



**Historic Preservation Review Commission
Regular Meeting Agenda
November 16, 2021
5:15 p.m.**

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of the Minutes of the August 17, 2021 Meeting**
- 4. Public Comment**
- 5. New Business – Public Hearing**
City Hall window and door replacement
- 6. Adjournment**

The Public will be able to view and hear this meeting remotely at the following address:
<https://www.colorado.gov/pacific/idahosprings/hprc-live>



HISTORIC PRESERVATION REVIEW COMMISSION
MINUTES
August 17, 2021

CALL TO ORDER

Chairman Meghan Vickers called the meeting to order at 5:22 p.m. Commissioners present were Meghan Vickers, Tim Hoehn, Kris Hoehn, Lisa Manifold and Patti Tyler. Commissioner Wells came to the meeting at approx. 6:45 pm. City staff present was City Clerk Diane Breece, City Planner Jerad Chipman and City Attorney Carmen Beery.

NEW BUSINESS

There were no minutes to be approved.

PUBLIC HEARING

COA-Revised Landscape Improvement Plans at the Carnegie Library located at 219 14th St.

Chairman Vickers opened the public hearing at 5:23 p.m. Community Development Planner Jerad Chipman presented his staff report outlining the request to amend the approval for landscape improvements to the City owned Plummer-Robbins Park located adjacent to the historic Carnegie Library. The changes to the previously approved plans are:

1. The driveway from the hose house has been expanded into a plaza
2. Removal of the sidewalk, raised platform and storage shed in the northwest portion of the site.
3. The World War II Memorial is to remain as is and not be replaced.

There was no public comment. Chairman Vickers closed the public hearing at 5:28 pm.

Lisa Manifold moved to approve the plans as submitted. Meghan Vickers seconded and the motion passed by a unanimous voice vote.

COA- Proposed Rehabilitation of Hose House No. 2 located at 600 Colorado Blvd.

Chairman Vickers opened the public hearing at 5:33 pm. Community Development Planner Jerad Chipman gave his staff report outlining the request to rehabilitate the structure. He then turned it over to Kris and Tim Hoehn. They gave a brief description of the man door that is located within the western door on the south elevation. The existing door is inadequate and substandard. The Commission went back and forth and many wanted to save the door but make it more substantial. The attorney then advised the Commission that there are two choices, 1.

Repair the existing door. 2. Replace the door and make it look more uniform.

There was no public comment. Chairman Vickers closed the public hearing at 6:03 pm.

Meghan Vickers moved to approve the rehabilitation of the west end hose house with keeping the man door knowing it will be inoperable pending approval by the City Council or City Administrator depending on the proposed use. Lisa Manifold seconded and the motion passed by a unanimous voice vote.

ADJOURN

Chairman Vickers adjourned the meeting at 6:07 pm.

CITY OF IDAHO SPRINGS HISTORIC PRESERVATION REVIEW COMMISSION (HPRC) STAFF REPORT

Meeting Date: Tuesday, November 16, 2021

Report Date: Wednesday, November 12, 2021

To: Historic Preservation Review Commission

Through: Andrew Marsh, City Administrator

By: Jerad Chipman, AICP, Community Development Planner

Re: **Proposed Exterior Rehabilitation of City Hall, 1711 Miner Street**

PROPOSAL:

The City of Idaho Springs is proposing to rehabilitate the exterior of City Hall. The City has retained Hoehn Architects PC as its design and management consultants. The City has planned exterior rehabilitation of City Hall for many years and would like to move forward with the improvements. City Hall is a locally registered building within the Idaho Springs Historic Commercial District and is in need of maintenance. The attached plans and documents provide a history of the structure and outline its historic significance.

HISTORIC PRESERVATION REVIEW COMMISSION (HPRC) ROLE:

Chapter 22 “Historic Preservation” of the City of Idaho Springs Municipal Code requires review and approval of improvements within the Historic District or at designated historic sites by the HPRC, using the City’s “Design Guidelines for Historic Structures” (or simply the “Design Guidelines”). The Design Guidelines include provisions for both buildings and sitework, and they reference the Secretary of Interior Standards.

An approved project receives a Certificate of Appropriateness (COA). As required by the City-adopted 2018 International Building Code (IBC), the Applicant still must obtain a building permit prior to construction.

CRITERIA FOR APPROVAL:

In order for the HPRC to grant a COA for any application, the Commission must determine that the application meets the following criteria, contained in Municipal Code Section 21-104 (F) “Criteria for review and approval” of a COA:

1. *The proposed work is consistent with and promotes the purposes of these regulations, as set out in Chapter 22 of the Municipal Code;*

The project is consistent with the following purposes contained in Municipal Code Section 22-2(A):

- (1) Foster civic pride in the beauty and accomplishments of the past and promote the use of the Historic District and other designated sites for the education and pleasure of the City's citizens.*
 - (2) Protect the unique scenic and historic atmosphere and character of the city and protect the architectural, cultural and aesthetic heritage of the city.*
 - (3) Strengthen the City's economy by protecting and enhancing the City's attractions for visitors.*
 - (4) Preserve and protect the continued existence of historic structures and sites within the Historic District and other designated sites.*
 - (5) Draw a reasonable balance between the desires of property owners and the preservation of the City's heritage, while avoiding the imposition of an unreasonable economic hardship.*
 - (6) Prevent the use of materials or design in the repair, construction, reconstruction or remodeling of structures which:*
 - (a) Adversely affect the desirability of the district or other designated site for business and residential purposes; or*
 - (b) Are hazardous or incompatible with the historic character of the district or other designated site.*
- 2. With respect to an existing structure, the proposed work will not adversely materially affect its historic quality.*
 - 3. The proposed work will have no adverse material effect on the historic atmosphere and character of the city and the national designation.*
 - 4. The proposed work is in compliance with all current, applicable design guidelines.*

PUBLIC COMMENTS

Staff has abided by the public notice provisions of the Municipal Code by placing a notice sign in front of the building. As of the writing of this staff report, no public comments have been received on this application.

PLANNING STAFF RECOMMENDATION:

Staff recommends the Historic Preservation Review Commission approve the Certificate of Appropriateness for rehabilitation of City Hall.

SUGGESTED MOTION:

I move to approve a Certificate of Appropriateness for rehabilitation of City Hall.

Attachments:

Rehabilitation Narrative

Rehabilitation Plans

Rehabilitation Project Manual

Brief History

In 1983, the former Grass Valley School (also known as the East End Public School), located at 2413 Miner Street, was slated for demolition to accommodate a new Safeway store. The City of Idaho Springs and the Downtown Development Corporation received a grant that same year to make recommendations for improving the downtown business district; one of the primary recommendations was to move the Grass Valley School to 1711 Miner Street, adaptively reuse the building as a city hall, and utilize the remainder of the site as a park, thus serving as an anchor at the east end of the downtown improvement district.

The City Council approved the concept of the project on September 12, 1983 and instructed the City Administrator to prepare and negotiate contracts for the land, the moving of the building, and the rehabilitation work. The building was later moved onto its current site in March of 1984. (Refer to Figures 1 and 2.)



Figures 1 & 2 (Above & Below). View of schoolhouse being moved down Miner Street. (Source: Historical Society of Idaho Springs)



The schoolhouse was set upon a new concrete foundation with basement. The existing interior partitions on the main level were removed and new walls were constructed to accommodate the City's administrative offices and Council Chamber. The new basement level was configured to accommodate the police department, which has since vacated the building. City employees now occupy the basement.

In 2015, construction documents were completed for the exterior rehabilitation of City Hall. These documents were based upon a Preservation Plan included in an historic structure assessment of City Hall, completed in September of 2013 and funded by History Colorado's State Historical Fund.

Since then, some of the work described in the construction documents has been carried out, including improvements to City Hall's main entry and accessible ramp as well as the replacement of the basement windows. Both projects were reviewed and approved by the HPRC.

Proposed Work

The scope of this project includes the rehabilitation of the brick masonry, windows & doors, and exterior woodwork. Other miscellaneous work items include the preservation of the ornamental wrought iron grille at the front entry, the preservation of the cast iron bell assembly, the replacement of the roofing at the belfry roof deck, and new counterflashing at the belfry roof deck and adjacent brick columns.



Figure 3. Existing cracked and damaged bricks on the front elevation.

Brick Masonry: The exterior envelope of the former schoolhouse, built circa 1900, was constructed of solid brick masonry with sandstone trim. The brick walls will be rehabilitated by removing existing paint and sealants; removing deteriorated mortar; replacing cracked, missing and damaged brick with matching brick; repointing the walls utilizing a mortar mix that has been determined through the testing of the original mortar; and cleaning the masonry. (Re: Figure 3.)

Windows: Although the former schoolhouse retains most of its original masonry openings on the main floor, eleven of the eighteen original windows were removed and replaced with single fixed units incorporating insulated glass; this work occurred in 1986 according to City records. The new units were made to fit the existing masonry window openings and a wood center rail was applied to each side of the glass to mimic the appearance of a double-hung unit. No hardware was installed on these windows because they are inoperable. (Re: Figure 4.)

The remaining six windows still function as double-hung windows and retain some of their original historic fabric. (Re: Figure 4.) The glass was replaced along with the parting and interior wood stops; exterior stops were added to the sash when the glass was replaced. However, the weight of the replacement glass is too great for the existing sash weights, thereby making the windows very difficult to open.

It is the City's desire to make all of the windows operable. Consequently, the eleven fixed windows will be replaced with double-hung windows incorporating insulated glass, with the existing six double-hung operable windows providing guidance for their reconstruction. Other related work at all of the windows includes repairs to the existing wood frames and wood sills as well as to the stiles and rails. Weatherstripping will be installed at the jambs, sills, and meeting rails to reduce air infiltration. Missing or broken sash cords will be replaced. Existing and new sash locks and sash lifts/handles will be installed. The undersized sash weights will be replaced.

In addition, a dormer on the north side of the hipped roof contains three fixed wood windows, each containing twelve divided lites configured in a

diamond-shape pattern. The windows represent original building fabric and are significant contributors to the former schoolhouse's historic character. These windows will also be rehabilitated as part of this project.



Figure 4. Both fixed and operable windows were provided circa 1986. The fixed window is in the foreground; the operable one is beyond.

Doors: There are six exterior door openings. The wood main entry door and frame will be refinished. The east and south wood doors on the main level will be rehabilitated so that the doors can be returned to their original recessed position within the masonry opening, utilizing brick mould at the jambs and head instead of non-original trim that is surface-mounted to the brick. (Re: Figure 5.)

The east door at the basement level, which serves as this level's main entrance, is a flush hollow metal door, installed after the building was moved. This door will be replaced with one that incorporates three vertical panels, compatible in design with the front entry door and the main level interior doors.

The two west doors at the basement level consist of flush hollow metal doors. These doors and frames will be rehabilitated by removing the existing rust and repainting them.



Figure 5. The wood trim at the jambs will be removed and the door relocated to its original recessed position, similar to the windows' recessed location within the masonry opening.



Figure 6. The original ornamental metal grille at the front entry will be preserved with this project.

Exterior Woodwork: Woodwork that will be addressed with this project includes the roof fascia, soffits, frieze boards, and ornamental brackets; the belfry's beaded board ceiling and roof eaves; and the

shingled walls of the north dormer. Work associated with these architectural elements include resealing loose boards, filling holes with wood putty, sealing open joints, replacing deteriorated wood in-kind, and painting.

Ornamental Wrought Iron Grille: This decorative element at the front entry will be preserved. Loose fasteners securing the scrollwork will be tightened; missing fasteners will be replaced. The metal will be cleaned by removing rust and loose paint and then finish painted. (Re: Figure 6.)

Cast Iron Bell Assembly: The bell and yoke will be preserved by removing the existing rust with light sanding or wire brushing, cleaning the metal, and then painting. (Re: Figure 7.)



Figure 7. Proposed work at the belfry includes preserving the beaded board ceiling and cast iron bell assembly.

Belfry Roof Deck: The belfry has a flat interior roof deck that is recessed approximately 24" below the four openings on the sides of the tower. The deck is finished with sprayed-on insulation and dampproofing. The dampproofing was also sprayed onto the interior sides of the tower walls to the bottom of the capstones. A replacement membrane roofing system is proposed with this project. Sheet metal flashing will be provided with the replacement roofing system, with the flashing terminating at a reglet located immediately below the bottom of the existing capstones. The surface mounted flashing at the outside face of the belfry where it meets the roof will be replaced with traditional stepped flashing.

IDAHO SPRINGS CITY HALL

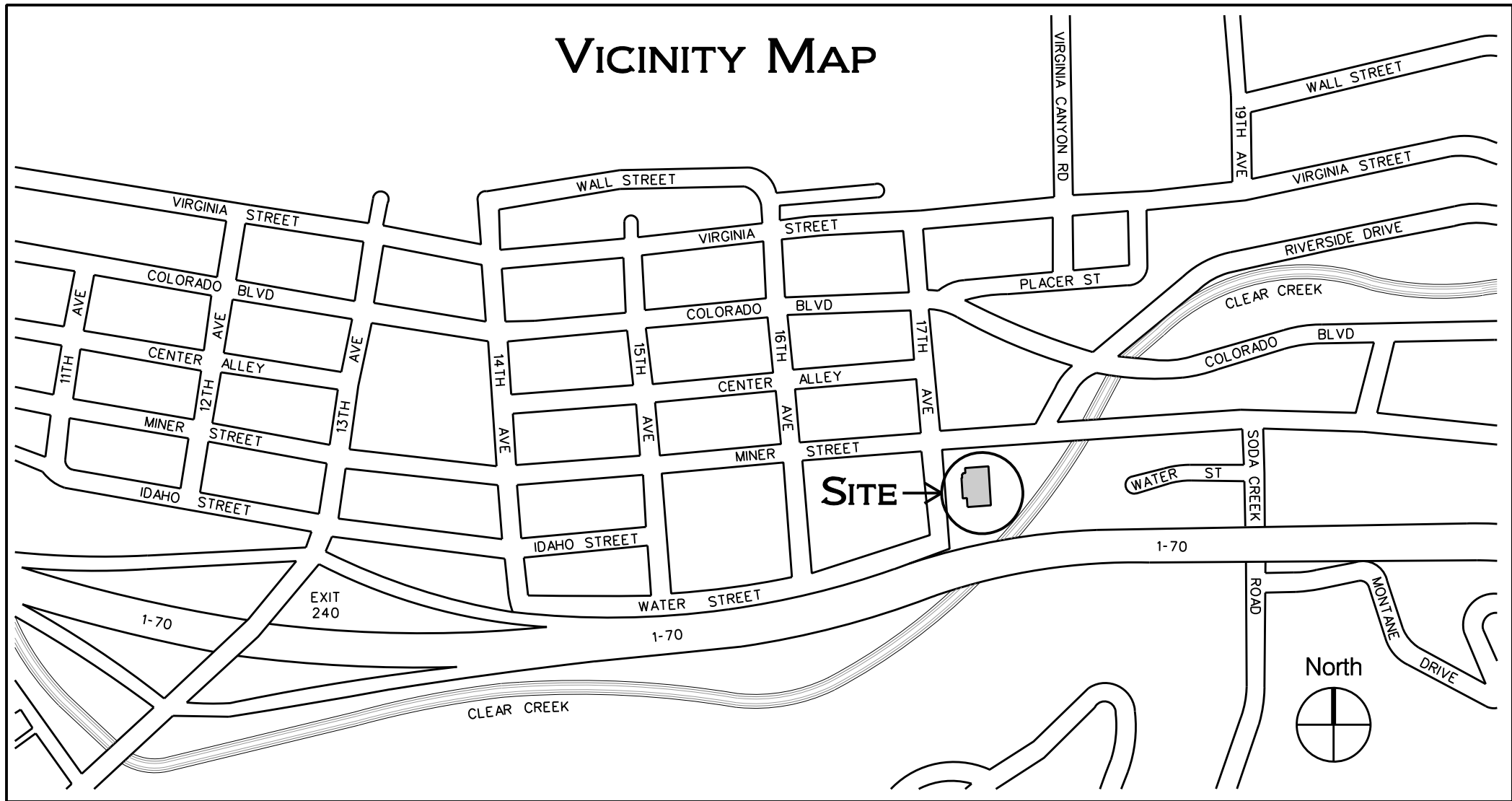
EXTERIOR REHABILITATION

1711 MINER STREET IDAHO SPRINGS, CO HAPC PROJECT NUMBER 2103

ISSUED FOR HPRC REVIEW OCTOBER 28, 2021



H O E H N A R C H I T E C T S P C



PROJECT DIRECTORY

OWNER: CITY OF IDAHO SPRINGS, CO
1711 MINER STREET
MR. ANDREW MARSH, CITY ADMINISTRATOR
P.O. BOX 907
IDAHO SPRINGS, COLORADO 80452
OFFICE: 303-567-4421 EXT.121
E-MAIL: ADMIN@IDAHOSPRINGS.CO.COM.

ARCHITECT: HOEHN ARCHITECTS PC
TIM AND KRIS HOEHN, PRINCIPALS
P.O. BOX 3250
EVERGREEN, CO 80437
OFFICE: 303-282-3884
E-MAIL: HOEHNARCHITECTS@GMAIL.COM

CODE INFORMATION

PROPERTY ADDRESS: 219 14TH AVENUE
IDAHO SPRINGS, COLORADO 80452

APPLICABLE CODES AND STANDARDS: (PER CITY OF IDAHO SPRINGS BUILDING DEPARTMENT)

- 2018 INTERNATIONAL BUILDING CODE
- 2018 INTERNATIONAL EXISTING BUILDING CODE
- IDAHO SPRINGS MUNICIPAL CODE, CHAPTER 19 "BUILDINGS AND BUILDING REGULATIONS"
- SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES

CONSTRUCTION TYPE: TYPE III-B

OCCUPANCY: CIVIC ADMINISTRATION BUILDING (GROUP B)

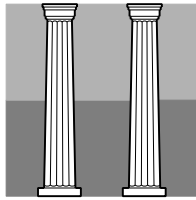
YEAR OF CONSTRUCTION: 1904

LEGAL DESCRIPTION

BLOCK 33, LOTS 1 THROUGH 3, THE CITY OF IDAHO SPRINGS, CLEAR CREEK COUNTY, COLORADO

DRAWING INDEX

- A1 LOWER LEVEL CONSTRUCTION PLAN & DOOR SCHEDULE
- A2 MAIN LEVEL CONSTRUCTION PLAN & WINDOW SCHEDULE
- A3 NORTH & WEST ELEVATIONS
- A4 SOUTH & EAST ELEVATIONS
- A5 DOOR & WINDOW DETAILS



GENERAL NOTES

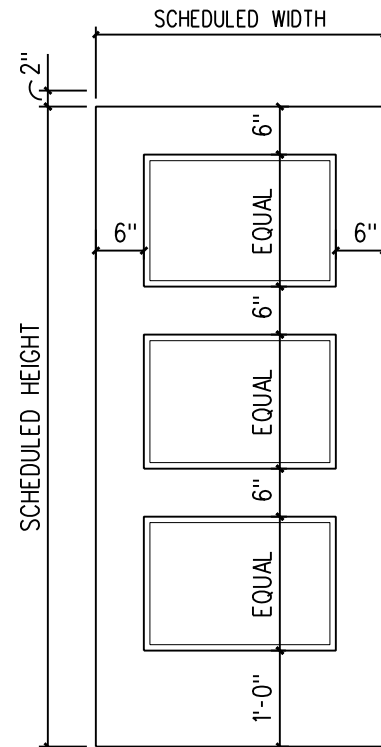
- SHADED WALLS INDICATE EXISTING CONSTRUCTION. PLAN DIMENSIONS ARE TO FINISHED FACE OF EXISTING CONSTRUCTION AND TO FACE OF ROUGH FRAMING AT NEW CONSTRUCTION.
- PROVIDE NEW GUTTERS AND DOWNSPOUTS. MATCH PROFILE AND SIZE OF EXISTING GUTTERS AND DOWNSPOUTS. EXTEND DOWNSPOUTS TO GRADE WITH SPLASH BLOCKS UNLESS NOTED OTHERWISE. COLOR OF PREFINISHED METAL GUTTERS AND DOWNSPOUTS SHALL BE SELECTED BY OWNER AND ARCHITECT. SEVERAL DOWNSPOUTS HAVE BEEN MOVED FROM THEIR PRESENT LOCATIONS. REFER TO ELEVATION DRAWINGS FOR EXACT LOCATION OF ALL DOWNSPOUTS.
- IF CONSTRUCTION IS PARTIALLY FUNDED BY THE STATE HISTORICAL FUND, CONSULT WITH THE SHF STAFF ARCHAEOLOGIST PRIOR TO CARRYING OUT ANY WORK THAT ENTAILS GROUND DISTURBANCE TO DETERMINE WHETHER THE SERVICES OF AN ARCHAEOLOGIST ARE REQUIRED.
- REHABILITATE THE BRICK MASONRY WALLS: STRIP EXISTING PAINT AND SEALANTS FROM BRICK. REMOVE DETERIORATED MORTAR. REPLACED CRACKED, MISSING OR DAMAGED BRICK WITH UNITS MATCHING THE ORIGINAL BRICK. CUT OUT AND REPOINT ALL MORTAR JOINTS USING A MORTAR MIX THAT HAS BEEN DETERMINED THROUGH THE TESTING OF THE ORIGINAL MORTAR. CLEAN THE MASONRY UPON COMPLETION OF WORK. REFER TO SPECIFICATION SECTIONS 04100 MORTAR AND POINTING, 04210 BRICK MASONRY, AND 04900 MASONRY RESTORATION AND CLEANING.

