



**TOWN OF CASTLE ROCK
CONSTRUCTION CONTRACT
(Cantril Building Exterior Renovation Project - Facilities)**

THIS CONSTRUCTION CONTRACT (“Contract”) is made between the **TOWN OF CASTLE ROCK**, a Colorado municipal corporation (“Town”), 100 N. Wilcox Street, Castle Rock, Colorado 80104 and **DEEP ROOTS CRAFTSMEN**, 201 2nd St, Fort Collins, CO 80524 (“Contractor”).

In consideration of these mutual covenants and conditions, the Town and Contractor agree as follows:

SCOPE OF WORK. The Contractor shall execute the entire scope of work described in the Contract (“Work”).

CONTRACT. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, written or oral representations and agreements. The Contract incorporates the following Contract Documents. In resolving inconsistencies among two or more of the Contract Documents, precedence will be given in the same order as enumerated.

LIST OF CONTRACT DOCUMENTS

The Contract Documents, except for Modifications issued after execution of this Contract, are:

1. Change Orders
2. Notice to Proceed
3. Construction Contract
4. General Conditions, attached as ***Exhibit 1***
5. The following Addenda, if any:

Number	Date
1	3/31/26
2	4/10/26

6. Special Conditions: Contractor’s Clarifications, Assumptions and Exclusions
7. The following Specifications:
 - a. Town Standard Specifications
 - b. Town Standard Special Provisions
 - c. Specifications in Sections II, III, and Attachment A in Request for Proposals (RFP)
8. The following Drawings/Reports, attached in ***Exhibit 2***
9. Notice of Award;
10. Invitation to Bid;
11. Information and Instructions to Bidders;
12. Notice of Substantial Completion;
13. Notice of Construction Completion;
14. Proposal Forms, including Bid Schedules;
15. Performance, and Labor and Material Payment Bonds;



16. Performance Guarantee; and
17. Insurance Certificates.

CONTRACT PRICE. The Town shall pay the Contractor for performing the Work and the completion of the Project according to the Contract, subject to Change Orders as approved in writing by the Town, under the guidelines in the General Conditions. The Town will pay **\$1,577,900** ("Contract Price"), to the Contractor, subject to full and satisfactory performance of the terms and conditions of the Contract. The Contract Price is provisional based on the quantities contained in the Bid attached as ***Exhibit 2***. The final Contract Price shall be adjusted to reflect actual quantities incorporated into the Work at the specified unit prices. The Town has appropriated money equal or in excess of the Contract Price for this work.

COMPLETION OF WORK. The Contractor must begin work covered by the Contract within 30 calendar days from the date of the Notice to Proceed, and must complete work within 365 calendar days from and including the date of Notice to Proceed, according to the General Conditions.

LIQUIDATED DAMAGES. If the Contractor fails to complete the Work by the date set for completion in the Contract, or if the completion date is extended by a Change Order, by the date set in the Change Order, the Town may permit the Contractor to proceed, and in such case, may deduct the sum of **\$2,000** for each day that the Work shall remain uncompleted from monies due or that may become due the Contractor. This sum is not a penalty but is a reasonable estimate of liquidated damages.

The parties agree that, under all of the circumstances, the daily basis and the amount set for liquidated damages is a reasonable and equitable estimate of all the Town's actual damages for delay. The Town expends additional personnel effort in administering the Contract or portions of the Work that are not completed on time, and has the cost of field and office engineering, inspecting, and interest on financing and such efforts and the costs thereof are impossible to accurately compute. In addition, some, if not all, citizens of Castle Rock incur personal inconvenience and lose confidence in their government as a result of public projects or parts of them not being completed on time, and the impact and damages, certainly serious in monetary as well as other terms are impossible to measure.

SERVICE OF NOTICES. Notices to the Town are given if sent by registered or certified mail, postage prepaid, to the following address:

TOWN OF CASTLE ROCK
Town Attorney
100 N. Wilcox Street
Castle Rock, CO 80104
Legal@crgov.com

INSURANCE PROVISIONS. The Contractor must not begin any work until the Contractor obtains, at the Contractor's own expense, all required insurance as specified in the General Conditions. Such insurance must have the approval of the Town of Castle Rock as to limits, form



and amount. *Certificate of Insurance ("COI") must be submitted along with the executed contract as **Exhibit 3**.*

RESPONSIBILITY FOR DAMAGE CLAIMS. See Article 6 of the General Conditions. The Contractor also agrees to pay the Town all expenses, including attorney's fees, incurred to enforce this Responsibility for Damage Claim clause. Nothing in the **INSURANCE PROVISIONS of the General Conditions** shall limit the Contractor's responsibility for payment of claims, liabilities, damages, fines, penalties, and costs resulting from its performance or nonperformance under the Contract.

STATUS OF CONTRACTOR. Contractor has completed the Affidavit of Independent Contractor Status, attached as **Exhibit 4**, and submitted same at the time of execution of this Agreement. The Contractor is performing all work under the Contract as an independent Contractor and not as an agent or employee of the Town. No employee or official of the Town will supervise the Contractor. The Contractor will not supervise any employee or official of the Town. The Contractor shall not represent that it is an employee or agent of the Town in any capacity. **The Contractor and its employees are not entitled to Town Workers' Compensation benefits and are solely responsible for federal and state income tax on money earned.** This is not an exclusive contract.

THIRD PARTY BENEFICIARIES. None of the terms or conditions in the Contract shall give or allow any claim, benefit, or right of action by any third person not a party to the Contract. Any person, except the Town or the Contractor, receiving services or benefits under the Contract is an incidental beneficiary only.

INTEGRATION. This contract integrates the entire understanding of the parties with respect to the matters set forth. No representations, agreements, covenants, warranties, or certifications, express or implied, shall exist as between the parties, except as specifically set forth in this Contract.

DEFINITIONS. The Definitions in the General Conditions apply to the entire Contract unless modified within a Contract Document.

AMERICANS WITH DISABILITIES ACT. Contractor agrees to ensure that any deliverables, work, services, or equipment developed, designed, constructed or produced pursuant to this Agreement, to include website design services, will comply with all requirements of Title II of the Americans with Disabilities Act and, where applicable, Section 504 of the Rehabilitation Act, the Architectural Barriers Act, and the Colorado Anti-Discrimination Act. To the extent any deliverables, work, services, or equipment developed, designed, constructed or produced pursuant to this Agreement fail to comply with the requirements of this Section, Contractor shall indemnify the Town in accordance with the terms of this Agreement and, at the Town's option, shall re-visit, re-construct, or similar, the non-compliant deliverable, work, service, or equipment, or reimburse the Town for the cost associated with bringing the non-compliance deliverable, work, service or equipment into compliance.

NO DISCRIMINATION IN EMPLOYMENT. The Town is a governmental agency and, therefore, in connection with the performance of Work or Services under this Agreement,

Contractor shall not refuse to hire, discharge, promote or demote, or to discriminate in matters of compensation against any person otherwise qualified, solely because of race, color, religion, national origin, gender, age, military status, sexual orientation, gender identity or gender expression, marital status, or physical or mental disability, or any other protected class under Federal or State law; and Contractor shall insert the foregoing provision in any subcontracts hereunder.

TITLE VI COMPLIANCE. To the extent applicable, Contractor shall ensure its current and future compliance with Title VI of the Civil Rights Act of 1964, 42 U.S.C. § 2000d et seq., as amended, which prohibits the exclusion from participation, denial of the benefits of, or subjection to discrimination under programs and activities receiving federal financial assistance, of any person in the United States on the ground of race, color, or national origin.

DIGITAL ACCESSIBILITY. Contractor shall be responsible for ensuring that all deliverables, work, services, or equipment developed, designed, constructed or produced pursuant to this Contract comply with Colorado law governing digital accessibility, including but not necessarily limited to at a minimum conforming with the current Web Content Accessibility Guidelines (“WCAG”) followed by the State of Colorado. To the extent any deliverables, work, services, or equipment developed, designed, constructed or produced pursuant to this Contract fail to comply with the requirements of this Section, Contractor releases, defends, indemnifies and holds harmless Town, its officers, agents, and employees from any and all claims, damages, suits, costs, expenses, liabilities actions or proceedings of any kind or nature whatsoever, of or by anyone whomsoever, in any way resulting from, or arising out of, directly or indirectly, said failure. These defense and indemnification obligations shall survive the expiration or termination of this Contract.

ADVERTISING AND PUBLIC DISCLOSURE. Contractor shall not include any reference to this Agreement or goods or services provided pursuant to this Agreement in any of Contractor’s advertising or public relations materials without first obtaining the written approval of the Town. Nothing herein, however, shall preclude the transmittal of any information to officials of the Town, including without limitation, the Town Attorney, Town Manager, and the Town Council.

VENUE, CHOICE OF LAW AND DISPUTES. Venue for all legal actions shall lie in the District Court in and for the County of Douglas, State of Colorado, and shall be governed by the laws of the State of Colorado as well as the Charter and Municipal Code, rules, regulations, Executive Orders, and fiscal rules of the Town.

AUTHORITY. The individuals executing this Agreement represent that they are expressly authorized to enter into this Agreement on behalf of the Town and the Contractor and bind their respective entities. This Agreement is executed and made effective as provided above.

LICENSES/TAXES. Contractor affirms it is licensed to do business in the State of Colorado and is in good standing. Further, Contractor shall be solely responsible for paying all applicable taxes associated with or rising out of this Agreement.

CONFIDENTIALITY. Contractor agrees that it shall treat as confidential all information provided by the Town regarding the Town’s business and operations. All confidential information provided by the Town hereto shall be used by Contractor solely for the purposes of rendering

services or work pursuant to this Agreement and, except as may be required in carrying out the terms of this Agreement, shall not be disclosed to any third party without the prior consent of the Town. The foregoing shall not be applicable to any information that is publicly available when provided or which thereafter becomes publicly available or which is required to be disclosed by any regulatory authority in the lawful and appropriate exercise of its jurisdiction over a party, any auditor of the parties hereto, by judicial or administrative process or otherwise by applicable law or regulation.

ATTACHED EXHIBITS:

EXHIBIT 1 – TOWN OF CASTLE ROCK CONSTRUCTION CONTRACT GENERAL CONDITIONS

EXHIBIT 2 – CONTRACTOR’S BID

EXHIBIT 3 – CONTRACTOR’S CERTIFICATE OF INSURANCE

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Executed this 21st day of July, 2026

ATTEST:

TOWN OF CASTLE ROCK

Lisa Anderson, Town Clerk

Jason Gray, Mayor

Approved as to form:

Approved as to content:

Lauren DiDomenico, Assistant Town Attorney

Matt Gohl, Assistant Town Manager

Scott Smith, Facilities Administrator

CONTRACTOR:

DEEP ROOTS CRAFTSMEN

By:

(Signature)

Jon Sargent
(Print Name)

Its:

Owner
(Title)

EXHIBIT 1

TOWN OF CASTLE ROCK CONSTRUCTION CONTRACT GENERAL CONDITIONS

SCOPE: Since the General Conditions are general, some conditions may not apply to a particular Project.

Article 1--DEFINITIONS AND ABBREVIATIONS

- 1.1 Whenever used in the Bidding Documents and Contract Documents, the following terms shall have the following meanings, applicable to both the singular and plural:
- 1.1.1 **Addenda:** Written changes to the Bidding Documents issued at least two days before the Opening of Bids which modify or interpret the Contract or changes the date set for the Opening of Bids.
 - 1.1.2 **Alternate Bid:** An Alternate Bid is an amount stated in the Bid added to or deducted from the base amount of the Bid when the Town accepts a corresponding change in project scope, materials or method of construction described in the Contract.
 - 1.1.3 **Bid:** The proposal the Bidder submits on the prescribed Bid Forms stating the prices for the Work to be performed.
 - 1.1.4 **Bid Forms:** The Bid Proposal, Bid Bond, Bid Schedule, Bidder's Qualifications and Data, Bidder's Officials Data, Non-Collusion Affidavit of Prime Bidder, and Subcontractors and Related Data.
 - 1.1.5 **Bidder.** The person, partnership, or corporation submitting a Proposal for the performance of the Work covered by the Contract.
 - 1.1.6 **Bidding Documents:** The Invitation to Bid, Bid Forms, Information and Instructions to Bidders, Specifications, Drawings, Sample Forms, Special and General Conditions and Addenda (if any).
 - 1.1.7 **Bonds:** Bid Bonds, Performance, and Labor and Material Payment Bonds or other instruments of security, furnished by the Contractor and its Surety according to the Contract.
 - 1.1.8 **Change Order:** A written modification of the Contract, issued after award to the Contractor, authorizing an addition, deletion or revision in the Work within the general scope of the Contract or authorizing an adjustment in the Contract Price or Contract Time, mutually agreed upon between the Town and the Contractor.
 - 1.1.9 **Town:** The Town of Castle Rock, in the State of Colorado, acting by and through its Mayor, Town Council, Town Manager, or other authorized representative.

- 1.1.10 **Completion Date:** The date the Contract specifies the Work is to be completed.
- 1.1.11 **Contract:** The Construction Contract consisting of the Agreement for a Construction Contract and the incorporated Contract Documents.
- 1.1.12 **Contract Coordinator:** The authorized representative of the Town designated to act for the Town in processing the Award of Contracts, maintaining centralized official Contract documentation, providing administrative liaison/coordination, legal liaison/coordination via Town Attorney, and processing of Contract Payment authorizations as approved by the Project Manager.
- 1.1.13 **Contract Documents:** All the documents expressly incorporated into the Contract by the Agreement for Construction Contract, including but not limited to Addenda, Bid Forms, Change Orders, Town Project Final Acceptance, Drawings, General Conditions, Information and Instruction to Bidders, Insurance Certificates, Invitation to Bid, Notice of Award, Notice of Construction Completion, Notice to Proceed, Notice of Substantial Completion, Performance and Labor and Material Payment Bonds, Special Conditions, Supplemental Drawings and Schedules, and Technical Specifications.
- 1.1.14 **Contract Price:** The total monies payable to the Contractor under the terms and conditions of the Contract.
- 1.1.15 **Contract Time:** The number of days stated in the Contract for the completion of the Project.
- 1.1.16 **Contractor:** The person, company, firm or corporation contracting with the Town to construct, erect, alter, install or repair any work or construction project.
- 1.1.17 **Drawings:** The part of the Contract prepared or approved by the Project Manager showing the characteristics and scope of the Work to be performed.
- 1.1.18 **Date of Contract:** The execution date in the Agreement for a Construction Contract.
- 1.1.19 **Day:** In computing time in these Regulations, the time shall be computed by excluding the first and including the last day. If, however, the last day is a Saturday, Sunday or legal holiday, it shall be excluded and the time prescribed or allowed shall conclude on the next business day.
- 1.1.20 **Field Order:** A written order directing a change in the Project issued by the Project Manager to the Contractor during construction based on an emergent need and for no more than 5% of the Project Contingency, so long as within the Project Manager's signing authority. Field Orders shall be routed for appropriate Town-wide signatures within thirty days of execution of such Field Order for formal incorporation into the Contract.

- 1.1.21 **Inspector:** The Town's authorized representative assigned to make detailed inspection of the Work performed by the Contractor.
- 1.1.22 **Notice of Award:** The written notice of the acceptance of the Bid from the Town to the successful Bidder.
- 1.1.23 **Notice of Construction Completion:** The written acknowledgment that construction is complete which starts the warranty period.
- 1.1.24 **Notice of Final Acceptance:** The written acceptance of Work performed under the Contract, following satisfactory conclusion of the warranty period.
- 1.1.25 **Notice to Proceed:** The written notice by the Town to the Contractor authorizing it to proceed with the Work which establishes the Contract commencement and Contract Coordinators.
- 1.1.26 **Notice of Substantial Completion:** The written notice of the date, as certified by the Project Manager, when the Project or a specified part is sufficiently completed, according to the Contract, so the Project or specified part can be used for the intended purposes.
- 1.1.27 **Owner.** The Town; see 1.1.9.
- 1.1.28 **Project:** The undertaking to be performed as provided in the Contract.
- 1.1.29 **Project Manager:** The authorized representative of the Town, known as the Project Manager, assigned to the Project to ensure that all Work is performed according to the terms and conditions of the Contract. Also see Article 10, "Project Manager's Responsibilities."
- 1.1.30 **Shop Drawings:** All Drawings, diagrams, illustrations, brochures, schedules, and other data prepared by the Contractor, a Subcontractor, manufacturer, Supplier or distributor which illustrate how specific portions of the Work will be fabricated or installed.
- 1.1.31 **Special Conditions:** Additions to the General Conditions containing instructions and conditions peculiar to an individual Project.
- 1.1.32 **Specifications:** A part of the Contract Documents consisting of written technical description of materials, equipment, construction systems, standards, and workmanship.
- 1.1.33 **Subcontractor:** Any person, company, firm or corporation, having a subcontract with the Contractor to furnish and perform on-site labor, with or without furnishing materials for the project.

- 1.1.34 **Supplier:** Any person or organization who supplies materials or equipment for the Work, including that fabricated to a special design, but who does not perform labor at the site.
- 1.1.35 **Surety:** The entity which is bound with and for the Contractor for the Performance of the Work and for the Labor and Material Bond.
- 1.1.36 **Unit Price:** An amount stated in the Bid as a price per unit of measurement for materials or services as described in the Contract.
- 1.1.37 **Work:** The construction and services required by the Contract, whether completed or partially completed, including all other labor, materials, equipment and services provided or to be provided by the Contractor to fulfill the Contractor's obligations. The Work may be the whole or a part of the Project.
- 1.2 **Abbreviations:** When the following abbreviations appear in the documents, they are defined as follows:
- | | |
|--------|--|
| AASHTO | American Association of State Highway and Transportation Officials |
| ACI | American Concrete Institute |
| AISC | American Institute of Steel Construction |
| ANSI | American National Standards Institute |
| ASA | American Standards Association |
| ASCE | American Society of Civil Engineers |
| ASME | American Society of Mechanical Engineers |
| ASTM | American Society for Testing and Materials |
| AWS | American Welding Society |
| AWWA | American Water Works Association |
| CDOT | Colorado Department of Transportation |
| EPA | Environmental Protection Agency |
| MUTCD | Manual on Uniform Traffic Control Devices |
| OSHA | Occupational Safety & Health Administration |
| WW-P | Federal Specifications Prefix |

Article 2--PRELIMINARY MATTERS

- 2.1 **Notice to Proceed:** Following the execution of the Contract by the Parties, the Project Manager will give the Contractor written Notice to Proceed with the Work. The Contractor shall begin and continue the Work regularly and without interruption (unless otherwise directed in writing by the Project Manager) with the force necessary to complete the Work within the time stated in the Contract.
- 2.2 **Contractor's Understanding:** The Contractor agrees that, by careful examination, it is satisfied as to the nature and location of the Work, the conformation of the ground, the character, quality, and quantity of the materials to be encountered, the character of equipment and facilities needed before beginning and for the Project, the general and local conditions, and all other matters, which can in any way affect the Work under the Contract.

No oral agreement with any officer, agent or employee of the Town either before or after the execution of the Contract shall affect or change any of the terms or obligations contained in the Contract.

- 2.3 **Contractor's Warranty:** The Contractor warrants that it has the knowledge, ability, experience, and expertise to perform the Work competently. The Contractor warrants the capacity of the Contractor's construction plant, personnel, and its ability to complete the Project within the allotted time.
- 2.4 **Contractor's License and Permits:** Contractor, or if applicable Subcontractor, shall be responsible for applying for, and obtaining all Town, County, State and/or Federal licenses and permits required to do the Work. Contractor will not be required to pay for Town permits, with the exception of the Temporary Grading, Erosion, and Sediment Control (TESC) permit. All TESC permit fees must be paid by Contractor or Subcontractor as a condition to issuance of such TESC Permit.
- 2.5 **Schedules, Reports, and Records**
- 2.5.1 Before beginning construction, the Contractor shall submit to the Project Manager a Construction Progress Schedule, on a form approved by the Project Manager, showing all Work the Contractor and all Subcontractors will perform. The Project Manager may require the Contractor to substitute a Critical Path Method schedule (CPM), or bar graph type schedule. The Special Conditions will state when a CPM network schedule is required.
- 2.5.2 The schedule shall be in enough detail for the Project Manager to readily determine the Work to be performed each day. When requested by the Project Manager, the Contractor shall update the schedule.
- 2.5.3 Before beginning construction, the Contractor shall give the Project Manager the dates it expects to submit Shop Drawings, manufacturers' details, catalog cuts or other required special detail Drawings and also the dates of beginning manufacture, testing, delivery and installation of special equipment and materials.
- 2.6 **Contractor's Address:** The address in the Bid Proposal is designated as the place to which all communications to the Contractor will be delivered or mailed. The delivery at the listed address, in person or by certified mail, of any notice, letter or other communication to the Contractor, is adequate service upon the Contractor, and the date of the service is the date of delivery.
- 2.7 **Notification of Utility Owners**
- 2.0.0 The Contractor shall cooperate with Utility Owners to mitigate damage whenever the Contractor's work affects their utilities.
- 2.0.1 The Contractor shall not excavate without first notifying the owners, operators or association of owners and operators having underground facilities in the area of



such excavation. Notice may be given in person, by telephone or in writing. Notice to an association is notice to each member of the association.

- 2.0.2 Contractor shall give notice of the commencement, extent, and duration of the excavation work at least two business days before beginning Work.
- 2.0.3 If the Project affects fences, landscaping, mailboxes, driveways and other improvements, the Contractor shall notify the affected property owners or occupants IN WRITING at least two business days before beginning Work. The Contractor shall cooperate with the owners or occupants to reduce inconvenience where reasonably possible.

2.8 Department of Revenue Forms

- 2.0.1 It is the responsibility of the Contractor to apply for a Colorado State Sales and Use Tax Exemption Certificate from the State Dept. of Revenue and to use it when purchasing materials or supplies in connection with the Project.
- 2.0.2 The Town's Tax Exemption Numbers are to be used only when obtaining the Contractor's own Tax Exemption Certificate for each specific Town project:
 - a. Federal Tax Exemption Number: 84-6000640
 - b. State of Colorado Tax Exemption Number: 98-05820-0000

Article 3--DRAWINGS AND SPECIFICATIONS

3.1 Intent of Drawings and Specifications

- 3.0.1 In the Drawings and Specifications, the Town intends that the Contractor furnish all superintendence, labor, materials, tools, equipment, supplies, machinery and transportation necessary for the proper execution of the Work unless specifically noted otherwise. The Contractor shall do all the Work shown on the Drawings and described in the Specifications and all incidental Work reasonably necessary to complete the Project in a substantial and acceptable manner, and to complete fully the Work, ready for use, by the Town.
- 3.0.2 The Contractor shall complete all Work according to the Specifications and Plans, and in compliance with applicable laws of Colorado and ordinances of the Town.
- 3.0.3 In interpreting the Contract, words describing materials or work having a well-known technical or trade meaning, unless otherwise specifically defined, will be construed according to well-known meanings as recognized by engineers, architects, and the trades.
- 3.0.4 When the Contract refers to a provision of the General Conditions or another Contract Document, the Contract means the provision as amended or supplemented by other provisions of the Contract.

