq ft of damp non-slip aggregate into surface. Cure, then rub lightly to expose aggregate. Use for interior exposed concrete stairs and ramps.
e	Exposed Aggregate: Use chemical retarder or tamp aggregate into wet concrete and expose by brushing with water. Use where indicated.
f	Hardener Finish: For exposed interior concrete floors. Follow manufacturer's directions.

Division 4 - Masonry

4.1	No requirements
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Division 5 - Metals

5.1	Provide miscellaneous metal materials and fabrications as shown or as necessary to complete the work.
5.2	Light-gauge steel studs for interior, non-bearing partitions shall be 25 gauge, spaced at 24" OC for wall heights up to 13'-5", 16" OC for wall heights between 13'-5" - 14'-4" and 12" OC for wall heights between 14'-4" - 15'-4", unless noted otherwise. Provide 16 GA studs spaced at 12" OC for full height wall assemblies for height ranging from 15'-4" — max height of 21'-2". Refer to Wall Type Schedule for size of stud. Provide backing as required for all built-in items, including cabinetry, toilet accessories, etc.
5.3	All metal stud partitions at designated exit corridors, common area hallways and/or or demising walls shall extend, full-height, to underside of deck. See reflected ceiling plan for additional direction regarding walls that extend to structure, ceiling and/or roof.
5.4	Provide slip-track head detail wherever non-load bearing framing is continuous between the floor and the structure, ceiling and/or roof above. Slip-track shall allow a minimum vertical movement (MVM) as follows:
A	Slab-on-grade:
I	MVM = 1" (slab allowance) + (L/240 of Span for the Structural member above); not less than 1-½".
B	Structured floor:
I	MVM = L/240 of Span for the Structural member above; not less than 1".
5.5	Unless otherwise designated, all metal stud partitions within the tenant build-out shall extend a minimum of 6" above the ceiling height and shall be braced to the underside of deck or structure as required to properly stabilize the partition.

Division 6 - Wood and Plastics: All millwork shall meet AWI Standards "Custom Grade".

6.1	Plastic laminate countertops:
A	Manufacturer: See Materials Schedule.
B	Color and finish: See Materials Schedule.
C	Edgebanding: Matching 3mil PVC edgebanding at all exposed countertop and backsplash edges.
I	Provide Submittal
6.2	Cabinetry and Casework:
A	Material: See drawings
I	All upper cabinet valences to coordinate with under-cabinet light fixtures in size. Valence is not to be located between cabinets, only on face of cabinets.
II	Finished filler panels shall be provided between cabinet box and adjacent surface(s).
III	All exposed ends shall be finished to match adjacent surface(s).
IV	Matching PVC or ABS edgeband required on all exposed edges. GC to provide physical submittal for all exposed edgebanding.
B	Size:
I	Upper Cabinets: Depth of cabinet box to be 12", excluding the cabinet doors, UNO. See drawings for width & height.
II	Base Cabinets: Depth of cabinet box to 1" shallower than face of countertop UNO. See drawings for width and height.
C	Finish:
I	Plastic laminate: See Materials Schedule
II	Wood Veneer:
a	Veneer Species: See Materials Schedule
b	Veneer Cut: See Materials Schedule
c	Veneer Match: See Materials Schedule
d	Veneer Grade: See Materials Schedule
e	Minimum thickness before sanding: See Materials Schedule
D	Hardware:
I	Cabinet pulls:
a	Upper cabinet knobs: 1 1/4" honey bronze Garrison mushroom cabinet knobs by "Top Knobs"
b	Base cabinet pulls: 5 1/16" honey bronze Garrison cabinet pulls by "Top Knobs"
II	Door Hinges:
a	Manufacturer: Blum (www.blum.com)
b	Product:
i	Base bid: CLIP top, or approved equal
ii	Add alternate: CLIP top BLUMOTION
c	Quantities:
i	Door height less than 36": 2 Hinges MIN
ii	Door height 36" — 59": 3 Hinges MIN
iii	Door height 60" — 83": 4 Hinges MIN
iv	Door height 84" — 96": 5 Hinges MIN
III	Hinge Restriction Clip:
a	Manufacturer: Blum
b	Model: 86 deg. restriction clip
c	Location: Upper and base cabinets adjacent to walls