KEYED NOTES (ALL DRAWINGS)

- REPAIR CRACK IN BRICK MASONRY - TYPICAL WHERE INDICATED ON ELEVATION. NOT ALL CRACKS NECESSARILY SHOWN.
- PROVIDE NEW PORTLAND CEMENT PLASTER FINISH. APPLY SELF-FURRING METAL LATH (MINIMUM 2.5 LB/SY) OVER EXISTING PLASTER AND PAINTED CONCRETE BELOW. ALL FASTENERS SHALL BE CORROSION RESISTANT AND LATH SHALL LAP THE FLANGE OF ACCESSORIES. REINFORCE CORNERS WITH WELDED WIRE CORNER ADS. INSTALL CASING BEADS AT ALL TERMINATIONS AND PENETRATIONS: FLANNERY'S J-MOLD IN EXTRUDED ALUMINUM IN SPECIAL COLOR AND/ODIZED FINISH COLOR TO BE SELECTED BY OWNER AND ARCHITECT (WWW.FLANNERYTRIM.COM). PROVIDE CEMENT PLASTER BASECOAT AND FINISH COAT OVER ENTIRE SURFACE. REFER TO SPECIFICATION SECTION 09220 PORTLAND CEMENT PLASTER.
- PAINT EXISTING WOOD SHINGLES AT DORMER. COLOR TO BE SELECTED BY OWNER AND ARCHITECT.
- PRESERVE ORNAMENTAL WROUGHT IRON GRILLE: CHECK EXISTING FASTENERS TO ENSURE THEY ARE SECURELY HOLDING THE SCROLLWORK. ADD FASTENERS IF REQUIRED AFTER CONSULTATION WITH THE ARCHITECT. CLEAN THE METAL BY REMOVING RUST AND LOOSE PAINT. PRIME AND PAINT. RE: SPECIFICATION SECTION 09900 PAINTING. PAINT COLOR TO BE SELECTED BY OWNER AND ARCHITECT.
- REMOVE RUST FROM THE CAST IRON BELL/YOKE AND THEN CLEAN THE METAL. PRIME AND PAINT. RE: SPECIFICATION SECTION 09900 PAINTING. PAINT COLOR TO BE SELECTED BY OWNER AND ARCHITECT.
- REMOVE WOOD BLOCKING ABOVE CAST IRON BELL/YOKE.
- REPAIR BEADBOARD CEILING AT BELL TOWER BY FILLING HOLES WITH WOOD PUTTY. RESECURE LOOSE BOARDS TO SUPPORTING ROOF FRAMING AND SEAL OPEN JOINTS TEMPORARILY IN ORDER TO REPLACE WOOD AT BELL TOWER EAVES. PAINT WOOD CEILING AND EAVES. PAINT COLOR TO BE SELECTED BY OWNER AND ARCHITECT.
- REMOVE EXISTING SPRAYED-ON INSULATION AND DAMPROOFING AT THE BELL TOWER'S ROOF DECK AND SURROUNDING MASONRY WALLS. PROVIDE NEW MEMBRANE ROOFING SYSTEM THAT DRAINS TO EXISTING SCUPPER PIPE AT WEST SIDE. ENSURE THAT SCUPPER IS FUNCTIONING PROPERLY. REPLACE IF LEAKING. REFER TO SPECIFICATION SECTION 07531 EPDM SINGLE PLY MEMBRANE ROOFING.
- RECONSTRUCT PORTIONS OF FOUR DETERIORATED BRICK MASONRY COLUMNS ABOVE ROOF PLANE AT BELL TOWER. REFER TO GENERAL NOTE 4 FOR SCOPE OF WORK AT THESE LOCATIONS.
- PROVIDE PREFINISHED SHEET METAL COUNTERFLASHING WITH THE REPLACEMENT MEMBRANE ROOFING SYSTEM. SAWCUT A GROOVE INTO THE MORTAR JOINT IMMEDIATELY BELOW THE BELL TOWER CAPSTONES AND INSERT HORIZONTAL LEG OF COUNTERFLASHING ONE INCH MINIMUM INTO GROOVE. SEAL EDGE WITH SILICONE SEALANT.
- REMOVE EXISTING SURFACE-APPLIED COUNTERFLASHING AT BELLTOWER. INSTALL NEW PREFINISHED STEPPED COUNTER FLASHING THAT INCORPORATES REGLETS CUT INTO MORTAR JOINTS PER SMACNA ARCHITECTURAL SHEET METAL MANUAL, SIXTH EDITION FIGURE 4-9 COUNTER FLASHING SYSTEMS - INSTALLATION. COLOR TO BE SELECTED BY ARCHITECT.
- COAT EXISTING METAL WITH INLAND COATINGS RC 2000 RUBBER ROOF COATING IN GRAY COLOR OR APPROVED EQUAL.
- RESECURE LOOSE BEADBOARD AT THE MAIN ROOF AND DORMER SOFFITS BY ATTACHING IT TO THE SUPPORTING ROOF FRAMING. SEAL OPEN JOINTS AND REPAINT ALL SOFFITS, BRACKETS, FASCIA AND FRIEZE BOARDS. TWO COLORS TO BE SELECTED BY OWNER AND ARCHITECT.

Door & Frame Notes

- REFER TO SPECIFICATION SECTION 09600 WINDOW AND DOOR REHABILITATION FOR PRODUCT SPECIFICATIONS.
- REFER TO SPECIFICATION SECTION 08100 STEEL DOORS AND FRAMES.
- EPOXY REPAIR EXISTING DOOR, ESPECIALLY AT BOTTOM RAIL AND AT BOTTOM OF STILES. EPOXY REPAIR WOOD THAT IS CRACKED, DRY, AND CHIPPED. PREPARE DOOR FOR PAINTING. COLOR TO BE SELECTED BY OWNER AND ARCHITECT.
- REPLACE WIRE GLASS WITH CLEAR GLASS.
- REPAIR BOTTOM OF HM FRAME AT RUST PERFORATIONS. SAND THE DAMAGED AREA. FILL PERFORATIONS WITH AN AUTOMOTIVE BODY FILLER (BONDO). SAND SMOOTH. PRIME AND PAINT.
- REMOVE RUST FROM DOOR SURFACES. SAND THE RUSTED AREAS. IF DETERIORATION IS DEEP, FILL SURFACE WITH AN AUTOMOTIVE BODY FILLER (BONDO). SAND SMOOTH. PRIME AND PAINT.
- ALL DOORS AND FRAMES TO BE PAINTED UNLESS NOTED OTHERWISE. RE: SPECIFICATION SECTION 09900.



DOOR TYPE A
FLUSH STEEL WITH 1/2" THICK
LAMINATED STEEL PANEL INSERTS/
RE: 08110 STEEL DOORS AND FRAMES

STEELCRAFT L16 SERIES
WITH POLYSTYRENE CORE
FG3 SERIES DOOR

Door Hardware

HARDWARE SET 1 (BD-1)	OUT-SWINGING EXTERIOR DOOR ANTIQUE BRASS 609/USS FINISH	
3 EA. BUTTS	BB5003 - 500	BOMMER
1 EA. ENTRANCE LOCK	PROVIDE NON-REMOVABLE PINS	SCHLAGE
1 EA. SURFACE CLOSER	AL53PD NEP	NGP
1 EA. THRESHOLD	351-P9-04	SARGENT
1 SET WEATHERSTRIPPING	613DBK	NGP
	SILICONE SELF-STICK WEATHERSEAL (BROWN)	FROST KING
HARDWARE SET 2 (BD-2)	OUT-SWINGING EXISTING EXTERIOR DOOR ANTIQUE BRASS 609/USS FINISH	
3 EA. BUTTS	BB5003-(MATCH EXISTING SIZE)	BOMMER
1 EA. SURFACE CLOSER	PROVIDE NON-REMOVABLE PINS	SCHLAGE
1 EA. THRESHOLD	351-P9-04	NGP
1 SET SMOKE SEALS	613BR	NGP
NOTE: EXISTING EXIT DEVICE TO REMAIN	2525B (BROWN)	NGP
HARDWARE SET 3 (BD-3)	IN-SWINGING EXISTING EXTERIOR DOOR ANTIQUE BRASS 609/USS FINISH	
3 EA. BUTTS	BB5003-(MATCH EXISTING SIZE)	BOMMER
1 EA. CLASSROOM LOCK	AL70PD NEP	SCHLAGE
1 EA. SURFACE CLOSER	351-O-04	NGP
1 EA. THRESHOLD	613BR	NGP
1 SET SMOKE SEALS	2525B (BROWN)	NGP
HARDWARE SET 4 (ID-2)	OUT-SWINGING EXISTING EXTERIOR DOOR ANTIQUE BRASS 609/USS FINISH	
3 EA. BUTTS	BB5003-(MATCH EXISTING SIZE)	BOMMER
1 EA. THRESHOLD/SILL	PROVIDE NON-REMOVABLE PINS	SCHLAGE
1 SET WEATHERSTRIPPING	RE: DETAIL 3/A5	NGP
NOTE: EXISTING EXIT DEVICE TO REMAIN	SILICONE SELF-STICK WEATHERSEAL (BROWN)	FROST KING
HARDWARE SET 5 (ID-3)	OUT-SWINGING EXISTING EXTERIOR DOOR ANTIQUE BRASS 609/USS FINISH	
3 EA. BUTTS	BB5003- (MATCH EXISTING SIZE)	BOMMER
1 EA. ENTRANCE LOCK	PROVIDE NON-REMOVABLE PINS	SCHLAGE
1 EA. THRESHOLD/SILL	AL53PD NEP	NGP
1 SET WEATHERSTRIPPING	RE: DETAIL 3/A5	NGP
	SILICONE SELF-STICK WEATHERSEAL (BROWN)	FROST KING

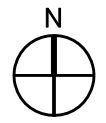
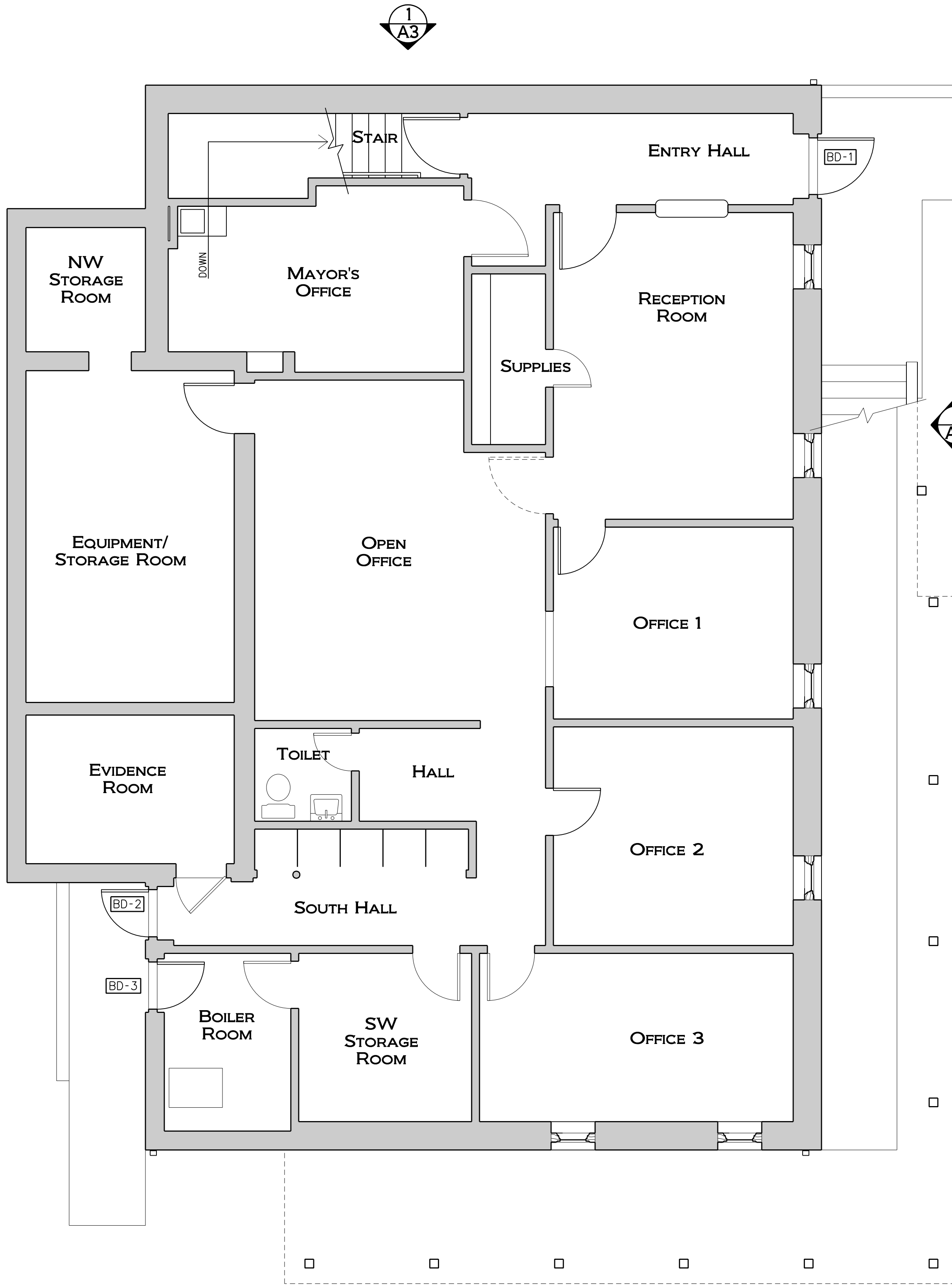
NOTES:

- PATCH AND REPAIR EXISTING DOORS AND FRAMES AS NECESSARY FOR INSTALLATION OF NEW REPLACEMENT HARDWARE.
- STRIP PAINT FROM ALL EXISTING HARDWARE TO BE REUSED.
- PROVIDE SCHLAGE CLASSIC KEYWAY. COORDINATE KEYING SYSTEM WITH OWNER

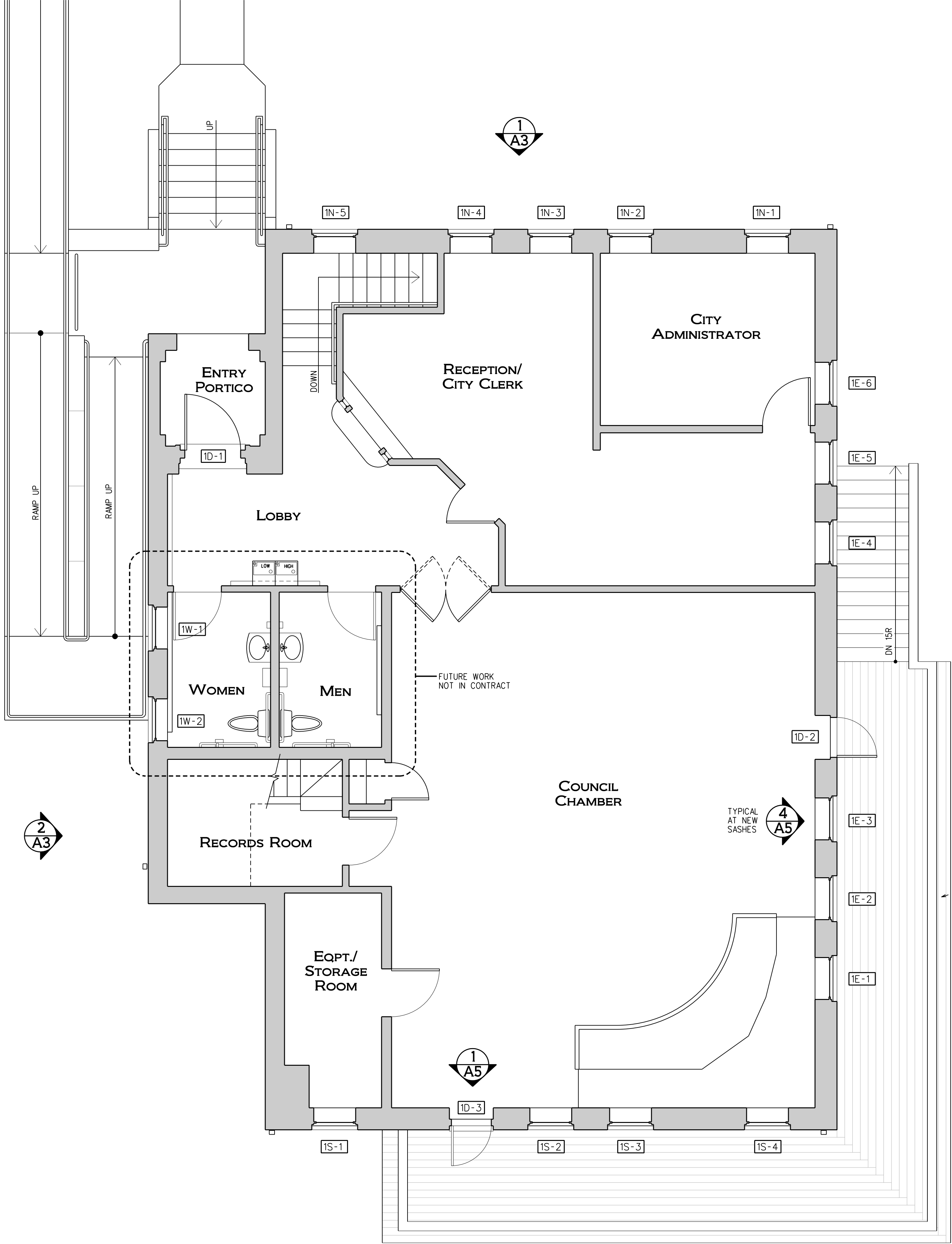
Door Schedule

REFER TO DOOR & FRAME NOTES ON THIS DRAWING

LEVEL	NO.	STATUS	WIDTH	HEIGHT	THICK.	TYPE	FRAME	HW SET	REMARKS	DOOR NOTES
LOWER	BD-1	NEW	3'-0"	6'-8"	1 3/4"	A	EXIST'G	1		2,5,7
	BD-2	EXIST'G	2'-6"	6'-8"	1 3/4"	---	EXIST'G	2		5,6,7
	BD-3	EXIST'G	2'-6"	6'-8"	1 3/4"	---	EXIST'G	3		5,6,7
MAIN	ID-1	EXIST'G	3'-5"	9'-4"	---	---	EXIST'G	---	REFINISH DOOR AND FRAME TO MATCH EXISTING	
	ID-2	EXIST'G	2'-6"	6'-8"	1 3/4"	---	EXIST'G	4	RE: DETAILS 3/A5 & 6/A5 FOR MODIFIED OPENING	1,3,4,7
	ID-3	EXIST'G	2'-6"	6'-8"	1 3/4"	---	EXIST'G	5	RE: DETAILS 3/A5 & 6/A5 FOR MODIFIED OPENING	1,3,4,7



BASEMENT LEVEL CONSTRUCTION PLAN
SCALE 1/4" = 1'-0"



 **MAIN LEVEL CONSTRUCTION PLAN**
SCALE 1/4" = 1'-0"

GENERAL NOTES

1. SHADED WALLS INDICATE EXISTING CONSTRUCTION. PLAN DIMENSIONS ARE TO FINISHED FACE OF EXISTING CONSTRUCTION AND TO FACE OF ROUGH FRAMING AT NEW CONSTRUCTION.
2. PROVIDE NEW GUTTERS AND DOWNSPOUTS. MATCH PROFILE AND SIZE OF EXISTING GUTTERS AND DOWNSPOUTS. EXTEND DOWNSPOUTS TO GRADE WITH SPLASH BLOCKS UNLESS NOTED OTHERWISE. COLOR OF PREFINISHED METAL CUTTERS AND DOWNSPOUTS SHALL BE SELECTED BY OWNER AND ARCHITECT. SEVERAL DOWNSPOUTS HAVE BEEN MOVED FROM THEIR PRESENT LOCATIONS. REFER TO ELEVATION DRAWINGS FOR EXACT LOCATION OF ALL DOWNSPOUTS.
3. IF CONSTRUCTION IS PARTIALLY FUNDED BY THE STATE HISTORICAL FUND, CONSULT WITH THE SHF STAFF ARCHAEOLOGIST PRIOR TO CARRYING OUT ANY WORK THAT ENTAILS GROUND DISTURBANCE TO DETERMINE WHETHER THE SERVICES OF AN ARCHAEOLOGIST ARE REQUIRED.
4. REHABILITATE THE BRICK MASONRY WALLS: STRIP EXISTING PAINT AND SEALANTS FROM BRICK. REMOVE DETERIORATED MORTAR. REPLACE CRACKED, MISSING OR DAMAGED BRICK WITH UNITS MATCHING THE ORIGINAL BRICK. CUT OUT AND REPOINT ALL MORTAR JOINTS USING A MORTAR MIX THAT HAS BEEN DETERMINED THROUGH THE TESTING OF THE ORIGINAL MORTAR. CLEAN THE MASONRY UPON COMPLETION OF WORK. REFER TO SPECIFICATION SECTIONS 04100 MORTAR AND POINTING, 04210 BRICK MASONRY, AND 04900 MASONRY RESTORATION AND CLEANING.

KEYED NOTES (ALL DRAWINGS)

- 1

REPAIR CRACK IN BRICK MASONRY - TYPICAL WHERE INDICATED ON ELEVATION. NOT ALL CRACKS NECESSARILY SHOWN.
- 2

PROVIDE NEW PORTLAND CEMENT PLASTER FINISH. APPLY SELF-FURRING METAL LATH (MINIMUM 2.5 LB/SY) OVER EXISTING PLASTER AND PAINTED CONCRETE BELOW. ALL FASTENERS SHALL BE CORROSION RESISTANT AND LATH SHALL LAP THE FLANGE OF ACCESSORIES. REINFORCE CORNERS WITH WELDED WIRE CORNER ADS. INSTALL CASING BEADS AT ALL TERMINATIONS AND PENETRATIONS: FLANNERY'S J-MOLD IN EXTRUDED ALUMINUM IN SPECIAL COLOR ANODIZED FINISH, COLOR TO BE SELECTED BY OWNER AND ARCHITECT (WWW.FLANNERYTRIM.COM). PROVIDE CEMENT PLASTER BASECOAT AND FINISH COAT OVER ENTIRE SURFACE. REFER TO SPECIFICATION SECTION 09220 PORTLAND CEMENT PLASTER.
- 3

PAINT EXISTING WOOD SHINGLES AT DORMER. COLOR TO BE SELECTED BY OWNER AND ARCHITECT.
- 4

PRESERVE ORNAMENTAL WROUGHT IRON GRILLE. CHECK EXISTING FASTENERS TO ENSURE THEY ARE SECURELY HOLDING THE SCROLLWORK. ADD FASTENERS IF REQUIRED AFTER CONSULTATION WITH THE ARCHITECT. CLEAN THE METAL BY REMOVING RUST AND LOOSE PAINT. PRIME AND PAINT. RE: SPECIFICATION SECTION 09900 PAINTING. PAINT COLOR TO BE SELECTED BY OWNER AND ARCHITECT.
- 5

REMOVE RUST FROM THE CAST IRON BELL/YOKE AND THEN CLEAN THE METAL. PRIME AND PAINT. RE: SPECIFICATION SECTION 09900 PAINTING. PAINT COLOR TO BE SELECTED BY OWNER AND ARCHITECT.
- 6

REMOVE WOOD BLOCKING ABOVE CAST IRON BELL/YOKE.
- 7

REPAIR BEADBOARD CEILING AT BELL TOWER BY FILLING HOLES WITH WOOD PUTTY. RESECURE LOOSE BOARDS TO SUPPORTING ROOF FRAMING AND SEAL OPEN JOINTS. REMOVE GUTTERS TEMPORARILY IN ORDER TO REPLACE WOOD AT BELL TOWER EAVES. PAINT WOOD CEILING AND EAVES. PAINT COLOR TO BE SELECTED BY OWNER AND ARCHITECT.
- 8

REMOVE EXISTING SPRAYED-ON INSULATION AND DAMPROOFING AT THE BELL TOWER'S ROOF DECK AND SURROUNDING MASONRY WALLS. PROVIDE NEW MEMBRANE ROOFING SYSTEM THAT DRAINS TO EXISTING SCUPPER PIPE AT WEST SIDE. ENSURE THAT SCUPPER IS FUNCTIONING PROPERLY. REPLACE IF LEAKING. REFER TO SPECIFICATION SECTION 07531 EPDM SINGLE PLY MEMBRANE ROOFING.
- 9

RECONSTRUCT PORTIONS OF FOUR DETERIORATED BRICK MASONRY COLUMNS ABOVE ROOF PLANE AT BELL TOWER. REFER TO GENERAL NOTE 4 FOR SCOPE OF WORK AT THESE LOCATIONS.
- 10

PROVIDE PREFINISHED SHEET METAL COUNTERFLASHING WITH THE REPLACEMENT MEMBRANE ROOFING SYSTEM. SAWCUT A GROOVE INTO THE MORTAR JOINT IMMEDIATELY BELOW THE BELL TOWER CAPSTONES AND INSERT HORIZONTAL LEG OF COUNTERFLASHING ONE INCH MINIMUM INTO GROOVE. SEAL EDGE WITH SILICONE SEALANT.
- 11

REMOVE EXISTING SURFACE-APPLIED COUNTERFLASHING AT BELLTOWER. INSTALL NEW PREFINISHED STEEPED COUNTER FLASHING THAT INCORPORATES REGLETS CUT INTO MORTAR JOINTS PER SMACNA ARCHITECTURAL SHEET METAL MANUAL, SIXTH EDITION FIGURE 4-9 COUNTER FLASHING SYSTEMS - INSTALLATION. COLOR TO BE SELECTED BY ARCHITECT.
- 12

COAT EXISTING METAL WITH INLAND COATINGS RC 2000 RUBBER ROOF COATING IN GRAY COLOR OR APPROVED EQUAL.
- 13

RESECURE LOOSE BEADBOARD AT THE MAIN ROOF AND DORMER SOFFITS BY ATTACHING IT TO THE SUPPORTING ROOF FRAMING. SEAL OPEN JOINTS AND REPAINT ALL SOFFITS, BRACKETS, FASCIA AND FRIEZE BOARDS. TWO COLORS TO BE SELECTED BY OWNER AND ARCHITECT.