- 3.0.5 When the Specifications state the words "as directed," or "as required," or "as permitted," or words of like meaning, it is understood that the direction, requirement or permission of the Project Manager is intended. Similarly, the words **approved, acceptable or satisfactory** shall refer to approval by the Project Manager.
- 3.0.6 The Contract Documents are intended to be complementary, and Work called for on any Drawing and not mentioned in the Specifications, or Work described in the Specifications and not shown on any Drawing, is included under the Contract as if set forth in both the Specifications and Drawings.
- 3.2 **Copies of Drawings and Specifications Furnished:** The Project Manager will furnish to the Contractor, free of charge, four copies of Drawings and Specifications of the Work. All additional copies will be furnished at reproduction costs.
- 3.3 **Discrepancies in Drawings:** Contractor shall immediately report any discrepancies found between the Drawings and Specifications and site conditions or any errors or omissions in the Drawings or Specifications to the Project Manager, who shall promptly correct such error or omission IN WRITING. Any Work done by the Contractor after discovery of such discrepancies, errors or omissions is done at the Contractor's risk. In all cases, the Project Manager shall decide the intent of the Drawings and Specifications. The decision is final.
- 3.4 **Dimensions:** Figured dimensions shall govern over scaled dimensions.
- 3.5 **Drawings and Specifications at Job Site:** The Contractor shall keep one complete set of all Drawings and Specifications at the job-site, available to the Project Manager or the Manager's representative at all times.
- 3.6 **Shop Drawings**
- 3.6.1 The Contractor shall provide Shop Drawings, settings, schedules, and such other Drawings as may be necessary for the prosecution of the Work in the shop and in the field as required by the Drawings, Specifications or Project Manager's instructions.
- 3.6.2 The Contractor shall submit for approval four reproducible copies of all Shop Drawings and descriptive data as applicable showing all features not fully detailed on the Contract Plans but essential for a completely coordinated installation.
- 3.6.3 The Town's approval of Shop Drawings indicates only that the type and kind of equipment, general method of construction or detailing are satisfactory, but the Contractor may not construe the approval as a complete check. The Contractor has the responsibility for incorporating into the Work satisfactory materials and equipment meeting the requirements of the Contract Plans and Specifications, the proper dimensions, and the detailing of connections.
- 3.6.4 The review of Shop Drawings is only to check for compliance with the design concept of the Project and general compliance with the Contract Documents.

Approval does not indicate the waiver of any contract requirement. Changes in the Work are authorized only by separate written Change Order.

- 3.7 **Record Documents:** The Contractor shall keep one record copy of all Addenda, Change Orders, Drawings, Field Orders, Modifications, and Shop Drawings and Specifications in good order. The Contractor shall record any changes made during construction on the record copies. The Contractor shall make a set of "Record Drawings" by marking this set of prints with all changes from the original Drawings as bid, including all Change Orders, alignment changes, depth changes of underground pipes and utilities, and all other items that are not the same as originally drawn. The Contractor shall keep the Record Drawings up to date as the Project progresses. The Project Manager may require, as a condition of the approval of the monthly progress payment, periodic inspection of the Record Drawings. The Contractor will deliver the Record Drawings to the Project Manager upon completion of the Project before Final Payment.

3.8 **Differing Site Conditions**

- 3.8.1 The Contractor shall promptly, before such conditions are further disturbed, notify the Project Manager in writing of:

3.8.1.1 Subsurface or latent physical conditions at the job-site differing materially from those indicated in the Contract; or

3.8.1.2 Unknown physical conditions at the job-site, of an unusual nature, differing materially from those ordinarily encountered and generally recognized as inherent in Work of the character provided for in the Contract.

- 3.8.2 Upon receipt of written notification from the Contractor of alleged differing site conditions, the Project Manager shall promptly investigate the conditions and if it finds the conditions materially differ, and so cause an increase or decrease in the Contractor's cost of or the time required for performance of any part of the Work under the Contract, an equitable adjustment will be made and the Contract modified in writing as provided for in Article 11 of these General Conditions.

3.8.2.1 No claim will be allowed under this Article unless the Contractor has given the written notice required in Article 3.8.1.

3.8.2.2 No claim will be allowed under this Article if Final Payment has been made.

3.9 **Surveys**

- 3.9.1 The Project Manager shall develop and arrange for all detail surveys necessary. The Contractor assumes full responsibility for construction according to the established lines and grades.

- 3.9.2 The Contractor shall carefully protect all monuments and property markers from disturbance or damage.

Article 4--AVAILABILITY OF RIGHT-OF-WAY

4.1 Acquisition of Right-of-Way

- 4.1.1 Before issuance of Notice to Proceed, the Town shall obtain all land and right-of-way necessary for carrying out and completion of the Work to be performed pursuant to the Contract, unless otherwise mutually agreed.
- 4.1.2 The Town shall provide to the Contractor information which delineates and describes the lands owned and rights-of-way acquired, when necessary. The Contractor shall confine its operations within the areas designated by the Project Manager.

- 4.2 **Access to Right-of-Way:** The Town will provide right of access to all places necessary for the performance of the Work. Nothing contained in the Contract shall give the Contractor exclusive occupancy of the area provided by the Town. The Town, other Contractors of the Town and utility companies may enter upon or occupy portions of the land furnished by the Town for any purpose, but without unreasonably interfering with the completion of the Project. Joint occupancy or use of the territory shall not be the basis of any claim for delay or damages.

- 4.3 **State Highway Right-of-Way:** If any part of the Project is within the right-of-way of a roadway under the jurisdiction of the Colorado Division of Transportation (CDOT) the Town shall obtain the necessary permits from CDOT to perform such Work. Town, at its option may assign the responsibility to Contractor to obtain the necessary permits from CDOT to perform such Work. The Contractor shall conform to all the requirements and restrictions indicated on the permit. The Contractor shall restore the area to its original condition, including reseeding, if necessary, at the completion of the Project.

- 4.4 **Temporary Storage Facilities:** The Contractor may secure at its own expense, and without liability to the Town, use of any additional land that the Contractor may desire for temporary construction activities, and facilities, or storage of materials.

Article 5--BONDS AND INSURANCE

- 5.1 **Performance Bond and Labor and Material Payment Bond:** The Contractor shall, within ten days after receipt of the Notice of Award, and before the commencement of any operations hereunder execute the Contract and furnish the Town with separate Performance, and Labor and Material Payment Bonds each in a penal sum equal to the amount of the Contract Price, conditioned upon the Contractor's performance of all undertakings, covenants, terms, conditions, and agreements of the Contract, and upon the Contractor's prompt payment to all persons supplying labor and materials in the prosecution of the Work provided by the Contract. The Contractor and a corporate Bonding company, licensed to transact such business in the State of Colorado and acceptable to the Town, shall execute the Bonds. The Contractor bears the expense of these

Bonds. If at any time the Surety on such Bonds becomes irresponsible or loses its right to do business in the State of Colorado, the Town may require another Surety, which the Contractor shall furnish within ten days after receipt of written notice to do so. Evidence of authority of an attorney-in-fact acting for the corporate Surety shall be provided in the form of a certificate as to its power of attorney and to the effect that it is not terminated and remains in full force and effect on the date of the Bonds. The form of the Bonds is subject to the Town's approval.

5.2 Insurance

5.0.6 The insurance requirements contained in the Contract shall not limit or redefine the obligations of the Contractor as provided elsewhere in the Contract.

5.2.2 Contractor agrees to procure and maintain, at its own cost, the following policy or policies of insurance. Contractor shall not be relieved of any liability, claims, demands or other obligations assumed pursuant to the Contract Documents by reason of its failure to procure or maintain insurance, or by reason of its failure to procure or maintain insurance in sufficient amounts, durations, or types.

5.2.2.1. Contractor shall procure and maintain, and shall cause each subcontractor of the Contractor to procure and maintain a policy the minimum insurance coverage listed below. Such coverage shall be procured and maintained with forms and insurers acceptable to the Town. All coverage shall be continuously maintained from the date of commencement of services hereunder. In the case of any claims-made policy, the necessary retroactive dates and extended reporting periods shall be procured to maintain such continuous coverage.

5.3 Insurance Requirements

5.3.1 **General Conditions:** Contractor agrees to secure, at or before the time of execution of this Agreement, the following insurance covering all operations, goods or services provided pursuant to this Agreement. Contractor shall keep the required insurance coverage in force at all times during the term of the Agreement, or any extension thereof, during any warranty period, and for eight (8) years after termination of the Agreement. The required insurance shall be underwritten by an insurer licensed or authorized to do business in Colorado and rated by A.M. Best Company as A-VII or better. Each policy shall require notification to the Town in the event any of the required policies be canceled or non-renewed before the expiration date thereof. Such written notice shall be sent to the Town. Said notice shall be sent thirty (30) days prior to such cancellation or non-renewal unless due to non-payment of premiums for which notice shall be sent ten (10) days prior. If such written notice is unavailable from the insurer, Contractor shall provide written notice of cancellation, non-renewal and any reduction in coverage to the Town by certified mail, return receipt requested within three (3) business days of such notice by its insurer(s). Contractor shall be responsible for the payment of any deductible or self-insured retention. The insurance coverages specified in this Agreement are

the minimum requirements, and these requirements do not lessen or limit the liability of the Contractor. The Contractor shall maintain, at its own expense, any additional kinds or amounts of insurance that it may deem necessary to cover its obligations and liabilities under this Agreement. All commercial and automobile liability policies shall have the following additional provisions:

- Severability of interests or separation of insureds provision;
- Provision that coverage is primary and non-contributory with other coverage maintained by the Town;
- The underlying Agreement is an “insured contract” under the policy;
- Defense costs shall be outside the policy limits for liability coverage.

5.3.2 Proof of Insurance: Contractor may not commence services or work relating to the Agreement prior to placement of coverages required under this Agreement. Contractor certifies that the certificate of insurance attached as **Exhibit 3**, preferably an ACORD form, complies with all insurance requirements of this Agreement. The Town’s acceptance of a certificate of insurance or other proof of insurance that does not comply with all insurance requirements set forth in this Agreement shall not act as a waiver of Contractor’s breach of this Agreement or of any of the Town’s rights or remedies under this Agreement. Each certificate shall identify the Project and shall provide that coverage afforded under the policies shall not be cancelled, terminated or materially changed until at least 30 days prior written notice has been given to the Town. If the words “endeavor to” appear in the portion of the certificate addressing cancellation, those words shall be stricken from the certificate by the agent(s) completing the certificate. The Town may require additional proof of insurance, including but not limited to policies and endorsements.

5.3.3 Additional Insureds: For Commercial General Liability, Automobile Liability, Contractors Pollution Liability (if required) and Excess Liability/Umbrella (if required), Contractor and subcontractor’s insurer(s) shall include the Town, its elected and appointed officials, officers, employees, agents and volunteers acting within the course and scope of their duties for the Town as additional insured.

5.3.4 Waiver of Subrogation: For all coverages required under this Agreement, with the exception of Professional Liability - if required, Contractor’s insurer shall waive subrogation rights against the Town its elected and appointed officials, officers, employees, agents and volunteers acting within the course and scope of their duties for the Town.

5.3.5 Subcontractors and Subconsultants: All subconsultants, subcontractors, independent contractors, suppliers or other entities providing goods or services required by this Agreement shall be subject to all of the requirements herein. Contractor shall require all of its subcontractors and subconsultants of any tier to provide insurance coverage in types and amounts required by the Contractor, but in amounts of at least \$1,000,000 Commercial General Liability, Business

Automobile Liability insurance of \$1,000,000 combined single limit, statutory Workers' Compensation coverage, and \$1,000,000 professional liability for any subcontractor performing design or engineering work. Contractor agrees to provide proof of insurance for all such subcontractors, subconsultants, independent contractors, suppliers or other entities upon request by the Town.

- 5.3.6 **Workers' Compensation and Employer's Liability Insurance:** Contractor shall maintain the coverage as required by statute for each work location and shall maintain Employer's Liability insurance with minimum limits of \$100,000 per occurrence for each bodily injury claim, \$100,000 per occurrence for each bodily injury caused by disease claim, and \$500,000 aggregate for all bodily injuries caused by disease claims.
- 5.3.7 **Commercial General Liability:** Contractor shall maintain a Commercial General Liability insurance policy with minimum limits of \$1,000,000 for each occurrence and \$2,000,000 products and completed operations aggregate, and \$2,000,000 general aggregate (per project). The policy shall provide coverage for all claims for bodily injury, property damage (including loss of use), products and completed operations, and contractual liability.
- 5.3.8 **Automobile Liability:** Contractor shall maintain Automobile Liability, or its equivalent, with minimum limits of \$1,000,000 combined single limit applicable to all owned, hired and non-owned vehicles used in performing services under this Agreement. If transporting wastes, hazardous material, or regulated substances, Contractor shall carry a pollution coverage endorsement and an MCS 90 endorsement on their policy. Transportation coverage under the Contractors Pollution Liability policy shall be an acceptable replacement for a pollution endorsement to the Automobile Liability policy.
- 5.3.9 **Builder's Risk or Installation Floater:** Contractor shall maintain limits equal to the completed value of the project. Coverage shall be written on an all risk, replacement cost basis including coverage for soft costs, flood and earth movement, if in a flood or quake zone, and, if applicable, equipment breakdown including testing. The Town, Contractor, and subcontractors shall be Additional Named Insureds under the policy. Policy shall remain in force until acceptance of the project by the Town.
- 5.3.10 **Contractor's Pollution Liability:** Contractor shall maintain minimum limits of \$1,000,000 per occurrence and \$2,000,000 policy aggregate. Policy to include bodily injury; property damage including loss of use of damaged property; defense costs including costs and expenses incurred in the investigation, defense or settlement of claims; and clean-up costs. Policy shall include a severability of interest or separation of insured provision (no insured vs. insured exclusion) and a provision that coverage is primary and non-contributory with any other coverage or self-insurance maintained by the Town.
- 5.3.11 **Additional Provisions:**



- 5.3.11.1 For claims-made coverage: The retroactive date must be on or before the contract date or the first date when any goods or services were provided to the Town, whichever is earlier
- 5.3.11.2 Contractor shall advise the Town in the event any general aggregate or other aggregate limits are reduced below the required per occurrence limits. At their own expense, and where such general aggregate or other aggregate limits have been reduced below the required per occurrence limit, the Contractor will procure such per occurrence limits and furnish a new certificate of insurance showing such coverage is in force.

Article 6—INDEMNIFICATION

- 6.1 **Responsibility for Damage Claims:** The Contractor shall indemnify, save harmless, and defend the Town, its officers and employees, from and in all suits, actions or claims of any character brought because of: any injuries or damage received or sustained by any person, persons or property because of operations for the Town under the Contract; the Contractor's failure to comply with the provisions of the Contract; the Contractor's neglect of materials while constructing the Work; because of any act or omission, neglect or misconduct of the Contractor; because of any claims or amounts recovered from any infringements of patent, trademark, or copyright, unless the design, device, materials or process involved are specifically required by Contract; from any claims or amount arising or recovered under the "Workers' Compensation Act," by reason of the Contractor's failure to comply with the act; pollution or environmental liability; or any failure of the Contractor to comply with any other law, ordinance, order or decree. The Town may retain so much of the money due the Contractor under the Contract, as the Town considers necessary for such purpose, for the Town's use. If no money is due, the Contractor's Surety may be held until such suits, actions, claims for injuries or damages have been settled. Money due the Contractor will not be withheld when the Contractor produces satisfactory evidence that it and the Town are adequately protected by public liability and property damage insurance.
 - 6.1.1 The Contractor also agrees to pay the Town all expenses incurred to enforce this "Responsibility for Damage Claim" agreement and if the insurer of the Contractor fails to provide or pay for the defense of the Town of Castle Rock, its officers and employees, as additional insured, the Contractor agrees to pay for the cost of that defense.
 - 6.1.2 Nothing in the **INSURANCE PROVISIONS** shall limit the Contractor's responsibility for payment of claims, liabilities, damages, fines, penalties, and costs resulting from its performance or nonperformance under the Contract.
 - 6.1.3 This indemnification obligation shall survive the expiration or termination of this Contract.

Article 7--CONTRACTOR'S RESPONSIBILITIES

- 7.1 **Control of the Work**

- 7.1.1 When the Contractor is not present on the Project it shall have a Superintendent or other representative acceptable to the Town present who shall, during the absence of the Contractor, be its representative and have immediate charge of the Project. The Superintendent or representative shall have the Contractor's authority to act in its absence.
- 7.1.2 Any person employed on the Project who fails, refuses or neglects to obey the Superintendent or Contractor's other designated representative, shall, upon the order of the Project Manager, be at once removed from the Project and not again employed on any part of the Project.

7.2 General Use of Subcontractors

- 7.2.1 The Contractor may utilize the services of specialty Subcontractors on those parts of the Work which, under normal contracting practices, are performed by specialty Subcontractors.
- 7.2.2 The Contractor shall not sublet or subcontract any portion of the Work to be done under the Contract until approval of such action has been obtained from the Town.
- 7.2.3 The Contractor is fully responsible to the Town for the acts and omissions of its Subcontractors, and of persons either directly or indirectly employed by them.
- 7.2.4 Nothing contained in the Contract creates any contractual relationship between any Subcontractor and the Town.
- 7.2.5 The Contractor shall put appropriate provisions in all Subcontracts relative to the Work to bind Subcontractors to the terms of the Contract insofar as applicable to the Work of Subcontractors, and to give the Contractor the same power to terminate any Subcontractor that the Town may exercise over the Contractor.
- 7.2.6 The Contractor shall make available to each proposed Subcontractor, before the execution of the subcontract agreement, copies of the Contract Documents to which the Subcontractor will be bound, and, upon written request of the Subcontractor, identify to the Subcontractor terms and conditions of the proposed subcontract agreement which may be at variance with the Contract Documents. Subcontractors shall similarly make copies of applicable portions of such documents available to their respective proposed Sub-Subcontractors.

7.3 Materials and Equipment Furnished by the Contractor

- 7.3.1 The Contractor shall furnish and pay the cost of all of the necessary materials not furnished by the Town, all the superintendence, labor, tools, equipment, installation, maintenance, dismantling and removal of materials, supplies, temporary facilities, machinery and transportation. The Contractor shall perform all the work required for the construction of all structures listed and itemized under the Bid Schedule of the Bid in strict accordance with the plans, Specifications and

requirements and any amendments thereto and supplemental plans and Specifications hereafter approved.

- 7.3.2 Unless otherwise provided for in the Specifications, all workmanship, equipment, materials, and articles incorporated in the Project are to be the best of their respective kinds, new and undamaged.
- 7.3.3 Materials, supplies or equipment to be incorporated into the Project shall not be purchased by the Contractor or any Subcontractor subject to chattel mortgage or under a conditional sales contract or other agreement by which an interest is retained by the seller.
- 7.3.4 The Contractor shall furnish the Project Manager, for the Manager's approval, the name of the manufacturer of machinery and other equipment for materials the Contractor contemplates incorporating in the Project. The Contractor shall also furnish information on capacities, efficiencies, sizes, etc., and other information as may be required by the Project Manager. The Contractor shall submit samples for approval when requested. Machinery, equipment, materials, and articles installed or used without the Project Manager's approval are at the risk of subsequent rejection.
- 7.3.5 The Contractor shall give the Project Manager three copies of all shop manuals, operating manuals, parts lists, classifications, catalog cuts, Specifications, warranties and guarantees for all equipment and machinery installed.
- 7.3.6 **Consideration of a product as an "equal" by the Project Manager may require that the manufacturer of such product furnish guarantees that extend beyond the usual product warranty time.** The refusal of a manufacturer to provide such guarantees is sufficient reason for rejecting the product.

7.4 Patents and Copyrights

- 7.4.1 The Contractor shall provide a suitable legal agreement with the patentee giving the Contractor the right to use any design, device, material, or process covered by letters patent or copyright, in the construction of the Project when the use has not been specified or required by the Drawings and Specifications. The Contractor shall file a copy of this agreement with the Town, if requested. The Contractor and the Surety shall indemnify, defend and save harmless the Town from all claims for infringements on patented design, devices, material, process or any trademark or copyright during the prosecution or after the completion of the Project.
- 7.4.2 If any design, device, material, process or product of a particular manufacturer covered by letters patent or copyright is specified for use by the Drawings and Specifications, the Town is responsible for any claims for infringement by reason of the use of such design, device, material, process or product of a particular manufacturer; but the Contractor shall pay any royalties or license fees required.

7.5 Existing Utilities

- 7.5.1 The Town has collected and shown on the Drawings available information on the location of existing underground, surface and overhead structures and utilities. However, the Town does not guarantee the results of the investigations are accurate or complete. It is the Contractor's responsibility to verify all locations of existing structures and utilities shown on the Drawings and to ascertain whether any other structures and utilities exist.
- 7.5.2 The Contractor shall support, and protect from injury, existing power lines, telephone lines, water mains, gas mains, sewers, cables, conduits, ditches, curbs, walks, pavements, driveways, and other structures in the vicinity of the Project which are not authorized to be removed until completion of the Project.

7.6 Coordination with Utilities Departments

- 7.6.1 The Contractor shall always coordinate its Work with the Town of Castle Rock Utilities Department. If it becomes necessary to close portions of any water or sewer system due to construction operations, a minimum of 48 hours notification shall be given the Utilities Department and whenever possible one week's notice should be given. It is the Contractor's responsibility to ensure continuity of the utilities.
- 7.6.2 All water from Town owned utilities required for the Project will be provided at the Contractor's expense.

7.7 Laws and Ordinances

- 7.7.1 The Contractor shall perform all obligations under the Contract in strict compliance with all federal, state, and municipal laws, rules, statutes, charter provisions, ordinances, and regulations, applicable to the performance of the Contractor under the Contract.
- 7.7.2 The Contractor shall obtain all other permits and licenses required in the prosecution of the Work.
- 7.7.3 IT IS UNLAWFUL AND UNETHICAL FOR ANY PERSON TO OFFER, GIVE OR AGREE TO GIVE ANY TOWN EMPLOYEE, TOWN OFFICIAL OR FORMER TOWN EMPLOYEE, OR FOR ANY TOWN EMPLOYEE, TOWN OFFICIAL OR FORMER TOWN EMPLOYEE TO SOLICIT, DEMAND, ACCEPT OR AGREE TO ACCEPT FROM ANOTHER PERSON, A GRATUITY OR AN OFFER OF EMPLOYMENT IN CONNECTION WITH ANY DECISION, APPROVAL, DISAPPROVAL, RECOMMENDATION OR PREPARATION OF ANY PART OF A PROGRAM REQUIREMENT OR A PURCHASE REQUEST, INFLUENCING THE CONTENT OF ANY SPECIFICATION OR PROCUREMENT STANDARD, RENDERING OF ADVICE, INVESTIGATION, AUDITING OR IN ANY OTHER ADVISORY CAPACITY IN ANY PROCEEDING OR APPLICATION, REQUEST FOR RULING, DETERMINATION, CLAIM OR CONTROVERSY, OR OTHER PARTICULAR MATTER, PERTAINING TO ANY PROGRAM

REQUIREMENT OR A CONTRACT OR SUBCONTRACT, OR TO ANY SOLICITATION OR PROPOSAL THEREFOR.