IV	Standard duty drawer runners:
a	Manufacturer: Blum (www.blum.com)
b	Product:
i	Base bid: 230M Series drawer runners by "Blum", or approved equal
ii	Add alternative: TANDEM plus BLUMOTION
V	File slides:
a	Medium duty 100 lbs capacity slides by "Accuride", or approved equal at all file drawer locations.
VI	Standards and brackets: Heavy duty standards and brackets by "Knappe & Vogt", or approved equal. Shelf depth to be 12" unless otherwise identified on drawings.
VII	Elbow Catch:
a	Manufacturer: Ives Division (Leigh Products, Inc., http://professional.iveshardware.com/)
b	Product
i	No. 2 Elbow Catch
c	Location:
i	Secondary/inactive cabinet door at locations with integral toe kick: Sterilization, Lab, Staff
VIII	Touch Release Hardware:
a	Manufacturer: Hafele, or approved equal
b	Product: 245.61.730 Magnetic Pressure Push Latch
c	Location: Display wall within Waiting, Open Bay, Staff, REF INTR Elevations
IX	Countertop Stiffener:
a	Manufacturer: Regency, or approved equal
b	Location: REF Floor Plan Keynotes
X	Cam Locks:
a	Manufacturer: Hafele America Co. (www.hafeleonline.com/usa/, 800.423.3531), or approved equal.
b	Product: Cam Lock, C08060 Series, Master Keyed, Keyed Different or Approved Equal
c	Comments: Individual keys for each locker with a master key to open all of them
d	Finish: Match Cabinet Pull Finish
XI	Gang Locks
a	Manufacturer: Rockler
b	Product: #88618
c	Finish: Polished Brass
XII	Air Vent Grilles:
a	Manufacturer: See Accessories Schedule
b	Product: See Accessories Schedule
c	Finish: See Accessories Schedule
d	Installation: Cut to size, finish edges. Install on interior of door face at finished opening, fasten in place.
XIII	Thru-Counter Collection Systems:
a	Waste Chute: See Accessories Schedule
b	Thru-counter sharps Collection System: See Accessories Schedule
XIV	Thru-Counter Cable Grommets:
a	Manufacturer: Hafele
b	Product ID: 2 ½" DIA White 631.26.711
c	Location: to be field located by client.
XV	Thru-Cabinet Dispensing units: See Accessories Schedule
XVI	Wall mounted Dispensing units: See Accessories Schedule
E	Shop drawings: Provide shop drawings on all cabinetry, casework, and built-ins.
F	Finish/material submittals: Provide samples of all exposed materials and finishes.
G	All exposed joints between adjacent cabinets and accessory panels are to be tight. Adjacent panels are to be flush relative to one another. Spacer panels are to be continuous and without visible butt joints.
6.3	Blocking & Bracing:
A	Blocking and bracing to be compatible with construction type. If fire-rated blocking is required, blocking must have a flamespread of less than 25, and a smoke development rating of 25 or less. Confirm requirements with architect prior to submittal of bid/proposal

Division 7 - Thermal and Moisture Protection

7.1	Sound Attenuation Batt Insulation:
A	Manufacturer: Owens-Corning (www.owenscorning.com, 800.4387465), or approved equal.
B	Thickness: Match host wall framing depth
C	Location: See wall assembly notation on floor plan.

Division 8 - Doors and Windows

8.1	Metal Door Frames:
A	Manufacturer: Ceco (www.cecodoor.com), or approved equal.
B	Style: Standard 16 gauge cold rolled steel
C	Finish: Factory primed, field paint with semi-gloss sheen to match ADJ wall; see Door Schedule for color.
8.2	Flush Wood Doors:
A	Manufacturer: V-T Industries, Inc. (www.vtindustries.com, 800.827.1615), or approved equal.
B	Style: Solid particleboard/Agrifiber core
C	Sizes: See Door Schedule on sheet A 1.0
D	Finish: See Materials Schedule
8.3	Door Hardware:
A	Schedule: Refer to sheet A 1.0 for Door Schedule.
B	Products:
I	Passage Function:
a	Manufacturer: Schlage
b	Product ID: ALX Series; BRK
c	Finish: US4/ 606, Satin Brass



REVISIONS		
#	Date	Description

DATE:		19 August 2026
PROJECT NO:		26019
DRAWN BY:		FL/JH
ISSUED FOR:		Construction

Specifications	
A 0.3	