WINDOW SCHEDULE - MAIN LEVEL & ATTIC

ALL FRAMES ARE ORIGINAL. SASHES ON SIX WINDOWS ARE ORIGINAL (OR REPLICATED TO CLOSELY MATCH ORIGINAL) DOUBLE-HUNG UNITS WITH REPLACEMENT GLASS TO REMAIN. SASHES ON THE REMAINING ELEVEN WINDOWS AT THE MAIN LEVEL HAVE BEEN PREVIOUSLY REPLACED WITH A SINGLE FULL-HEIGHT FIXED SASH. REMOVE ALL EXISTING FULL-HEIGHT FIXED SASHES AND FABRICATE AND INSTALL NEW SASHES TO MATCH THE ORIGINAL SASHES.																
	NO.	SASHES		REMARKS - REFER TO WINDOW NOTES AT RIGHT												
		EXISTING	NEW	1	2	3	4	5	6	7	8	9	10	11	12	13
ATTIC	AN-1	●		●	●	●	●							●		
	AN-2	●		●	●	●	●							●		
	AN-3	●		●	●	●	●							●		
SOUTH	1S-1	●		●	●	●	●	●	●	●	●	●		●	●	
	1S-2		●	●	●	●	●		●	●	●	●		●	●	
	1S-3	●		●	●	●	●	●	●	●	●	●		●	●	
	1S-4		●	●	●	●	●				●	●		●	●	
EAST	1E-1		●	●	●	●	●		●	●	●	●		●	●	
	1E-2	●		●	●	●	●	●	●	●	●	●	●	●	●	
	1E-3		●	●	●	●	●		●	●	●	●		●	●	
	1E-4		●	●	●	●	●		●	●	●	●		●	●	
	1E-5	●		●	●	●	●	●	●	●	●	●		●	●	
	1E-6		●	●	●	●	●		●	●	●	●		●	●	
NORTH	1N-1	●		●	●	●	●	●	●	●	●	●		●	●	
	1N-2		●	●	●	●	●			●	●	●		●	●	
	1N-3	●		●	●	●	●	●	●	●	●	●		●	●	
	1N-4		●	●	●	●	●			●	●	●		●	●	
	1N-5		●	●	●	●	●			●	●	●		●	●	
WEST	1W-1		●	●	●	●	●			●	●	●		●	●	●
	1W-2		●	●	●	●	●							●	●	●

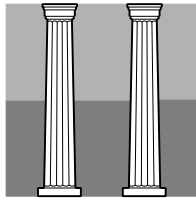
WINDOW NOTES

1. REFER TO SPECIFICATION SECTION 08600 WINDOW AND DOOR REHABILITATION FOR PRODUCT SPECIFICATIONS.
2. EPOXY REPAIR EXISTING WINDOW FRAMES, ESPECIALLY AT BOTTOM WHERE WOOD IS CRACKED, DRY AND MISSING PAINT.
3. EPOXY REPAIR WOOD WINDOW SILLS.
4. REMOVE AND REPAIR INDIVIDUAL SASHES. EPOXY REPAIR OR REPLACE IN-KIND (WHERE HIGHLY DETERIORATED) EXISTING WOOD COMPONENTS. REINFORCE CONNECTIONS AT STILES AND RAILS WHERE LOOSE AND SPLIT. RETAIN EXISTING GLASS UNLESS CRACKED, BROKEN, OR THE SEALS HAVE FAILED. CLEAN GLASS.
5. REPLACE EXISTING SASH CORDS. REPLACE EXISTING SASH WEIGHTS. (EXISTING INSULATED GLASS IS A LATER ADDITION. WEIGHT OF LOWER SASH NECESSITATES HEAVIER SASH WEIGHTS FOR EASIER WINDOW OPERATION.)
6. ADJUST WINDOW SASH SO THEY FIT SQUARE IN THEIR OPENINGS AND THE MEETING RAILS ALIGN PROPERLY.
7. INSTALL WEATHERSTRIPPING AT JAMBS, SILLS AND MEETING RAILS.
8. CLEAN EXISTING SASH LOCKS. REINSTALL ON WINDOW. INSTALL NEW MATCHING SASH LOCK ON NEW WINDOWS. RE: WINDOW HARDWARE SPECIFICATIONS IN SPEC SECTION 08600.
9. PROVIDE NEW SASH LIFT ON ALL WINDOWS. RE: WINDOW HARDWARE SPECIFICATIONS IN SPEC SECTION 08600.
10. REMOVE EXTERIOR WOOD JAMB BLOCKS THAT WERE INSTALLED TO MAKE WINDOWS INOPERABLE.
11. PAINT WINDOW FRAMES AND SASHES. COLOR TO BE SELECTED BY OWNER AND ARCHITECT.
12. REFER TO HEAD, JAMB AND SILL DETAILS ON DRAWING A5.
13. PROVIDE OBSCURE GLASS.

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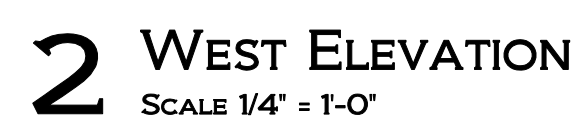
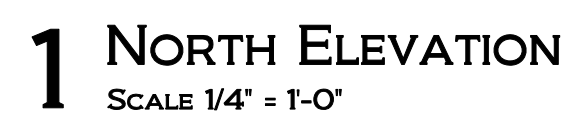
Project Number 2103

Main Level
Construction Plan

A2

1. SHADED WALLS INDICATE EXISTING CONSTRUCTION. PLAN DIMENSIONS ARE TO FINISHED FACE OF EXISTING CONSTRUCTION AND TO FACE OF ROUGH FRAMING AT NEW CONSTRUCTION.
2. PROVIDE NEW GUTTERS AND DOWNSPOUTS. MATCH PROFILE AND SIZE OF EXISTING GUTTERS AND DOWNSPOUT. EXTEND DOWNSPOUTS TO GRADE WITH SPLASH BLOCKS UNLESS NOTED OTHERWISE. COLOR OF PREFINISHED METAL GUTTERS AND DOWNSPOUTS SHALL BE SELECTED BY OWNER AND ARCHITECT. SEVERAL DOWNSPOUTS HAVE BEEN MOVED FROM THEIR PRESENT LOCATIONS. REFER TO ELEVATION DRAWINGS FOR EXACT LOCATION OF ALL DOWNSPOUTS.
3. IF CONSTRUCTION IS PARTIALLY FUNDED BY THE STATE HISTORICAL FUND, CONSULT WITH THE SHF STAFF ARCHAEOLOGIST PRIOR TO CARRYING OUT ANY WORK THAT ENTAILS GROUND DISTURBANCE TO DETERMINE WHETHER THE SERVICES OF AN ARCHAEOLOGIST ARE REQUIRED.
4. REHABILITATE THE BRICK MASONRY WALLS: STRIP EXISTING PAINT AND SEALANTS FROM BRICK. REMOVE DETERIORATED MORTAR. REPLACE CRACKED, MISSING OR DAMAGED BRICK WITH UNITS MATCHING THE ORIGINAL BRICK. CUT OUT AND REPOINT ALL MORTAR JOINTS USING A MORTAR MIX THAT HAS BEEN DETERMINED THROUGH THE TESTING OF THE ORIGINAL MORTAR. CLEAN THE MASONRY UPON COMPLETION OF WORK. REFER TO SPECIFICATION SECTIONS 04100 MORTAR AND POINTING, 04210 BRICK MASONRY, AND 04900 MASONRY RESTORATION AND CLEANING.

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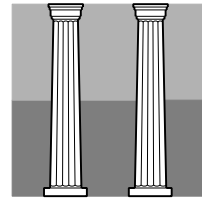
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South & East Elevations

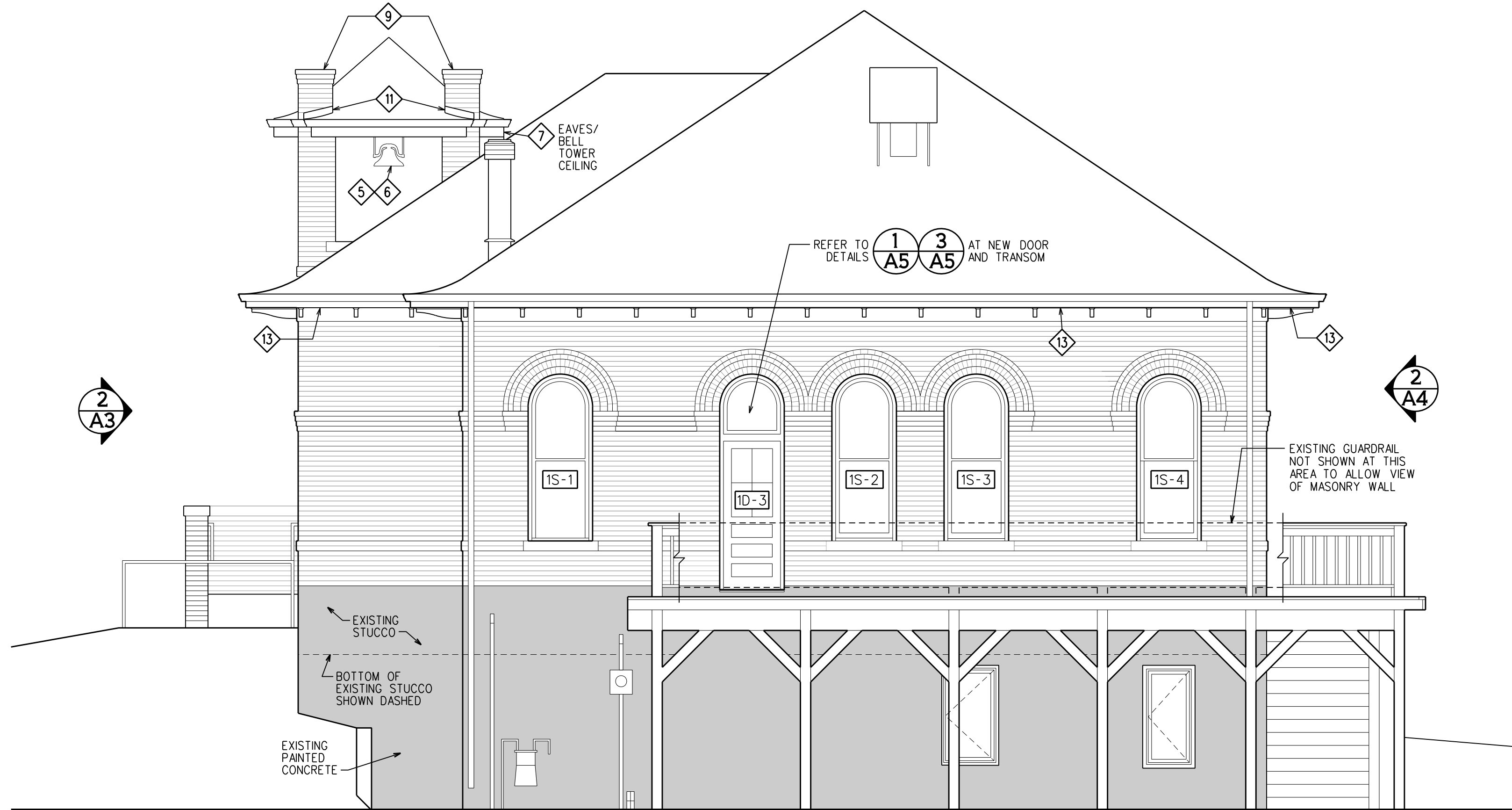
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GENERAL NOTES

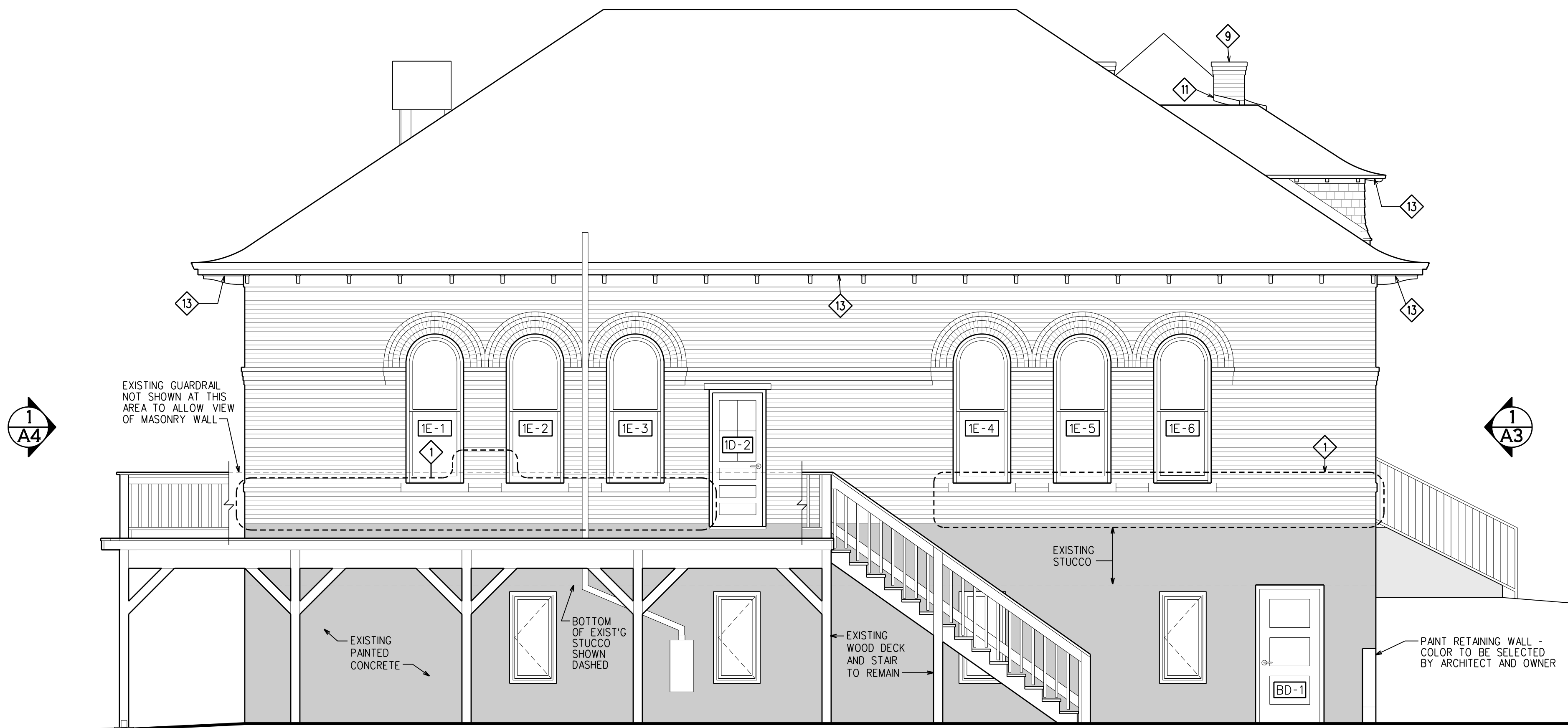
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1 SOUTH ELEVATION
SCALE 1/4" = 1'-0"



2 EAST ELEVATION
SCALE 1/4" = 1'-0"

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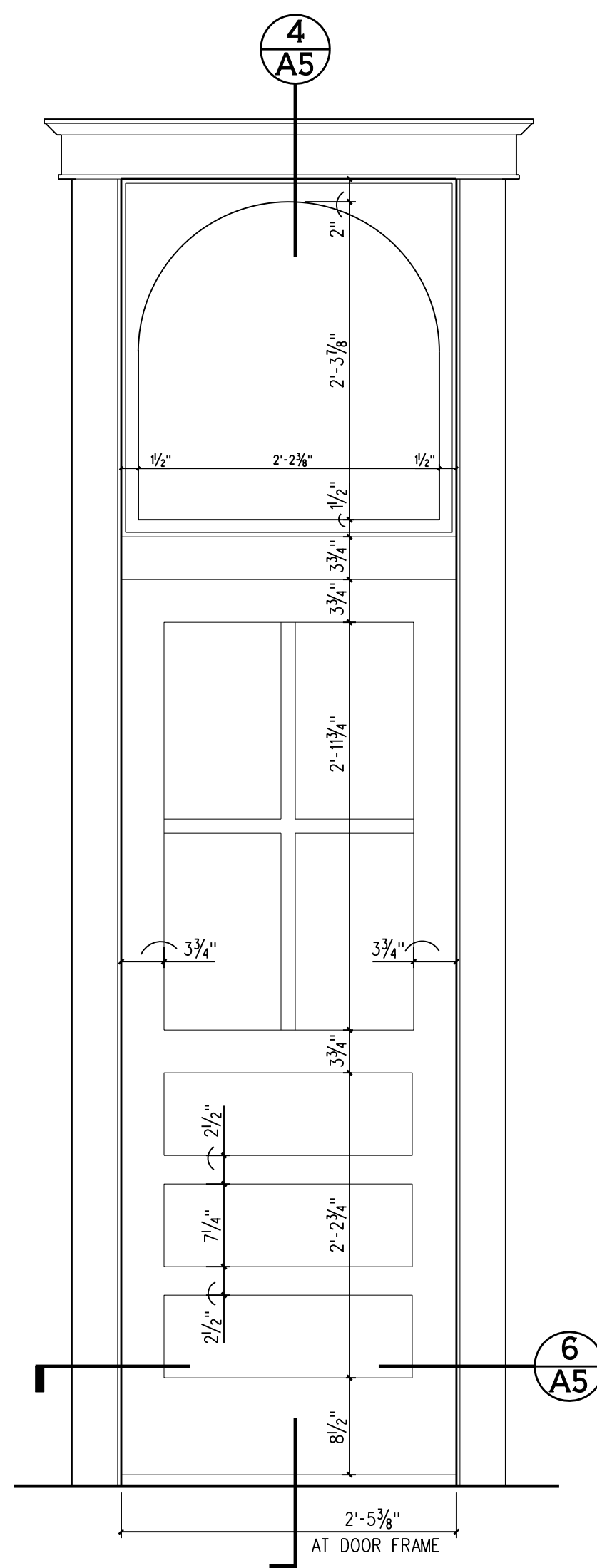
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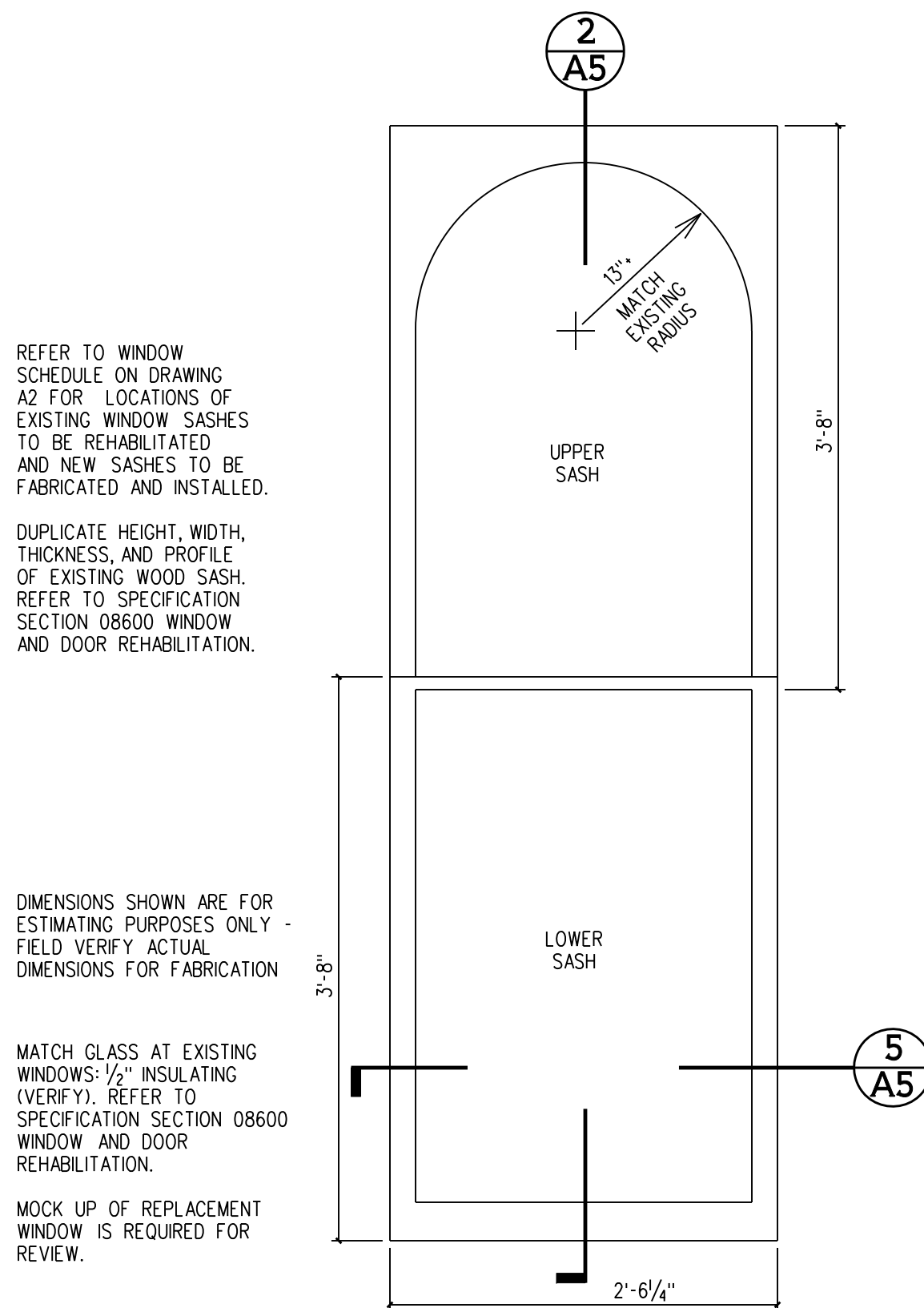
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Door and Window Details