- 7.7.4 IT IS UNLAWFUL AND UNETHICAL FOR ANY PAYMENT, GRATUITY OR OFFER OF EMPLOYMENT TO BE MADE BY OR ON BEHALF OF A SUBCONTRACTOR UNDER A CONTRACT TO THE PRIME CONTRACTOR OR HIGHER TIER SUBCONTRACTOR OF ANY PERSON ASSOCIATED THEREWITH, AS AN INDUCEMENT FOR THE AWARD OF A SUBCONTRACT OR ORDER.

7.8 Protection of Persons

- 7.8.1 The Contractor is responsible for the health and safety of each and every person on or at the Work site. The Contractor shall take all necessary and reasonable precautions and actions to protect all such persons from injury, death or loss. The Contractor shall furnish, erect, and maintain at its own expense all necessary precautions for the protection of the Work and safety of the public through and around its construction operations.
- 7.8.2 Contractor shall prepare and implement a safety program complying with all of the requirements in this Section. Prior to the start of construction, Contractor shall provide the safety program to the Project Manager.
- 7.8.3 Prior to the start of construction, the Contractor shall provide the Project Manager with a statement signed by the Contractor's Superintendent that all Contractor Personnel have been or will be briefed on the Contractor's safety program prior to being allowed on the Work site.
- 7.8.4 It is a condition of the Contract, and the Contractor shall make a condition of each Subcontract entered into pursuant to the Contract, that the Contractor and any Subcontractor shall not require any laborer, mechanic or other person employed in performance of the Contract to work in surroundings or under working conditions which are unsanitary, hazardous or dangerous to health or safety. The Contractor shall comply with all applicable safety rules and regulations adopted by the United States Department of Labor Occupational Safety and Health Administration (OSHA), the Industrial Commission of the State of Colorado or the Town of Castle Rock, whichever is most restrictive. The Town assumes no duty to ensure that the Contractor follows the safety regulations issued by OSHA or the State of Colorado.
- 7.8.5 The Town shall have the right at any time to request a safety compliance review of the Contractor's and its Subcontractor's safety policies, practices, and procedures. The Contractor shall provide to the Project Manager a complete copy of any OSHA correspondence, report, warning, citation, directive or notice within twenty-four (24) hours after it is received. The Contractor shall also provide the Project Manager a copy of any Contractor replies to any OSHA correspondence, report, warning, citation, directive or notice. This submittal is for informational purposes only and shall not alter the Contractor's responsibilities for safety of the Work site.

- 7.8.6 The Contractor shall provide written notice of any report of injury on the Work site to the Project Manager within forty-eight (48) hours after Contractor becomes aware of same. In addition, the Contractor shall provide verbal notice of the injury to the Project Manager immediately following the report of the injury. Contractor shall thereafter provide a copy of any investigation into the injury and a written statement of resolution of the injury, which should include but is not limited to, the cause of the injury and remediation steps the Contractor will take to prevent another similar injury.
- 7.8.7 The Contractor shall employ at the Work site a responsible qualified person whose duties shall include the protection of persons and property and the administration of the Contractor's safety program. This person must have safety training, a working knowledge of safety requirements, and experience administering safety programs. The Contractor shall provide the Project Manager with this person's name prior to the start of construction.
- 7.8.8 For operations involving trenching, excavation or any other underground construction, the Contractor's attention is specially directed to and its Work shall conform to the Construction Safety and Health Regulations, Part P Subparagraph 1926.650-653 by OSHA, latest revision.
- 7.8.9 The Contractor shall provide all necessary protective devices and safety precautions. Such devices and precautions may include but are not limited to: posting of danger signs warning against hazards such as, but not limited to, hoists, well holes, elevator hatchways, scaffolding, openings, stairways, trip and fall hazards and falling materials; placement of warning flares; equipment back-up alarms; installation of barricades; promulgation and application of safety regulations and employment of safety personnel and guards. Signs will not be considered to be an adequate substitute for physical protective barriers. The costs of all protective devices and the planning and implementing of safety precautions are considered to be included in the Contract Amount.
- 7.8.10 This Section shall be interpreted in its broadest sense for the protection of persons and property, and no act or omission to act by the Town, its officers, employees or agents, or by any consultant shall relieve the Contractor of its obligations and duties hereunder.

7.9 Protection of Property

- 7.9.1 The Contractor shall continuously and adequately protect the Work from damage, injury or loss arising in connection with the Contract. It shall repair or replace at its expense any such damage, injury or loss, except such as may be directly due to error in the Contract or caused by agents or employees of the Town. It shall provide and maintain at its expense all passageways, barricades, guard fences, lights, and other protection facilities required by public authority or local conditions.

- 7.9.2 The Contractor is responsible for protection of all public and private property on and adjacent to the site of the Work. It shall use every precaution necessary to prevent damage to curbs, sidewalks, driveways, trees, shrubs, sod, mailboxes, fences, and other private and public improvements. It shall protect carefully from disturbance or damage all land monuments and property markers until an authorized agent has witnessed or otherwise referenced their locations, and shall not remove them until directed.
- 7.10 **Protection of Historical Sites:** When the Contractor's excavating operations encounter remains of prehistoric people's dwelling sites or artifacts of historical or archeological significance, the Contractor shall temporarily discontinue the operations, and immediately advise the Project Manager. The Project Manager will contact archeological authorities to determine the disposition of the items in question. When directed, the Contractor shall excavate the site in such a manner as to preserve the artifacts encountered and remove them for delivery to the custody of the proper authorities. Such excavation is considered, and paid for, as extra Work.
- 7.11 **Responsibility to Repair**
- 7.11.1 Should any existing property be damaged, the Contractor shall immediately notify the owner of such property. Unless authorized in writing by the owner of the property or directed by the Project Manager, the Contractor shall not attempt to make repairs. Written authorization from the owner to make repairs must be so worded as to save the Town harmless from any responsibility whatsoever relative to the sufficiency of the repairs. The Contractor shall give the Project Manager a copy of the written authorization to make repairs.
- 7.11.2 When any direct or indirect damage or injury is done to any public or private property or utility by or on account of any act, omission, neglect or misconduct in the execution of the Work, the Contractor shall restore the damaged property at its own expense to a condition equal to or better than that existing before such damage or injury.
- 7.11.3 The Contractor shall replace any materials and equipment lost, stolen, damaged or otherwise rendered useless during the performance of Work on the Project.
- 7.12 **Traffic Control**
- 7.12.1 The Contractor shall arrange Work to disrupt traffic as little as possible. All traffic Control Devices used shall conform to the latest edition of the Manual of Uniform Traffic Control Devices, (MUTCD). Except as otherwise permitted, two-way traffic shall be maintained at all times in public roadways. At least 7 days before starting any Work in Town right-of-way, the Contractor shall submit a detailed traffic control plan for review from the Public Works Department, with a copy to the Police Department. The approval shall establish the requirements for closures related to the number of lanes and time of day lanes or streets may be closed. The Traffic Control Plan (TC Plan) shall include the name of the contractor, the name

and phone number of the person responsible for the traffic control, the date for beginning and ending construction activity and hours of operation expected. The TC Plan should show the widths of streets involved, traffic lanes, the size and location of the Work area with distances from the curb, distance to the nearest intersection and the type and location of traffic control devices. No changes to the TC Plan shall be permitted without prior approval by the Public Works Director.

7.12.2 The Contractor shall furnish and maintain all necessary signs, barricades, lights, and flaggers necessary to control traffic and provide for safety of the public, all in compliance with the MUTCD with subsequent revisions and additions, and to the satisfaction of the Public Works Director.

7.12.3 Whenever a police officer is necessary for traffic control, the Contractor shall hire and pay a uniformed off-duty police officer with authority in the Town to direct traffic. The police department will determine the rate of pay for the officers.

7.12.4 The Contractor shall make its Traffic Control plans in concurrence with the Town requirements.

7.13 Sanitary Regulations

7.13.1 The Contractor is responsible for providing proper health and sanitation facilities for its employees, in compliance with any rules and regulations of the State Board of Health or any other bodies having jurisdiction.

7.13.2 The Contractor shall always provide an abundant supply of safe drinking water for its employees and shall give orders against the drinking of any water known to be unsafe in the vicinity of the Project.

7.13.3 At convenient places, the Contractor shall provide fly-proof outside toilets which are to be maintained in a sanitary condition. Toilets shall not be permitted in any reservoir area and shall not be permitted where they may pollute a water supply.

7.14 Pollution Control

7.14.1 The Contractor shall comply with all applicable Federal and State laws, orders, and regulations concerning the control, prevention, and abatement of water pollution and air pollution in all operations pertaining to the Contract whether on right-of-way provided by the Town or elsewhere.

7.14.2 The Contractor shall use construction methods that prevent release, entrance or accidental spillage of solid matter, contaminants, debris, and other objectionable pollutants and wastes including, but not restricted to refuse, garbage, cement, concrete, sewage effluent, industrial waste, radioactive substances, oil and other petroleum products, aggregate processing tailings, mineral salts, and thermal pollution. Non-regulated solid wastes shall be disposed of by methods approved under applicable laws and regulations, including, the Resource Conservation and Recovery Act (RCRA), Subtitle D, as administered by Colorado and local Health

Departments and the EPA. Contaminated and hazardous materials are regulated by RCRA, Subtitles C and D. The Contractor shall notify the Colorado Department of Health, local Health Departments, and Town Fire Departments if suspect materials are encountered.

- 7.14.3 The Contractor shall utilize methods and devices that are reasonably available to control, prevent, and otherwise minimize atmospheric emissions or discharges of air contaminants including dust in its construction activities and operation of equipment.
- 7.14.4 **The Contractor shall not emit dust into the atmosphere during any operations, including but not limited to:** grading; excavating; manufacturing, handling or storing of aggregates; trenching; or cement or pozzolans. The Contractor shall use the necessary methods and equipment to collect, deposit, and prevent dust from its operations from damaging crops, orchards, fields or dwellings or causing a nuisance to persons. The Contractor is liable for any damage resulting from dust.
- 7.14.5 The Contractor may not operate equipment and vehicles with excessive emission of exhaust gases due to improper mechanical adjustments, or other inefficient operating conditions, until repairs or adjustments are made.
- 7.14.6 Burning trash, rubbish, trees, brush or other combustible construction materials is not permitted.
- 7.14.7 De-watering for structure foundations or earthwork operations adjacent to or encroaching on lakes, streams or water courses shall be done in a manner which prevents muddy water and eroded materials from entering the lakes, streams or water courses, by construction of intercepting ditches, bypass channels, barriers, settling ponds or by other approved means. Excavated materials may not be deposited or stored in or alongside lakes or water courses where they can be washed away by high water or storm runoff.
- 7.14.8 The Contractor may not allow waste water from aggregate processing, concrete batching or other construction operations to enter lakes, streams, water courses or other surface waters without turbidity control methods such as settling ponds, gravel-filter entrapment dikes, approved flocculation processes that are not harmful to fish, recirculation systems for washing of aggregates or other approved methods. Any waste waters discharged into surface waters shall conform to applicable discharge standards of the Colorado Department of Health and the Federal Government.

7.15 **Cleaning Up and Restoration**

- 7.15.1 The Contractor shall clean up all refuse or scrap materials so the site presents a neat, orderly, and workmanlike appearance at all times.
- 7.15.2 Upon completion of the Project, and before Final Inspection, the Contractor shall remove from the construction site and any occupied adjoining property all plants,

buildings, refuse, unused materials, forming lumber, sanitary facilities, and any other materials and equipment that belong to the Contractor or its Subcontractors.

- 7.15.3 The Town may clean up and restore the construction site satisfactorily when the Contractor fails to do so. Any costs the Town incurs will be deducted from the Final Payment due the Contractor.

Article 8--OTHER WORK

- 8.1 The Town reserves the right to award other Contracts in connection with the Project. The Contractor shall cooperate with and afford other contractors' reasonable opportunity for the introduction and storage of their materials and the execution of their Work, and shall coordinate its Work with theirs.

Article 9--TOWN'S RESPONSIBILITIES

- 9.1 The Town will furnish the data required by the Contract and will make payments to the Contractor as provided by these General Conditions.

Article 10--PROJECT MANAGER'S RESPONSIBILITIES

- 10.1 The Project Manager is designated by the Town to exercise all authority on its behalf under the Contract and to see that the Project is completed according to its terms and conditions. The Project Manager may assume exclusive control of the performance of the Contractor whenever such performance is located in or upon the Town's property. The Project Manager will furnish all explanations, directions, stakes or markers, and inspections necessary to carry out and complete the Project.

10.2 Lines and Grades

- 10.2.1 The Contractor shall survey and stake as needed to complete project.

- 10.2.2 The Project Manager may appoint a Surveyor who will furnish all lines and grades. The Contractor shall give assistance, as required by the Surveyor, to aid in the staking, including clearing, improving access, exploratory excavations, and suspending operations to permit the Surveyor to perform its Work.

- 10.2.3 The Contractor shall give notice to the Surveyor at least three full days before initial lines and grades are needed. Thereafter, the Contractor shall give the Surveyor notice at least one full day before additional line and grade stakes are needed. The Project Manager is not responsible for providing lines and grades until the Contractor meets this Article's notice requirements.

- 10.2.4 The Contractor shall preserve all stakes, bench marks, and any other survey points. If they are destroyed by the Contractor or its employees, the Contractor shall pay for their replacement.

10.3 Inspection

- 10.3.1 The Project Manager shall appoint Inspectors to inspect the Project. Inspection may extend to all or any part of the Project. The Inspectors are not authorized to alter the provisions of the Drawings or Specifications or to delay the fulfillment of the Contract by failure to inspect materials and Work with reasonable promptness.
- 10.3.2 An Inspector has authority to reject defective materials and to suspend any Work that is being done improperly subject to the final decision of the Project Manager.
- 10.3.3 The Contractor shall give the Project Manager due and timely notice of readiness when the Project is to be inspected, tested or approved by someone other than the Inspector. The Contractor shall give the Project Manager required certificates of inspection, testing or approval. Inspection, tests or approvals by the Project Manager or others does not relieve the Contractor from its obligations to perform the Work according to the requirements of the Contract.
- 10.3.4 If the Project Manager considers it necessary or advisable that previously completed or covered Work be inspected or tested, the Contractor shall uncover, expose or otherwise make the Work available to the Project Manager for inspection and testing. The Contractor shall furnish all tools, labor, material, and equipment necessary to make the Work available. If the Project Manager finds the Work defective, the Contractor shall pay for the cost of satisfactory reconstruction and making the Work available. However, if the Work is not found defective, the Contractor will be allowed an increase in the Contract Price and/or an extension of the Contract Time for costs and time directly attributable to making the Work available and for reconstruction.
- 10.3.5 If the Contractor's operations require inspecting, testing or surveying to be done outside normal working hours or on Town holidays, it shall be at the Contractor's expense.

10.4 **Stop Work Order**

- 10.4.1 The Project Manager has the authority to suspend Work on the Project either in whole or in part, for as long as the Project Manager deems necessary due to:
 - X Unsuitable weather;
 - X Faulty workmanship;
 - X Improper superintendence;
 - X Contractor's failure to carry out orders or to perform any provision of the Contract;
 - X Conditions which may be considered unfavorable for the prosecution of Work on the Project; or
 - X Work being carried on in an unsafe manner.
- 10.4.2 If it is necessary to stop work for an indefinite period, the Contractor shall, if directed by the Project Manager, store all materials in such a manner that they will not become an obstruction or become damaged in any way. The Contractor shall



take every precaution to prevent damage to or deterioration of the Work, providing suitable drainage and erecting temporary structures where necessary.

- 10.4.3 The Project Manager will put the Stop Work order in writing and the Contractor may not proceed with Work on the suspended portion of the Project until notified in writing by the Project Manager.

10.5 Disputes

- 10.5.1 If the Contractor considers any Work directed by the Town to be outside the Contract requirements, or if it considers any ruling of the Project Manager to be unfair, it shall immediately ask for a written instruction or decision and shall perform the Work in conformance with the Project Manager's ruling. If the Contractor considers such instructions unsatisfactory, it shall file a written protest with the Project Manager within ten days after their receipt.

- 10.5.2 All claims, disputes and other matters in question arising out of or relating to the Contract shall be submitted to the Project Manager before the Contractor can begin litigation.

Article 11--CHANGES

11.1 General

- 11.1.1 The Town may make alterations to the Project without the consent of the Surety at any time during the Work. The Contractor shall perform the Work as changed, as if originally specified. The alterations do not invalidate the Contract in any way.

- 11.1.2 The Project Manager may, at any time, without notice to the Surety, by written notice to the Contractor, make any change in the Work to be performed within the general scope of the Contract, including but not limited to changes:

- X In the Specifications (including Drawings and designs);
- X In the method or manner of the performance of the Work;
- X In facilities, equipment, materials, services or site furnished by the Town;
- or
- X Directing acceleration in the performance of the Work.

- 11.1.3 Any other written order or verbal order (which terms as used in this Article shall include direction, instruction, interpretation or determination) from the Project Manager, which causes the change, will be treated as a Change Order under this Article, provided that the Contractor gives the Project Manager written notice stating the date, circumstances, and source of the order and that the Contractor regards the order as a Change Order.

- 11.1.4 The Contractor may not treat any order, statement or conduct of the Project Manager as a change under this Article nor become entitled to an equitable

adjustment in the Contract Price or Performance Time, except as provided in this Article.

11.1.5 If any change under this clause causes an increase or decrease in the Contractor's cost or the time required for the performance of any part of the Work under the Contract, whether or not changed by any order, an equitable adjustment will be made and the Contract modified in writing accordingly.

11.1.6 Claims for changes in the Contract Price or Contract Time of Performance will not be considered after the Final Payment has been made.

11.2 **Compliance with §24-91-103.6:** Notwithstanding any other language in this contract, the issuance of any Change Order or other form of order or directive by the Town requiring additional compensable work to be performed which will cause the Contract Price to **exceed** the amount appropriated for the Work is prohibited unless the Contractor is given written assurance by the Town that lawful appropriations to cover the costs of the additional work have been made or unless the Contract contains a remedy granting provision.

11.3 **Field Orders:** The Project Manager may make changes in the details of the Project at any time, by issuing a Field Order. The Contractor shall proceed with the performance of any changes in the Project ordered by the Project Manager. If the Contractor believes that such Field Order entitles it to a change in Contract Price or Time, or both, it shall give the Project Manager written notice within ten days after the receipt of the Field Order. Thereafter, the Contractor shall document the basis for the change in Contract Price or Time within thirty days.

11.4 **Change Orders**

11.4.1 Changes in the Contract Price are authorized only by Change Orders. Changes in contract time may be made by Change Order or by other appropriate written authorization.

11.4.2 Any difference in cost from Change Orders shall be added to or deducted from the amount of the Contract, as the case may be. Adjustments in the amounts to be paid to the Contractor on account of changed Work will be determined by one of the following methods in the order listed:

- X Unit Prices submitted in the Bid Schedule;
- X Negotiated Unit Prices; and
- X Negotiated lump sum.

11.5 **Extras and Force Account Work**

11.5.1 The Contractor shall perform any Work and furnish materials and equipment necessary or desirable for proper completion of the Contract if the Project Manager believes it necessary to order Work or materials or equipment which, in the Project Manager's opinion, are not susceptible to classification under the Unit Price items

named in the Bid Schedule, and are not included in any lump sum bid item. The Project Manager will order such labor, material and equipment in writing before the extra Work is started. The labor, material and equipment will be classed as extra Work. The Town will not pay for extra Work unless the Town orders in extra work in writing. All claims for extra Work shall be submitted to the Project Manager, supplemented by any data the Project Manager requires.

- 11.5.2 Extra Work and Work involving a combination of increases and decreases in the Work will ordinarily be paid for at a lump sum or Unit Price agreed upon in writing by the Project Manager and Contractor before the extra Work Order is issued. In the negotiation of lump sum or Unit Prices, the agreed estimated cost of the Work plus an allowance for overhead and profit, not to exceed the allowances stated in Section 11.5.3, shall be used.
- 11.5.3 The allowance for overhead and profit will include full compensation for superintendence, bonds and insurance premiums, taxes (other than sales or use taxes included in the cost of materials), office expense, and all other items of expense or cost not included in the cost of labor, materials, or equipment provided under Sections 11.5.4, 11.5.5 and 11.5.6. The allowance for overhead and profit will be according to the following schedule:

ACTUAL NECESSARY COST ALLOWANCE:

Labor	20 percent
Materials	15 percent
Equipment	10 percent

The Actual Necessary Cost for labor, materials, or equipment will be computed according to Sections 11.5.4, 11.5.5 and 11.5.6.

Superintendence, bond and insurance premiums, taxes (other than sales or use taxes inclusive in the cost of materials), and other general expense will not be included in the computation of actual necessary cost. When all or any part of the extra Work is performed by a Subcontractor or specialty firm, the prime Contractor may add five percent of the Subcontractor's total cost for the extra Work. The Contractor shall give the Project Manager daily report sheets covering the direct cost of labor and materials and charges for equipment. The daily report sheets shall provide names or identifications and classifications of workers and hours worked, as well as size, type and identification number of equipment and hours operated. Material charges shall be substantiated by valid copies of vendors' invoices. The Project Manager will make any necessary adjustments and compile the costs of cost-plus Work. When these reports are agreed upon and signed by both parties, they become the basis of payment for the Work performed.

- 11.5.4 Labor: The cost of labor used in performing the Work by the Contractor, a Subcontractor, or other forces will be the sum of the actual wages paid plus any employer payments to, or on behalf of, workers for fringe benefits including health and welfare, pension, vacation, and similar purposes; all payments imposed by



State and Federal laws including, but not limited to, compensation insurance, and social security payments; and the amount paid for subsistence and travel required in accordance with the regular practice of the employer.

At the beginning of the contract or as later requested by the Project Manager, the Contractor shall furnish the Project Manager proof of labor compensation rates being paid or already paid.

- 11.5.5 Materials: The cost of materials used in performing the Work, including transportation charges for delivery (exclusive of machinery rentals), will be the cost to the purchaser, whether Contractor, Subcontractor or other forces, from the Supplier thereof, inclusive of sales or use taxes, except if, in the opinion of the Project Manager, the cost of materials is excessive, or the Contractor does not furnish satisfactory evidence of the cost of such material. If the Project Manager finds the cost excessive or the Contractor has not furnished evidence of the cost, then the cost will be deemed to be the lowest current wholesale price for the quantity concerned delivered to the job-site less cash or trade discounts.

The Town reserves the right to furnish materials for the Work and the Contractor may not claim costs and profit on materials furnished by the Town.

The Town reserves the right to purchase from the Contractor any materials previously purchased for a project and not used. Payment for the materials will be based on the actual material cost as shown on the Supplier's invoice, any transportation charges incurred, plus a fifteen percent handling fee.

- 11.5.6 Equipment: The Contractor will be paid according to the rental rates agreed upon in writing before extra or force account Work is begun, for any machinery or special equipment (other than small tools) authorized by the Project Manager. The Contractor may furnish cost data to assist the Project Manager in the establishment of the rental rate.

The rental rates paid, as provided above, shall include the cost of fuel, oil, lubrication supplies, small tools, necessary attachments, repairs and maintenance of all kinds, depreciation, storage, insurance, and all incidentals. Operator wages will be paid separately, as provided in Section 11.5.4.

Individual pieces of equipment or tools having a replacement value of \$100.00 or less, whether or not consumed by use, are considered small tools and no payment will be made for them.

Rental time will not be allowed while equipment is inoperative due to breakdowns or storage on-site.

- 11.5.7 Equipment on the Work: The rental time to be paid for equipment on the Work is the time the equipment is in productive operation on the extra Work being performed.

- 11.5.8 Eliminating Items: The Project Manager shall notify the Contractor in writing to eliminate any items contained in the proposal unnecessary for the proper completion of the Work. Such action will not invalidate the contract. The Contractor, by Change Order, will be reimbursed for actual work done and all cost incurred, including mobilization of materials and equipment before the elimination of such items.

Article 12--CONTRACT TIME

12.1 General

- 12.1.1 Time is of the essence in the performance of all Work contemplated in the Contract. Therefore, the Work shall be commenced no later than ten days from and including the date of Notice to Proceed and shall be fully completed in a satisfactory and acceptable manner within the time stated in the Contract.
- 12.1.2 The capacity of the Contractor's construction plant and force shall be sufficient as to insure completion of the Project within the allotted time. The Contractor shall use multiple crews if necessary to complete the Project within the allotted time.

12.2 Delays

- 12.2.1 Delay claims fall into three categories: non-excusable, excusable, or compensable. Any payment for delays or the granting of time extensions require a properly executed Change Order per Article 11.
- 12.2.2 **Non-excusable delay** is one caused by factors within the Contractor's reasonable control. The delay is the Contractor's fault; no additional time or additional compensation is allowed. Typical types of non-excusable delays are:
- X Late submittal of Shop Drawings;
 - X Late procurement of materials or equipment;
 - X Insufficient personnel;
 - X Unqualified personnel;
 - X Inadequate coordination of Subcontractors or other contractors;
 - X Subcontractor delays;
 - X Late response to Town and Project Manager inquiries; or
 - X Construction not conforming to contract requirements making repeated re-working necessary.
- 12.2.3 **Excusable delay** is caused by factors beyond the Contractor's reasonable control, but is not the result of the Town's actions or failure to act. An excusable delay entitles the Contractor to an extension of time but no additional compensation for the cost of the delay.

12.2.4 **Compensable delay** is one where the Town has failed to meet an obligation stated or implied in the construction contract. If the Project Manager considers a delay as compensable, the Town will grant a time extension and reimburse the Contractor for the increased cost caused by the delay. Typical types of Town-caused delays are:

- X Late approval of Shop Drawings and samples;
- X Delays in answers to field inquiries by the Contractor;
- X Interference with the Contractor during construction;
- X Town-caused schedule changes;
- X Design changes; or
- X Interference by other contractor's or the Town's forces.

12.2.5 **Failure to Prosecute Work.** If, in the opinion of the Town's Project Manager, or other authorized agent of the Town, the Contractor is not prosecuting the Work under the Contract, written notice will be given and the Contractor shall have seven days to resume the Work with due diligence.

12.3 **Failure to Complete Work on Time--Liquidated Damages**

12.3.1 The Town may permit the Contractor to proceed if the Contractor fails to complete the Work on or before the original date set forth for or on or before the corrected. In such case, the Town will deduct the sum specified in the Contract for each day that the Work remains uncompleted. This sum shall not be a penalty but is liquidated damages.

12.3.2 The parties agree that, under all of the circumstances, the daily basis and the amount set forth as liquidated damages is reasonable and equitable. The Town expends additional personnel effort in administrating the Contract or portions of it that are not completed on time, and such efforts and the costs thereof are impossible to accurately compute. In addition, some, if not all, citizens of Castle Rock incur personal inconvenience and lose confidence in their government as a result of public projects or parts of them not being completed on time, and the impact and damages, certainly serious in monetary as well as other terms, are impossible to measure.

12.3.3 Permitting the Contractor to continue and finish the Work, or any part of it, after the time fixed for its completion, or after the date to which the time of completion may have been extended, shall not operate as a waiver on the part of the Town of liquidated damages or any of its rights under the Contract.

Article 13--WARRANTY AND GUARANTEE: SAMPLES AND TESTING; DEFECTIVE WORK AND MATERIALS

13.1 **Warranty and Guarantees**

13.1.1 The Contractor and its Surety are jointly responsible for maintenance and satisfactory operation of Work performed under the Contract for a period of one year following the Notice of Construction Completion or until warranty work is fully satisfied. They are responsible for the satisfactory repair or replacement of any Work, materials or equipment which are found defective during this period, provided any failure results directly or indirectly from faulty workmanship or negligence by the Contractor, from faulty manufacturing or from faulty erection or improper handling of materials or equipment furnished or installed by the Contractor. Neither the Contractor nor Surety are liable for any failure resulting from the Town's neglect or improper operation of facilities or the act of a third party.

13.1.2 The obligations of 13.1.1 shall survive termination of the Contract under the provisions of Article 15.

13.2 Samples and Testing

13.2.1 All materials and equipment used in the Project will be subject to sampling and testing according to generally accepted standards and as required in the Contract Documents. In the absence of direct references, the sampling and testing of materials will be done according to current Specifications of the American Society for Testing and Materials or the American Water Works Association. The Contractor shall cooperate with the Project Manager in collecting and forwarding required samples.

13.2.2 The Contractor shall not incorporate any materials into the Project or cover any part of the Work until it has been inspected and approved according to the Contract Documents.

13.2.3 The Contractor shall furnish all samples without charge. The Contractor will cooperate with the Project Manager in collecting, handling, storing, and forwarding required samples including the furnishing of manpower and equipment when necessary.

13.2.4 The Contractor will pay the cost of the initial test except when the Contract states otherwise. The Contractor will pay the costs for repeated tests due to failure of the initial test.

13.3 Access to Work

13.3.1 The Project Manager and the Manager's representatives shall have access to the Project at any time for purposes of inspection, sampling, and testing. Access shall extend to authorized representatives of participating federal or state agencies and to other public authorities having jurisdiction established by law. The Contractor shall provide proper facilities for access to the Project.

13.3.2 Access to the Project shall mean wherever and whenever it is in manufacture, preparation or progress. It shall include access to payrolls, records of personnel,

invoices of materials, terms and conditions of sale of materials and equipment to be incorporated in the Project, files, records, books, correspondence, instructions, Drawings, receipts, subcontracts, purchase orders, vouchers, memoranda and any other relevant data and records relating to the Contract.

13.3.3 The Town may, at reasonable times, inspect the part of the plant, place of business or worksite of the Contractor or Subcontractor at any tier which is pertinent to the performance of the Contract.

13.4 Defective Work and Materials

13.4.1 Material and workmanship not conforming to the requirements of the Contract are deemed defective. Defective Work or material shall be removed immediately from the Project site and replaced with acceptable Work and material at the Contractor's expense.

13.4.2 If the Contractor fails to replace rejected materials or Work within ten days after receipt of written notice, the Town may replace or correct them and charge the cost to the Contractor and may terminate the right of the Contractor to proceed. Failure to detect previously installed defective materials or workmanship shall not impair the Town's right to receive a completed project which is free of defects and meets all of the requirements of the Contract Documents.

Article 14--PAYMENTS TO CONTRACTOR AND COMPLETION

14.1 General

14.1.1 Unless expressly provided otherwise, the prices shown in the Bid Schedule include the cost of all labor, materials, equipment, tools, forms, services, utilities, royalties, fees, and any other thing or expense necessary to complete the Project. Items not shown on the Plans, Specifications or Special Provisions but which are necessary to construct the Project will be considered a part of the Project whether specified or not and no separate payment will be made for these items.

14.1.2 Unless expressly provided otherwise in the Contract, the amount to be paid for the Work includes all labor, materials, forms, tools, scaffolding, plants, equipment, service, utilities, royalties, fees, and everything, whether temporary or permanent, necessary to complete the Project.

14.2 **Determination of Amounts and Quantities:** The Project Manager shall verify determinations of amounts and quantities of Work performed. The Project Manager shall have access to the records as stated in Article 13.3. The method of measurement of the Contract Bid Items will be as specified in the Special Conditions.

14.3 Variations in Estimated Quantities

- 14.3.1 Where the quantity of a pay item in the Contract is an estimated quantity and where the actual quantity of such pay item varies more than twenty-five percent below the estimated quantity stated in the Contract, the Contractor shall make an equitable adjustment in the Contract Price, upon demand of the Town. The Contract Price adjustment will be based upon any decrease in costs due solely to the variation below seventy-five percent of the estimated quantity.
- 14.3.2 Where the quantity of a pay item in the Contract is an estimated quantity and the actual quantity of such pay item is more than twenty-five percent above the estimated quantity in the Contract, the Town may elect to terminate the Contract or issue a Change Order to adjust the Contract Price.

14.4 Monthly Estimates--Partial Payments

- 14.4.1 The Contractor shall prepare monthly partial estimates (monthly estimates) for all Work completed up to that time. The authorized Town representative(s) shall approve the monthly estimates before progress payments will be made. The format of the monthly estimates will be related to the format of the Bid Proposal.
- 14.4.2 14.0.7 In making such progress payments, subject to the exceptions in this Article, the Town will retain five percent of the total amount earned as indicated in the monthly estimate until the Project is substantially completed, provided, however, that at any time after the value of the completed Work equals or exceeds fifty percent of the face value of the Contract, the Town shall, if it finds that satisfactory progress is being made, retain the amount previously withheld but make the remaining partial payments in full. At no time may the amount retained exceed five percent of the total Contract Price.
- 14.4.3 If the Town finds that satisfactory progress is being made in all phases of the Contract, it may, upon written request by the Contractor, authorize payment from the withheld percentage. Before such payment is made, the Town shall determine that satisfactory and substantial reasons exist for the payment and shall require written approval from any Surety furnishing Bonds for the Contract. The Contractor shall make partial payments of the amount due to each of its Subcontractors in the same manner as the Town is required to pay the Contractor under this Article, providing that the Subcontractor is satisfactorily performing under its Contract with the Contractor.
- 14.4.4 Monthly estimates may include the value of acceptable materials required in the construction which have been delivered on the site of the Work or to adjacent railway siding and for which acceptable provisions have been made for preservation and storage, providing the Contractor submits with its monthly estimate, paid invoices in duplicate for the material for which payment is being requested. Material paid for by the Town becomes the property of the Town and, in the event of the default on the part of the Contractor, the Town may use or cause to be used such materials in construction of the Work provided for in the Contract.

14.4.5 The Town may withhold, in addition to retained percentages from Contractor payments, such an amount or amounts as may be necessary to cover:

14.4.6.1 Claims for labor or materials furnished the Contractor or Subcontractor(s) or reasonable evidence indicating probable filing of such claims;

14.4.6.2 Failure of the Contractor to make proper payment to Subcontractors or for material or labor furnished by others;

14.4.6.3 A reasonable doubt that the Contract can be completed for the balance then unpaid;

- * Evidence of damage to another Contractor or private property;
- * Uncorrected defective Work or guarantees that have not been met;
- * Failure of the Contractor to submit cost breakdowns, schedules, reports and other information required under the Contract;
- * Persistent failure to carry out the Work according to the Contract; or
- * Reasonable evidence that the Work will not be completed within the Contract Time, and that the unpaid balance would not be adequate to cover actual or liquidated damages for the anticipated delay.

14.4.6 The Town may disburse and has the right to act as agent for the Contractor in disbursing funds, withheld pursuant to this paragraph, to the party or parties who are entitled to payment therefrom, but the Town assumes no obligation to make such disbursement. The Town will render to the Contractor a proper accounting of all funds disbursed under this paragraph.

14.5 Escrow Contract in Lieu of Retainage

14.5.1 When sums are withheld to assure satisfactory performance of any contract exceeding fifty thousand dollars, the Contractor may withdraw the whole or any portion of the withheld sums if the Contractor deposits acceptable securities with the Director of Finance to negotiate the acceptable securities and to receive the payments due the Town pursuant to law or the terms of the Contract. To the extent there are excess funds resulting from negotiation, the balance shall be returned to the Contractor. Acceptable securities which are deposited shall have a market value at least equal in value to the amount withdrawn at all times. If at any time the Town determines that the market value of the acceptable securities deposited has fallen below the amount withdrawn, the Director of Finance shall give notice to the Contractor, who shall deposit additional acceptable securities in an amount sufficient to re-establish a total deposit of securities equal in value to the amount withdrawn.

14.5.2 The Town may enter into an escrow contract or agreement with any national bank, state bank, trust company or savings and loan association located in this state and designated by the Contractor, after notice to the Surety, to provide an escrow agent

for the custodial care and servicing of any obligations deposited with it pursuant to §24-91-106, C.R.S., as amended. Such services shall include the safekeeping of the obligations and the rendering of all services required to effectuate the purpose of §24-91-106 and §38-26-107, C.R.S., as amended.

- 14.5.3 The Town or any national bank, state bank, trust company or savings and loan association located in the state and designated by the Contractor to serve as custodian for the obligations pursuant to §24-91-106, C.R.S., as amended, shall collect all interest and income when due on the obligations deposited and shall pay them, when and as collected, to the Contractor who deposited the obligations. If the deposit is in the form of coupon Bonds the escrow agent shall deliver each coupon, as it matures, to the Contractor. The Contractor may not charge any expense incurred for this service to the Town.
- 14.5.4 Any amount deducted by the Town, pursuant to law or the terms of a Contract, from the retained payments otherwise due to the Contractor, will be deducted first from that portion of the retained payments for which no obligation has been substituted and then from the proceeds of any deposited obligation, in which case, the Contractor is entitled to receive the interest, coupons or income only from those obligations which remain on deposit after such amount has been deducted.
- 14.5.5 Provided that the Subcontractor has performed under its Contract with the Contractor, the Contractor shall disburse to each Subcontractor all retained payments and interest disbursed to the Contractor by the Town, in proportion to the respective amounts of retained payments, if any, which the Contractor has withheld from its Subcontractors.
- 14.5.6 The provisions of this Article do not apply if a part of the Contract Price is to be paid with funds from the federal government or from some other source and if the federal government or such other source has inconsistent requirements concerning retention or payment of funds applicable to the Contract.
- 14.5.7 If it becomes necessary for the Town to take over the completion of any Contract, all of the amount owed the Contractor, including the withheld percentage, shall first be applied toward the cost of completion of the Contract and any liquidated damages. Any balance remaining in the retained percentage shall be payable to the Contractor or the Contractor's creditors. Such retained percentage, as may be due any Contractor, shall be due and payable at the expiration of thirty days from the date of the Town Project Final Acceptance.
- 14.6 **Town's Right to Accept Portion of the Project:** The Town reserves the right to accept and make use of any completed section of the Project without invalidating the Contract or obligating the Town to accept the remainder of the Project.
- 14.7 **Substantial Completion:** When the Contractor considers the entire work ready for its intended use, the Contractor shall notify the Project Manager in writing that the entire Work is substantially complete (except for items specifically listed by Contractor as incomplete)

and request that the Project Manager issue a Notice of Substantial Completion. Within a reasonable time, the Contractor, Project Manager and any other appropriate Town representatives shall make an inspection of the Work to determine the status of completion. If the Project Manager does not consider the Work substantially complete, the Project Manager will notify the Contractor in writing giving the reasons for denial of the Notice of Substantial Completion. If the Project Manager considers the Work substantially complete, the Project Manager will prepare and deliver to the contractor a Notice of Substantial Completion which shall fix the date of Substantial Completion. The Project Manager shall attach to the certificate a tentative list ("punch list") of items to be completed or corrected before Final Payment. Warranties required by the Contract shall commence on the date set in the Notice of Construction Completion for the Project, or the date set in the Notice of Construction Completion for a designated portion of the Project, unless otherwise provided in the notice of Substantial Completion.

- 14.8 **Construction Completion:** When the Work specified in the Contract is completed and the final cleanup has been performed, the Contractor shall notify the Project Manager that all Work under the Contract has been completed and the Project Manager shall, within five days after such notice, make the final inspection. If the Project Manager finds that the Project has been completed according to the requirements set forth in the Contract, the Town, upon the recommendation of the Project Manager, shall issue a Notice of Construction Completion. Notices of Construction Completion issued orally or without proper Town authorization are void.

14.9 **Claims Against the Contractor**

14.9.1 Intentionally deleted.

14.9.2 As provided by Colorado law, persons or businesses, including Subcontractors, who have not been promptly paid by the Contractor and who have provided materials, services and labor of any kind, or labor and material incidental to the completion of the Project, may file claims and the Town may withhold from the Contractor an amount sufficient to cover such claims.

14.10 **Final Payment--Pursuant to Section 38-26-107, C.R.S., as Amended**

14.10.1 After the Notice of Construction Completion is issued by the Town, a Notice of Final Settlement shall be advertised at least twice, not less than ten days before the date of Final Settlement, in a newspaper of general circulation in the county where the Work was done. If no claims are filed before the expiration of ten days from the date of the last publication of the Notice of Final Settlement, the Final Payment, including retainage, may be made.

14.10.2 If any Subcontractor or Supplier files a claim before the expiration of ten days from the date of the last publication of the Notice of Final Settlement, for Work done or material furnished that has not been paid for by the Contractor, the Town shall withhold from Final Payment to the Contractor sufficient funds to insure the payment of the claims. The funds shall not be withheld longer than ninety days



from the date of Final Settlement unless a legal action is started within that time to enforce payment of the claims.

14.10.3 At the end of ninety days, or any time before, if the person filing the claim acknowledges receipt of payment for the claim, or otherwise releases the claim in writing, the Town shall pay the Contractor the monies not subject to suit or lis pendens notices.

14.10.4 Monies that are the subject of a suit will be withheld until a judgment is rendered in the suit.

Article 15--CONTRACT TERMINATION

15.1 **Town's Right to Terminate Contract for Convenience:** The Town shall, at any time, have the right to terminate the Contract, for convenience, upon giving written notice to the Contractor. The Contractor shall be entitled to the full amount of the approved estimate for the Work satisfactorily completed under the Contract up to the time of such termination, including the retained percentage. The Town shall reimburse the Contractor for such expenditures as, in the judgment of the Project Manager, are not otherwise compensated for, together with the cost of moving to and from the Project and a reasonable profit on the Work deleted by reason of the annulment of the Contract, in order that an equitable settlement is made with the Contractor.

15.2 **Town's Right to Terminate Contract for Default:** Project Manager, with the approval of the Town and acting on behalf of the Town, may serve notice upon the Contractor and its Surety of the intention to terminate the Contract if the performance of the Work set forth under the Contract is unnecessarily or unreasonably delayed by the Contractor, or if any of the provisions of the Contract are being violated by the Contractor or its Subcontractors. The Contract is terminated unless, in the opinion of the Project Manager, the Contractor corrects the violation within five days after the notice is served. In the event of such termination, the Project Manager, acting on behalf of the Town, shall immediately serve notice of the termination and the Surety's right to complete the Contract upon the Surety and the Contractor. The Surety shall have the right to take over and perform the Work called for in the Contract. The Surety is then bound by all the provisions of the Contract. If the Surety does not commence performance of the Work within ten days from the date of the notice, the Town may take over the Project and, without prejudice to any other remedies, complete the Project and the Contractor and its Surety are liable to the Town for any excess costs incurred by the Town.

15.3 Contractor's Right to Terminate Contract

15.3.1 The Contractor may terminate the Contract if the Work is stopped for a period of three months under any order of any court or other public authority through no act or fault of the Contractor or of anyone employed by it.

15.3.2 The Contractor may suspend Work if Town fails to make payments at the times provided in the Contract and the Contractor has given the Town written notice seven days before suspending Work. The Contractor may terminate the Contract,

at its option, if the Town continues to be in default thirty days after the date of the written notice. Failure by the Town to make payments at the times provided is a bar to any claim by the Town against the Contractor for delay in completion of the Project if the Contractor suspended Work for that reason.

15.3.3 If the Contractor terminates the Contract, it may recover the price of all Work done and materials provided and all damages sustained.

Article 16--EQUAL OPPORTUNITY

16.1 **General:** During the performance of the Contract, the Contractor agrees as follows:

16.1.1 The Contractor shall not discriminate against any employee or applicant for employment because of race, color, age, disability, religion, sex, national origin, or as otherwise prohibited by law.

16.1.2 The Contractor shall ensure that all Subcontractors shall not discriminate against any employee or applicant for employment because of race, color, age, disability, religion, sex, national origin, or as otherwise prohibited by law.

Article 17--AUDIT

17.1 **Records and Reports**

17.1.1 The Contractor shall keep and preserve full and detailed accounts relating to the Contract for a period of three years from the date of final payment under the Contract in which the Work is completed.

17.1.2 The Subcontractor shall keep and preserve full and detailed accounts relating to the Contract for a period of three years from the date of final payment under the subcontract.

17.2 **Access**

17.2.1 The Contractor shall permit the Town and the Town's accountants to have access as stated in Article 13.3 and to the records kept per Article 17.2 for the purpose of making such financial audits, or verifications as the Town deems necessary or appropriate concerning the Contractor's performance under the Contract.

Article 18--MISCELLANEOUS

18.1 **Reservation of Right to Bar Persons from the Work and Site:** The Town reserves the right to bar any person, including employees of the Contractor and Subcontractors, from the Town's Work site. This shall not be treated as a request for the employee's termination but a request that the employee not be assigned to work on the Town Work site. No increase in contract time or price is authorized.

- 18.2 **Provisions Construed as to Fair Meaning.** The provisions of the Contract shall be construed as to their fair meaning, and not for or against any party based upon any attributes to such party of the source of the language in question.
- 18.3 **Headings for Convenience:** All headings, captions and titles are for convenience and reference only and of no meaning in the interpretation or effect of the Contract.
- 18.4 **No Implied Representations:** No representations, agreements, covenants, warranties, or certifications, express or implied, exist as between the parties, except as specifically set forth in the Contract.
- 18.5 **Financial Obligations of Town:** All financial obligations of the Town under the Contract are contingent upon appropriation, budgeting, and availability of specific funds to discharge such obligations. Nothing in the Contract shall be deemed a pledge of the Town's credit, or a payment guarantee by the Town to the Contractor.
- 18.6 **Assignment/transference:** The Contractor may not assign or transfer any interest in the Contract, including any money due or to become due, without the prior written consent of the Town.
- 18.7 **Amendments.** The parties shall only amend the Contract in writing with the proper official signatures and, if required elsewhere in this Contract, on the proper forms.
- 18.8 **Waiver.** No waiver of a breach or default under the Contract is a waiver of any other or subsequent breach or default.
- 18.9 **Governing Law.** The Contract is governed and to be construed according to the laws of the State of Colorado.
- 18.10 **Binding Contract.** The Contract is binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

EXHIBIT 2

CONTRACTOR'S BID

SCOPE OF WORK

The Town acquired the historic Cantril School building from Douglas County School District RE-1 (District) in May 2023. The Cantril building comprises the original structure from 1897 and three additions from the 1930s, 1950s and 1960s. The Town is currently using the property for cultural arts and education programs provided through our Parks & Recreation Department. The existing building components, including windows, masonry, soffits, and roofing, are in need of restoration.