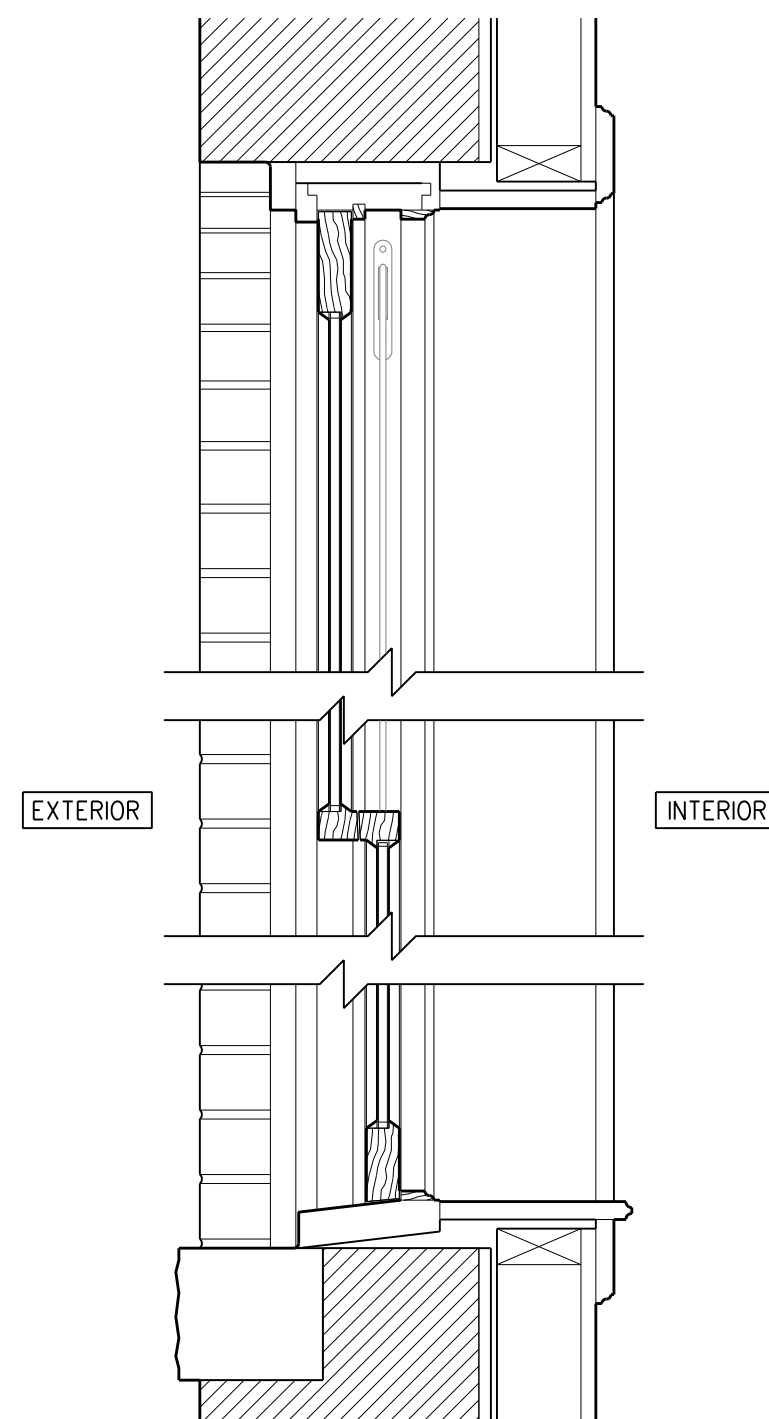
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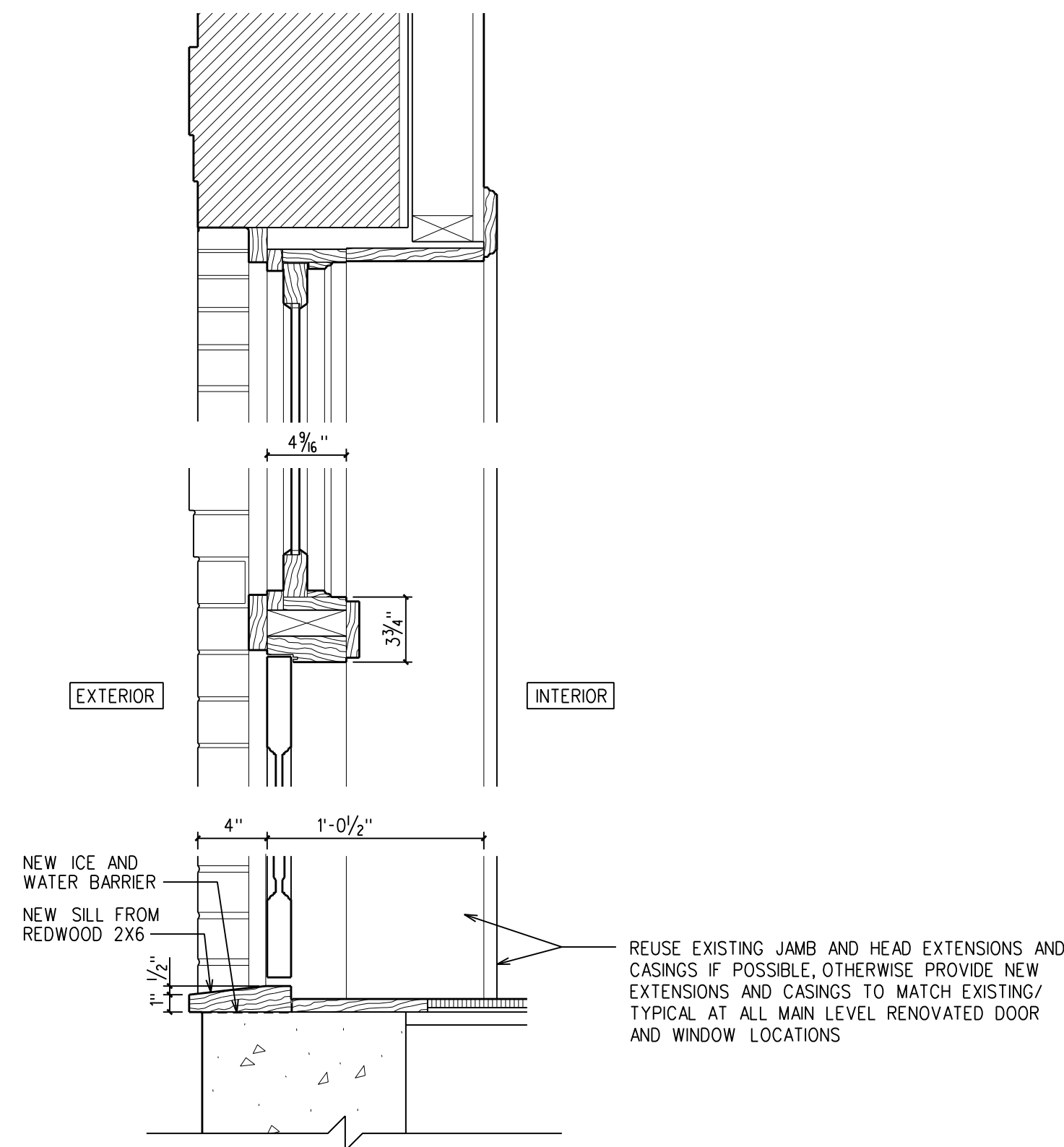
1 DOOR AND TRANSOM ELEVATION (INTERIOR SIDE)



4 REPLACEMENT SASH ELEVATION



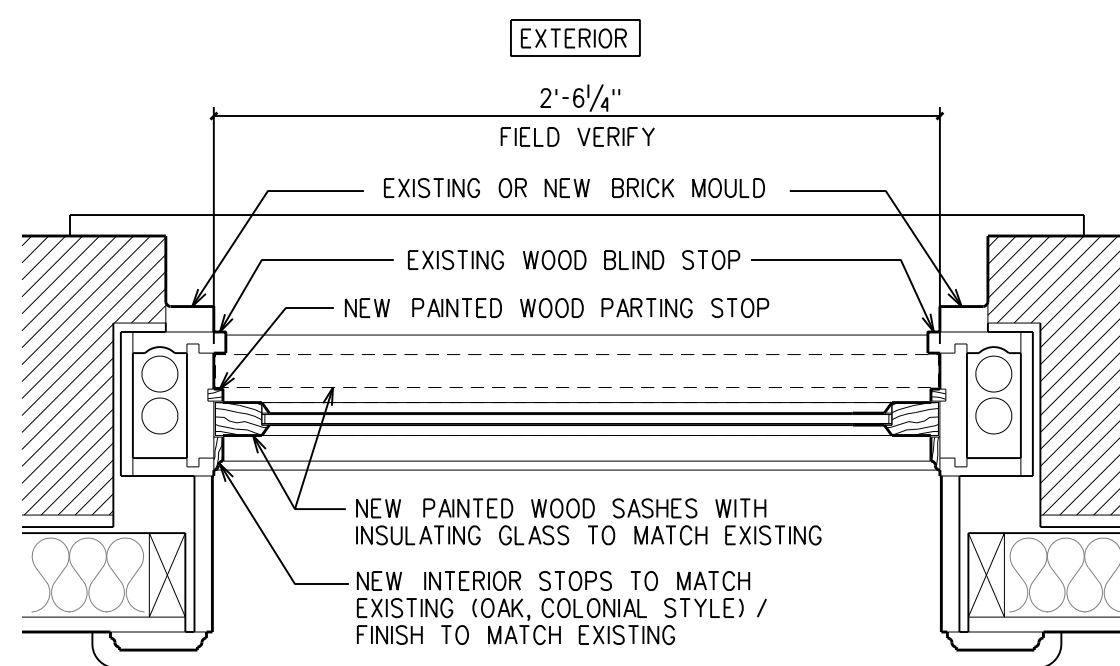
2 WINDOW HEAD / SILL DETAIL



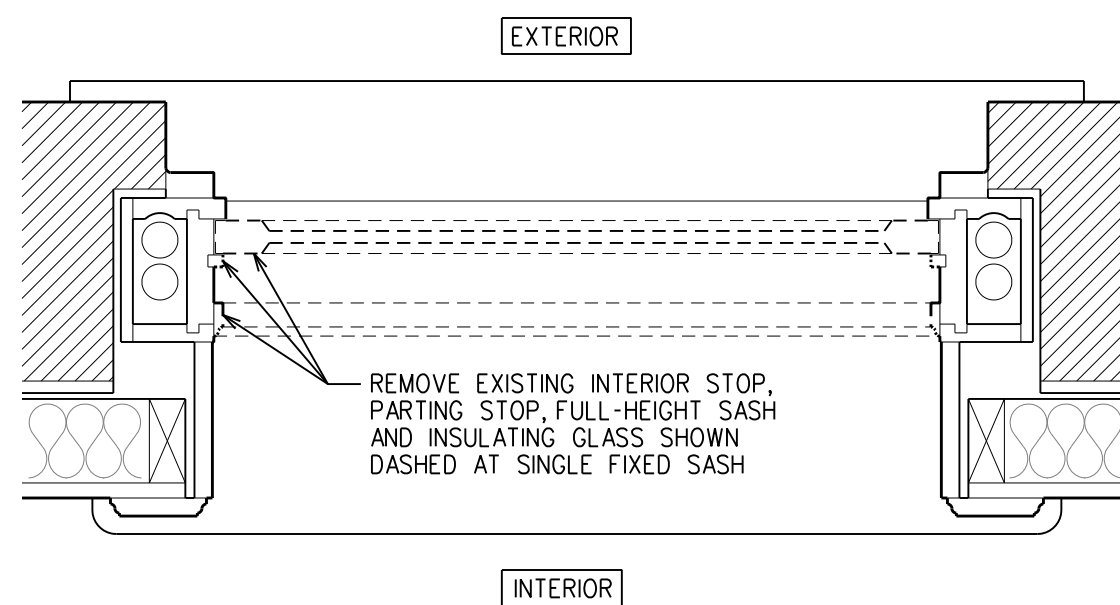
3 DOOR SILL / HEAD / TRANSOM DETAIL

SCALE 1 1/2" = 1'-0"

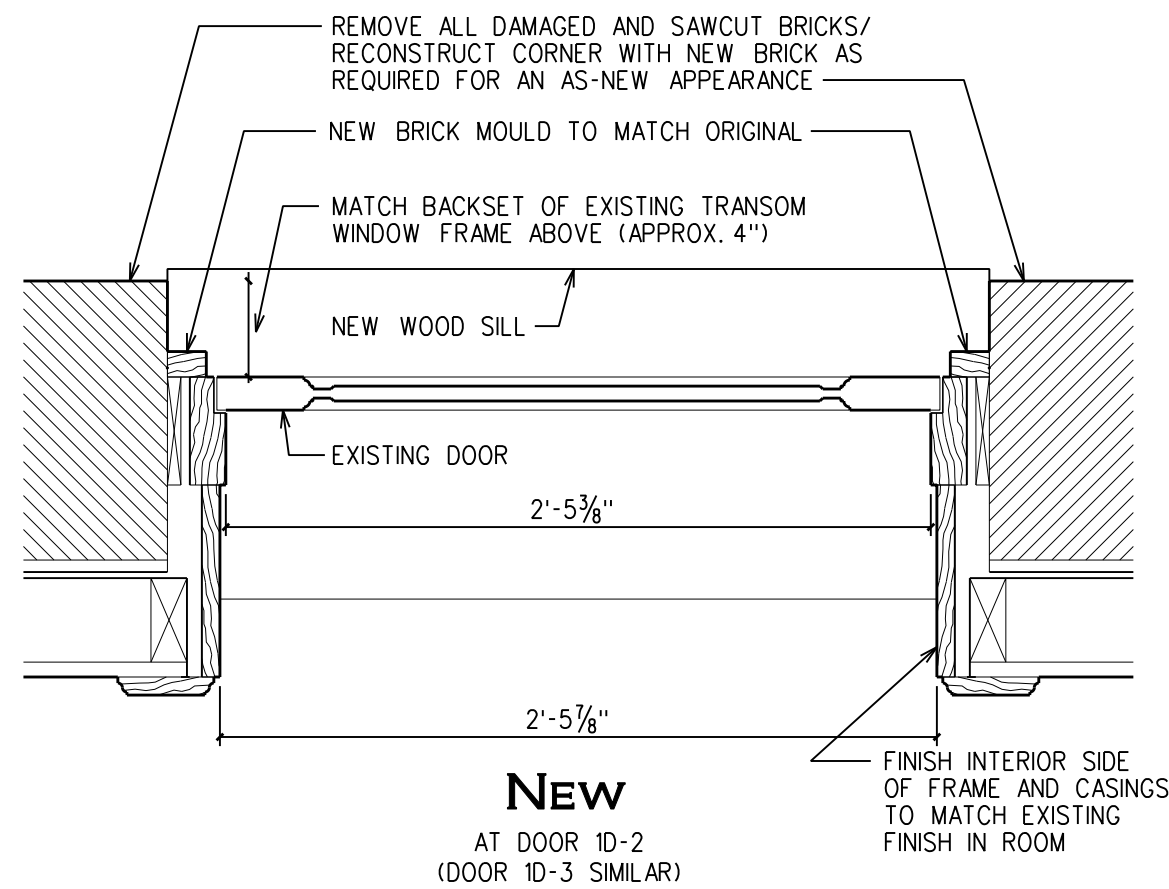
AT DOOR ID-3
(DOOR ID-2 SIMILAR AT BOTTOM OF DOOR)



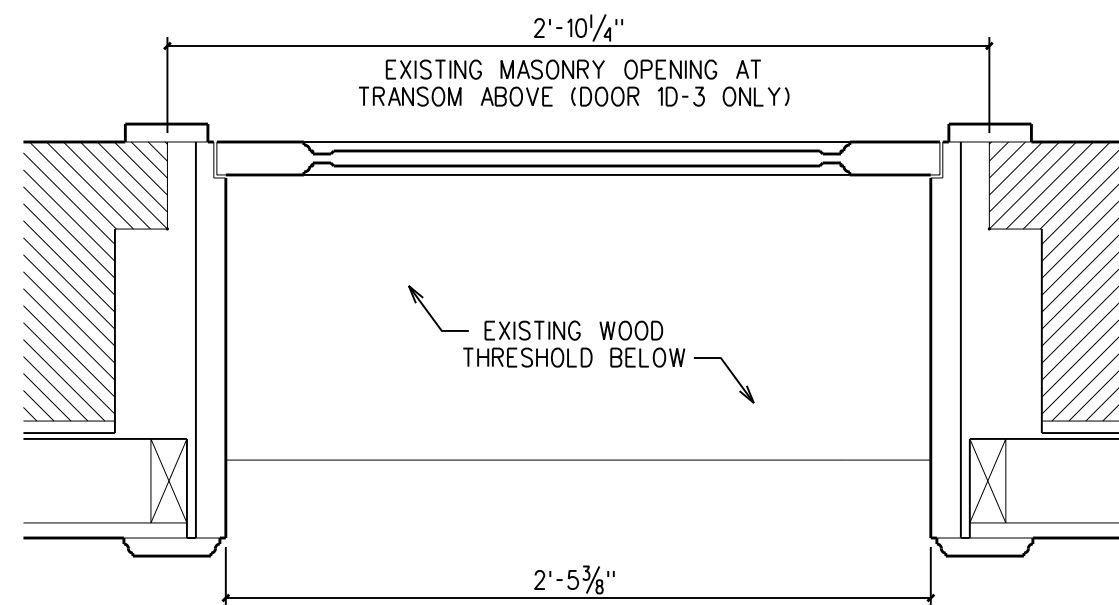
NEW



DEMOLITION (AT SCHEDULED OPENINGS ONLY)
REFER TO WINDOW SCHEDULE ON DRAWING A2 FOR LOCATIONS OF EXISTING
SASHES TO BE REHABILITATED AND NEW SASHES TO BE FABRICATED AND INSTALLED



New



EXISTING CONDITION





**IDAHO SPRINGS CITY HALL
EXTERIOR REHABILITATION
PROJECT MANUAL / SPECIFICATIONS**

**OCTOBER
2021**

IDAHO SPRINGS CITY HALL – EXTERIOR REHABILITATION

Project Manual / Specifications

Project Team

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Section 00200 Instructions To Bidders

Part 1 – INVITATION

- 1.01 Bidders are hereby invited to submit a Stipulated Lump Sum Proposal for furnishing all labor, materials, services, and equipment necessary for construction of the Work as shown on the Drawings and included in the Specifications for: Idaho Springs City Hall – Exterior Rehabilitation.

Part 2 – SEPARATE CONTRACTS

- 2.01 The City of Idaho Springs expressly reserves the right to let other Contracts and to employ other Contractors in connection with this Project. All Contractors on this project shall recognize the condition of mutual responsibility and afford other Contractors reasonable opportunity for the introduction and storage of materials and equipment, and for execution of their work. They shall properly connect and coordinate their work with the work of the other Contractors.

Part 3 – SUBCONTRACTS

- 3.01 The successful bidder shall be required to submit a list of proposed Subcontractors for review by the City of Idaho Springs and Architect, as outlined in the Proposal Form.

Part 4 – DISCREPANCIES

- 4.01 If, during the bidding period, a Bidder observes errors, discrepancies, ambiguities, or omissions in or any variance from applicable laws, codes, or regulations, or requires clarification as to the meaning of the Drawings and Specifications, he shall request interpretation or correction by the Architect. The Architect will send written Addenda to all prospective Bidders.
- 4.02 Requests for clarification shall be made only to the Architect.
- 4.03 The contents of all Addenda shall become part of the Contract Documents.

Part 5 – PROPOSAL

- 5.01 Submit Proposal for work and materials as shown and specified on forms prepared by the Architect.
- 5.02 Submit Proposal in duplicate, with each copy properly signed in longhand, executed by a principal duly authorized to sign contracts. State the Bidder's full legal name. The completed forms shall be without interlineations, alteration, or erasures.
- 5.03 Complete all blank spaces on forms in full.

Part 6 – SUBSTITUTIONS

- 6.01 Bidders may recommend substitutions for work and materials shown and specified but recommendations shall be made only in the form of a letter, independent of the basic lump sum Proposal. The recommendations shall state the specifically related Specification Sections or Drawings involved and shall state the corresponding proposed changes in the Base Bid. Recommendations for substitutions shall be made at the time of receipt of proposals. The proposal shall be based on the specified products and shall not include the proposed substitutions. Substitutions will be reviewed with the successful bidder, after the contract is signed and upon request of the successful bidder within 15 days of that date. In making a request for substitution, the Bidder shall represent that he has investigated the proposed substitution and has determined that it is equal to or superior in all respects to that specified, including warranties, and that the cost data presented with the request for substitution is complete and includes all costs of labor, materials, equipment, profits and overhead as well as any costs required to adapt and/or coordinate the substitution with adjacent or existing construction.

Part 7 – SUBMISSION OF PROPOSALS

- 7.01 Each Proposal shall consist of the submission of two completed copies of the Proposal Form

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Section 00200 Instructions To Bidders

addressed to the City of Idaho Springs.
Alternatively, an emailed proposal is acceptable.

- 7.02 Submit Proposals at a date and time not later than *(TBD)* at the City of Idaho Springs/Attention: Mr. Andrew Marsh/City Administrator. Emailed proposals will be accepted.
- 7.03 The City of Idaho Springs reserves the right to reject any or all Proposals without explanation, and to waive formalities.
- 7.04 Proposals submitted as a result of these Instructions to Bidders shall not obligate the City of Idaho Springs or the Architect in any way.

Part 8 – AWARD OF CONTRACTS

- 8.01 It is the intention of the City of Idaho Springs that award of Contract will be made within 30 days of receipt of the bids.

Part 9 – PERFORMANCE BOND

- 9.01 The acceptance of a Proposal will be contingent upon the Contractor's ability to qualify, prior to the execution of a Contract, for a Bond in the full amount of the Contract, written by a Surety company approved by the City of Idaho Springs. This Bond shall guarantee the full, complete, and faithful performance of the Contract, and payment in full of all claims and liens for labor, material and services performed in connection therewith.

END OF SECTION 00200

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Section 00400 Bid Form

Date_____

To: City of Idaho Springs
1711 Miner Street
P.O. Box 907
Idaho Springs, Colorado 80452
Attention: Mr. Andrew Marsh, City Administrator
Tel.: 303-567-4421

Re: Idaho Springs City Hall – Exterior Rehabilitation

City of Idaho Springs:

The undersigned, having carefully examined the General Conditions of the Contract, the Drawings and Specifications for construction of the above named project, hereby proposes and agrees to furnish all labor, materials, equipment, plant, transportation, services, sales taxes, permit fees, and other costs necessary to complete the construction in strict conformity with the said Documents and Addenda, if any, numbered as follows:

The undersigned has attached Section 00450 Contractor's Qualification to this Bid Form.

Base Bid: (All work described not part of an Alternate)

Lump Sum Amount_____

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Section 00400 Bid Form

Part 1 – ITEMIZED PROPOSAL

The undersigned has attached to this form an itemized breakdown of all trades listed in CSI format, including cost per item, Contractor's General Conditions, profit, and overhead.

Part 2 – BOND

The undersigned agrees that the acceptance of this Proposal will be contingent upon the Contractor's ability to qualify, prior to the execution of a Contract, for a Bond in the full amount of the Contract, written by a Surety company approved by the City of Idaho Springs. This Bond shall guarantee the full, complete, and faithful performance of the Contract, and payment in full of all claims and liens for labor, material and services performed in connection therewith. The cost of such Bond shall be included in the Contractor's Proposal.

The undersigned hereby states that the cost of a Bond, as above described, will not exceed an amount equal to percent (____%) of the contract sum. The undersigned further states that the balance of the Bond capacity of his firm will approximate the sum of _____ Dollars (\$_____) as of the date of and prior to the acceptance of this Proposal.

Part 3 – COMMENCEMENT OF CONSTRUCTION

If this Proposal is accepted, the undersigned agrees to commence construction within seven (7) calendar days from date of receiving Notice to Proceed with the Work or at a time agreed upon by both parties.

Part 4 – TIME OF COMPLETION

The undersigned further agrees to complete the construction hereunder within _____ (____) calendar days from the date of the Notice to Proceed with the Work, in accordance with applicable provisions of the General Conditions and the Contract.

Part 5 – LIST OF SUBCONTRACTORS

The undersigned agrees, if notified of the acceptance of this Proposal, to furnish to the City of Idaho Springs, through the Architect, a list of the names, addresses, and telephone numbers of all Subcontractors and Vendors with whom he intends to enter into contracts for the execution of principal portions of the Work under consideration. He agrees that such list shall be submitted on or before the tenth calendar day following the acceptance of this Proposal, and before execution of the Contract. He also agrees that no substitutions will be made in the employment of Subcontractors or Vendors without written approval having first been obtained through the Architect. The Architect will promptly reply to the list submitted by the Contractor in writing stating whether or not the City of Idaho Springs has reasonable objection to any such proposed person or entity. Failure of the City of Idaho Springs or the Architect to reply within seven (7) calendar days shall constitute notice of no reasonable rejection. Notwithstanding the City's right to investigate the suitability of any listed Subcontractor or Vendor, he shall have no duty to do so. The Contractor shall not contract with a proposed person or entity to which the City of Idaho Springs has made reasonable and timely objection.

Part 6 – THE UNDERSIGNED ACKNOWLEDGES

That the preparation and submission of this Proposal, and other quotations herein contained, do not obligate the City of Idaho Springs or the Architect in any way; That the City of Idaho Springs assumes no obligation to enter into a Contract

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Section 00400 Bid Form

for the Work; That he/she understands all Contract Documents; and That he/she has the equipment, technical ability, personnel and facilities to perform the Work in accordance with the Contract Documents.

Part 7 – CONTRACT

If the undersigned is notified of the acceptance of this proposal within thirty days after its date, he agrees to execute a Contract for the above stated Work and conditions for the above-stated compensation.

Part 8 – STATUS

The status of Bidder must be given: whether individual, co-partnership, or corporation. (If co-partnership, give full names of all partners; if corporation, give State in which incorporated.)