The contractor shall coordinate closely with Town staff to schedule work, temporarily close or restrict access to specific work areas as necessary, and implement appropriate safety measures to minimize disruptions, maintain building operations, and reduce downtime throughout the duration of the project. The building will remain occupied and open to the public during the project. The selected vendor shall be responsible for maintaining a safe environment at all times for patrons, staff, and visitors entering and exiting the facility. Additional duties include:

1. Restore existing historic windows, including repair or replacement of damaged components such as glazing, weatherstripping, window screens, hardware, and finishes as required to preserve the original historic appearance and functionality.
2. As an alternative to window screens, install appropriately designed exterior storm windows that are compatible with the historic character of the building and do not damage or obscure significant architectural features.
3. Perform tuckpointing and masonry repairs to address deteriorated mortar joints, cracked or damaged masonry units, and related conditions. Repairs shall match existing materials, profiles, and finishes, to maintain the historic character of the building.
4. Repair or replace deteriorated soffit materials, including structural support as needed, while maintaining existing architectural details and ensuring proper ventilation and weather protection.
5. Remove and replace existing roofing and gutter systems, including associated flashing, underlayment, and drainage components. New materials shall be compatible with the historic character of the building and provide improved durability and water management performance.
6. Address moisture intrusion into west basement wall area in accordance with engineer recommendations listed in the letter at the end of this RFP document including removing/replacing mortar joints, seal gaps around coal chutes and removing/replacing sealant in accordance with the architectural drawings.

The Contractor shall provide all labor, materials, equipment, and supervision necessary to perform exterior restoration services for the building identified in the project documents.

Attachment B

Pricing Proposal and Hourly Rates for Additional Services Form

Price Proposal Table

Contractor Name: Deep Roots Craftsmen

Complete the following table with your total proposed pricing for each individual priority and phase. Pricing in this table should reflect handling each priority as a separate project which may be phased over time.

Priority	Project Components	Proposer Lump Sum Cost (\$)
Priority 1	(a) Shingle replacement on 1897 building and bell tower	\$ 105,965.00
	(b) Chimney repair/restoration	\$ 21,365.00
	(c) Fascia, soffit and gutter repair/ replacement of 1897 building, bell tower and 1930s building	\$ 177,985.00
	(d) Address water intrusion at west basement wall	\$ 11,110.00
	(e) West fire escape repair/restoration	\$ 53,495.00
	(f) Window and masonry restoration of west elevation	\$ 486,810.00
Priority 2	(a) Window and masonry restoration of south elevation	\$ 216,345.00
Priority 3	(a) Window and masonry restoration of east elevation	\$ 244,630.00
	(b) East fire escape repair/restoration	\$ 24,920.00
Priority 4	(a) Window and masonry restoration of north elevation	\$ 275,615.00

Attachment B

Pricing Proposal and Hourly Rates for Additional Services Form

Complete the following table with your proposed total pricing for combining multiple priorities into a single project as identified below. Cost savings are expected by combining multiple priorities due to mobilization cost efficiencies, economies of scale, etc.

Combination of Priorities	Project Components	Proposer Lump Sum Cost (\$)
Priority 1	All those noted above 1a thru 1f	\$ 856,730.00
Priorities 1 & 2	All those noted above 1a thru 1f as well as 2a	\$ 1,043,050.00
Priorities 1, 2 & 3	All those noted above 1a thru 1f as well as 2a, 3a, 3b and east elevation door work	\$ 1,315,295.00
Priorities 1, 2, 3 & 4	All scope shown in drawings	\$ 1,577,900.00



CANTRIL BUILDING EXTERIOR RESTORATION

312 CANTRIL STREET
CASTLE ROCK, CO 80104



100% CONSTRUCTION DOCUMENTS

03/16/2026

PROJECT NUMBER: 825732-01

A/C	air conditioning	CLR	clear	F	f	female	I	ID	inside diameter	PJ	pj	pane joint	T	TM	time & materials
ACE	Architect-Engineer	CMT	construction manager	F	f	file	INSUL	insulation	PAN	planned	PAN	plastic laminate	T	TEMP	temperature
ACF	acoustical ceiling	CM	construction manager	FA	f	firm	INT	interior	PAL	panel	PER	perforated	TER	terrazzo	
ADDL	additional	CMU	concrete masonry unit	CAB	c	cabinet	FC	fire code	PREP	prefabricated	PRF	prefinished	TB	tub	base temperature
ADDM	addendum	COL	column	CC	c	ceiling	FD	fire door	JNS	joint nut	PSFIN	prefinished	KTF	top of finished floor	
ADM	adjustable	CONC	concrete	FO	f	foot	FS	fire stop	L	laminar	PQ	pounds per square inch	TXD	texture	
AF	above finished	CORR	corrosion	FEC	f	extruder	LAM	laminate	PT	paint	PN	partition	TCH	top of beam	
AFB	above finished	CP	corner	FHC	f	hand	LAV	lavatory	PT	partition	TC	top of concrete	TOT	top of	
AFG	above finished	CSWK	cast-in-place concrete work	FL	f	floor	LF	live load	Q	quantity	TO	top of	TOP	topography	
AFS	above finished	CTB	ceramic tile base	FM	f	factory mutual	GL	live load	QB	quantity by base	TO	top of	TRNG	transom	
ALT	alternate	FL	floor	FO	f	foot	MAT	material	QTY	quantity	TRNG	transom	TRNG	transom	
ALUM	aluminum	DBL	double	FMS	f	metal sheathing	MAX	maximum	R	resilient base	UNO	unites noted otherwise			
APPD	approved	DEMO	dismantle	FR	f	fracture	MCH	mechanical	RP	reflecting cased plan	V	vertical			
APT	apartment	DEFT	disinfectant	FRP	f	flexible reinforced plastic	MEGR	masonry	RCB	reinforced concrete beam	VERT	vertical			
ASC	acoustical panel	DF	drinking fountain	G	g	galvanized	MICRO	micro	REB	reinforcing steel bars	VFT	vertical finish			
ASCE	American Society of Civil Engineers	DR	decorative panel	FRT	f	fire retardant treated	MIN	minute	REC	recessed	VFT	vertical finish			
B	basement	DR	door	FRT	f	footing	MISC	miscellaneous	REF	reference	VFT	vertical finish			
BB	baseboard	DSL	downspout	G	g	garage	MS	metal sheathing	REF	refrigerator	VFT	vertical finish			
BLT	built-in	DW	downward	GA	g	galvanized	MR	manipulation	RF	reinforcing steel	VFT	vertical finish			
BLV	below	DWG	drawing	GB	g	grab bar	MR	manipulation	RFS	rough finish	VFT	vertical finish			
BOS	bottom of base	E	east	GC	g	general contractor	N	north	RG	rough opening	VFR	very fine			
BOS	bottom of base	EBS	exterior insulation system	GL	g	glue	NA	not applicable	NO	no	SAN	sand	W	west	
CB	cabinets	EL	elevator	GR	g	grading	ND	not done	NO	number	SAN	sanitary	W	west	
CFCI	construction furnished, construction furnished, electrical equipment	ELEC	electrical	G	g	groove	NM	nominal	NO	nominal	SC	sealed concrete	W	with	
CFCI	construction furnished, electrical equipment	ELEV	elevator	GP	g	gas pipe	NTS	not to scale	NO	not to scale	SCHED	schedule	W	water	
CFVI	construction furnished, owner installed	ELEV	elevator	H	h	hole	O	overall	OC	outside diameter	SG	square foot	W	wood	
CFVI	construction furnished, owner installed	ELEV	elevator	HO	h	hollow core	OA	overall	SM	square meter	SH	shallow	WB	wall board	
CG	corner guard	EQ	equipment	HM	h	heavy metal	OF	owner furnished, owner installed	OC	outside diameter	SNGL	single	WH	water heater	
CTR	center	EXT	exterior	HORGZ	h	horizontal	OF	owner furnished, owner installed	OC	outside diameter	SS	solid surface	WP	water protection	
ENTR	entrance	EX	exit	HGT	h	height	OF	owner furnished, owner installed	OC	outside diameter	ST	steel	WT	window treatment	
CLG	ceiling	EXIT	exit	HVC	h	ventilation	OF	owner furnished, owner installed	OC	outside diameter	STC	sound transmission coefficient	XPS	extruded polystyrene board	
				HWC	h	water heating, ventilation & air conditioning	OH	open head	OST	outside diameter	STN	stone			
				HWC	h	water heating, ventilation & air conditioning	OPH	open head	OST	outside diameter	STN	stone			
				HWC	h	water heating, ventilation & air conditioning	OPH	open head	OST	outside diameter	STN	stone			

CALLOUTS



A diagram of a callout box. It consists of a circle containing the text 'A1'. To the right of the circle is a rectangular box. Inside this box, the word 'TITLE' is at the top, and below it is the text '1/2" = 1'-0"'. Three lines point from labels on the right to the callout box: the top line points to the circle, the middle line points to the 'TITLE' text, and the bottom line points to the '1/2" = 1'-0"' text.

A1

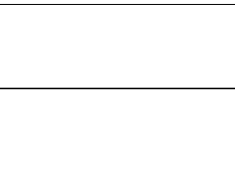
TITLE

1/2" = 1'-0"

VIEW NUMBER

VIEW NAME

VIEW SCALE

	ARCHITECTURAL EPPSTEIN UHEN ARCHITECTS, INC. 1899 Wynkoop Street, Suite 700 Denver, CO 80202 (303) 595-4500 www.eua.com PROJECT CONTACT: Kelly Wemple DIRECT PHONE: (303) 256-1145 EMAIL ADDRESS: kellyw@eua.com
	OWNER TOWN OF CASTLE ROCK 100 N. Wilcox Street Castle Rock, CO 80104 PHONE: (303) 660-1359 mgohi@CRgov.com PROJECT CONTACT: Matt Gohi , Special Projects Manager DIRECT PHONE: (303) 660-1359 EMAIL ADDRESS: xxx@xxx.com
	STRUCTURAL JVA CONSULTING ENGINEERS 1319 Spruce Street Boulder, CO 80302 PHONE: (303) 444-1351 www.jvajva.com PROJECT CONTACT: Christine Britton , Associate DIRECT PHONE: (303) 565-4944 EMAIL ADDRESS: cbritton@vajva.com

GENERAL	
G000	INDEX
STRUCTURAL	
S500	STRUCTURAL DETAILS & SECTIONS
S501	STRUCTURAL DETAILS & SECTIONS
ARCHITECTURAL SITE	
AS100	ARCHITECTURAL SITE PLAN
ARCHITECTURAL	
A000	SPECIFICATIONS
A001	SPECIFICATIONS
A002	SPECIFICATIONS
A003	SPECIFICATIONS
A100	BASEMENT FLOOR PLAN
A101	LEVEL 1 & LEVEL 2 FLOOR PLANS
A200	EXTERIOR ELEVATIONS
A201	EXTERIOR ELEVATIONS
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A501	EXTERIOR PHOTOS & DETAILS
A502	EXTERIOR PHOTOS & DETAILS
A600	WINDOWS & DOORS
MECHANICAL	
M-000	MECHANICAL COVER SHEET
M-501	MECHANICAL SPECIFICATIONS
M-100	BASEMENT DEMO
M-101	LEVEL 1 DEMO
M-102	LEVEL 2 DEMO
M-200	MECHANICAL PLAN - BASEMENT
M-201	MECHANICAL PLAN - LEVEL 1
M-202	MECHANICAL PLAN - LEVEL 2

ISSUANCE AND REVISIONS	
DATE	DESCRIPTION
01/07/2026	95% CONSTRUCTION DOCUMENTS
03/16/2026	100% CONSTRUCTION DOCUMENTS

KEY PLAN

SHEET INFORMATION



PROJECT MANAGER	KW
PROJECT NUMBER	825732-01

G000

STRUCTURAL GENERAL NOTES

- CODE STUDY:**
- ONLY THE ORIGINAL 1897 BUILDING AND THE EXTERIORS OF THE 1931 AND 1960S RESTROOM ADDITIONS WERE ASSESSED AND ARE INCLUDED IN THIS SCOPE OF WORK.
 - A MAJORITY OF THE MASONRY WORK IS DEPICTED IN THE ARCHITECTURAL DRAWINGS. ONLY STRUCTURAL REPAIRS ARE INCLUDED IN THE STRUCTURAL DRAWINGS AND THEY ARE COORDINATED WITH THE ARCHITECTURAL DRAWINGS.
- DESIGN CODES:**
- DESIGN CODES: 2018 INTERNATIONAL BUILDING CODE WITH TOWN OF CASTLE ROCK AMENDMENTS, ASCE 7-16
 - RISK CATEGORY: II STANDARD
- STRUCTURAL STEEL:**
- STRUCTURAL STEEL SHALL BE DETAILED, FABRICATED, AND ERECTED IN ACCORDANCE WITH THE "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS" (AISC 360) AND THE "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES" (AISC 303) BY THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC).
 - PLATES AND ANGLES SHALL CONFORM TO ASTM A36, 36 KSI YIELD, OR ASTM A572, 50 KSI YIELD.
 - PIPE SHAPES SHALL CONFORM TO ASTM A53, GRADE B, 35 KSI YIELD.
 - WELDING SHALL BE DONE BY A CERTIFIED WELDER IN ACCORDANCE WITH THE AISC DOCUMENTS LISTED ABOVE. THE AMERICAN WELDING SOCIETY (AWS) D1.1: STRUCTURAL WELDING CODE, AND THE RECOMMENDATIONS FOR USE OF WELD TACK ELECTRODES. WHERE NOT SPECIFICALLY NOTED, MINIMUM WELD SHALL BE 3/16" FILLET BY LENGTH OF CONTACT EDGE.
 - GROUT BENEATH STAIR STRINGERS SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 7,500 PSI AND SHALL BE NON-SHRINK, NON-METALLIC, AND TESTED IN ACCORDANCE WITH ASTM C1107.
- FIELD VERIFICATION OF EXISTING CONDITIONS:**
- THE GENERAL CONTRACTOR SHALL THOROUGHLY INSPECT AND SURVEY THE EXISTING STRUCTURE TO VERIFY CONDITIONS THAT AFFECT THE WORK SHOWN ON THE DRAWINGS.
 - THE GENERAL CONTRACTOR SHALL REPORT ANY VARIATIONS OR DISCREPANCIES TO THE ARCHITECT AND STRUCTURAL ENGINEER BEFORE PROCEEDING.

REMOVE MORTAR IN BED JOINT AT JAMBS AND CONFIRM STEEL IS COATED AND NOT RUSTING. IF RUST IS DISCOVERED, REMOVE RUST W/ WIRE BRUSH AND PAINT LINTEL W/ GALVANIZED PAINT PRIOR TO REINSTALLATION. FOR PRICING, ASSUME (1) LOCATION TRUS



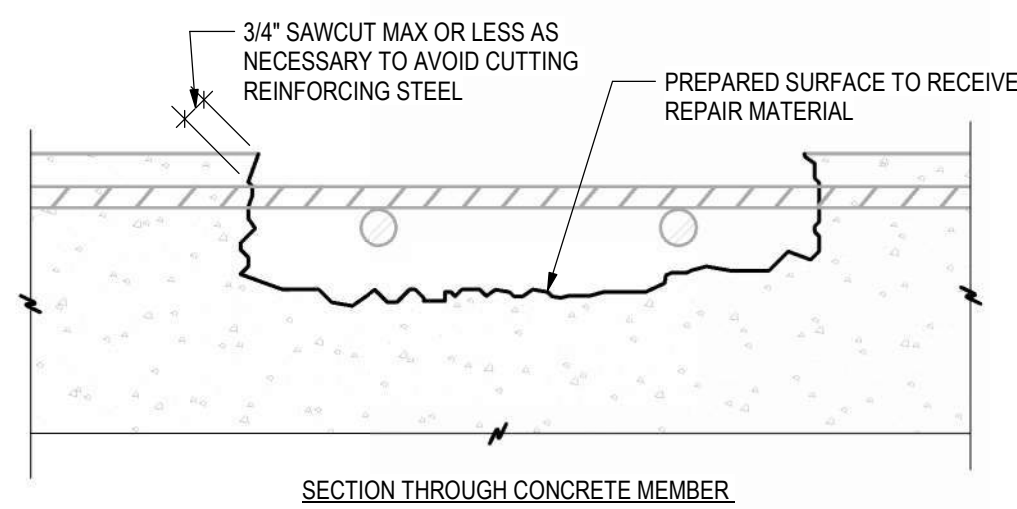
6 WEST ELEVATION
S500 NO SCALE



7 SOUTH ELEVATION
S500 NO SCALE

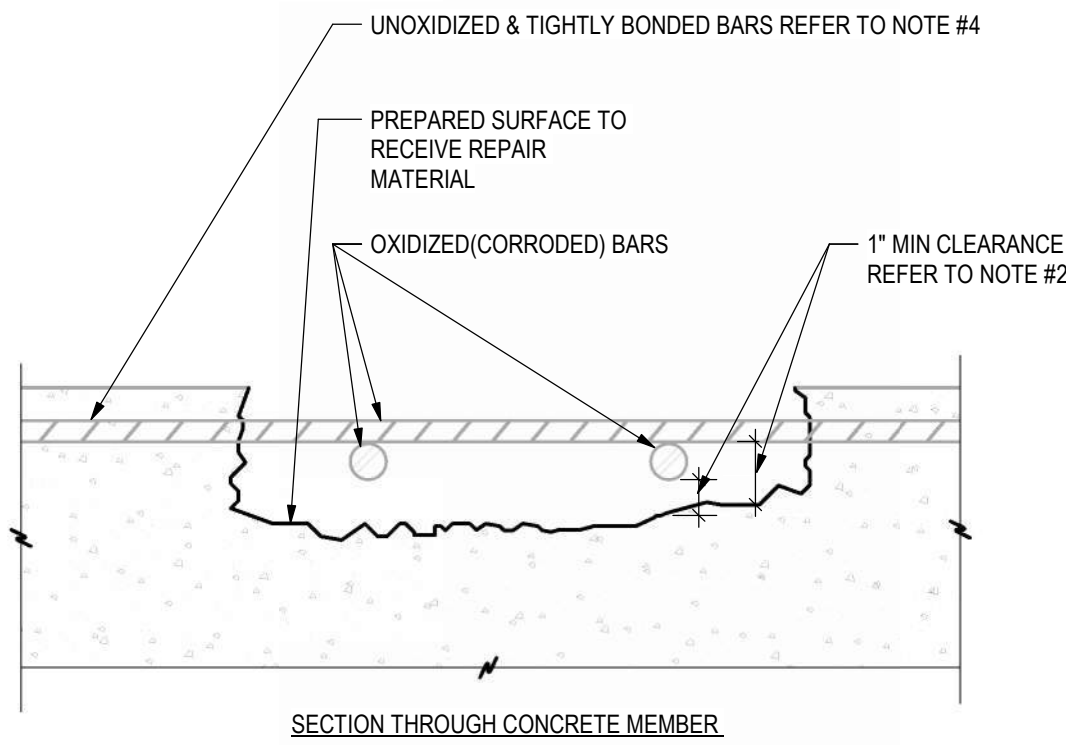


5 WEST ELEVATION: SOUTH END
S500 NO SCALE



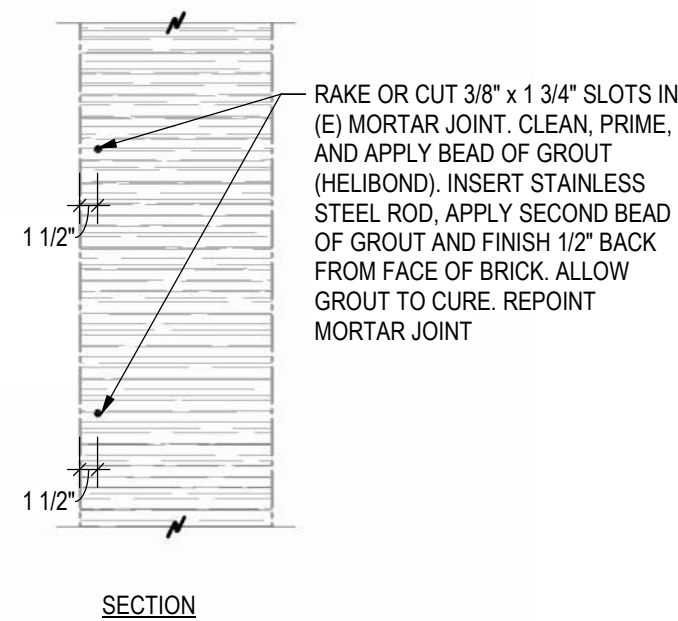
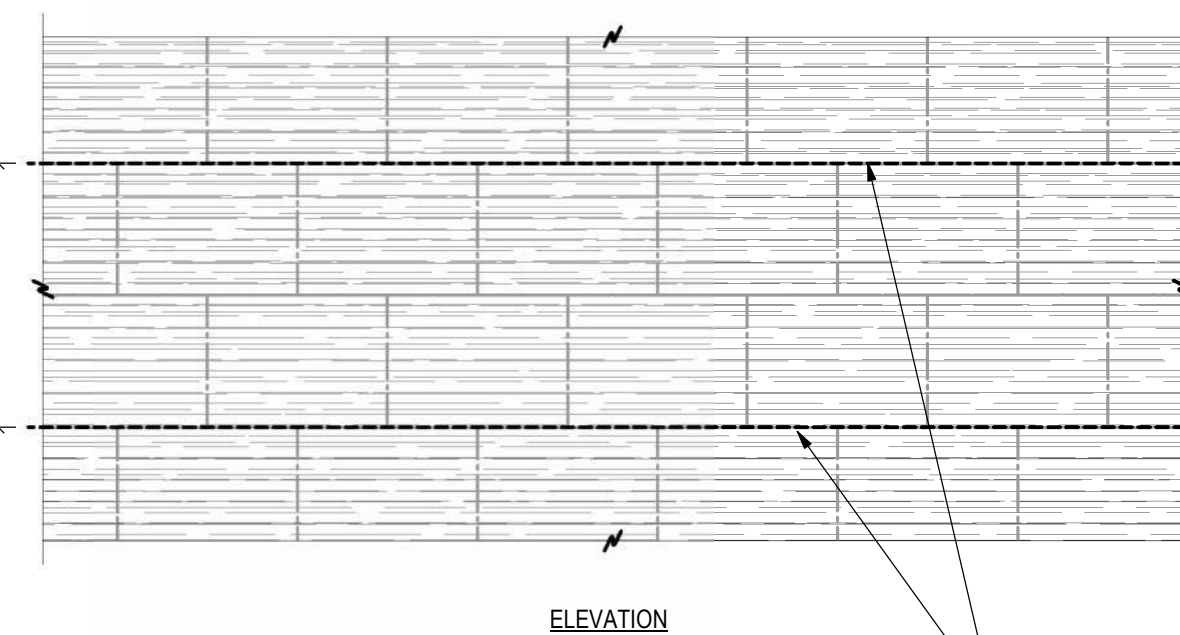
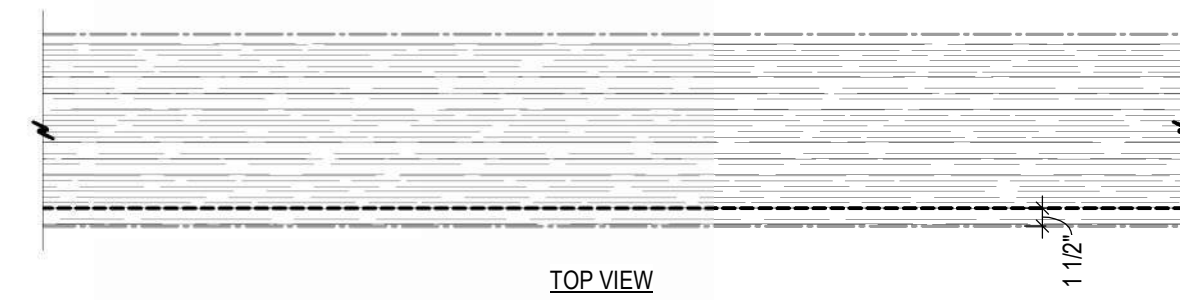
- NOTES:
- REMOVE LOOSE OR DELAMINATED CONCRETE. UNDERCUT REINFORCING STEEL (REFER TO REINFORCING STEEL UNDERCUTTING GUIDELINE). REMOVE ADDITIONAL CONCRETE AS REQUIRED TO PROVIDE MINIMUM REQUIRED THICKNESS OF REPAIR MATERIAL.
 - TAKE EXTRA PRECAUTION NOT TO DAMAGE REINFORCEMENT WHEN REMOVING CONCRETE.
 - AT EDGE LOCATIONS PROVIDE ANGLE CUTS. AVOID FEATHER EDGES. FOR SHOTCRETE REPAIRS REFER TO ACI 508 EDGE PREPARATION GUIDELINES. PATCH CONFIGURATION SHOULD BE KEPT AS SIMPLE AS POSSIBLE. FOR EXAMPLE:
 - AFTER REMOVALS AND EDGE CONDITIONING ARE COMPLETE, REMOVE BOND INHIBITING MATERIALS (DIRT, CONCRETE SLURRY, LOOSELY BONDED AGGREGATES) BY ABRASIVE BLASTING OR HIGH PRESSURE WATERBLASTING WITH OR WITHOUT ABRASIVE. CHECK THE SURFACE AFTER CLEANING TO ENSURE THAT SURFACE IS FREE FROM ADDITIONAL LOOSE AGGREGATE, OR THAT ADDITIONAL DELAMINATIONS ARE NOT PRESENT.

EDGE AND SURFACE CONDITIONING
(SEE ICRI GUIDELINE NO. 037.30)



- NOTES:
- REMOVE LOOSE OR DELAMINATED CONCRETE ABOVE OXIDIZED REINFORCING STEEL. ONCE INITIAL REMOVALS ARE MADE, PROCEED WITH THE UNDERCUTTING OF ALL EXPOSED OXIDIZED (CORRODED) BARS. UNDERCUTTING WILL PROVIDE CLEARANCE FOR UNDER BAR CLEANING, FULL BAR CIRCUMFERENCE BONDING TO SURROUNDING CONCRETE, AND WILL SECURE THE PATCH STRUCTURALLY.
 - PROVIDE MINIMUM 1" CLEARANCE BETWEEN EXPOSED REBARS AND SURROUNDING CONCRETE OR 1/4" LARGER THAN LARGEST AGGREGATE IN REPAIR MORTAR, WHICHEVER IS GREATER.
 - CONCRETE REMOVALS SHALL EXTEND ALONG THE BARS TO LOCATIONS ALONG THE BAR FREE OF BOND INHIBITING CORROSION, AND WHERE THE BAR IS WELL BONDED TO SURROUNDING CONCRETE.
 - IF UNOXIDIZED REINFORCING STEEL IS EXPOSED DURING THE UNDERCUTTING PROCESS, CARE SHALL BE TAKEN NOT TO DAMAGE THE BAR'S BOND TO SURROUNDING CONCRETE. IF BOND BETWEEN BAR AND CONCRETE IS BROKEN, AS DETERMINED BY THE STRUCTURAL ENGINEER/INSPECTOR, UNDERCUTTING OF THE BAR SHALL BE REQUIRED.
 - ANY REINFORCEMENT WHICH IS LOOSE SHALL BE SECURED IN PLACE BY TYING TO OTHER SECURED BARS OR BY OTHER APPROVED METHODS. TACK WELDING IS NOT AN APPROVED METHOD.
 - TAKE EXTRA PRECAUTION NOT TO DAMAGE REINFORCEMENT WHEN REMOVING CONCRETE.

EXPOSING & UNDERCUTTING REINFORCING STEEL
(SEE ICRI GUIDELINE NO. 037.30)



6 mm x CONT STAINLESS STEEL FLUTED ROD (HELIBAR) INSERTED IN MORTAR JOINTS AS INDICATED ON ELEVATIONS. EXTEND RODS AROUND CORNERS 4" MIN

4 SECTION
S500 3/4" = 1'-0"

1 SECTION
S500 3/4" = 1'-0"

2 SECTION
S500 NO SCALE

3 SECTION
S500 NO SCALE



JVA No. 252203.STR

PROJECT INFORMATION

CANTRIL
ADMINISTRATION
BUILDING EXTERIOR
RESTORATION

D 312 CANTRIL
STREET
CASTLE ROCK, CO
80104

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
12/19/2022	95% CONSTRUCTION DOCUMENTS
03/16/2026	100% CONSTRUCTION DOCUMENTS

SHEET INFORMATION

PROJECT MANAGER

PROJECT NUMBER 825732-01

STRUCTURAL
DETAILS &
SECTIONS

S500



AT BASE OF EAST FIRE ESCAPE STAIR, SHORE STRINGERS, REMOVE DETERIORATED WOOD PLATE AND RESEAT THE STAIR BASE WITH STEEL SHIMS AND DRY PACK GROUT ATOP THE MASONRY ABUTMENT

7 FIRE ESCAPE BASE OF EAST STAIR
S501 NO SCALE

REMOVE GROUT FROM POCKETS, CLEAN STRINGER ENDS OF RUST W/ WIRE BRUSH AND RECOAT W/ A GALVANIZING RICH PAINT OR EQUIV. INFIL POCKETS W/ GROUT AND SEAL THE FRONT EDGES OF THE POCKET W/ A FLEXIBLE SEALANT



4 TYPICAL FIRE ESCAPE SUPPORTS AT MASONRY
S501 NO SCALE



REPOINT CRACK IN SOUTH WALL OF MECH BASEMENT ROOM B04, ONCE REPOINTED, INSTALL (2) CRACK MONITORS (AVONGARD OR EQUIV), (1) NEAR THE TOP OF THE WALL AND (1) NEAR THE BOTTOM OF THE WALL

1 FOUNDATION CRACK
S501 12" = 1'-0"



WELD (N) L2x2x1/4 ANGLES TO SUPPORT LANDING GRATE AT MIDPOINT BETWEEN (E) SUPPORTS. (4) THUS

8 EAST FIRE ESCAPE LANDING
S501 NO SCALE



AT (1) LOCATION WHERE RAIL HAS RUSTED THROUGH, REMOVE SECTION HAVING RUSTED PERFORATION, SPLICE W/ A MATCHING PIPE SECTION, BUTT WELDED INTO PLACE. GRIND SMOOTH

5 EAST FIRE ESCAPE RAIL - RUSTED
S501 NO SCALE

FOR TREATMENT OF STUCCO CEILING, SEE ARCH



AT DROPPED ARCH STONES, SHORE AREA, CUT OUT JOINTS, AND JACK STONE ARCHES BACK INTO PLACE. AT EACH OF THE FOUR DISPLACED STONES IN THE MASONRY ARCH, DRILL (2) HOLES IN EACH STONE PERPENDICULAR TO ARCH PROFILE AND EMBED 20" MINIMUM INTO SPANDREL ABOVE ARCH. GROUT STAINLESS STEEL HELICAL TIES OR ANCHORS IN PLACE. PROVIDE COUNTERSUNK HEAD WITH PATCH. QUALIFIED MASONRY CONTRACTOR TO SUBMIT PRODUCTS FOR REVIEW BY ARCHITECT AND ENGINEER. ONCE TIES/ANCHORS INSTALLED, REPOINT THE JOINTS WITH A COMBINATION OF FLOWABLE GROUT AND POINTING MORTAR

2 DROPPED ARCH AT TOWER ENTRY, WEST ELEVATION
S501 NO SCALE

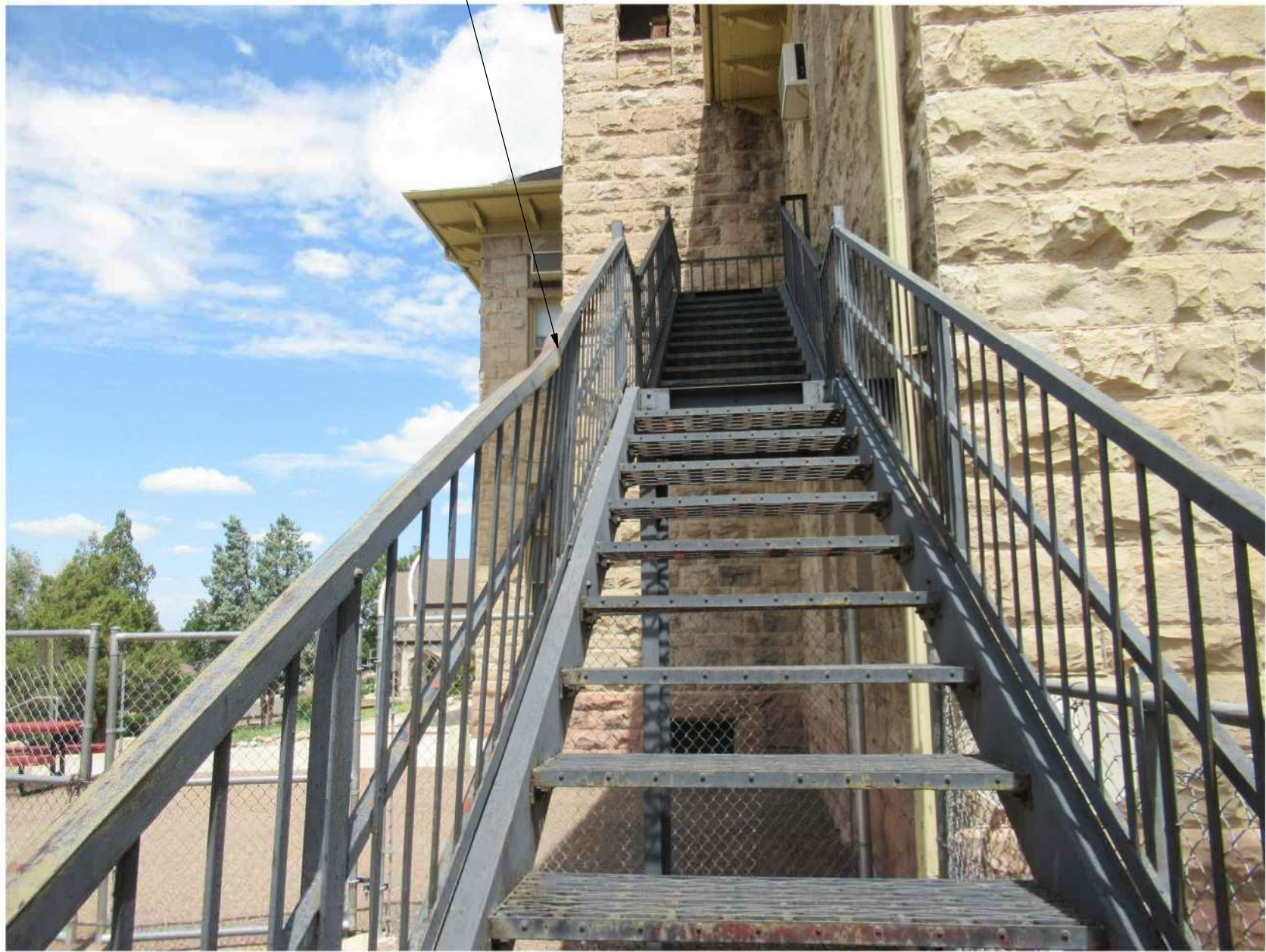


ALTERNATE: CONCRETE DELAMINATING AT STAIR, SUBMIT REPAIR METHOD AND TOP COAT MATERIAL FOR REVIEW

AFTER CHIPPING OUT DETERIORATED CONCRETE TO SOUND MATERIAL, DOWEL/PIN CONCRETE STAIR REPAIR PER ARCH

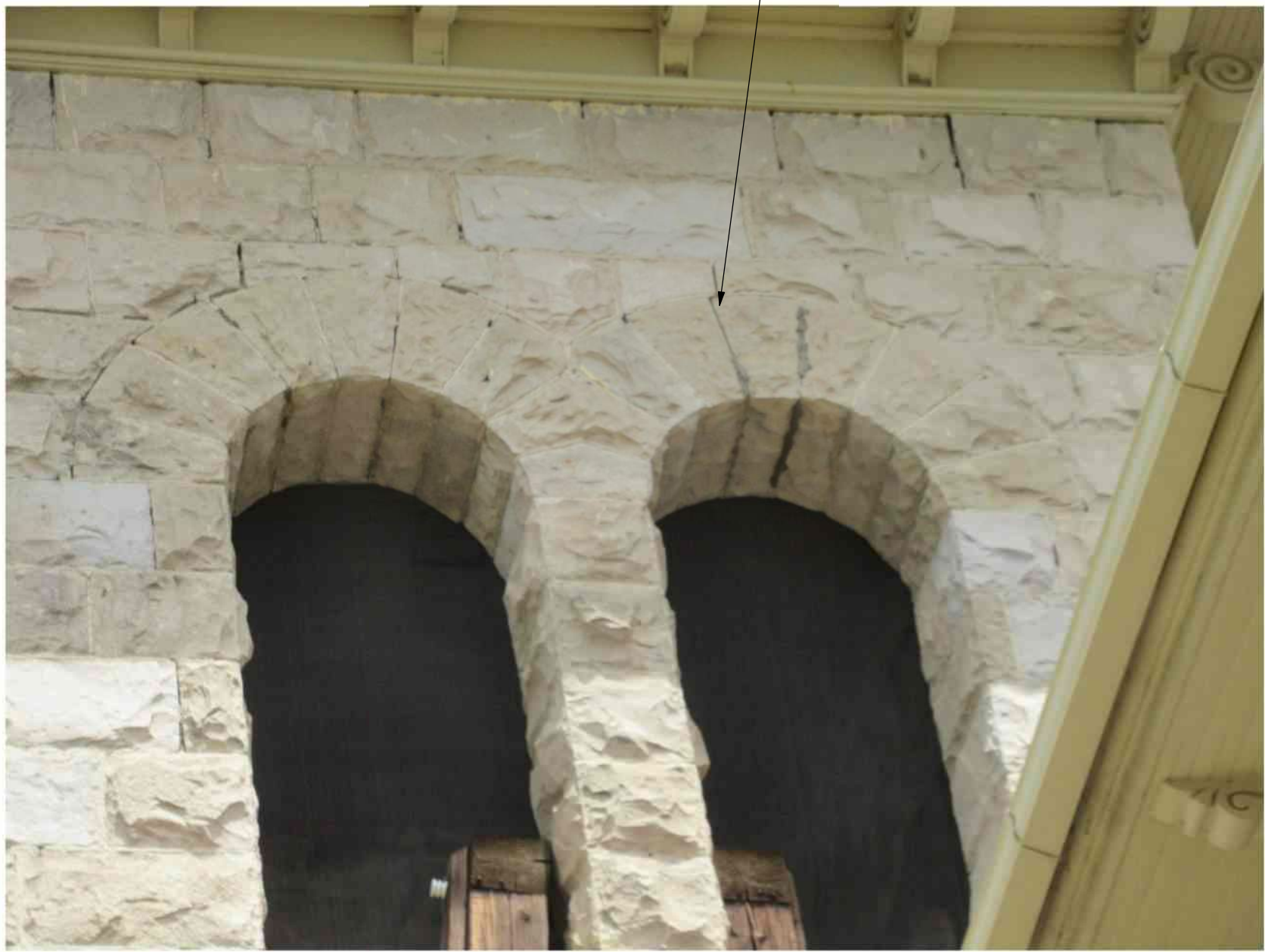
9 CONCRETE STAIRS AT BASE OF EAST FIRE ESCAPE
S501 NO SCALE

REMOVE BENT RAIL SECTION, SPLICE SECTION W/ PIECE OF MATCHING DIMENSIONS. BUTT WELD AND GRIND SMOOTH



6 WEST FIRE ESCAPE RAIL - BENT
S501 NO SCALE

NOTE: SIM CONDITION AT EAST STAIR



AT DROPPED ARCH STONES, SHORE AREA, CUT OUT JOINTS, AND JACK STONE ARCHES BACK INTO PLACE. AT EACH OF THE THREE DISPLACED STONES IN THE MASONRY ARCH, DRILL (2) HOLES IN EACH STONE PERPENDICULAR TO ARCH PROFILE AND EMBED 20" MINIMUM INTO SPANDREL ABOVE ARCH. GROUT STAINLESS STEEL HELICAL TIES OR ANCHORS IN PLACE. PROVIDE COUNTERSUNK HEAD WITH PATCH. QUALIFIED MASONRY CONTRACTOR TO SUBMIT PRODUCTS FOR REVIEW BY ARCHITECT AND ENGINEER. ONCE TIES/ANCHORS INSTALLED, REPOINT THE JOINTS WITH A COMBINATION OF FLOWABLE GROUT AND POINTING MORTAR

3 DROPPED ARCH AT TOP OF TOWER, SOUTH ELEVATION
S501 NO SCALE



JVA No. 252203 STR

PROJECT INFORMATION

CANTRIL
ADMINISTRATION
BUILDING EXTERIOR
RESTORATION

312 CANTRIL
STREET
CASTLE ROCK, CO
80104

ISSUANCE AND REVISIONS

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SHEET INFORMATION

PROJECT MANAGER
PROJECT NUMBER 825732-01

STRUCTURAL
DETAILS &
SECTIONS

S501



milwaukee | madison | green bay | denver | atlanta

E

PROJECT INFORMATION

CANTRIL
ADMINISTRATION
EXTERIOR BUILDING
RESTORATION

D 312 CANTRIL
STREET
CASTLE ROCK, CO
80104

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
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03/16/2026	100% CONSTRUCTION DOCUMENTS

C

KEY PLAN

B

SHEET INFORMATION



PROJECT MANAGER KW
PROJECT NUMBER 825732-01

A

ARCHITECTURAL
SITE PLAN

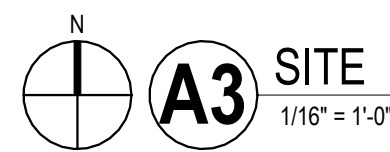
AS100

FOURTH STREET

CANTRIL STREET

LEWIS STREET

THIRD STREET



1

2

3

4

5

6

7

SECTION 011000 - SUMMARY

PART 1 - GENERAL

- 1.1PROJECT INFORMATION
- A.

Project Identification: Cantril Building Exterior Restoration.
- B.

Owner: Town of Castle Rock.
- C.

Architect: Epstein Uhen Architects.
- D.

The project consists of stone and window restoration.
- 1.2PHASED CONSTRUCTION
- A.

The Work may need to be phased over time depending on actual project costs. Phasing to be determined by Owner, see RFP for priorities to use when organizing phased bidding.
- B.

Before commencing Work of each phase, submit an updated copy of Contractor's construction schedule showing the sequence, commencement and completion dates for all phases of the Work.
- 1.3CONTRACTOR'S USE OF SITE AND PREMISES
- A.

Unrestricted Use of Site: Contractor shall have full use of Project site for construction operations during construction period. Contractor's use of Project site is limited only by Owner's right to perform work or to retain other contractors on portions of Project.
- B.

Restricted Use of Site: Contractor shall have limited use of Project site for construction operations as indicated on Drawings by the Contract limits and as indicated by requirements of this Section.
- C.

Limits on Use of Site: Limit use of Project site to areas within the Contract limits indicated. Do not disturb portions of Project site beyond areas in which the Work is indicated.

1.

Driveways, Walkways, and Entrances: Keep driveways, parking, and entrances serving premises clear and available to Owner, Owner's employees, occupants, and emergency vehicles at all times. Do not use these areas for parking or for storage of materials.
- D.

Condition of Existing Building: Maintain portions of existing building affected by construction operations in a weathertight condition throughout construction period. Repair damage caused by construction operations.
- E.

Condition of Existing Grounds: Maintain portions of existing grounds, landscaping, and hardscaping affected by construction operations throughout construction period. Repair damage caused by construction operations.
- 1.4OWNER OCCUPANCY
- A.

Full Owner Occupancy: Owner will occupy site and existing building during entire construction period. Cooperate with Owner during construction operations to minimize conflicts and facilitate Owner usage. Perform the Work so as not to interfere with Owner's day-to-day operations. Maintain existing exits unless otherwise indicated.

END OF SECTION 011000

SECTION 013300 - SUBMITTAL PROCEDURES

PART 1 - GENERAL

- 1.1SUMMARY
- A.

This Section includes administrative and procedural requirements for submitting Shop Drawings, Product Data, Samples, and other submittals.
- 1.2DEFINITIONS
- A.

Action Submittals: Written and graphic information that requires Architect's responsive action.
- B.

Informational Submittals: Written information that does not require Architect's responsive action. Submittals may be rejected for not complying with requirements.
- 1.3SUBMITTAL PROCEDURES
- A.

Coordination: Coordinate preparation and processing of submittals with performance of construction activities. Transmit each submittal sufficiently in advance of performance of related construction activities to avoid delay.

1.

Coordinate each submittal with fabrication, purchasing, testing, delivery, other submittals, and related activities that require sequential activity.

2.

Submit all submittal items required for each Specification Section concurrently unless partial submittals for portions of the Work are indicated on approved submittal schedule.

3.

Submit action submittals and informational submittals required by the same Specification Section as separate packages under separate transmittals.

4.