TYPE OF ORGANIZATION: _____
(Individual, Co-Partnership, Corporation, or Other)

NAME OF INDIVIDUAL FIRM MEMBERS: _____

FIRM NAME: _____

CONTRACTOR'S SIGNATURE: _____

ADDRESS: _____

STATE LICENSE NUMBER: _____ TELEPHONE NUMBER: _____

DATED THIS: _____ DAY OF: _____ IN THE YEAR OF: _____

END OF SECTION 00400

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Section 00450 Contractor's Qualification

Name _____ Date _____

Company _____ Title _____

Address _____ City/State/Zip Code _____

Telephone Number _____ E-Mail Address _____

Signature: _____

1. Provide the names of three or more projects listed on the National Register of Historic Places, the Colorado State Register of Historic Properties, or locally designated and of similar nature and scope to this project that you have completed within the past ten years and that were in compliance with the Secretary of the Interior's Standards. Similar scope items include masonry (brick) restoration & rehabilitation, window and door rehabilitation, and painting. List the similar historic preservation trade skills and construction practices involved with each project.

a. Project Name Location Year Cost Owner Name/Phone #

List similar trade skills or practices: _____

b. Project Name Location Year Cost Owner Name/Phone #

List similar trade skills or practices: _____

c. Project Name Location Year Cost Owner Name/Phone #

List similar trade skills or practices: _____

d. Project Name Location Year Cost Owner Name/Phone #

List similar trade skills or practices: _____

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Section 00450 Contractor's Qualification

2. Provide names of key personnel and subcontractors to be employed on this project. Indicate the projects listed in Item 1 in which they were involved. On attached sheets, give brief resumés of each person, describing specific experience and qualifications that will indicate ability to perform work required on this project.

Names	Years of Experience	No. of years associated with you or as your subcontractor	Projects in Item 1 that they have worked	Project Role
a.				
b.				
c.				
d.				
e.				

3. Provide name and address of subcontractor(s). Provide required information about the subcontractor(s) in Section 2.

END OF SECTION 00450

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Section 00500 Agreement Form

The Agreement Form shall be AIA Document A105 - 2017, Standard Short Form of Agreement Between Owner and Contractor, unless otherwise agreed to by the City of Idaho Springs and the Architect.

END OF SECTION 00500

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Section 00600 Bonds

The bond forms shall be the Performance Bond and Payment Bond, AIA Document A312, Latest Edition, which is included in these Specifications by reference as if written out in full.

END OF SECTION 00600

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Section 00700 General Conditions

AIA Document A105 - 2017 Standard Short Form of Agreement Between Owner and Contractor incorporates its own General Conditions.

The Contractor is hereby specifically directed, as a condition of the Contract, to acquaint himself with the Articles contained herein, and to notify and apprise all subcontractors and any other parties to the Contract of, and bind them to, its conditions.

Where conflicts occur concerning the Architect's duties and responsibilities between the General Conditions and the Agreement between the Architect and the City of Idaho Springs, the Agreement shall take precedence.

If not otherwise included in the Owner Contractor Agreement or specifically included in the bidding documents, the Contractor shall obtain the City's insurance requirements prior to submitting a bid.

END OF SECTION 00700

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Section 01100 Summary

Part 1 – GENERAL

1.01 Summary

- A. Division 1 Requirements herein contain additions and expansions to the General Conditions of the Contract for Construction. In case of conflict, request clarification from the City of Idaho Springs and the Architect.
- B. This section describes conditions affecting the Work, such as:
 - 1. Quality Assurance: Project identification/Project summary.
 - 2. Work covered by Contract Documents.
 - 3. Contractor use of site and premises.
 - 4. Work sequence.

1.02 Quality Assurance

- A. Project identification: City of Idaho Springs City Hall; 1711 Miner Street; Idaho Springs, Colorado 80452.
- B. Project summary:
 - 1. Abbreviated written summary: Exterior Rehabilitation; Civic Administration (Group B).
 - a. One story (approx. 26'-0"); 4,386 gross square feet (including basement)
 - 2. Construction Type (per 2018 IBC Table 601): Type III-B
 - a. Allowable height: (Table 504.3 & Table 504.4): 3 stories or 55 feet. Therefore, the existing building meets the requirement for allowable height.
 - b. Allowable area (Table 506.2): 19,000 square feet. Therefore, the existing building meets the requirement for allowable area.
 - 3. Major systems: Architectural.
- C. Particular project requirements:
 - 1. Preservation of Historic Structures
 - a. Every precaution shall be taken to prevent damage to the existing structure and surrounding areas. Should any damage occur, it shall be repaired to the satisfaction of the City of Idaho Springs at no cost to the City.
 - b. Attempts should be made to retain and reuse existing original work wherever possible.
 - c. Removal or cutting of historic materials shall be done with great care. Original

materials specifically required by other sections of these specifications or by the drawings to be retained and/or reused shall be removed and carefully labeled and stored until they can be reincorporated into the structure or turned over to the City of Idaho Springs.

- 2. Architectural Discoveries:
 - a. In the event that features, materials or artifacts are uncovered or discovered during the execution of the Work, and these are determined to be or are considered likely to be historically or archaeologically significant, do not disturb the area of the discovery until an archaeologist has had the opportunity to review and evaluate the found materials. An archaeologist may be retained to be present during ground disturbance operations; check with the Project Coordinator prior to beginning any excavation activity. The City of Idaho Springs reserves the right to document, or have documented by this qualified professional the location, surrounding conditions, and any other circumstances that may be pertinent.
 - b. Any time lost thereby shall be a condition for which the time of the contract may be extended. All costs incurred for salvaging or documenting such artifacts after their discovery shall be borne by the City of Idaho Springs as an additional cost to the Contract. The City reserves the right to retain possession and ownership of the objects, artifacts, and historically or archaeologically significant materials, other than normal building construction materials, discovered during execution of the Work.
- 3. Verification of Dimensions:
 - a. The Contractor shall verify, by job measurements, all dimensions shown on the Drawings, and make any further measurements necessary for the prosecution of the Work.

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Section 01100 Summary

1.03 Work Covered By Contract Documents

- A. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the Work by the Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required to the extent consistent with the Contract Documents, reasonably inferable from them and reasonably foreseeable, using the means, methods, and procedures necessary to produce the intended results. In the event of question or ambiguity, request clarification from the Architect.
1. Work not particularly detailed, noted, or specified shall be the same as similar parts that are detailed, noted or specified.
 2. In the event of inconsistencies among the Contract Documents, the Architect shall interpret them when asked to do so by the City of Idaho Springs or Contractor. The Architect shall not be responsible for the results of such interpretations made by others.
 3. The general character of detail work is shown on the Contract Drawings, but subsequent clarifications may be made by additional layouts or large scale or full-size details.
 4. When the Architect furnishes miscellaneous large scale and full-size details, to further clarify the Work, such details shall be considered a part of the Contract. If, in the Contractor's opinion, such details are more elaborate than the Contract Drawings and Specifications tend to indicate, written notice shall be given to the Architect as set forth in the General Conditions. Claims will be considered, and, if justified, details will be modified, or extra work authorized. Non-receipt of such notice shall relieve the City of Idaho Springs from claims for resultant additional cost or extension of the Contract completion time.
 5. Unless specifically noted to the contrary, it is the intention of the Drawings and Specifications that all Work be completely installed, made operational and made functional for the purpose such are

intended, and that all costs therefore be included in the Contractor's Proposal.

6. Items listed under "WORK INCLUDED" or "RELATED WORK" for each Section of the Specifications are not necessarily all inclusive but listed for convenience. The Contractor shall be responsible for the complete work as shown on Drawings or specified.

1.04 Contractor Use of Site and Premises

- A. The City of Idaho Springs will occupy the premises during construction.
- B. Schedule use of premises for Work and coordinate construction operations with the City of Idaho Springs.
- C. Access to site: Limited to areas defined by the City of Idaho Springs.
- D. If utility outages and shutdown are necessary, coordinate with the City of Idaho Springs.
- E. Comply with applicable codes and ordinances for safety.
- F. Perform demolition work and such similar work, as will cause excessive noise, dust or odors as approved by the City of Idaho Springs.
- G. Assume full responsibility for the protection and safekeeping of products stored on the site under this Contract.
- H. Move any stored products, under Contractor's control, which interfere with operations of the City of Idaho Springs.
- I. Limit use of site for Work and storage to areas designated unless the City of Idaho Springs allows other additional areas.

1.05 Work Sequence

- A. Coordinate construction schedule and operations with the City of Idaho Springs and the Architect.

Part 2 – PRODUCTS

Not Used.

Part 3 – EXECUTION

Not Used.

END OF SECTION 01100

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Section 01200 Price and Payment Procedures

Part 1 – GENERAL

1.01 Summary

- A. Division 1 Requirements herein contain additions and expansions to the General Conditions of the Contract. In case of conflict, request clarification from the City of Idaho Springs and the Architect.
- B. This section includes:
 - 1. Schedule of Values.
 - 2. Application for Payment.
 - 3. Change procedures.

1.02 Schedule of Values

- A. Submit typed schedule on AIA Form G703, Application and Certificate for Payment Continuation Sheet, or approved equal.
- B. Format: Identify each work item as directed by the Architect and the Project Coordinator. Identify site mobilization, bonds, and insurance.
- C. Include in each line item the amounts of allowances specified in each Section, if applicable. For unit cost allowances, identify quantities taken from Contract Documents multiplied by the unit cost to achieve the total for the item.
- D. Include within each line item a directly proportional amount of Contractor's overhead and profit or as otherwise directed by the Architect and the Project Coordinator.
- E. Revise schedule to list approved Change Orders with each Application for Payment.

1.03 Application For Payment

- A. Submit each application on AIA Form G702/703, Application and Certificate for Payment with Continuation Sheet, or approved equal.
- B. Content and format: Utilize actual copies of previously approved Schedule of Values for listing items in Application for Payment.
- C. Payment period: As mutually agreed by the City of Idaho Springs, the Contractor and the Architect.

1.04 Change Procedures

- A. The Contractor may propose a change by submitting a request for change to the Architect

describing the proposed change and its full effect on the Work. Include a statement describing the reason for the change and the effect on the Contract Sum and Contract Time with full documentation, including a statement describing the effect on Work by separate or other contractors, if any.

- B. Stipulated sum change order: Based on a Bulletin and Contractor's (maximum) price quotation, or Contractor's request for a Change Order as reviewed by Architect and approved by the City of Idaho Springs.
- C. Unit Price Change Order: For pre-determined unit prices and quantities, the Change Order will be executed on a fixed unit price basis. For unit costs or quantities of units of work that are not predetermined, execute Work under a Construction Change Directive. Changes in contract sum or contract time will be computed as specified for a Time and Material Change Order.
- D. Time and Material Change Order: Submit itemized account and supporting data after completion of change, within time limits indicated in the Conditions of the Contract. Architect will determine the change allowable in Contract Sum and Contract Time as provided in the Contract Documents.
- E. Maintain detailed records of work done on time and material basis. Provide full information required for evaluation of proposed changes, and to substantiate costs for changes in the Work.
- F. Change Order Forms: AIA G701 Change Order.

Part 2 – PRODUCTS

Not Used.

Part 3 – EXECUTION

Not Used.

END OF SECTION 01200

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Section 01300 Administrative Requirements

Part 1 – GENERAL

1.01 Summary

- A. Division 1 Requirements herein contain additions and expansions to the General Conditions of the Contract for Construction. In case of conflict, request clarification from the City of Idaho Springs and the Architect.
- B. This section includes:
 - 1. Definitions.
 - 2. Coordination by Contractor.
 - 3. Review of Contract Documents by Contractor.
 - 4. General Coordination.
 - 5. Alteration project procedures.
 - 6. Cutting and patching.
 - 7. Shop Drawings, Product Data and Samples.
 - 8. Construction Schedule
- C. Related Work:
 - 1. 01200 Price and Payment Procedures
 - 2. 01400 Quality Requirements
 - 3. 01500 Temporary Facilities and Controls

1.02 Definitions

- A. Where the words “shown”, “indicated”, “detailed”, “noted”, “scheduled”, or words of similar import are used, reference is made to the Drawings, Specifications, and other Contract Documents, unless stated otherwise.
- B. Where the words “designated”, “selected”, or words of similar import are used, the written direction, designation, selection by the Architect is intended, unless stated otherwise.
- C. Where the words “equal”, or “approved equal”, “equivalent”, and words of similar import are used, it shall be understood that such words are followed by the expression “in the opinion of the Architect”, unless stated otherwise.
- D. Where the words “approved”, “approval”, “acceptable”, “acceptance”, “disapproval”, “rejected”, “rejection”, or words of similar import are used, the written approval, acceptance, rejection, or other indications of the Architect is intended.
- E. The word “perform” shall be understood to mean that the Contractor, at his expense, shall perform all operations necessary to complete the Work, including furnishing of necessary labor, tools, and equipment, and further including the furnishing and installing of materials that are

indicated, specified, or required to complete such performance.

- F. The word “product” shall be understood to include materials, systems, and equipment.
- G. These definitions apply to future, present, and past tenses.

1.03 Coordination By Contractor

- A. Coordinate scheduling, submittals, and Work of the various drawings and sections of Specifications to assure efficient and orderly sequence of installation of interdependent construction elements, with provisions for accommodating items scheduled to be installed later.
- B. Coordinate completion and clean up of Work of separate Sections in preparation for Substantial Completion.
- C. Payment period: As mutually agreed by the City of Idaho Springs, the Contractor, and the Architect.

1.04 Review of Contract Documents by Contractor

- A. Before commencing the Work, or any portion thereof at any time during the construction process, submit to the Architect a list of all unresolved errors, inconsistencies or omissions in the Contract Documents affecting such work and recognized at that time by the Contractor.
- B. Any discrepancies and omissions shall be resolved with the Architect prior to construction and prior to proceeding.
- C. Do not use scaled dimensions.

1.05 General Coordination

- A. The contract drawings and specifications represent the finished structure. They do not indicate the means or method or sequence of construction. The Contractor shall be responsible for and provide all measures necessary to protect the structure during construction. These measures shall include, but not be limited to bracing, shoring of loads due to construction equipment, etc. The Contractor shall be responsible for the design and implementation of all scaffolding, bracing, and shoring. Observation visits to the site by the Architect shall not include inspection of the above items. The Architect will not be

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responsible for the Contractor's means, methods, techniques, sequences, or procedures of construction, nor will the Architect be responsible for construction site safety, or the safety precautions and the programs incident thereto.

- B. The Contractor shall comply with all applicable safety regulations.
- C. Construction materials shall be spread out if placed on framed floors or roofs so as not to exceed the design live load per square foot.
- D. Where any discrepancies occur between plans, details, structural notes and specifications, the greater requirements shall govern. Where no specific detail is shown, construction shall conform to similar work on the project.
- E. Not all openings or equipment are shown on the drawings, and it is the General Contractor's responsibility to coordinate with the subcontractors and equipment suppliers/manufacturers. Equipment being supported by or suspended from the structure shall be coordinated with the manufacturer of any pre-engineered framing or components. All openings shall be properly reinforced as approved by the Architect.
- F. Approved equal options are for the Contractor's convenience and are subject to approval by the Architect. If an option is chosen, the Contractor shall be responsible for all changes and costs necessary and for coordination of all details as required to incorporate the option into the work.
- G. All pre-engineered/prefabricated items and materials shall be installed in strict accordance with the manufacturer's requirements and alterations are allowed only in writing.
- H. All details shown shall be incorporated into the project at all appropriate locations, whether specifically indicated or not. Typical details may or may not be cut on the drawings, and details may or may not be cut at all specific locations but shall apply unless noted otherwise.
- I. Where reference is made to various test standards for materials or performance, such standards shall be the last edition and/or addendum.
- J. Coordinate all shop drawing submittal requirements with the Architect.
- K. The Contractor shall thoroughly inspect and survey the existing structure including but not limited to framing, foundations, direction of framing members, sizes of members and

associated existing drawings to verify that no conflict exists between information contained in these drawings and field conditions.

- L. The Contractor shall report any variations or discrepancies found between construction documents and between all conditions shown/noted on construction documents and actual field conditions to the Architect before proceeding with construction so that the design and associated drawings can be modified as required and construction costs can be adjusted by the contractor before submitting bids to reflect modifications made.

1.06 Alteration Project Procedures

- A. Materials: As specified in Product Sections; match existing products and work for patching and extending work.
- B. Close openings in exterior surfaces to protect existing work from weather and extremes of temperature and humidity.
- C. Remove, cut, and patch work in a manner to minimize damage and to provide a means of restoring products and finishes to original condition.
- D. Where new work abuts or aligns with existing, perform a smooth and even transition. Patch work to match existing adjacent work in texture and appearance.
- E. Patch or replace portions of existing surfaces that are damaged, lifted, discolored, or showing other imperfections.
- F. Finish surfaces as specified in individual Product Sections.

1.07 Cutting and Patching

- A. It is anticipated that painted surfaces contain lead-based paint; special measures will need to be taken in handling the existing paint per applicable OSHA Standards. If asbestos or another hazardous substance is discovered during construction, the Contractor shall contact the City of Idaho Springs for further instructions before proceeding.
- B. Provide notice to Architect in advance of cutting or altering elements or portions of the existing building which affects:
 - 1. Work of any separate Contractor,
 - 2. Structural integrity of any element of the project,

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Section 01300 Administrative Requirements

3. Integrity of weather-exposed or moisture-resistant elements or systems,
4. Efficiency, maintenance, or safety of any element, and
5. Visual qualities of sight-exposed elements.
- C. Report unsatisfactory or questionable conditions to the Architect; do not proceed with work until unsatisfactory conditions have been corrected or otherwise resolved.
- D. Employ skilled and experienced installer to perform cutting and patching.
- E. Execute work by methods that will not damage other Work. Provide proper surfaces to receive patching and finishing.
- F. Restore work with new products in accordance with requirements of Contract Documents.
- G. Fit work tight to new or existing penetrations through surfaces.
- H. Maintain integrity of wall, ceiling, or floor construction.
- I. Refinish surfaces to match adjacent finishes. For continuous surfaces, refinish to nearest intersection; for an assembly, refinish entire unit.
- D. Reviewing submittals is intended only as an aid to the Contractor in obtaining correct shop drawings. Responsibility for correctness and completeness shall rest with the Contractor.
- E. Shop drawings will be returned for resubmittal if major errors are found during review.
- F. Shop Drawings:
 1. Three sets plus the number the Contractor requests to be returned.
 2. All sets collated and unbound in sequence.
 3. The Architect will mark up the shop drawings and distribute one set to the City of Idaho Springs and the number of sets the Contractor has requested to the Contractor.
- G. Product Data: Including, but not limited to, brochures, manufacturer's technical literature and specifications, material lists and product design criteria.
 1. Submittal requirements: Three sets each, bound in sequence plus the number of sets the Contractor requests to be returned.
- H. Samples:
 1. Submittal requirements: Three each plus the number the Contractor requests to be returned.

1.08 Shop Drawings, Product Data and Samples

- A. The General Contractor shall review and stamp all shop drawings and product data for conformance with the construction documents prior to submittal. Any shop drawings or product data not reviewed and stamped by the General Contractor will be returned without review. The Contractor shall cloud or flag all items not in accordance with the contract documents.
- B. The manufacturer or fabricator shall cloud any changes, substitutions, or deviations from the original contract drawings. Any changes, substitutions, or deviations that are not clouded or flagged by submitting parties shall not be considered allowed after the Architect's review, unless noted accordingly by the Architect.
- C. The shop drawings do not replace the original contract drawings. Items omitted or shown incorrectly, and which are not noted as allowed by the Architect, are not to be considered changes to the original contract drawings. It is the Contractor's responsibility to ensure that items omitted or shown incorrectly are constructed in accordance with the original contract drawings.

1.09 Construction Schedule

- A. Prepare and submit a Construction Schedule for the Work. Relate the schedule to the entire Project to the extent required by the Contract Documents, to provide for expeditious and practicable execution of the Work.

Part 2 – PRODUCTS

Not Used.

Part 3 – EXECUTION

Not Used.

END OF SECTION 01300

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Section 01400 Quality Requirements

Part 1 – GENERAL

1.01 Summary

- A. Division 1 Requirements herein contain additions and expansions to the General Conditions of the Contract for Construction. In case of conflict, request clarification from the City of Idaho Springs and the Architect.
- B. This section includes:
 - 1. Quality assurance and control of installation.
 - 2. Inspection and testing laboratory services.
 - 3. Standards.
 - 4. Codes.
 - 5. Abbreviations.
- C. Related Work:
 - 1. 01300 Administrative Requirements.

1.02 Quality Assurance and Control of Installation

- A. Maintain quality control over suppliers, manufacturers, products, services, site conditions and workmanship, to produce Work of specified quality.
- B. Comply with manufacturers' instructions, including each step in sequence.
- C. Should manufacturers' instructions conflict with Contract Documents, request clarification from Architect before proceeding.
- D. Comply with specified standards as a minimum quality for the Work except when more stringent tolerances, codes, or specified requirements indicate higher standards or more precise workmanship.
- E. Perform work by persons qualified to produce workmanship of specified quality.
- F. Secure Products in place with positive anchorage devices designed and sized to withstand stresses, vibration, physical distortion, or disfigurement.

1.03 Inspection and Testing Laboratory Services

- A. The Contractor shall bear the cost of all concrete design mixes and related concrete design tests as required.
- B. Services shall be performed in accordance with requirements of governing authorities and with specified standards.
- C. Reports shall be submitted to the City of Idaho Springs and the Architect as appropriate, giving observations and results of tests, indicating

compliance or non-compliance with specified standards and with Contract Documents.

- D. Cooperate with testing laboratory personnel, furnish tools, samples of materials, design mix, equipment, storage, and assistance as requested.
 - 1. Notify testing laboratory sufficiently in advance of expected time for operations requiring testing services.
 - 2. Give Architect and the City of Idaho Springs such notice where Architect or City observed tests are specified.

1.04 Standards

- A. Materials or workmanship specified by reference to title, symbol, or number of a Commercial or Industry Standard, Federal Specification, ASTM designation, ANSI designation, Manufacturer's data, or other similar reference standard shall comply with requirements in the latest edition thereof and any amendments or supplements thereto in effect on date of Contract Documents.
- B. Standards referred to, except as modified herein, shall have full force and effect as though printed in these Specifications. These standards are not furnished herein to the Contractor, since Contractors, trades and manufacturers involved are expected to be familiar with their requirements.
- C. Should specified reference standards conflict with Contract Documents, request clarification from Architect before proceeding.
- D. Standards that apply to this Project include, but are not limited to, the following: The Secretary of the Interior's Standards for the Treatment of Historic Properties.

1.05 Codes

- A. Perform Work in accordance with the applicable editions of the respective codes and regulations adopted by the governing agencies having jurisdiction.
- B. Where codes or regulations, other than those listed in this Section, are referred to in various Sections of the Specifications, it shall be understood that they apply to this Work as fully as if cited here.
- C. Conflicts: In case of conflict in the requirements of authorities having jurisdiction, the most restrictive requirements shall govern.