Coordinate transmittal of different types of submittals for related parts of the Work so processing will not be delayed because of need to review submittals concurrently for coordination.

a.

Architect reserves the right to withhold action on a submittal requiring coordination with other submittals until related submittals are received.

B.

Processing Time: Allow enough time for submittal review, including time for resubmittals, as follows. Time for review shall commence on Architect's receipt of submittal. No extension of the Contract Time will be authorized because of failure to transmit submittals enough in advance of the Work to permit processing, including resubmittals.

1.

Initial Review: Allow 15 days for initial review of each submittal. Allow additional time if coordination with subsequent submittals is required. Architect will advise Contractor when a submittal being processed must be delayed for coordination.

2.

Intermediate Review: If intermediate submittal is necessary, process it in same manner as initial submittal.

3.

Resubmittal Review: Allow 15 days for review of each resubmittal.
4.

Key Submittals: Contractor shall give Architect advance list of critical submittals and will notify Architect when to expect each submittal in preparation for a quick turn-around. Architect will make every attempt possible to review submittals in one week or less (7 days).

C.

Identification: Place a permanent label or title block on each submittal for identification.

1.

Indicate name of firm or entity that prepared each submittal on label or title block.

2.

Provide a space on label or beside title block to record Contractor's review and approval markings and action taken by Architect.

3.

Include the following information on label for processing and recording action taken:

a.

Project name.

b.

Date.

c.

Name and address of Architect.

d.

Name and address of Contractor.

e.

Name of firm or entity that prepared submittal.

f.

Names of subcontractor, manufacturer, and supplier.

g.

Category and type of submittal.

h.

Submittal purpose and description.

i.

Submittal number or other unique identifier, including revision identifier.

j.

Number and title of appropriate Specification Section.

k.

Drawing number and detail references, as appropriate.

l.

Location(s) where product is to be installed, as appropriate.

m.

Related physical samples submitted directly.

n.

Indication of full or partial submittal.

o.

Other necessary identification.

p.

Remarks.

4.

Options: Identify options requiring selection by Architect.

E.

Deviations: Highlight, encircle, or otherwise specifically identify deviations from the Contract Documents on submittals.

F.

Additional Copies: Unless additional copies are required for final submittal, and unless Architect observes noncompliance with provisions in the Contract Documents, initial submittal may serve as final submittal.

1.

Additional copies submitted for maintenance manuals will **not** be marked with action taken and will be returned.

G.

Transmittal: Package each submittal individually and appropriately for transmittal and handling. Transmit each submittal using a transmittal form. Architect will return submittals, without review, received from sources other than Contractor.

H.

Resubmittals: Make resubmittals in same form and number of copies as initial submittal.

1.

Note date and content of previous submittal.

2.

Note date and content of revision in label or title block and clearly indicate extent of revision.

3.

Resubmit submittals until they are marked with approval notation from Architect's action stamp.

I.

Distribution: Furnish copies of final submittals to manufacturers, subcontractors, suppliers, fabricators, installers, authorities having jurisdiction, and others as necessary for performance of construction activities. Show distribution on transmittal forms.

J.

Use for Construction: Use only final submittals with mark indicating approval notation from Architect's action stamp taken by Architect.
- PART 2 - PRODUCTS
- 2.1SUBMITTAL PROCEDURES

A.

General: Prepare and submit Submittals required by individual Specification Sections. Types of submittals are indicated in individual Specification Sections.

1.

Submit electronic submittals as PDF electronic files via email or directly to extranet specifically established for Project.

B.

Product Data: Collect information into a single submittal for each element of construction and type of product or equipment.

1.

If information must be specially prepared for submittal because standard printed data are not suitable for use, submit as Shop Drawings, not as Product Data.

2.

Mark each copy of each submittal to show which products and options are applicable.

3.

Include the following information, as applicable:

a.

Manufacturer's written recommendations.

b.

Manufacturer's product specifications.

c.

Manufacturer's installation instructions.

d.

Manufacturer's catalog cuts.

e.

Standard color charts.

f.

Compliance with specified referenced standards.

g.

Testing by recognized testing agency.

h.

Notation of coordination requirements.

i.

Availability and delivery time information.

4.

Submit Product Data before or concurrent with Samples.

5.

Submit Product Data in the following format:

a.

Electronic Submittals (Preferred): Send electronic submittals as PDF electronic file as indicated above.

C.

Shop Drawings: Prepare Project-specific information, drawn accurately to scale. Do not base Shop Drawings on reproductions of the Contract Documents or standard printed data.

1.

Preparation: Fully illustrate requirements in the Contract Documents. Include the following information, as applicable:

a.

Dimensions.

b.

Identification of products.

c.

Fabrication and installation drawings.

d.

Roughing-in and setting diagrams.

e.

Shopwork manufacturing instructions.

f.

Templates and patterns.

g.

Schedules.

h.

Notation of coordination requirements.

i.

Notation of dimensions established by field measurement.

j.

Relationship to adjoining construction clearly indicated.

k.

Seal and signature of professional engineer if specified.

2.

Sheet Size: Except for templates, patterns, and similar full-size drawings, submit Shop Drawings on sheets at least 8-1/2 by 11 inches but no larger than 30 by 42 inches.

3.

Submit Shop Drawings in the following format:

a.

Electronic Submittals (Preferred Method): Send electronic submittals as PDF electronic file as indicated above.

D.

Samples: Submit Samples for review of kind, color, pattern, and texture for a check of these characteristics with other elements and for a comparison of these characteristics between submittal and actual component as delivered and installed.

1.

Transmit Samples that contain multiple, related components such as accessories together in one submittal package.

2.

Identification: Attach label on unexposed side of Samples that includes the following:

a.

Generic description of Sample.

b.

Product name and name of manufacturer.

c.

Sample source.

d.

Number and title of appropriate Specification Section.

e.

Specification paragraph number and generic name of each item.

3.

For projects where electronic submittals are required, provide corresponding electronic submittal of Sample transmittal, digital image file illustrating Sample characteristics, and identification information for record.

4.

Disposition: Maintain sets of approved Samples at Project site, available for quality-control comparisons throughout the course of construction activity. Sample sets may be used to determine final acceptance of construction associated with each set.

5.

Samples for Initial Selection: Submit manufacturer's color charts consisting of units or sections of units showing the full range of colors, textures, and patterns available.

a.

Number of Samples: Submit three (3) full set(s) of available choices where color, pattern, texture, or similar characteristics are required to be selected from manufacturer's product line. Architect will return two (2) submittals with options selected.

6.

Samples for Verification: Submit full-size units or Samples of size indicated, prepared from same material to be used for the Work, cured and finished in manner specified, and physically identical with material or product proposed for use, and that show full range of color and texture variations expected. Samples include, but are not limited to, the

following: partial sections of manufactured or fabricated components; small cuts or containers of materials; complete units of repetitively used materials; swatches showing color, texture, and pattern; color range sets; and components used for independent testing and inspection.

a.

Number of Samples: Submit three (3) sets of Samples. Architect will retain two (2) Sample sets; remainder will be returned. Mark up and retain one returned Sample set as a Project Record Sample.

E.

Product Schedule or List: As required in individual Specification Sections, prepare a written summary indicating types of products required for the Work and their intended location.

1.

Submit product schedule or list in the following format:

a.

Electronic Submittals: Send electronic submittals as PDF electronic file as indicated above.

F.

Subcontract List: Prepare a written summary identifying individuals or firms proposed for each portion of the Work, including those who are to furnish products or equipment fabricated to a special design. Use AIA Form G705 or CSI Form 1.5A.

1.

Submit subcontract list in the following format:

a.

Electronic Submittals: Send electronic submittals as PDF electronic file as indicated above.

G.

Informational submittals: Prepare and submit Informational Submittals required by other Specification Sections.

1.

Submit electronically.

2.

Certificates and Certifications: Provide a notarized statement that includes signature of entity responsible for preparing certification. Certificates and certifications shall be signed by an officer or other individual authorized to sign documents on behalf of that entity.

3.

Test and Inspection Reports.

H.

Qualification Data: Prepare written information that demonstrates capabilities and experience of firm or person. Include lists of completed projects with project names and addresses, names and addresses of architects and owners, and other information specified.

I.

Installer Certificates: Prepare written statements on manufacturer's letterhead certifying that Installer complies with requirements in the Contract Documents and, where required, is authorized by manufacturer for this specific Project.

J.

Manufacturer Certificates: Prepare written statements on manufacturer's letterhead certifying that manufacturer complies with requirements in the Contract Documents. Include evidence of manufacturing experience where required.

K.

Product Certificates: Prepare written statements on manufacturer's letterhead certifying that product complies with requirements in the Contract Documents.

L.

Material Certificates: Prepare written statements on manufacturer's letterhead certifying that material complies with requirements in the Contract Documents.

M.

Material Test Reports: Prepare reports written by a qualified testing agency, on testing agency's standard form, indicating and interpreting test results of material for compliance with requirements in the Contract Documents.

N.

Product Test Reports: Prepare written reports indicating current product produced by manufacturer complies with requirements in the Contract Documents. Base reports on evaluation of tests performed by manufacturer and witnessed by a qualified testing agency, or on comprehensive tests performed by a qualified testing agency.

O.

Research/Evaluation Reports: Prepare written evidence, from a model code organization acceptable to authorities having jurisdiction, that product complies with building code in effect for Project.

P.

Preconstruction Test Reports: Prepare reports written by a qualified testing agency, on testing agency's standard form, indicating and interpreting results of tests performed before installation of product, for compliance with performance requirements in the Contract Documents.

Q.

Compatibility Test Reports: Prepare reports written by a qualified testing agency, on testing agency's standard form, indicating and interpreting results of compatibility tests performed before installation of product. Include written recommendations for primers and substrate preparation needed for adhesion.

R.

Field Test Reports: Prepare reports written by a qualified testing agency, on testing agency's standard form, indicating and interpreting results of field tests performed either during installation of product or after product is installed in its final location, for compliance with requirements in the Contract Documents.

S.

Maintenance Data: Prepare written and graphic instructions and procedures for operation and normal maintenance of products and equipment.

T.

Design Data: Prepare written and graphic information, including, but not limited to, performance and design criteria, list of applicable codes and regulations, and calculations. Include list of assumptions and other performance and design criteria and a summary of loads. Include load diagrams if applicable. Provide name and version of software, if any, used for calculations. Include page numbers.

U.

Manufacturer's Instructions: Prepare written or published information that documents manufacturer's recommendations, guidelines, and procedures for installing or operating a product or equipment. Include name of product and name, address, and telephone number of manufacturer.

V.

Manufacturer's Field Reports: Prepare written information documenting factory-authorized service representative's tests and inspections. Include the following, as applicable:

1.

Statement on condition of substrates and their acceptability for installation of product.

2.

Summary of installation procedures being followed, whether they comply with requirements and, if not, what corrective action was taken.

3.

Results of operational and other tests and a statement of whether observed performance complies with requirements.

W.

Insurance Certificates and Bonds: Prepare written information indicating current status of insurance or bonding coverage. Include name of entity covered by insurance or bond, limits of coverage, amounts of deductibles, if any, and term of the coverage.

2.2DELEGATED DESIGN

A.

Performance and Design Criteria: Where professional design services or certifications by a design professional are specifically required of Contractor by the Contract Documents, provide products and systems complying with specific performance and design criteria indicated.

1.

If criteria indicated are not sufficient to perform services or certification required, submit a written request for additional information to Architect.

B.

Delegated-Design Submittal: In addition to Shop Drawings, Product Data, and other required submittals, submit three (3) copies of a statement, signed and sealed by the responsible design professional, for each product and system specifically assigned to Contractor to be designed or certified by a design professional.

1.

Indicate that products and systems comply with performance and design criteria in the Contract Documents. Include list of codes, loads, and other factors used in performing these services.

PART 3 - EXECUTION

3.1CONTRACTOR'S REVIEW

A.

Review each submittal and check for coordination with other Work of the Contract and for compliance with the Contract Documents. Note corrections and field dimensions. Mark with approval stamp before submitting to Architect.

B.

Approval Stamp: Stamp each submittal with a uniform, approval stamp. Include Project name and location, submittal number, Specification Section title and number, name of reviewer, date of Contractor's approval, and statement certifying that submittal has been reviewed, checked, and approved for compliance with the Contract Documents.

3.2ARCHITECT'S ACTION

A.

General: Architect will not review submittals that do not bear Contractor's approval stamp and will return them without action.

B.

Action Submittals: Architect will review each submittal, make marks to indicate corrections or modifications required, and return it. Architect will stamp each submittal with an action stamp and will mark stamp appropriately to indicate action taken.

C.

Informational Submittals: Architect will review each submittal and will not return it, or will return it if it does not comply with requirements. Architect will forward each submittal to appropriate party.

D.

Partial submittals are not acceptable, will be considered nonresponsive, and will be returned without review.

E.

Submittals not required by the Contract Documents may not be reviewed and may be discarded.

END OF SECTION 013300

SECTION 060310 - FINISH CARPENTRY RESTORATION

PART 1 – GENERAL

1.1SUMMARY

A.

Section Includes:

1.

Consolidation of existing exterior finish carpentry components.

2.

Epoxy patching of existing exterior finish carpentry components.

3.

Replacement of damaged and missing interior and exterior finish carpentry components.

B.

Related Sections:

1.

Section 085500 - Wood Window Restoration.

2.

Section 099900 - Restoration Painting.

1.2REFERENCES

A.

AWI - Architectural Woodwork Quality Standards.

B.

ALSC (American Lumber Standards Committee) – Grading Rules.

C.

NIST (National Institute of Standards and Technology) PS 20 – American Softwood Lumber Standard.

1.3SUBMITTALS

A.

Samples: Submit two samples 12 inch in size illustrating each trim profile.

B.

Qualification Statement: Installer qualifications, including previous projects.

1.4QUALITY REQUIREMENTS

A.

Installer Qualifications:

1.

Minimum 5 years experience in work of this Section.

2.

Successful completion of at least 5 projects of similar scope and complexity within past 5 years.

B.

Provide mockups of the following components:

1.

See Section 08550 Wood Window Restoration for mockup requirements.

2.

Include associated attachments, joints and junctions, termination items.

3.

Locate where directed.

2.1MANUFACTURERS

A.

Acceptable Manufacturers – Consolidant and Patching Compound

1.

Abatron, Inc. (800) 445-1754 <http://www.abatron.com/>

2.

Advanced Repair Technology (607) 264-9040 <http://www.advancedrepair.com/>

3.

Smith & Company (510) 237-6842

4.

Or approved equal.

2.2MATERIALS

A.

Lumber: Provide new materials to match existing.

B.

Lumber: Use salvaged existing wood for patching holes and replacing deteriorated components. Do not reuse rotted, split, termite damaged, or otherwise damaged pieces.

2.3ACCESSORIES

A.

Consolidant: Low viscosity penetrating consolidant, 8 hour minimum cure time; Liquid *Wood* by Abatron, Inc. or approved equal.

B.

Patching Compound: Epoxy based, multiple component; *WoodEpoxy* by Abatron, Inc. or approved equal.

C.

Fasteners: Type and size as required by conditions of use; plain steel for interior use; hot dip galvanized steel for exterior use.

2.4FABRICATION

A.

Quality: AWI Premium Quality Grade.

B.

Fabricate new wood components with profiles and dimensions to match existing using salvaged materials as a template.

3.1EXAMINATION

A.

Verify that surfaces are ready to receive work.

3.2PREPARATION

A.

Prior to installation, condition wood to average humidity that will prevail after installation.

B.

Back prime exterior wood and wood in contact with cementitious materials prior to installation.

3.3CONSOLIDATION OF EXISTING WOOD

A.

Remove paint under provisions of Section 099900.

B.

Apply consolidant in accordance with manufacturer's instructions.

C.

Completely saturate damaged wood with consolidant; allow to cure 8 hours minimum.

D.

Apply to end grain where exposed. Where end grain is not exposed, drill 1/8 inch holes staggered and at angles to side grain to expose as much end grain as possible.

E.

Prevent leakage with wax or clay plugs. Clean leakage before it cures.

F.

Apply second coat if first coat does not completely saturate and harden wood.

3.4EPOXY REPAIR OF EXISTING WOOD

A.

Mix and apply epoxy in accordance with manufacturer's instructions.

B.

Apply epoxy putty to fill voids after consolidant has cured.

C.

Embed wood in center of large patches to reduce amount of filler.

D.

After filler has cured, sand, chisel or plane off to smooth surface, flush with adjacent surfaces.

3.5REPLACEMENT OF EXISTING WOOD

A.

Remove existing damaged and deteriorated wood in manner to minimize damage to adjacent surfaces.

B.

Fit new components to original profiles and lines.

C.

Feather new materials into existing.

D.

Secure at maximum 12 inches on center. Use concealed or exposed nailing to match existing.

E.

Miter corners and end joints.

F.

Scribe to adjacent construction with maximum 1/8 inch gaps.

G.

Sand cut ends and edges smooth.

END OF SECTION 060310

milwaukee | madison | green bay | denver | atlanta

E

PROJECT INFORMATION

CANTRIL BUILDING
EXTERIOR
RESTORATION

D

312 CANTRIL
STREET
CASTLE ROCK, CO
80104

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
01/07/2026	95% CONSTRUCTION DOCUMENTS
03/16/2026	100% CONSTRUCTION DOCUMENTS

C

KEY PLAN

B

SHEET INFORMATION

PROJECT MANAGER	KW
PROJECT NUMBER	825732-01

A

SPECIFICATIONS

A000

1

2

3

4

5

6

7



milwaukee | madison | green bay | denver | atlanta

E

PROJECT INFORMATION

CANTRIL BUILDING
EXTERIOR
RESTORATION

D

312 CANTRIL
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CASTLE ROCK, CO
80104

ISSUANCE AND REVISIONS

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C

KEY PLAN

B

SHEET INFORMATION



PROJECT MANAGER KW

PROJECT NUMBER 825732-01

A

SPECIFICATIONS

A001

SECTION 049020 - STONE RESTORATION AND CLEANING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. This Section includes the following:
- Cleaning exposed stone surfaces.
- B. Related Sections include the following:
- NA

1.3 DEFINITIONS

- A. Low-Pressure Spray: 100 to 400 psi; 4 to 6 gpm.
- B. Medium-Pressure Spray: 400 to 800 psi; 4 to 6 gpm.

1.4 REFERENCE DOCUMENTS

- A. National Park Service, Technical Preservation Services, Preservation Brief 1, "Cleaning and Water-Repellent Treatments for Historic Masonry Buildings"
- B. National Park Service, Technical Preservation Services, Preservation Brief 2, "Repointing Mortar Joints"

1.5 SUBMITTALS

- A. Product Data: For each type of product indicated. Include recommendations for application and use. Include test data substantiating that products comply with requirements.
- B. Shop Drawings: If applicable for the following:
- Partial replacement stone units (Dutchmen).
 - Replacement and repair anchors, including drilled-in pins. Include details of anchors within individual stone units, with locations of anchors and dimensions of holes and recesses in stone required for anchors, including direction and angle of holes for pins.
- C. Restoration Program: For each phase of restoration process, provide detailed description of materials, methods, equipment, and sequence of operations to be used for each phase of restoration work including protection of surrounding materials on building and Project site.
- If materials and methods other than those indicated are proposed for any phase of restoration work, provide a written description, including evidence of successful use on comparable projects, and a testing program to demonstrate their effectiveness for this Project.
- D. Cleaning Program: Describe cleaning process in detail, including materials, methods, and equipment to be used and protection of surrounding materials on building and Project site, and control of runoff during operations.
- If materials and methods other than those indicated are proposed for cleaning work, provide a written description, including evidence of successful use on comparable projects, and a testing program to demonstrate their effectiveness for this Project.

1.6 QUALITY ASSURANCE

- A. Restoration Specialist Qualifications: Engage an experienced masonry restoration and cleaning firm to perform work of this Section. Firm shall have completed work similar in material, design, and extent to that indicated for this Project with a record of successful in-service performance.
- At Contractor's option, work may be divided between two specialist firms: one for cleaning work and one for repair work.
 - Field Supervision: Restoration specialist firms shall maintain experienced full-time supervisors on Project site during times that stone restoration and cleaning are in progress. Supervisors shall not be changed during Project except for causes beyond control of restoration specialist firm.
- B. Source Limitations: Obtain each type of material for stone restoration (stone, cement, sand, etc.) from one source with resources to provide materials of consistent quality in appearance and physical properties.

1.7 MOCK-UP

- A. General: Prepare mock-up for each typical condition including stone cleaning, repointing mortar joints, patching, and crack repairs to demonstrate aesthetic effects and qualities of materials and execution for review by Owner and Architect. Do not proceed with work until mock-up has been approved. Approved mock-up shall serve as the standard for stone restoration work described in this section.
- B. Size: 12 inches by 12 inches.
- C. Locate where directed.

1.8 DELIVERY, STORAGE, AND HANDLING

- A. Store cementitious materials on elevated platforms, under cover, and in a dry location. Do not use cementitious materials that have become damp.
- B. Store hydrated lime in manufacturer's original and unopened containers. Discard lime if containers have been damaged or have been opened for more than two days.
- C. Store lime putty covered with water in sealed containers.
- D. Store sand where grading and other required characteristics can be maintained and contamination avoided.

1.9 PROJECT CONDITIONS

- A. Hot-Weather Requirements: Protect masonry repair and mortar-joint pointing when temperature and humidity conditions produce excessive evaporation of water from mortar and patching materials. Provide artificial shade and wind breaks and use cooled materials as required. Do not apply mortar to substrates with temperatures of 90 deg F and above.
- B. Patch stone only when air and surface temperatures are between and 55 and 100 deg F and are predicted to remain above 55 deg F for at least 7 days after completion of work. On days when air temperature is predicted to go above 90 deg F, schedule patching work to coincide with time that surface being patched will be in shade or during cooler morning hours.
- C. Clean stone surfaces only when air temperature is 40 deg F and above and is predicted to remain so for at least 7 days after completion of cleaning.
- D. Apply stone consolidation treatment only when surface and air temperatures are between 50 and 90 deg F and rain is not expected within 24 hours.

1.10 SEQUENCING AND SCHEDULING

- A. Order replacement materials at earliest possible date, to avoid delaying completion of the Work.
- B. Order sand for repointing mortar immediately after approval of Samples. Take delivery of and store at Project site a sufficient quantity of sand to complete Project.
- C. Perform stone restoration work in the following sequence:
- Repair existing stonework, including replacing existing stone (if applicable) with new stone materials.
 - Rake out joints that are to be repointed.
 - Point mortar joints.
 - Inspect for open mortar joints and repair before cleaning to prevent intrusion of water and other cleaning materials into the wall.
 - Clean stone surfaces.
- D. As scaffolding is removed, patch anchor holes used to attach scaffolding. Patch holes in mortar joints to comply with Part 3 "Repointing Stonework" Article.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. In other Part 2 articles where titles below introduce lists, the following requirements apply for product selection:
- Available Products: Subject to compliance with requirements, products that may be incorporated into the Work include, but are not limited to, the products specified.
 - Products: Subject to compliance with requirements, provide one of the products specified.