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D. Codes that apply to this Project per the City of Idaho Springs Building Department include, but are not limited to, the following:

1. 2018 International Building Code.
2. 2018 International Existing Building Code
3. Idaho Springs Municipal Code, Chapter 19 “Buildings and Building Regulations”

1.06 Abbreviations

A. In addition to the abbreviations indicated on the Drawings, references in the Contract Documents to trade associations, technical societies, recognized authorities, and other institutions may include the following organizations that are sometimes referred to by only the corresponding abbreviations:

AA	Aluminum Association
AAMA	Architectural Aluminum Manufacturer’s Association
ACI	American Concrete Institute
ACIL	American Council of Independent Laboratories
AGC	Associate General Contractors of America
AI	Asphalt Institute
AIA	American Institute of Architects
AISC	American Institute of Steel Construction
AISI	American Iron and Steel Institute
AITC	American Institute of Timber Construction
ALI	Associated Laboratories, Inc.
ALSC	American Lumber Standards Committee
ANSI	American National Standards Institute
APA	American Plywood Association
ARMA	Asphalt Roofing Manufacturers Association
ASC	Adhesive and Sealant Council
ASTM	American Society for Testing and Materials
AWI	Architectural Woodwork Institute
AWPA	American Wood-Preservers’ Association
AWPB	American Wood Preservers Bureau
AWS	American Welding Society
BHMA	Builders Hardware Manufacturers Association
BIA	Brick Institute of America
CDA	Copper Development Association

CRA	California Redwood Association
CRSI	Concrete Reinforcing Steel Institute
CS	Commercial Standard
DHI	Door and Hardware Institute
EJMA	Expansion Joint Manufacturers Association
FM	Factory Mutual System
GA	Gypsum Association
ICBO	International Conference of Building Officials
IFCI	International Certified Floorcovering Installers Association
IMIAC	International Masonry Industry All-Weather Council
MIA	Masonry Institute of America
NAAMM	National Association of Architectural Metal Manufacturers
NCMA	National Concrete Masonry Association
NEBB	National Environmental Balancing Bureau
NEC	National Electric Code
NEMA	National Electrical Manufacturers’ Association
NFPA	National Fire Protection Association
NFPA	National Forest Products Association
NWMA	National Woodwork Manufacturers Association
PCA	Portland Cement Association
PCI	Prestressed Concrete Institute
PS	Product Standard
RIS	Redwood Inspection Service
RCSHSB	Red Cedar Shingle and Handsplit Shake Bureau
UBC	Uniform Building Codes
UL	Underwriters’ Laboratories, Inc.
WWPA	Western Wood Products Association

B. References to other organizations or listing of other abbreviations may be included in various Sections of the Specifications. It shall be understood that they apply to this Work as fully as if cited here.

Part 2 – PRODUCTS

Not Used.

Part 3 – EXECUTION

Not Used.

END OF SECTION 01400

IDAHO SPRINGS CITY HALL – EXTERIOR REHABILITATION
Project Manual / Specifications
Section 01500 Temporary Facilities and Controls

Part 1 – GENERAL

1.01 Summary

- A. Division 1 Requirements herein contain additions and expansions to the General Conditions of the Contract for Construction. In case of conflict, request clarification from the City of Idaho Springs and the Architect.
- B. This section includes:
 - 1. Temporary Facilities: General
 - 2. Temporary Utilities: Electricity, lighting, ventilation, water, and sanitary facilities.
 - 3. Temporary Controls: Barriers, enclosures, and protection of the Work.
 - 4. Construction Facilities: Parking and progress cleaning.

1.02 Temporary Facilities

- A. Furnish materials and perform labor required to execute this Work as indicated on the Drawings, as specified herein, and as necessary to complete this portion of the Contract. Comply with codes and regulations of authorities having jurisdiction.
- B. Guard machinery, equipment, and all hazards in accordance with the safety provisions of the authorities having jurisdiction. Protect all hazards with adequately constructed guardrails or barricades and provide lanterns, warning lights, and the like, as necessary. To this end, dispose, store, guard, and protect the premises and all Work, materials, equipment and both permanent and temporary construction so as to preclude the unauthorized use thereof and particularly to eliminate possible consequent injury to all persons.
- C. Structural design of all items used in the construction of the building and not a permanent part thereof, including but not necessarily limited to shoring for concrete and masonry work, is the sole responsibility of the Contractor.
- D. Furnish and maintain hoists, staging, rigging, scaffolding, and runways required in the execution of the work. Erect, equip, and maintain such temporary work in accordance with statutes, laws, ordinances, rules, and regulations of the governing authorities and insurance companies having jurisdiction.
- E. During the life of the Contract, provide effective means of dust control both within the structure

and on the surrounding site. Comply with requirements of governing agencies.

- F. Maintain for the entire length of the Work all required exits to conform to regulations of authorities having jurisdiction.
- G. The intention of the Contract is that, upon completion, the entire Work will be delivered to the City of Idaho Springs in proper, whole, and unblemished condition.

1.03 Temporary Electricity

- A. Owner will pay cost of energy used. Exercise measures to conserve energy.
- B. Connect to existing temporary power service.
- C. Provide power outlets for construction operations, with branch wiring and distribution boxes located for the convenience of all operations.

1.04 Temporary Lighting

- A. Provide and maintain lighting as required for construction operations.
- B. Maintain lighting and provide routine repairs.

1.05 Temporary Ventilation

- A. Provide ventilation as required to maintain clean air for construction operations, to assist cure of materials, to dissipate humidity, and to prevent accumulation of dust, fumes, vapors, or gases. Owner will pay cost of energy used. Exercise measures to conserve energy.

1.06 Temporary Water Service

- A. Any water service required for construction operations will be provided by the City. Owner will pay cost of water used. Exercise measures to conserve water.

1.07 Temporary Sanitary Facilities

- A. Provide temporary toilet facilities for all personnel employed on the project. Maintain toilets in a clean and sanitary condition at all times.

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Section 01500 Temporary Facilities and Controls

1.08 Barriers

- A. Maintain existing barriers to prevent unauthorized entry to construction areas, to allow for the City of Idaho Springs' use of site, and to protect existing facilities and adjacent properties from damage from demolition and construction operations.

1.09 Interior Enclosures

- A. Provide temporary partitions and ceilings as required to prevent damage to existing materials and equipment.

1.10 Protection of Installed Work

- A. Protect installed Work and provide special protection where specified in individual specification sections.
- B. Provide temporary and removable protection for installed products. Control activity in immediate work area to minimize damage.
- C. Provide protective coverings at walls, projections, jambs, sills, and soffits of openings.
- D. Protect finished floors, roofed surfaces, and other surfaces from traffic, dirt, wear, damage, or movement of heavy objects, by protecting with durable sheet materials.

1.11 Security

- A. Provide security and facilities to protect Work and existing facilities from unauthorized entry, vandalism, or theft.

1.12 Parking

- A. Arrange for parking areas with the City of Idaho Springs to accommodate construction personnel.

1.13 Progress Cleaning

- A. Maintain areas free of waste materials, debris, and rubbish. Maintain site in a clean and orderly condition.
- B. Provide containers for the collection of waste materials, debris, and rubbish. Coordinate location of containers with the City of Idaho Springs.

- C. Remove waste materials, debris, and rubbish from site weekly and dispose off-site.

1.14 Removal of Utilities, Facilities, and Controls

- A. Remove temporary materials, equipment, services, and construction prior to Substantial Completion.
- B. Restore existing facilities used during construction to the specified or original condition.

Part 2 – PRODUCTS

Not Used.

Part 3 – EXECUTION

Not Used.

END OF SECTION 01500

IDAHO SPRINGS CITY HALL – EXTERIOR REHABILITATION

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02220 Selective Demolition

Part 1 – GENERAL

1.01 Summary

- A. This Section includes:
 - 1. The removal of the existing roofing on the belfry floor deck.
 - 2. The removal of the existing windows on the main floor.
 - 3. The removal of the existing east door at the basement level.
 - 4. Also included is all other such demolition and cutting as shall be required to carry out the work of each Section of these Specifications.
- B. Related work:
 - 1. 04100 Mortar and Pointing: Repointing of existing brick and pointing of new brick.
 - 2. 04210 Brick Masonry: Replacement of cracked/missing brick.
 - 3. 08600 Window and Door Rehabilitation: Repair of existing windows and doors to remain.
 - 4. 07530 EPDM Membrane Roofing: Replacement of existing roofing on the belfry floor deck.

1.02 Protection

- A. Comply with applicable local, state, and federal codes and regulations pertaining to safety of persons, property, and environmental protection.
- B. Conduct demolition to minimize interference with adjacent building areas. Always maintain protected egress and access.
- C. Provide, erect, and maintain temporary barricades, security devices, guard rails and lighting as necessary and as required by applicable regulatory agencies, to protect workers and occupants of building.
- D. Prevent movement or settlement of structures. Provide, engineer and place bracing or shoring and be responsible for safety and support of structure.
- E. Cease operations if safety of structure appears to be endangered. Take precautions to properly support structure. Do not resume operations until safety is restored.

1.03 Existing Services

- A. Arrange and pay for disconnecting, removing and capping utility services within areas of demolition. Disconnect and stub-off. Notify Architect and the affected utility company in advance before starting this work.
- B. Place markers to indicate location of disconnected services.

Part 2 – PRODUCTS

2.01 Materials

- A. Except where noted or specified otherwise, maintain possession of materials being demolished; immediately remove from site.

Part 3 – EXECUTION

3.01 Preparation

- A. Erect and maintain weatherproof closures for exterior openings.
- B. Erect and maintain temporary partitions to prevent spread of dust, fumes, noise, and smoke. On completion, remove partitions and repair surfaces that are damaged.
- C. Protect existing items that are not indicated to be altered.
- D. Disconnect, remove, and cap designated utility services within demolition areas.
- E. Mark location of disconnected utilities.

3.02 Execution

- A. Demolish in an orderly and careful manner as required to accommodate new work, including that required for connection to the existing building. Protect existing supporting structural members.
- B. Except where noted otherwise (such as the retention of existing brick for repairs), immediately remove demolished materials from site.
- C. Perform demolition in accordance with applicable authorities.
- D. Remove materials to be re-installed or retained in a manner to prevent damage.

02220 Selective Demolition

- E. Repair all demolition performed more than that required, at no cost to the City of Idaho Springs.
- F. Remove and promptly dispose of contaminated, vermin infested, or dangerous materials encountered.
- G. Do not burn or bury materials on site.
- H. Remove demolished materials from site as work progresses. Upon completion of work, leave areas of work in clean condition.

END OF SECTION 02220

IDAHO SPRINGS CITY HALL – EXTERIOR REHABILITATION
Project Manual / Specifications
04100 Mortar and Pointing

Part 1 – GENERAL

1.01 Summary

- A. This Section includes:
 - 1. Preparation of the proper historic mortar mix.
 - 2. Laying existing and replacement brick.
 - 3. Pointing the existing brick walls.
- B. Related work:
 - 1. 04210 Brick Masonry: Replacement of cracked and missing brick.
 - 2. 04900 Masonry Restoration and Cleaning

1.02 Quality Assurance

- A. Comply with the recommendations of “Preservation Briefs 2: Repointing Mortar Joints in Historic Brick Buildings”, which can be viewed online at the following website:
<http://www.nps.gov/history/hps/tps/briefs/presbhom.htm>
- B. Installer’s Qualifications
 - 1. Provide for all work to be done by skilled and experienced tradesmen specializing in this type of work.
 - 2. The work of this section shall be executed under the continuous supervision and direction of a competent mason.
 - 3. Thoroughly experienced, reliable, and competent workmen shall oversee all mortar mixing for the duration of the job.

1.03 Submittals

- A. Provide analysis of existing mortar by a qualified laboratory.
- B. Before commencement of work, the contractor shall complete one 3-foot by 3-foot test area, in a location selected by the Architect, demonstrating all aspects of the pointing procedure for the brick and stone masonry. The completed panel is to be used as the standard reference for acceptance or rejection of all pointing work on the job.
- C. Submit dry labeled samples of all materials to be used on the job. The approved samples shall become the standard materials used on the project. Substitutions shall not be permitted without written approval from the architect.

1.04 Handling

- A. All materials are to be kept dry and protected from weather and contamination.
- B. Any material that has deteriorated or has been contaminated shall not be incorporated into the work and must be removed from the site.

Part 2 – PRODUCTS

2.01 Materials

- A. Portland Cement: ASTM C150, Type I or Type II as required to make mortar color match original with no more than 0.60% alkali and no more than 0.15% water soluble alkali.
- B. Lime: ASTM C207, Type S, Hydrated Lime for Masonry Purposes, or lime putty.
- C. Sand: ASTM C144; Sand color, size and texture should match the original as closely as possible to provide the proper visual characteristics, including color match, without other additives.
- D. Water: Clean and potable and free from deleterious amounts of acids, alkalies, or large amounts of organic materials.
- E. Bonding Agents: The use of chemical agents to increase the bond of the new mortar to the old mortar and masonry units is prohibited.
- F. Admixtures: The use of calcium chlorides and/or air-entraining agents is prohibited.

2.02 Mortar

- A. Measure dry ingredients by volume and thoroughly mix ingredients before the addition of any water.
- B. Add half of the water, followed by mixing for approximately five minutes.
- C. Add remaining water in small portions until a mortar of the desired consistency is reached. (The total volume of water necessary may vary from batch to batch, depending on weather conditions.)
- D. Use mortar within 30 minutes of final mixing. “Re-tempering” or adding more water after the initial mix is prepared is not permitted.

2.03 Mortar Mix

- A. Recommended Mortar Formulations: Match existing mortar in color, texture and strength

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using only materials specified herein. The following mix is intended as a starting point for the development of an appropriate mortar mix. Several trial mixtures will be required to arrive at a mix that matches the original with respect to color and texture. Analysis of the existing mortar by a qualified laboratory is required prior to starting work.

Mortar type	Cement	Lime	Sand *
Type O per ASTM C 270	1 part	2 parts	8 to 9 parts

* The sand/aggregate for the replacement mortar should match the color and gradation of the existing mortar aggregates.

Part 3 – EXECUTION

3.01 Environmental Requirements

- A. All materials must be kept above 40 degrees F.
- B. No mortar may be placed when the temperature is below 32 degrees F, or below 40 degrees F and falling.
- C. Repointing must not be done at temperatures above 80 degrees F unless shading and water-misted burlap over new work is provided.
- D. All work must be suspended during frosty weather unless a heated enclosure is provided. Work should not be done in full sun at temperatures above 80 degrees F unless shading of the walls is provided and the masonry wall temperature is kept below this point. Burlap sacking and water misting may be necessary to control evaporation. High temperatures can cause flash setting of cements and rapid evaporation of water in the mix, leading to lack of development of final strength by the cement.
- E. All newly laid masonry mortar shall be protected against freezing until it is set and dry.

3.02 Workmanship

- A. Workmanship, Replacement of Missing Brick

1. Lay up new brick to match adjacent existing work.
2. Lay up brick using a pliable, low water content mortar to avoid lime bloom, runs, or staining of brick. Brick used in this work shall be soaked in clean water and thoroughly drained.
3. The new joints shall match the original joints in the way they were struck. Tooling of the finished joint should be done at the proper stage of firmness to insure uniform color and texture.

B. Joint Preparation for Repointing

1. Remove old mortar to a minimum depth of 2½ times the width of the joint to ensure an adequate bond and to prevent mortar “pop-outs”. For most brick joints, this will require ½ to 1 inch. Any loose or disintegrated mortar beyond this minimum depth should be removed.
2. The use of power tools for the removal of mortar is strictly prohibited.
3. Remove mortar cleanly from the bricks, leaving square corners at the back of the cut.
4. Prior to filling the joints, rinse joints with a jet of water to remove all loose particles and dust.
5. Any masonry units damaged during joint preparation shall be removed and replaced with new units matching the original.

C. Filling the Joint/Pointing

1. Immediately before pointing operations commence, the area to be pointed is to be thoroughly flushed with water to remove all dust and to wet the surface well until suction is controlled and the surface stays wet.
2. Pointing is to be built up in layers not exceeding ¼ inch in depth; the bottom layers must be allowed to set (thumb-print hardness) before subsequent layers of mortar are applied.
3. After the final layer of mortar has set, the joint is to be tooled lightly to give the final required form. Do not overwork the face of the joint. Head joints must be tooled first.
4. All masons are to use identical jointing tools.
5. Tool joint to match the existing historic joint.

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04100 Mortar and Pointing

3.03 Cleaning and Protecting

- A. Remove excess mortar immediately from adjacent surfaces.
- B. As work proceeds, clean all masonry with stiff natural bristle brushes. Metal brushes are strictly prohibited.
- C. Confirm that mortar is fully hardened prior to cleaning – 30 days after work is completed.
- D. Remove efflorescence with dry stiff natural or nylon bristle brushes and water.

END OF SECTION 04100

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04210 Brick Masonry

Part 1 – GENERAL

1.01 Summary

- A. This Section includes:
 - 1. Replacement brick for wall repairs.
 - 2. Accessories.
- B. Related work:
 - 1. 04100 Mortar and Pointing
 - 2. 04900 Masonry Restoration and Cleaning

1.02 References

- A. ACI 530 – Building Code Requirements for Masonry Structures.
- B. ACI 530.1 – Specifications For Masonry Structures.
- C. ASTM C216 – Standard Specification for Facing Brick (Solid Masonry Units Made from Clay or Shale).
- D. IMIAC – International Masonry Industry All-Weather Council: Recommended Practices and Guide Specification for Cold Weather Masonry Construction.

1.03 Quality Assurance

- A. Perform Work in accordance with applicable ASTM Standards and the recommendations of “Preservation Briefs 2: Repointing Mortar Joints in Historic Brick Buildings”, which can be viewed online at the following website:
<http://www.nps.gov/history/hps/tps/briefs/presbhom.htm>
- B. Installer’s Qualifications
 - 1. Provide for all work to be done by skilled and experienced tradesmen specializing in this type of work.
 - 2. The work of this section shall be executed under the continuous supervision and direction of a competent mason.
 - 3. Thoroughly experienced, reliable, and competent workmen shall oversee all mortar mixing for the duration of the job.

1.04 Submittals

- A. Brick Samples: Submit four samples each of proposed replacement and new brick units to illustrate color, texture, and size.

1.05 Regulatory Requirements

- A. Conform to applicable code requirements for masonry construction.

1.06 Environmental Requirements

- A. Cold Weather Requirements: IMIAC – Recommended Practices and Guide Specifications for Cold Weather Masonry Construction.
- B. Hot Weather Requirements: IMIAC – Recommended Practices and Guide Specifications for Hot Weather Masonry Construction.

Part 2 – PRODUCTS

2.01 Masonry Units

- A. Brick: ASTM C216
 - 1. Replacement Brick: Match existing units in size, shape, texture, color range, and hardness.

2.02 Accessories

- A. Cleaning Solution: Non-acidic, not harmful to masonry work or adjacent materials.

Part 3 – EXECUTION

3.01 Examination

- A. Verify that field conditions are acceptable and are ready to receive work.

3.02 Loose and Replacement Units

- A. Loose masonry units are to be carefully removed and reset in a full bed of mortar.
- B. The unit cavity is to be cleaned out of all loose material and washed with water to remove dust; prewet the adjacent material.
- C. Units are to be reset in a solid and evenly filled bed of mortar, notwithstanding current trade practice.
- D. Units are to be set true and level matching exactly the existing bond pattern and coursing throughout.

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- E. All joint widths are to match existing original work. Joints are to be squeezed tight; slushing of joints is not permitted.
- F. Heavy masonry units that are loose are to be wedged tight into position with wooden wedges previously soaked in water; the joints are to be cleaned out and the units repointed in situ.
- G. Replacement units are to match the original material in size, shape, texture, color range, and hardness.
- H. All masonry repairs must be completed before commencing repointing. Joints in repaired areas are to be raked back $\frac{3}{4}$ " and allowed to set and dry for at least 72 hours to allow shrinkage to take place.

3.03 Cleaning

- A. Remove excess mortar and mortar smears immediately from adjacent surfaces.
- B. Replace defective mortar. Match adjacent work.
- C. As work proceeds, clean all masonry with stiff natural bristle brushes. Metal brushes are strictly prohibited.
- D. Confirm that mortar is fully hardened prior to cleaning – 30 days after work is completed.
- E. Remove efflorescence with dry stiff natural or nylon bristle brushes and water.

3.04 Protection of Finished Work

- A. Without damaging completed work, provide protective boards at exposed external corners that may be damaged by construction activities.

END OF SECTION 04210

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04900 Masonry Restoration and Cleaning

Part 1 – GENERAL

1.01 Summary

- A. This section includes:
 - 1. The cleaning of the existing sandstone trim and brick.
 - 2. The removal of miscellaneous paint from the existing sandstone trim and brick.
- B. Related work:
 - 1. 04100 Mortar and Pointing
 - 2. 04210 Brick Masonry

1.02 Quality Assurance

- A. Installer's Qualifications: Provide for all work to be done by skilled and experienced tradesmen specializing in this type of work.

1.03 Submittals

- A. Before commencement of work, the contractor shall complete a 3-foot by 3-foot test area on the masonry, following the manufacturer's application instructions, to test for suitability. Allow the test panel to dry 3 to 7 days before inspection. Keep the test panel available for comparison throughout the cleaning project.
- B. Submit Material Safety Data Sheets (MSDS Sheets) indicating health risks, flammability, handling, and storage precautions for items required under this Section.

1.04 Delivery, Storage, and Handling

- A. Materials are to be delivered, stored, and handled to protect them from damage, extreme temperature, and moisture in accordance with Manufacturer's written instructions.
- B. Deliver and store material in Manufacturer's original, unopened containers with the production date shown on the container or packaging.
- C. Store in a cool, dry place with adequate ventilation. Always seal container after dispensing. Do not alter or mix with other chemicals. Published shelf life assumes upright storage of factory-sealed containers in a dry place. Maintain temperature of 45 to 100 degrees Fahrenheit. Do not double stack pallets. Dispose of unused product and container in

accordance with local, state, and federal regulations.

1.05 Protection / Site Conditions

- A. Cold Weather Requirements: Do not work in temperatures below 40 degrees F, when the substrate is colder than 40 degrees F, or when the temperature is expected to fall below 40 degrees F for 48 hours prior to installation of masonry cleaner. Building an enclosure and heating areas to maintain this temperature may only be done with the written approval of the Architect.
- B. Hot Weather Requirements: Application to surfaces exposed to direct sunlight or high winds may cause rapid drying. When possible, clean when surfaces are shaded from direct sunlight. Wet hot surfaces with fresh water immediately before applying cleaner to remove loose soiling and reduce surface temperature. Do not let cleaner dry on the surface. If drying occurs, lightly wet treated surfaces with fresh water and reapply the cleaner in a gentle scrubbing manner.

Part 2 – PRODUCTS

2.01 Manufacturer

- A. PROSOCO, Inc., 3741 Greenway Circle, Lawrence, KS 66046. Phone: (800) 255-4255; Fax (785) 830-9797. E-Mail: CustomerCare@proso.com.

2.02 Product Description

- A. Stone and Brick Cleaner: Enviro Klean SafRestorer.
 - 1. Test product on each type of masonry for suitability and effectiveness.
 - 2. Technical Data:
 - a. Form: Clear, light yellow liquid
 - b. Specific Gravity: 1.11
 - c. Total Solids: N/A
 - d. pH: 2.9
 - d. Wt./Gal.: 9.15 lbs.
 - e. Total Solids: N/A
 - e. Flash Point: N/A
 - f. Freeze Point: 28 degrees F
 - 3. Limitations:
 - a. May not be suitable for some polished stone and glazed surfaces

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- b. Repeated applications may damage glass and/or glazing. Always test for acceptable results before overall application. Limit contact of cleaner with glass.
 - c. Not intended for routine maintenance glass cleaning.
 - d. Not for use on treated low-E glass; acrylic and polycarbonate sheet glazing; and glazing with surface-applied reflective, metallic, or other synthetic coatings and films.
- B. Paint Remover for Existing Brick and Sandstone: Sure Klean Heavy Duty Paint Stripper.
 - 1. Technical Data:
 - a. Form: White gel
 - b. Specific Gravity: 1.293
 - c. pH: 14
 - d. Wt./Gal.: 10.6 lbs.
 - e. Total Solids: N/A
 - f. Active Content: N/A
 - g. Flash Point: > 200 degrees F (> 93 degrees C) ASTM D3278
 - 2. Limitations:
 - a. Product efficiency is reduced during cold weather. Surface and air temperatures should be at least 50 degrees F (10 degrees C) during application.
 - b. Contains highly alkaline ingredients. Neutralize treated surfaces with Sure Klean Limestone & Masonry Afterwash or other appropriate Sure Klean cleaner.
 - c. Do not use on wood. Alkaline ingredients raise the grain of wood and may interfere with paint adhesion or performance.
 - d. Not appropriate for metal surfaces.
- 2. Apply the cleaning solution freely from the bottom of the work area to the top. Apply with an acid-resistant brush, heavy nap roller or low-pressure (50 psi max) spray.
 - 3. Let the cleaning solution stay on the wall 5 to 15 minutes. If the cleaner starts to dry, reapply.
 - 4. Reapply the cleaning solution to heavily soiled areas. Scrub gently with a non-abrasive brush or synthetic scrubbing pad.
 - 5. Working from the bottom to the top, thoroughly rinse treated surfaces with clean water. Make sure to flush all spent cleaner and dissolved soiling from the surface, surface pores and adjacent non masonry surfaces. Rinse spent cleaner and dissolved contaminants from the wall with masonry-washing equipment generating 400 – 1,000 psi with a water flow rate of 6-8 gallons per minute. Use a 15-45 degree fan spray tip. Heated water (150-180 degrees F) may improve cleaning efficiency. Use adjustable equipment for reducing water flow-rates and rinsing pressure as needed for sensitive surfaces.
- C. Clean-up
 - 1. Clean equipment with fresh water.
 - 2. Protect adjacent non-masonry surfaces from contact with cleaner and paint stripper. If contact occurs, rinse immediately.

3.02 Application of Paint Remover

- A. Prior to application, read “Preparation” and “Safety Information” sections in the Manufacturer’s Product Data Sheet. Do not dilute or alter. Stir or mix well before use.
 - 1. Remove all loose and peeling paint using pressure water or scraper. Let surface dry thoroughly.
 - 2. Apply approximately 1/8-inch coat of stripper.
 - 3. Leave paint stripper on the surface until the paint is obviously “lifted” or dissolved. If stripper is left on the surface unattended, take precautions to prevent pedestrians from coming near treated surfaces.
 - 4. Using pressure-rinsing equipment and working from the bottom of the treated surface to the top, thoroughly rinse the stripper and solubilized paint from the surface. Use as much water as possible.

Part 3 – EXECUTION

3.01 Application of Stone and Brick Cleaner

- A. Prior to application, read “Preparation” and “Safety Information” sections in the Manufacturer’s Product Data Sheet for recommended dilution for intended use.
- B. Application - Masonry:
 - 1. Working from bottom to top, prewet the surface with clean water.

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04900 Masonry Restoration and Cleaning

The best combination of rinsing pressure and water volume is provided by masonry washing equipment generating 400 – 1000 psi with a water flow rate of 6 – 8 gallons per minute delivered through a 15 to 45-degree fan spray tip. Equipment should be adjustable to reduce water flow rate and rinsing pressure as required for controlled cleaning of more sensitive surfaces. See also “Equipment” section of the Product Data Sheet.

END OF SECTION 04900

5. Reapply stripper if needed. Shorter dwell times are usually enough on second applications where only a little paint remains.

B. Surface Neutralization

1. When all paint has been removed, treated surfaces must be neutralized by applying a solution of Sure Klean Limestone & Masonry Afterwash pursuant to the application instructions on the product label.
2. Brush apply the prepared Afterwash to treated surfaces in a gentle scrubbing manner. Let Afterwash stay on the surface 3 to 5 minutes.
3. Rinse the treated area thoroughly. Remove all traces of paste residue and solubilized paint coatings. Note: When rinsing, heated water (150 – 180 degrees F; 65 – 82 degrees C) improves removal efficiency and reduces rinse water and liquid waste.
4. Using pH papers, pH pen or pH indicator solutions, check treated surfaces to ensure neutralization has been achieved. Repeat two steps immediately above if needed until surface pH is 5.0 to 9.0.
5. Let neutralized surface dry thoroughly. Before applying new surface coatings, check the cleaned surface again using pH papers, pH pen or pH indicator solutions. Check that surface pH is neutral. Inadequate neutralization may cause surface discoloration or failure of new surface coatings.

3.03 Clean-up

- A. Clean equipment with fresh water.
- B. Protect adjacent surfaces from contact with cleaner and paint stripper. If contact occurs, rinse immediately.

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06100 Rough Carpentry

Part 1 – GENERAL

1.01 Summary

- A. This section includes:
 - 1. Rough construction wood and plywood framing.
 - 2. Wood sheathing.
 - 3. Wood blocking, grounds, backing, stripping, cants, and nailers as indicated, specified to be furnished under other Sections.
- B. Related work:
 - 1. 07530 EPDM Membrane Roofing
 - 2. 07600 Flashing and Sheet Metal

1.02 References

- A. APA – Plywood Construction Guide.
- B. PS 1-83 (U.S. Department of Commerce): Plywood.
- C. PS 20 (U.S. Department of Commerce): American Softwood Lumber.
- D. WCLIB – Standard Grading Rules 16.
- E. WWPA – Grading Rules.

1.03 Quality Assurance

- A. Requirements of Regulatory Agencies: Conform to Building Code requirements for construction, nailing and connections.
- B. Wood framing shall conform to IBC Chapter 23.
- C. Framing lumber shall comply with the latest edition of the National Design Specification.
- D. All sawn lumber shall be stamped with the grade mark of a lumber grading agency certified by the American Lumber Standards Committee.
- E. Perform rough carpentry under the direction of a competent and experienced foreman.

1.04 Delivery, Storage, and Handling

- A. Store lumber materials, plywood and metal items off the ground, protected from rain and dampness.

1.05 Project Conditions

- A. Coordinate with related trades and plan the framing and furring to accommodate structural members, finish materials, piping, conduits, mechanical and electrical equipment, accessories, and fixtures.

Part 2 – PRODUCTS

2.01 Materials

- A. Lumber:
 - 1. Moisture content: 19% maximum at time of permanent closing in of building for lumber 2" or less nominal thickness. For lumber of greater thickness, conform to PS-20 requirements.
 - 2. Surfacing: Surface four sides (S4S), unless specified otherwise.
- B. Rough Hardware: Simpson, Universal or equal.
 - 1. Bolts and Nuts: ASTM A307; galvanized for exterior or exposed use.
 - 2. Wood Screws and Adhesives: Meeting APA specifications. Provide screws and adhesive attachment.
 - 3. Nails: FS FF-N-105.

2.02 Plywood

- A. All plywood shall conform to PS 1-83 or APA PRP-108 and have an exterior or exposure 1 durability classification and shall bear the stamp of an ICBO approved testing agency or as specified on the Structural Drawings.
- B. Lay up sheets with long dimension perpendicular to supports and stagger joints.
- C. At walls, provide 2 x wood blocking at all unsupported edges.
- D. All nailing shall be with common nails.

Part 3 – EXECUTION

3.01 General Installation Requirements

- A. Fabricate, size, install, connect and fasten, bore, notch, and cut wood and plywood framing with joints true, tight, and well nailed, screwed, or bolted as required, all members with solid bearing without being shimmed. Set horizontal members subject to bending with crown up. Install framing plumb, square, true, and cut for full bearing. Splices are not permitted between bearings. Perform cutting for other trades under direction of trade involved. Wherever necessary to avoid splitting, sub-drill for nails and screws with diameter of hole smaller than that of nails or screws.

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06100 Rough Carpentry

- B. Provide framing members of sizes, and with spacing and anchorage, as required and in accordance with recognized standards. Do not splice structural members between supports.
- C. Do not notch, drill or splice joists, beams or load bearing or structural studs without prior approval of Architect.

3.02 Nailing

- A. All nailing shall be with common nails.
- B. All nailing not noted shall be according to Table 2304.9.1 Fastening Schedule of the International Building Code.

3.03 Lag Screws

- A. Place by screwing; do not hammer drive into place. Install screws with anchorage embedment into piece lagged of not less than 60% of screw length of 8 diameters. Provide standard malleable iron or steel plate washers under heads. Bore a hole of same diameter and depth as the shank. For threaded portion of screw, bore the hole with a bit not larger than base of thread.

3.04 Bolts

- A. Clamp wood members together and bore holes true to line and 1/32" larger than the bolt diameter. Provide standard malleable iron or steel washers under heads and nuts when bearing on wood. Draw nuts up tight as installed and again just prior to being enclosed with other materials or at completion.
- B. Plate anchor bolts shall be 1/2" diameter placed not to exceed 4'-0" o.c. unless noted otherwise.
- C. Anchor bolts shall be placed within 8" of all jambs, corners, intersections and wall ends.

END OF SECTION 06100

IDAHO SPRINGS CITY HALL – EXTERIOR REHABILITATION
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07530 Ethylene Propylene Diene Monomer (EPDM) Membrane Roofing

Part 1 – GENERAL

1.01 Summary

- A. This section includes:
 - 1. EPDM adhered membrane roofing system.
 - 2. Cover board.
 - 3. Substrate board.
- B. Related work:
 - 1. 06100 Rough Carpentry for wood nailers, cants, and blocking.
 - 2. 07600 Flashing and Sheet Metal for flashings and counterflashings.

1.02 References

- A. Roofing Terminology: Refer to the following publications for definitions of roofing work related terms used in this Section:
 - 1. ASTM D 1079 “Terminology Relating to Roofing and Waterproofing”.
 - 2. Glossary of NRCA’s “The NRCA Roofing and Waterproofing Manual”.
 - 3. Roof Consultants Institute “Glossary of Roofing Terms”.
- B. Sheet Metal Terminology and Techniques: SMACNA Architectural Sheet Metal Manual.

1.03 Design Criteria

- A. General: Installed roofing membrane systems shall remain watertight; and resist specified wind uplift pressures, thermally induced movement, and exposure to weather without failure.
- B. Material Compatibility: Roofing materials shall be compatible with one another under conditions of service and application required, as demonstrated by roofing system manufacturer based on testing and field experience.
- C. Wind Uplift Performance: Roofing system shall be identical to systems that have been successfully tested by a qualified testing and inspecting agency to resist wind uplift pressure calculated in accordance with ASCE-7.

1.04 Submittals

- A. Product Data: Manufacturer’s data sheets for each product to be provided.
- B. Verification Samples: Provide for each product specified.
- C. Maintenance Data

1.05 Quality Assurance

- A. Installer Qualifications: Qualified firm that is approved, authorized, or licensed by roofing system manufacturer to install manufacturer’s product and is eligible to receive the specified manufacturer’s guarantee.
- B. Source Limitations: Obtain all components from the single source roofing system manufacturer guaranteeing the roofing system. All products used in the system must be labeled by the single source roofing system manufacturer issuing the guarantee.

1.06 Delivery, Storage, and Handling

- A. Deliver roofing materials in original containers with seals unbroken and labeled with manufacturer’s name, product brand name and type, date of manufacture, and directions for storage.
- B. Store liquid materials in their original undamaged containers in a clean, dry, protected location and within the temperature range required by roofing system manufacturer.
- C. Handle and store roofing materials and place equipment in a manner to avoid permanent deflection of deck.

1.07 Project Conditions

- A. Weather Limitations: Proceed with installation only when current and forecasted weather conditions permit roofing system to be installed in accordance with manufacturer’s written instructions and guarantee requirements.

1.08 Guarantees

- A. Installer’s Guarantee: Submit roofing installer’s guarantee signed by installer, covering work of this section, including all components of roofing system for the following guarantee period:
 - 1. Guarantee Period: Five (5) years from date of Substantial Completion.

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07530 Ethylene Propylene Diene Monomer (EPDM) Membrane Roofing

Part 2 – PRODUCTS

2.01 Ethylene Propylene Diene Monomer Roofing Membrane - EPDM

- A. Scrim or fabric internally reinforced uniform, flexible sheet made from Ethylene Propylene Diene Monomer, ASTM D 4637, Type II. Basis of Design: JM EPDM R
 - 1. Thickness (minimum): 60 mils
 - 2. Exposed Face Color: Black

2.02 Auxiliary Roofing Materials – Single Ply

- A. General: Auxiliary materials recommended by roofing system manufacturer for intended use and compatible with membrane roofing.
 - 1. Liquid-type auxiliary materials shall meet VOC limits of authorities having jurisdiction.
- B. Sheet Flashing: Manufacturer's sheet flashing of same material, type, reinforcement, thickness, and color as sheet membrane.
- C. Primer Material: Manufacturer's standard synthetic-rubber polymer primer.
- D. Seaming Material: Manufacturer's standard 3-inch-wide minimum, butyl splice tape with release film.
- E. Bonding Adhesive: Manufacturer's standard solvent- or water-based bonding adhesive for membrane, and solvent-based bonding adhesive for base flashings.
- F. Slip Sheet: Manufacturer's recommended slip sheet, of type required for application.
- G. Metal Termination Bars: Manufacturer's standard predrilled stainless-steel or aluminum bars, with anchors.
- H. Fasteners: Factory-coated steel fasteners and metal or plastic plates meeting corrosion-resistance provisions in FMG 4470, designed for fastening membrane to substrate, and acceptable to membrane roofing system manufacturer.
- I. Miscellaneous Accessories: Provide pourable sealers, preformed cone and vent sheet flashings, preformed inside and outside corner sheet flashings, T-joint covers, termination reglets, cover strips, sealants and other accessories.
- J. Screws: Self-tapping sheet metal type and wood screws, cadmium plated.
- K. Rivets: Cadmium plated material, type and size as recommended by sheet metal manufacturer.

2.03 Substrate Board

- A. Substrate Board: ASTM C 728, perlite board, 3/4 inch thick, seal coated. Basis of Design: Fesco Board.

Part 3 – EXECUTION

3.01 Examination

- A. Examine substrates, areas, and conditions for compliance with the requirements affecting performance of roofing system.
- B. Proceed with installation only after unsatisfactory conditions have been corrected.

3.02 Preparation

- A. Clean and remove from substrate sharp projections, dust, debris, moisture, and other substances detrimental to roofing installation in accordance with roofing system manufacturer's written instructions.
- B. Prevent materials from entering and clogging roof drains and from spilling or migrating onto surfaces of other construction.
- C. Proceed with installation only after unsatisfactory conditions have been corrected.

3.03 Re-Roof Preparation

- A. Remove all roofing membrane, surfacing, coverboards, insulation, fasteners, asphalt, pitch, adhesives, etc.
- B. Tear out all base flashings, counterflashings, and like components necessary for application of new membrane.
- C. Immediately remove all debris from roof surface. Demolished roof system may not be stored on the roof surface.
- D. Proceed with installation only after unsatisfactory conditions have been corrected.

3.04 Substrate Board Installation

- A. Install substrate board with long joints in continuous straight lines, perpendicular to roof slopes with end joints staggered between rows. Tightly butt substrate boards together.
- B. Proceed with installation only after unsatisfactory conditions have been corrected.

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- C. Immediately remove all debris from roof surface. Demolished roof system may not be stored on the roof surface.
- D. Proceed with installation only after unsatisfactory conditions have been corrected.

3.05 Roofing Membrane Installation, General

- A. Install roofing membrane in accordance with roofing system manufacturer's written instructions, applicable recommendations of the roofing manufacturer and requirements in this Section.
- B. Coordinate installing roofing system so components of the roofing membrane system not permanently exposed are not subjected to precipitation or left uncovered at the end of the workday or when rain is imminent.
 - 1. Provide tie-offs at end of each day's work to cover exposed roofing membrane sheets with a course of coated felt set in roofing cement or hot roofing asphalt with joints and edges sealed.
 - 2. Complete terminations and base flashings and provide temporary seals to prevent water from entering completed sections of roofing system.
 - 3. Remove and discard temporary seals before beginning work on adjoining roofing.
- C. Proceed with installation only after unsatisfactory conditions have been corrected.

END OF SECTION 07530

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Project Manual / Specifications
07600 Flashing and Sheet Metal

Part 1 – GENERAL

1.01 Summary

- A. This section includes:
 - 1. Flashings and counterflashings for roof and other areas as called for on the drawings.
 - 2. Related clips, anchors, and fasteners.
 - 3. Special roof accessories.
- B. Related work:
 - 1. 07530 EPDM Membrane Roofing
 - 2. 07900 Joint Sealants

1.02 Quality Assurance

- A. Except as otherwise indicated, comply with the applicable sections of SMACNA “Architectural Sheet Metal Manual” latest edition, including joints, seams, details and accommodation of thermal movement.
- B. Completed work must be free from water leakage under all weather conditions.

1.03 References

- A. Fed. Spec. QQ-S-775E.
- B. A653/A653M-03 Standard Specification for Steel Sheet, Zinc-Coated (Galvanized) or Zinc-Iron Alloy-Coated (Galvannealed) by the Hot-Dip Process.
- C. A924/A924M-99 Standard Specification for General Requirements for Steel Sheet, Metallic-Coated by the Hot-Dip Process.

1.04 Warranty

- A. Sheet metal work shall be warranted for a period of two (2) years from the date of the Notice of Acceptance.
- B. Warranty shall include replacement at Contractor’s expense any defects that occur during the warranty period which, in the opinion of the Architect, are due to defective materials, workmanship, or for failure to allow for expansion/contraction.

1.05 Submittals

- A. Samples: Submit samples illustrating manufacturer’s standard colors of prefinished G90 galvanized sheet metal with Kynar 500 or

Hylar 5000 PVDF paint finishes for flashing and sheet metal.

Part 2 – PRODUCTS

2.01 Sheet Metal Materials

- A. Sheet Metal: Galvanized steel, ARMCO Zincgrip Paintgrip, ASTM A526 commercial quality, coating designation G90, ASTM A525, 24 gauge as scheduled.
- B. Kynar or PVC Coated 24 gauge metal as scheduled. All prefinished metal shall be provided by a single manufacturer. Standard color as selected by Architect.

2.02 Fasteners for Galvanized Steel

- A. Nails: Galvanized steel material, 3/8” flathead, wire, barbed, slating type. For washers, use lead, EPDM or neoprene.
- B. Screws: Self-tapping sheet metal type and wood screws, cadmium plated.
- C. Rivets: Cadmium plated material, type and size as recommended by sheet metal manufacturer.

2.03 Related Material

- A. Underlayment: Supporting surfaces under flashing and sheet metal shall be covered with EPDM membrane roofing, unless indicated otherwise on the drawings.
- B. Solder: ASTM B-32 or Federal Specification QQ-S-571; 50% Tin and 50% Lead.
- D. Flux: Phosphoric acid type, manufacturer’s standard.
- E. Sealant: Synthetic or rubber base sealants approved by Architect.
- F. Asphalt Plastic Cement: ASTM D4586, Type I, asbestos free.

2.04 Fabrication – General

- A. Fabricate work in accordance with SMACNA Sheet Metal Manual and reviewed Shop Drawings.
- B. Form sheet metal on bending brake.
- C. Shape, trim and hand seam metal on bench insofar as practicable.
- D. Make angle bends and folds for interlocking metal with full regard for expansion and contraction to

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07600 Flashing and Sheet Metal

- avoid buckling or fullness in metal after installation.
- E. Form materials with straight lines, sharp angles and smooth curves.
- F. Fold back edges on concealed side of exposed edge to form hem.
- G. Weld or solder joints on parts that are to be permanently and rigidly assembled.

Part 3 – EXECUTION

3.01 Examination

- A. Verify that substrates are smooth and clean to extent needed for sheet metal work.
- B. Verify that reglets, nails, cants, and blocking to receive sheet metal are installed and free of concrete and soil.
- C. Do not start sheet metal work until conditions are satisfactory.

3.02 Installation

- A. General:
 - 1. Install work watertight without waves, warps, buckles, fastening stresses or distortion, allowing for expansion and contraction.
 - 2. Install all flashing and sheet metal in conformance with the drawings and the SMACNA Architectural Sheet Metal Manual.
 - 3. Coordinate flashing and sheet metal work with other trades for correct sequencing of items.
 - 4. Coat contact surfaces of dissimilar metals with self-adhering waterproof underlayment.
- B. Counter flashings:
 - 1. Protect roofing materials from physical damage and to shed water.
 - 2. Extend flanges into reglets and securely fasten.
 - 3. Where nailing is required, nail at six inches (6") on center with nails of material compatible with the flashing.
 - 4. Overlap 4 in. (minimum) on base flashing, lap ends of sheets 4 inches as required by SMACNA.
 - 5. Install continuous bead of sealant along top of surface applied reglet/counter flashing.

- C. Mastic sealed seams are not acceptable.
- D. Cleaning and Repairing: As work progresses, neutralize excess Flux with 5% to 10% washing soda solution and thoroughly rinse. Clean, repair and touch-up, or replace when directed, products that have been soiled, discolored or damaged by Work of this Section.

3.03 Cleaning

- A. Leave work clean and free of stains, scrap, and debris.



1. Existing surface-applied counterflashing at belfry.



2. Existing surface-applied counterflashing at belfry.

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3. Existing surface-applied counterflashing at belfry.

END OF SECTION 07600

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Project Manual / Specifications
07900 Joint Sealants

Part 1 – GENERAL

1.01 Summary

- A. This section includes:
 - 1. Openings in exterior walls and elsewhere as noted shall be pointed with sealant hereunder.
- B. Related work:
 - 1. 07600 Flashing and Sheet Metal
 - 2. 08600 Window and Door Rehabilitation
 - 3. 09900 Painting

1.02 References

- A. Federal Specification FS-TT-S-227e.

1.03 Submittals

- A. Provide Manufacturer's Product Data.
- B. Samples: Submit samples of various types and colors of materials specified or intended for use on this project.

1.04 Product Handling

- A. Deliver materials to the project or place of application in original unopened containers bearing manufacturer's name and product designation.
- B. Store materials in accord with manufacturer's instructions.
- C. Do not use materials upon which the shelf life date has expired. Remove these materials promptly from the Project Site.

1.05 Warranty

- A. Unless otherwise noted or specified, warrant all sealants and caulking against all defects of material and application for a period of five years after the date of Substantial Completion.
- B. Refer to specific specification sections for other warranty period requirements.

Part 2 – PRODUCTS

2.01 Sealant Materials

- A. Use sealants of the following types and manufacture as required by the drawings and specifications.
 - 1. Colors for all sealants shall be as selected by the Architect from manufacturer's standard colors.
 - 2. Coordinate the sealants required by various interfacing trades to ensure compatibility of sealants.
- B. Type designation: Sealant types with numerical designation as specified hereinafter refer to basic sealant materials.

2.02 Sealant Types

- A. For expansion joint sealer for use when the sealer is concealed in the finished work such as at telescoping joints in window frames, gutters, fascias, gravel stops, etc., non-drying butyl:
 - 1. PTI 707.
 - 2. Tremco Curtain Wall Sealer.
- B. For openings in exterior walls required to be pointed with sealant, use Dow Corning 790.
- C. For other exterior and interior horizontal or vertical applications:
 - 1. For porous or non-porous surfaces wherein the sealant will not be covered by paint:
 - a. Dow Corning 790 or 795.
 - b. General Electric Silpruf.
 - 2. For porous or non-porous surfaces wherein the sealant will be covered by paint:
 - a. Pecora AC20, acrylic latex caulk (interior only).
 - b. Sikaflex 2c/NS.
 - c. Tremco Acrylic Latex Caulk (interior only).
 - d. Tremco Dymeric.
 - e. Elasto-Thane 920 (Pacific Polymers).
- D. For joints in gypsum wallboard, wood and laminated plastic:
 - 1. General Electric Silpruf.
 - 2. Dow Corning 795.
- E. For joints in horizontal surfaces subjected to foot traffic:
 - 1. Sonneborn "Sonolastic Paving Joint Sealant".
 - 2. Pecora NR-200.
 - 3. Elasto-Thane 227 H.S. (Pacific Polymers).

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07900 Joint Sealants

2.03 Incidental Materials

- A. Staining characteristics: Do not use joint filler, primer or other materials that would stain the sealant and the materials to which they are applied.
- B. Compressible joint filler: Taylor Foam, open cell polyethylene, or other compatible resilient material, recommended by the sealant manufacturer for use in conjunction with the sealant.
- C. Bond-breaker tape: Wrinkled or smooth faced masking tape, or other adhesive faced tape product which is adaptable to installation in the bottom of a solid-backed joint for the purpose of breaking bond between the sealant and the back of the joint.
- D. Primers: As recommended by the sealant manufacturer for use in conjunction with the sealant for application onto the various types of materials to which the sealant is applied. When the manufacturer's instructions make reference to use of primers or special surface preparations, comply with these instructions.
- E. Cleaners, where required by manufacturer's instructions in lieu of primers, shall be of the type and kind recommended by the manufacturer.
- F. Preformed compressible joint filler: Standard brand conforming to ASTM D1752, Type II or III, or Homex Expansion Joint, manufactured by the Homasote Co.

3.02 Application

- A. Accurately position joint filler within the joint to establish and control the uniform designated thickness of sealant.
 - 1. Exercise care in the installation of joint backing to see that the backing is not set too far below surface, thereby increasing the depth of the sealant.
- B. Apply material with sufficient pressure to completely fill the void space and to assure complete wetting of the contact area to obtain uniform adhesion.
 - 1. During application, keep tip of nozzle at bottom of joint, forcing sealant to fill from bottom to top.
 - 2. Move tip along joint to completely fill the joint. Finish joints smooth and flush with adjacent surface unless detailed otherwise.
- C. Perform joint preparation, including cleaning and priming, in accord with manufacturer's instructions. When solvents are used, wipe the dissolved contaminant and solvent from the surface promptly.
- D. Install bond-breaker tape to prevent bonding of the sealant with the backing or bottom of the joint.
- E. Do not allow sealants to remain on exposed surfaces.

END OF SECTION 07900

Part 3 – EXECUTION

3.01 Preparation

- A. Cut out defective existing sealants and existing sealants not complying with manufacturer's recommendation for thickness, including existing backing. Clean metals at joints with solvents as required to produce absolutely clean substrates.
- B. Where new sealant is to join existing, wipe remaining cut edges of existing cured sealant with a solvent such as methyl-ethyl ketone (MEK).

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Project Manual / Specifications
08110 Steel Doors and Frames

Part 1 – GENERAL

1.01 Summary

- A. This section includes:
1. Steel Doors.

1.02 Related Sections

- A. Section 09900 Painting

1.03 References

- A. ANSI/DHI A115.IG Installation Guide for Doors and Hardware.
- B. ANSI/DHI A115 Specifications for Hardware Preparations in Standard Steel Doors and Frames.
- C. ANSI/BHMA A156.7 Hinge Template Dimensions.
- D. ANSI A250.4 Test Procedure and Acceptance Criteria for Physical Endurance for Steel Doors and Hardware Reinforcing.
- E. ANSI A 250.10 - Test Procedure and Acceptance Criteria for Prime Painted Steel Surfaces for Steel Doors and Frames.
- F. ASTM A 366/A 366M - Standard Specification for Steel, Sheet, Carbon, Cold-Rolled, Commercial Quality.
- G. ASTM A1008/A1008M – Standard Specification for Steel, Sheet, Cold-Rolled, Carbon, High Strength Low-Alloy, High Strength Low Alloy with Improved Formability, Solution Hardened, and Bake Hardenable.
- H. ASTM A 653/A 653M - Standard Specification for Steel Sheet, Zinc-Coated (Galvanized) or Zinc-Iron Alloy-Coated (Galvannealed) by the Hot-Dip Process.
- I. ASTM A 924 - Specification for General Requirements for Steel Sheet, Metallic Coated by the Hot Dip Process.
- J. SDI-111 - Recommended Standard Details for Steel Doors & Frames.
- K. SDI-112 – Zinc-Coated (Galvanized /Galvannealed) Standard Steel Doors and Frames.
- L. SDI-117 – Manufacturing Tolerances for Standard Steel Doors and Frames.
- M. SDI-122 – Installation and Troubleshooting Guide for Standard Steel Doors and Frames.
- N. SDI-124 – Maintenance of Standard Steel Doors and Frames.

- O. NAAMM/HMMA: Hollow Metal Manufacturers Association

1.04 Submittals

- A. Product Data: Manufacturer's standard details and catalog data indicating compliance with referenced standards and manufacturer's installation instructions.
- B. Shop Drawings: Door and hardware schedule. Show types, quantities, dimensions, specified performance, and design criteria, materials and similar data for each required opening.
1. Indicate door elevations, internal reinforcement, and closure method.

1.05 Quality Assurance

- A. Supplier: A direct account of the manufacturer who has on permanent staff, an Architectural Hardware Consultant (AHC), a Certified Door Consultant (CDC) or an Architectural Openings Consultant (AOC), who will be available to consult with the Architect and Contractor regarding matters affecting the door and frame openings.
- B. Manufacturer Qualifications: Member of the Steel Door Institute.
- C. Installer: Minimum five years documented experience installing products specified in this Section.

1.06 Delivery, Storage and Protection

- A. Handle, store and protect products in accordance with the manufacturers printed instructions and ANSI/SDI A250.10 and NAAMM/HMMA 840.
- B. Store doors vertically in a dry area, under a properly vented cover. Place on 4 inch high wood sills to prevent rust or damage. Provide ¼ inch space between doors to promote air circulation.

1.07 Coordination

- A. Coordinate Work with other directly affected sections involving manufacture or fabrication of internal cutouts and reinforcement for door hardware and recessed items.

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Part 2 – PRODUCTS

2.01 Manufacturers

- A. Acceptable Manufacturers:
1. Steelcraft; Cincinnati, Ohio.
 2. Approved equal that can provide specified Door Type A.

2.02 Doors

- A. General: Construct exterior doors to the following designs and gauges:
1. Exterior Doors: Hot-dip galvanized steel, ASTM A653, Class A60
 - a. Thickness: 16 gauge
 - b. Include galvanized components and internal reinforcements with galvanized doors.
 - c. Close tops of exterior swing-out doors to eliminate moisture penetration. Galvanized steel top caps are permitted.
 2. Prime Finish Doors: Clean, phosphatize and factory prime painted doors.
 3. Panel moldings and stops:
 - a. Fabricate trim from 24 gauge steel conforming to ASTM designation A924 Zinc-Iron Alloy-Coated galvanized steel with a zinc coating of 0.06 ounces per square foot (A60) for exterior openings.
 - b. Install trim into the door as a four-sided welded assembly with mitered, reinforced and welded corners.
 - c. Trim: Identical on both sides of the door, unless noted otherwise on the Drawings.
 - d. Exposed fasteners are not permitted.
 - e. Acceptable mounting methods:
 1. Fit into a formed area of the door face, not extending beyond the door face and interlocking into the recessed area.
 2. Cap the cutout not extending more than 1/16 inch from the door face.
 4. Hardware Reinforcements:
 - a. Hinge reinforcements for full mortise hinges: minimum 7 gauge.
 - b. Lock reinforcements: minimum 16 gauge.

- c. Closer reinforcements: minimum 14 gauge steel, 20-inches long.
- d. Galvanized doors: Include galvanized hardware reinforcements.
- e. Projection welded hinge and lock reinforcements to the edge of the door.
- f. Provide adequate reinforcements for other hardware as required.

B. Full Flush Type Door Construction:

1. Performance:
 - a. Physical performance: 5 million cycles, ANSI A250.4.
2. Door Thickness: 1-3/4 inches.
3. Approved door core construction:
 - a. Reinforced, stiffened, sound deadened and insulated with a rigid polystyrene core bonded to the inside faces of both panels with contact adhesive. Fill voids around the perimeter of the door with honeycomb. Acceptable products:
 1. Steelcraft: L Series with polystyrene option
4. Vertical edge seams:
 - a. Filled Vertical Edges (F): Continuous vertical mechanical interlocking joint with internal epoxy seal; edge seams filled with structural adhesive and ground smooth.
6. Bevel hinge and lock door edges 1/8 inch in 2 inches. Square edges on hinge and/or lock stiles are not acceptable.
7. Reinforce top and bottom of doors with galvanized 14 gauge, welded to both panels.

2.03 Finish

- A. Doors are required to be cleaned, phosphatized, and finished with one coat of baked-on rust inhibiting prime paint in accordance with the ANSI/SDI A250.10 "Test Procedures and Acceptance Criteria for Prime Painted Steel Surfaces for Steel Doors and Frames."

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Part 3 – EXECUTION

3.01 Installation

- A. Install doors in accordance with Steel Door Institute's recommended erection instructions for steel frames ANSI A250.11.
- B. Install label doors in accordance with NFPA-80.
- C. Apply hardware in accordance with hardware manufacturers' instructions. Install all hardware with only factor provided fasteners. Adjust door installation to provide uniform clearance at head and jambs, to achieve maximum operational effectiveness and appearance.

3.02 Adjusting

- A. Final Adjustments: Adjust operating doors and hardware items just prior to final inspection and acceptance by the Owner and Architect. Leave work in complete and proper operating condition. Remove and replace defective work, including doors or frames that are damaged, bowed or otherwise unacceptable.
- B. Prime Coat Touch-Up: Immediately after erection, sand smooth rusted or damaged areas of prime coat, and apply touch-up of compatible air-drying primer.

3.03 Protection

- A. Provide protective measures required throughout the construction period to ensure that door and frame units will be without damage or deterioration, other than normal weathering, at time of acceptance.

END OF SECTION 08110

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08600 Window and Door Rehabilitation

Part 1 – GENERAL

1.01 Summary

- A. This section includes:
 - 1. Repair of all existing window and door components as indicated on the drawings. This work is intended to provide a sound, permanent base for exterior painting.
 - 2. Reconstruction of new windows to match existing double-hung windows.
- B. Related work:
 - 1. 07900 Joint Sealants
 - 2. 09900 Painting

1.02 Quality Assurance

- A. Comply with the recommendations of “Preservation Briefs 9: The Repair of Historic Wooden Windows”.
- B. Comply with the recommendations of “Preservation Briefs 10: Exterior Paint Problems on Historic Woodwork”.
- C. The Preservation Briefs can be viewed online at the following website:
<http://www.nps.gov/hps/tps/briefs/presbhom.htm>
- D. Comply with The Northeastern Lumber Manufacturers Association (NeLMA) for grading of replacement wood.

1.03 Submittals

- A. Shop Drawings: Provide shop drawing submittal for reconstructed windows.
- B. Mock-ups: Provide mock-up of new double-hung window for approval prior to proceeding with rehabilitation work.
- C. Product Data:
 - 1. Provide manufacturer’s literature on epoxy patching compounds to be used for the repair of the windows and doors.
 - 2. Provide manufacturer’s literature and samples of weatherstripping.
 - 3. Provide manufacturer’s literature for the replacement sash cords.
 - 4. Provide manufacturer’s literature for the replacement hardware.

Part 2 – PRODUCTS

2.01 Materials

- A. Replacement Wood: Eastern White Pine, D & Better Select, conforming to the exact dimensions of the material being replaced or repaired.
- B. Replacement Glass & Glass in Reconstructed Windows: Match thickness of glass in existing double-hung windows to remain unless noted otherwise on the Drawings or elsewhere in these Specifications.
- C. Repair (Patching) of Existing Wood: Refer to the General Notes in this specification section.

Part 3 – EXECUTION

3.01 Repair

- A. Refer to the General Notes that follow and the Window & Door Schedules on the Drawings.
- B. General Notes:
 - 1. Whenever any sash are removed for repair, provide a weathertight and secure temporary closure at the window opening consisting of Verolite Polycarbonate Twinwall Sheets or approved equal to provide light transmittance into the building interior, unless otherwise directed by the City of Idaho Springs.
 - 2. Window & Door Frames, Window Sills, and Brick Mould: The wood window sills and the bottom of the jambs at the wood window/door frames and brick mould are deteriorated due to exposure to the elements. Remove existing paint/varnish and consolidate/patch existing wood sills and window/door frames with epoxy patching compound. Where deteriorated beyond repair, replace in-kind and/or splice repair.
 - 3. Window Sash and Exterior Doors: The bottom of the stiles and the bottom rail are deteriorated from exposure to the elements. Remove existing paint/varnish and consolidate/patch existing wood with the epoxy patching compound. Reinforce the

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connections between the stiles and rails. Where deteriorated beyond repair, replace in-kind and/or splice repair.

4. For repairing wood that is split, checked or shows signs of rot, strengthen and stabilize through consolidation using semi-rigid epoxies that saturate the porous decayed wood and then harden. The surface of the consolidated wood can then be filled with a semi-rigid epoxy-patching compound, sanded and painted. Epoxy patching compounds can be used to build up missing sections or decayed ends of members. Profiles can be duplicated using hand molds, which are created by pressing a ball of patching compound over a sound section of the profile that has been rubbed with butcher's wax.

Recommended Manufacturer:
Advanced Repair Technology, Inc.
P.O. Box 510
Cherry Valley, NY 13320
Tel: 607-264-9040
Toll Free: 866-859-2787
E-mail:
contactadvancedrepair@gmail.com

The epoxy repair system includes ART 901 Prime-A-Trate Bonding Agent and Flex-Tec HV.

5. Sash Cords: Make windows operable. Replace all sash cords with cotton cords, available from McMaster-Carr-
www.mcmaster.com
6. Weatherstripping:
 - a. Provide silicone bulb weatherstrip kerfed into window sash at meeting rails, at top of upper sash, and at bottom of lower sash. WS32 to WS 36, depending upon the face and edge clearances. Color to be selected by Owner and Architect.

Manufacturer:
Conservation Technology
2233 Huntingdon Avenue
Baltimore, MD 21211
Tel: 410-366-1146
Email:

sales@conservationtechnology.com

- b. Provide standard interlocking corrugated T rail weatherstrips at the stiles (jamb) of the operable windows.

Suggested Manufacturer:
Architectural Resource Center
P.O. Box 217
557 Old Turnpike Road
Northwood, NH 03261
E-mail: info@aresource.com

7. Hardware:

- a. Existing: Remove existing window hardware (sash locks) for the window repairs. Package and label each set of hardware (including screws) identifying the window where it was removed, for later reinstallation on the same window. Provide new sash lifts/handles as specified below.

- b. New/Windows: Provide new window hardware on Main Level. Replacement hardware includes sash locks and sash handles, which can be obtained from House of Antique Hardware, www.houseofantiquehardware.com

Traditional Solid Brass Sash Lock: Item #R-09BM-8810-AB (Antique Brass finish)

4" On Center Solid Brass Handle in Antique-By-Hand: Item #R-09BM-1410-ABH (Antique Brass finish)

- c. New/Doors: See Door Schedule on Drawings.

8. The scope of this project includes the exterior and interior painting of all scheduled windows, window & door frames, exterior doors, and associated woodwork. Some of the windows and doors have cracked and alligatored paint due to intercoat paint failure. All paint removal and repainting shall comply with the recommendations of "Preservation Briefs 10: Exterior Paint Problems on Historic Woodwork" and with the requirements of Section 09900 Painting. Please note that not

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all of the existing paint necessarily needs to be removed, only that which is necessary to achieve a sound, paintable surface.

- a. Some paint removal may need to occur on-site. At those locations, use the gentlest means possible in order to avoid damage to the wood substrate: wet sanding or low level heat guns. This will also aid in controlling dust. *The lower layers of paint may contain lead.* Dispose of all hazardous waste according to applicable laws and per the City of Idaho Springs' requirements.
 - b. After removing paint from the window/door frames, window sash, and existing doors, treat the surfaces with a protective preservative coating. Then repaint with a primer prior to reglazing (if reglazing is necessary) followed by two finish coats of exterior paint. It is anticipated that one (1) paint color will be selected by the Owner and Architect. Refer to Specification Section 09900 Painting.
 - c. Exterior paint should lap over onto the glass slightly to complete a weathertight seal.
 - d. During the rehabilitation of the windows and doors, the existing interior paint or varnish will be disturbed. This project includes the patching and repainting (or revarnishing) of the interior sides of the windows/doors (frame, sash, and casings) to achieve a finished appearance. Refer to Specification Section 09900 Painting.
9. Sealant: Provide sealant to bridge the joint between the brick mould and the masonry window and door openings. Carefully scrape out the existing compound and residue before applying new sealant. (If the joint is large and deep, provide a backer rod.) Protect the opening's masonry surfaces.
- a. Seal the joint between sill and jamb as well as between wood sill and sandstone sill to reduce water penetration. Also apply exterior sealant to bridge the joint

between the window frame and the brick mould.

- b. Appropriate sealant is a one-part sealant that contains elastomeric polymers and synthetic resins that cures with atmospheric moisture to form a durable, flexible building sealant. Color to be selected by Architect.

Recommended Manufacturer:

Henkel Corporation

Avon, Ohio 44011

Tel: 800-624-7767

www.osipro.com

END OF SECTION 08600

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09900 Painting

Part 1 – GENERAL

1.01 Summary

- A. This section includes:
 - 1. Preparation of surfaces to be painted.
 - 2. Exterior painting.
 - 3. Interior painting.
- B. Related work:
 - 1. 07600 Flashing and Sheet Metal
 - 2. 08110 Steel Doors and Frames
 - 3. 08600 Window and Door Rehabilitation

1.02 Quality Assurance

- A. Comply with the recommendations of “Preservation Briefs 10: Exterior Paint Problems on Historic Woodwork”. The Preservation Brief can be viewed online at the following website:
<http://www.nps.gov/hps/tps/briefs/presbhom.htm>
- B. Coats: The number of coats specified is the minimum number acceptable. If full coverage is not obtained with the specified number of coats, apply such additional coats as are necessary to produce the required finish, at no extra cost to the Owner.
- C. Employ coats and undercoats for all types of finishes in strict accord with the recommendations of the paint manufacturer used unless otherwise specified in this Section. In case of conflict, comply with the most stringent.
- D. All paints shall comply with local, state and federal Air Quality mandates.

1.03 Submittals

- A. Materials
 - 1. Submit copies of a complete list of all materials, identified by manufacturer's name and product label or stock number.
 - 2. Product data: Manufacturer's technical information, paint analysis and application instructions for each proposed material.
- B. Submit Material Safety Data Sheets (MSDS Sheets) indicating health risks, flammability, handling and storage precautions for items required under this Section.

C. Color samples:

- 1. Submit, using materials accepted for the Project, samples of each color and paint finish.
- 2. Size: 8 1/2" x 11".

1.04 Product Handling

- A. Deliver materials to the Project Site in unopened containers bearing manufacturer's name and product descriptions corresponding to designation on material list.
- B. Store materials in a dry, clean, well ventilated area. Store containers closed. Comply with legal requirements.

1.05 Project Conditions

- A. Environmental Requirements:
 - 1. Comply with manufacturer's recommendations for environmental conditions under which coatings and coating systems can be applied.
 - 2. Apply no paint in direct sunlight, rain, fog or mist, or when ambient or surface temperature is below 50 degrees F.
- B. Protection: Protect adjacent surfaces from paint smears, spatters, over spray and droppings. Cover fixtures and non-removable hardware not to be painted. Mask off areas where necessary.
- C. Hardware: Ensure that hardware is removed before painting is started and replaced only when paint finishes are thoroughly dry.

Part 2 – PRODUCTS

2.01 Materials

- A. Materials necessary to complete the painting as herein specified and listed by material numbers and names are standards for kind, quality and function.
- B. Substitutions: Equal products may be submitted for consideration as substitutions at “A” above.
- C. Materials for undercoats and finish coats of paint shall be ready-mixed and shall not be changed, except thinning of undercoats (when required), reinforcing, or coloring, any of which shall be in strict accord with the recommendations of the manufacturer.

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- D. The final coats of paint and the primer should be from the same manufacturer to ensure compatibility.

Part 3 – EXECUTION

3.01 General

- A. Condition and prepare surfaces and apply materials in accordance with paint manufacturer's recommendations unless otherwise specified in this Section. In case of conflict, comply with the most stringent.

3.02 Condition of Surfaces

- A. Examine surfaces scheduled to receive paint and finishes for conditions that will adversely affect execution, permanence and quality of Work.
B. Do not apply paint or finish until conditions are satisfactory.
C. Application of first coat shall constitute acceptance of surface.

3.03 Surface Preparation

- A. Surfaces to receive paint shall be clean, dry, smooth and dust free before application of any material.
1. New Galvanized Metal: New galvanized metal must be clean and dry. Clean contaminants with mineral spirits.
 2. Wood: Sand smooth and remove dust. Fill open joints, cracks, nail holes, and other pits or depressions flush and smooth with putty or wood dough after priming. Color putty to match finish paint coat. Touch up knots or sap streaks with shellac or other acceptable sealer before priming.
 3. Existing Metal: Remove all loose existing paint and rust by scraping, wire brushing, and sanding. Clean bare metal with an Oil & Grease Emulsifier Corotech V600.
- B. Existing Surfaces to be repainted:
1. Remove mildew by scrubbing with trisodium phosphate or a solution of bleach and water. Rinse with clean water and allow surface to dry completely.
 4. Remove coatings not suitable to receive new applied finishes from surfaces and prime to show defects, if any. Paint only after defects have been remedied.

3.04 Application

- A. Apply material evenly, free from sags, runs, or defects. Brush out smooth, leaving minimum of brush marks.
B. Apply paint by brushes, rollers, or sprays as required to obtain specified finish.
C. Tint all pigmented undercoats to approximately same shade as final coat.
D. Allow each coat to thoroughly dry before succeeding coat application.
E. Apply additional coats when undercoats, stains or other conditions show through final coat of paint, until paint film is of uniform finish, color and appearance. Give special attention to ensure that surfaces, including edges, corners, and crevices receive a dry film thickness equivalent to that of flat surfaces.
F. Minimum Coating Thickness: Apply materials at not less than manufacturer's recommended spreading rate, to establish a total dry film thickness as indicated or, if not indicated, as recommended by coating manufacturer.
G. Prime Coats: Apply prime coat to material which is required to be painted or finished, and which has not been prime coated by others. Recoat primed and sealed surfaces where there is evidence of suction spots or unsealed areas in first coat, to assure a finish coat with no burn-through or other defects due to insufficient sealing.
H. Finish Coats: Completely cover to provide an opaque, smooth surface of uniform finish, color and coverage. Cloudiness, spotting, laps, brush marks, runs, sags, or other surface imperfections will not be acceptable.

3.05 Paint Finish Schedule

- A. Finish surfaces in accordance with the following procedure for the surface and finish desired thereon. Catalog names and numbers refer to products as stipulated under paragraph 2.01A, unless otherwise specifically noted. Numbers used to identify paint indicates the paint in white. Same materials shall be color selected.
- B. Existing and New Steel Doors and Frames; Ornamental Wrought Iron Grille; Cast Iron Bell & Yoke:
1. Low Lustre Finish
 - a. Primer: Not required with specified paint.

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- b. First and Second Coats: Ultra Spec HP D.T.M. Acrylic Low Lustre (HP25)
 - b. Colors to be selected by Architect and Owner.
- C. Wood Windows & Doors, Exterior Wood Trim:
 - 1. Satin Finish:
 - a. Preparation: Remove all loose existing paint by scraping and sanding. Follow manufacturer's instructions for specified paint.
 - b. Primer: Not required with specified paint.
 - c. First and Second Coats: Aura Waterborne Exterior Paint Satin Finish 631.
 - d. Colors: To be selected by Architect and Owner.
- D. Existing and New Varnished Wood:
 - 1. First Coat: Old Masters Fast Dry Wood Stain
 - 2. Second Coat: Old Masters Clear Finish
 - 3. Color: Match existing finish.

3.06 Clean-Up, Protection and Repair

- A. Clean-up: During progress of work, remove from site discarded paint materials, rubbish, cans and rags at end of each work day.
 - 1. Upon completion of painting work, clean paint-spattered surfaces. Remove spattered paint by proper methods of washing and scraping, using care not to scratch or otherwise damage adjacent finished surfaces.
- B. Protection: Protect work of other trades, whether to be painted or not, against damage from painting operations. Correct any damage by cleaning, repairing or replacing, and repainting, as acceptable to Architect.
- C. Repair: At the completion of work of other trades, touch up and restore all damaged or defaced painted surfaces.

3.07 Maintenance Materials

- A. Provide one gallon of each color and finish of paint, labeled with finish designations indicated on finish schedule. Containers shall be tightly sealed and clearly labeled for color, sheen and manufacturer.

END OF SECTION 09900