- Available Manufacturers: Subject to compliance with requirements, manufacturers offering products that may be incorporated into the Work include, but are not limited to, the manufacturers specified.
- Manufacturers: Subject to compliance with requirements, provide products by the manufacturers specified.

2.2 STONE MATERIALS (IF APPLICABLE)

- A. Stone: Provide natural building stone of variety, color, finish, size, and shape to match existing Rhyolite stone.

- For existing stone that exhibits a range of colors, finishes, sizes, or shapes, provide stone that matches that range rather than stone that matches an individual color, finish, size, or shape within that range.

2.3 MORTAR MATERIALS

- A. Portland Cement: ASTM C 150, Type I or Type II.
- Low-Alkali Cement: Portland cement for use with limestone shall contain not more than 0.60 percent total alkali when tested according to ASTM C 114.
- B. Hydrated Lime: ASTM C 207, Type S.
- C. Mortar Sand: ASTM C 144, unless otherwise indicated.
- Color: Provide natural sand or ground marble, granite, or other sound stone; of color necessary to produce required mortar color.
 - For pointing mortar, provide sand with rounded edges.
 - Match size, texture, and gradation of existing mortar sand as closely as possible. Blend several sands, if necessary, to achieve suitable match.
- D. Mortar Pigments: Natural and synthetic iron oxides, compounded for mortar mixes. Use only pigments with a record of satisfactory performance in masonry mortars.
- E. Water: Potable.
- F. Mortar to match the original beaded joints.

2.4 PAINT REMOVERS

- A. Solvent-Type Paint Remover: Manufacturer's standard water-rinsable, solvent-type gel formulation for removing paint coatings from masonry.
- Available Products:
 - American Building Restoration Products, Inc.; No. 3 Grip 'N Strip.
 - Diedrich Technologies Inc.; 505 Special Coatings Stripper.
 - Dommon Restoration, Inc.; Dommon Multi-Layer Paint & Graffiti Remover.
 - Dumond Chemicals, Inc.; Peel Away 2.
 - Hydrochemical Techniques, Inc.; Hydroclean Solvent Paint Remover (HT-300).
 - Price Research, Ltd.; Price Strip-All.
 - ProSoCo; Sure Klean Fast Acting Stripper.
- 2.5 CLEANING MATERIALS
- A. Water for Cleaning: Potable.
- B. Hot Water: Heat water to a temperature of 140 to 160 deg F.
- C. Job-Mixed Detergent Solution: Solution prepared by mixing 2 cups of tetrasodium polyphosphate (TSPP), 1/2 cup of laundry detergent, and 20 quarts of hot water for every 5 gal. of solution required.
- D. One-Part Limestone Cleaner: Manufacturer's standard one-part acidic formulation for cleaning limestone.

- Available Products:
 - American Building Restoration Products, Inc.; X-190 Limestone & Concrete Cleaner.
 - Hydrochemical Techniques, Inc.; Hydroclean Limestone and Marble Cleaner and Brightener (HT-907).
 - Price Research, Ltd.; Price Limestone Restorer.
 - ProSoCo; Sure Klean Limestone Restorer.

2.6 MISCELLANEOUS MATERIALS

- A. Stone Anchors: Type and size indicated or, if not indicated, to match existing anchors in size and type. Fabricate anchors and dovels from Type 304 stainless steel.
- B. Stone-to-Stone Adhesive: 2-part polyester or epoxy-resin stone adhesive with a 15- to 45-minute cure at 70 deg F or 1-part cementitious stone adhesive, recommended by adhesive manufacturer for type of stone repair indicated, and matching stone color.
- Available Products:
 - Two-Part Polyester or Epoxy:
 - Akemi North America; Akexop.
 - Bonstone Materials, Inc.; A-199-T/B-439-T.
 - Edison Coatings, Inc.; Flexi-Weld 520T.
 - One-Part Cementitious Stone Adhesive:
 - Cathedral Stone Products, Inc.; Jahn Restoration Adhesive.

- C. Stone Patching Compound: Factory-mixed cementitious product that is custom manufactured for patching stone, is vapor- and water permeable, exhibits low shrinkage, and develops high bond strength to all types of stone. Formulate in colors and textures to match stone being patched.

- Available Products:
 - Cathedral Stone Products, Inc.; Jahn Restoration Mortar.
 - Edison Coatings, Inc.; Custom System 45.
- D. Cementitious Crack Filler: An ultrafine superplasticized grout that can be injected into cracks, is suitable for application to wet or dry cracks, exhibits low shrinkage, and develops high bond strength to all types of stone.
- Available Products:
 - Cathedral Stone Products, Inc.; Jahn Injection Grout.
 - Edison Coatings, Inc.; Pump-X 53i.
- E. Liquid Strippable Masking Agent: Manufacturer's standard liquid, film-forming, strippable masking material for protecting glass, metal, and polished stone surfaces from damaging effects of acidic and alkaline masonry cleaners.
- Available Products:
 - American Building Restoration Products, Inc.; LM 130 Acid Shield.
 - Diedrich Technologies Inc.; Diedrich Acid Guard.
 - Price Research, Ltd.; Price Mask.
 - ProSoCo; Sure Klean Strippable Masking.

- F. Stone Consolidation Treatment: Ready-to-use product designed for consolidation of masonry materials that have deteriorated due to weathering and exposure to pollutants. Treatment shall be composed of silico-ethyl esters, a neutral catalyst, and solvents.

- Available Products:
 - ProSoCo; Conservare OH Stone Strengthener.

2.7 MORTAR MIXES

- A. Measurement and Mixing: Measure cementitious materials and sand in a dry condition by volume or equivalent weight. Do not measure by shovel; use known measure. Mix materials in a clean, mechanical batch mixer.
- Mixing Pointing Mortar: Thoroughly mix cementitious materials and sand together before adding any water. Then mix again adding only enough water to produce a damp, unworkable mix that will retain its form when pressed into a ball. Maintain mortar in this dampened condition for 15 to 30 minutes. Add remaining water in small portions until mortar reaches desired consistency. Use mortar within one hour of final mixing; do not retemper or use partially hardened material.
- B. Do not use admixtures of any kind in mortar, unless otherwise indicated.
- C. Mortar Proportions: Mix mortar materials in the following proportions:
- Pointing Mortar for Stone: analyze existing original mortar and match its composition.
 - Rebuilding (Setting) Mortar: 1 part white portland cement, 1 part lime, and 6 parts sand.

PART 3 - EXECUTION

3.1 PROTECTION

- A. Protect persons, motor vehicles, surrounding surfaces of building being restored, building site, plants, and surrounding buildings from harm resulting from stone restoration work.
- Erect temporary protective covers over walkways and at points of pedestrian and vehicular entrance and exit that must remain in service during course of restoration and cleaning work.
- B. Prevent mortar from staining face of surrounding masonry and other surfaces.
- Cover sills, ledges, and projections to protect from mortar droppings.
 - Keep wall area wet below rebuilding and pointing work to discourage mortar from adhering.
 - Immediately remove mortar in contact with exposed masonry and other surfaces.
 - Clean mortar splatters from scaffolding at end of each day.

3.2 STONE REMOVAL AND REPLACEMENT

- A. At locations indicated, remove stone that has deteriorated or is damaged beyond repair. Carefully remove entire units from joint to joint, without damaging surrounding masonry, in a manner that permits replacement with full-size units.
- B. Support and protect remaining masonry that was supported by removed stone.
- C. Maintain flashing, reinforcement, lintels, and adjoining construction in an undamaged condition.
- D. Notify Architect of unforeseen detrimental conditions, including voids, cracks, bulges, loose masonry units in existing stone or unit masonry backup, rotted wood, rusted metal, and other deteriorated items.
- E. Remove in an undamaged condition as many whole stone units as possible. Remove mortar and sealant from surfaces of removed stones.
- F. Clean masonry surrounding removal areas by removing mortar, dust, and loose particles in preparation for stone replacement.
- G. Replace removed damaged stone with other removed stone in good condition, where possible, matching existing stone. Do not use broken units unless they can be cut to usable size. If salvaged removed stone is not available, replace with rhyolite stone to match existing in composition, color, and appearance.
- H. Rift: Do not allow face bedding of stone. Before setting, inspect to verify that each stone has been cut so that, when it is set in final position, the rift or natural bedding planes are predominantly horizontal, except for arches, where bedding planes are predominantly radial or vertical, but perpendicular to the wall. Reject stone with vertical bedding planes, except as required for arches, lintels, and copings.
- I. Install replacement stone into bonding and coursing pattern of existing stone. If cutting is required, use a motor-driven saw designed to cut stone with clean, sharp, unchipped edges. Finish edges to blend with appearance of edges of existing stone.
- Maintain joint width for replacement stone to match existing joints.
 - Use setting buttons or shims to set stone accurately with uniform joints.
- J. Set replacement stone with rebuilding (setting) mortar and with completely filled bed, head, and collar joints. Butter vertical joints for full width before setting, and set units in full bed of mortar unless otherwise indicated. Replace existing anchors with new anchors matching existing configuration.
- Tool exposed mortar joints in repaired areas to match joints of surrounding existing stonework.
 - Rake out mortar used for laying stone before mortar sets. Point at same time as repointing of surrounding area.
 - When mortar is hard enough to support units, remove shims and other devices interfering with pointing of joints.
- K. Curing: Cure mortar by maintaining in thoroughly damp condition for at least 72 consecutive hours, including weekends and holidays.
- Hairline cracking within the mortar or mortar separation at edge of a joint is unacceptable. Completely remove such mortar and repoint.

3.3 PARTIAL STONE REPLACEMENT (DUTCHMAN REPAIR) (IF APPLICABLE)

- A. At locations indicated, remove rectangular portion of stone units. Carefully remove stone by making vertical and horizontal saw cuts at face of stone and demolishing corner portion of stone unit to depth required for fitting partial replacement (Dutchman). Make edges of stone at cuts smooth and square to each other and to finished surface. Make back of removal area flat and parallel to stone face.
- B. Remove mortar from joints that about area of stone removal to same depth as stone was removed. Remove loose mortar particles and other debris from surfaces to be bonded and surfaces of adjacent stone units that will receive mortar by cleaning with stiff-fiber brush.
- C. Trim partial replacement (Dutchman) to accurately fit area where stone was removed.
- D. Apply stone-to-stone adhesive to comply with adhesive manufacturer's written instructions. Coat bonding surfaces of existing stone and partial replacement, completely filling all crevices and voids.
- E. Apply partial replacement while adhesive is still tacky and hold securely in place until adhesive has cured. Use shims, clamps, wedges, or other devices as necessary to align face of partial replacement with face of stone unit being repaired.
- F. After adhesive has fully cured, further anchor partial replacements where indicated with 1/4-inch-diameter, plain stainless-steel rods set into 1/4-inch-diameter holes drilled at a 45-degree downward angle through face of stone. Center and space anchor rods between 3 and 5 inches apart and at least 2 inches from any edge. Insert rods at least 2 inches into backing stone and 2 inches into partial replacements with end countersunk at least 3/4 inch from exposed face of stone.
- G. Clean residual adhesive from exposed surfaces and patch chipped areas and drill holes as specified in "Stone Patching" Article.

3.4 STONE REPAIR

- A. Carefully remove loose stone fragments in areas indicated to be repaired. Reuse only stone fragments that are in sound condition.
- B. Remove soil, loose stone particles, mortar, and other debris or foreign material from fragment surfaces to be bonded and stone from which fragments were removed by cleaning with stiff-fiber brush.
- C. Apply stone-to-stone adhesive to comply with adhesive manufacturer's written instructions. Coat bonding surfaces of fragments and stone from which fragments were removed, completely filling all crevices and voids.
- D. Fit stone fragments onto building stone while adhesive is still tacky and hold fragment securely in place until adhesive has cured.
- E. Clean residual adhesive from exposed surfaces and patch chipped areas and drilled holes as specified in "Stone Patching" Article.

3.5 STONE PATCHING

- A. Patch the following stone units:
- Units indicated to be patched.
 - Units with holes.
 - Units with chipped edges or corners.
 - Units with small areas of deep deterioration.
- B. Remove and replace existing patches, unless otherwise indicated or approved by Architect.
- C. Cut out deteriorated stone and adjacent stone that has begun to deteriorate. Remove additional material so patch will not have feathered edges and will be at least 1/4 inch thick, but not less than recommended by patching compound manufacturer.
- Remove loose particles, soil, debris, oil, and other contaminants from existing stone units at locations to be patched by cleaning with stiff-fiber brush.
- D. Mix patching compound in individual batches to match each stone unit being patched. Combine one or more colors of patching compound, as needed, to produce exact match.
- E. Brush-coat stone surfaces with slurry coat of patching compound according to manufacturer's written instructions.
- F. Place patching compound in layers as recommended by patching compound manufacturer, but not less than 1/4 inch or more than 2 inches thick. Roughen surface of each layer to provide a key for next layer.
- Trowel, scrape, or carve surface of patch to match texture and surface plane of surrounding stone. Shape and finish surface before or after curing, as determined by testing, to best match existing stone.
 - Build patch up 1/4 inch above surrounding stone and carve surface to match adjoining stone after patching compound has hardened.
- G. Keep each layer damp for 72 hours or until patching compound has set.

- H. Remove and replace patches with hairline cracks or that show separation from stone at edges, and those that do not match adjoining stone in color or texture.

3.6 CLEANING STONE, GENERAL

- A. Proceed with cleaning in an orderly manner; work from top to bottom of each scaffold width and from one end of each elevation to the other.
- B. Use only those cleaning methods indicated for each material and location.
- Use spray equipment that provides controlled application at volume and pressure indicated, measured at spray tip. Adjust pressure and volume to ensure that cleaning methods do not damage stone.
 - Equip units with pressure gages.
 - For water spray application, use fan-shaped spray tip that disperses water at an angle of 25 to 30 degrees.
 - For heated water spray application, use equipment capable of maintaining temperature between 140 and 160 deg F at flow rates indicated.
- C. Perform each cleaning method indicated in a manner that results in uniform coverage of all surfaces, including corners, moldings, and interstices, and that produces an even effect without streaking or damaging stone surfaces.
- D. Removing Plant Growth: Completely remove plant, moss, and shrub growth from stone surfaces. Carefully remove plants, creepers, and vegetation by cutting at roots and allowing to dry as long as possible before removal. Remove loose soil or debris from open joints to whatever depth they occur.
- E. Preliminary Cleaning: Before beginning general cleaning, remove extraneous substances that are resistant to cleaning methods being used. Extraneous substances include paint, calking, asphalt, and tar.
- Carefully remove heavy accumulations of material from surface of masonry with sharp chisel. Do not scratch or chip masonry surface.
 - Remove paint and calking with alkaline paint remover.
 - Comply with requirements for paint removal.
 - Repeat application up to two times if needed.
 - Remove asphalt and tar with solvent-type paint remover.
 - Apply only to asphalt and tar by brush without prewetting.
 - Allow paint remover to remain on surface for 10 to 30 minutes.
 - Rinse off with hot water using low-pressure spray.
 - Repeat application if needed.
- F. Water Application Methods:
- Spray Applications: Unless otherwise indicated, hold spray nozzle at least 6 inches from surface of stone and apply water in horizontal back and forth sweeping motion, overlapping previous strokes to produce uniform coverage.
- G. Rinse off chemical residue and soil by working upward from bottom to top of each treated area at each stage or scaffold setting. Periodically during each rinse, test pH of rinse water running off of cleaned area to determine that chemical cleaner is completely removed.
- Apply neutralizing agent and repeat rinse, if necessary, to produce tested pH of between 6.7 and 7.5.

- H. After cleaning is complete, remove protection no longer required. Remove tape and adhesive marks.

3.7 PAINT REMOVAL

- A. Paint Removal with Solvent-Type Paint Remover:
- Apply thick coating of paint remover to painted stone with natural-fiber cleaning brush, deep-nap roller, or large paint brush.
 - Allow paint remover to remain on surface for period recommended by manufacturer. Agitate periodically with stiff-fiber brush.
 - Rinse with cold water applied by low-pressure spray to remove chemicals and paint residue.

3.8 CLEANING STONWORK

- A. Hot-Water Wash: Use hot water applied by low-pressure spray.
- B. Detergent Cleaning:
- Wet stone with hot water applied by low-pressure spray.
 - Scrub stone with detergent solution using medium-soft brushes until soil is thoroughly dislodged and can be removed by rinsing. Use small brushes to remove soil from mortar joints and crevices. Dip brush in solution often to ensure that adequate fresh detergent is used and that stone surface remains wet.
 - Rinse with hot water applied by low-pressure spray to remove detergent solution and soil.
- C. One-Part Limestone Chemical Cleaning:
- Wet stone with hot water applied by low-pressure spray.
 - Apply cleaner to stone by brush. Let cleaner remain on surface for period recommended by manufacturer.
 - Immediately repeat application of one-part limestone cleaner as indicated above over the same area.
 - Rinse with hot water applied by medium-pressure spray to remove chemicals and soil.

3.9 FINAL CLEANING

- A. After mortar has fully hardened, thoroughly clean exposed stone surfaces of excess mortar and foreign matter; use wood scrapers, stiff-nylon or -fiber brushes, and clean water, spray applied at low pressure.
- Do not use metal scrapers or brushes.
 - Do not use acidic or alkaline cleaners.
- B. Wash adjacent woodwork and other nonmasonry surfaces. Use detergent and soft brushes or cloths.
- C. Clean mortar and debris from roof; remove debris from gutters and downspouts. Rinse off roof and flush gutters and downspouts.
- D. Sweep and rake adjacent pavement and grounds to remove mortar and debris. Where necessary, pressure wash surfaces to remove mortar, dust, dirt, and stains.

END OF SECTION 049020

SECTION 085500 - WOOD WINDOW RESTORATION

PART 1 - GENERAL

1.01 SUMMARY

A. Section Includes:

- Restoration and replacement of existing deteriorated wood window elements and trim.
- Restoration of existing hardware.
- Replacement of damaged and missing hardware.
- Removal and replacement of existing glass.
- Replacement of broken and missing glass.
- Refinishing.

B. Related Sections:

- Section 060310 - Finish Carpentry Restoration.
- Section 099900 - Restoration Painting.

1.02 DEFINITIONS

- A. Severe Deterioration: Deteriorated of the whole or part of an element to include voids, cracks and gaps and where the structural integrity of the element or the assembly in which the element is located is jeopardized. Existing wear and/or mechanical damage to an element has reduced the profile of the element by more than 30%.
- B. Moderate Deterioration: Deterioration of the whole or part of an element to include voids, cracks and gaps and where the element is deformed or penetrated under moderate pressure from a screwdriver, but where the structural integrity of the element or the assembly in which the element is located is not jeopardized. Existing wear and/or mechanical damage to an element has reduced the profile of the element from 10% up to and including 30%.
- C. Minor Deterioration: Deterioration of the whole or part of an element to the point where it feels soft but is not punctured under light pressure from a screwdriver, and voids do not exist. Existing wear and/or mechanical damage to an element has reduced the profile of the element less than 10%.
- D. Surface Restoration: All finished sash surfaces have been restored by stripping or sanding and then painted or refinished.

1.03 REFERENCE DOCUMENTS

- A. National Park Service, Technical Preservation Services, Preservation Brief 9, "The Repair of Historic Wooden Windows"

1.04 SUBMITTALS

- A. Qualification Statement: Restorer qualifications, including previous projects.
- B. Samples: Submit two samples 12 inches in size illustrating each different replacement component, including samples of the proposed sash cord.
- C. Drawings denoting the window numbering system prior to the window removal. The windows shall then be numbered prior to removal to match the approved numbering system.
- D. The Contractor shall submit for approval the product data for chemical strippers that are intended for use to the Architect not less than ten days prior to the commencement of the Work. Architect approval of the stripping product is required.

1.05 QUALITY REQUIREMENTS

- A. Restorer Qualifications:
- Minimum 5 years experience in work of this Section.
 - Successful completion of at least 3 projects of similar scope and complexity within past 5 years.
 - Contractor shall be able to demonstrate that workmen performing restoration work have suitable skills for the work required.
- B. Windows must be restored to proper operation and sound condition.

1.06 MOCK-UP

- A. Prepare mock-up window restoration to demonstrate aesthetic effects and qualities of materials and execution for review by Owner and Architect. Do not proceed with work until mock-up has been approved. Approved mock-up shall serve as the standard for window restoration work described in this section.

PART 2 - PRODUCTS

2.02 MATERIALS

- A. Existing Materials shall be reused whenever possible in the repair and rehabilitation of wood windows. This includes all wood elements, hardware and glazing that are determined to be of historic significance. Replacement of window elements with new material shall be done only when originals are so deteriorated as to prohibit their useful function.
- Wood: Wood used to replace deteriorated window members shall be of the same species as the original and AWI Premium Quality Grade, unless otherwise approved by the DPS Project Manager. Finger-jointed stock may be used for interior casing and trim only where scheduled to be painted. Fabricate new wood components with profiles and dimensions to match the existing using salvaged materials as a template. Moisture content of existing wood and new wood shall be not more than 7%.
 - Glass & Glazing: Existing intact glass to remain. All broken / damaged glazing shall be replaced.
 - Hardware: Existing original hardware shall be cleaned and re-set in its existing location. Replacement hardware, i.e. sash pulleys, sash lifts and sash locks, shall be provided by the Contractor and shall match original in design, material, and finish as much as possible without hindering ease of operation and security.
 - Fasteners: Fasteners shall be stainless steel, galvanized, or non-ferrous metal.
 - Glazing Compound: For single pane glass shall be oil-based, non-staining and non-bleeding, and shall pass the test requirements of ASTM C 741, and ASTM C 742.
 - Glazing Points: Shall be stainless steel or galvanized steel.
 - Epoxy Consolidants:
 - Liquid wood consolidant shall consist of a two-part, low viscosity liquid epoxy.
 - Epoxy paste shall consist of a two-part thixotropic paste.
 - Wax mold epoxy.
 - Window Weights: Reuse existing salvaged weights where possible. Provide new weights to match original in profile and weight where original weights are damaged, missing, or require alteration for proper balance because the weight of the sash has been changed. Replacement window weights shall be cast iron, profile to fit available space, weight for proper operation.
 - Sash Cords: Existing cords in good condition shall remain. All new sash cords shall be as manufactured by "Samson Rope Technologies", size No.8. Replace all damaged or missing sash chords.
- B. Weatherstripping: Material and profile to match original unless otherwise indicated.

PART 3 - EXECUTION

3.01 PREPARATION

- A. Component window removal operations are not allowed in occupied spaces.
- B. Prior to commencing work, place a tarp or reinforced poly drop cloth on the floor immediately adjacent to the windows and extending out to a minimum distance of ten (10) feet. In rooms or areas where the minimal clearance requirement cannot be met due to room dimensions, the floor covering shall extend the maximum distance to the adjoining wall.
- C. Tape or secure 6-mil poly sheeting immediately under the window sill extending a minimum of two feet laterally on each side of the window.
- D. The poly sheeting shall be a single, continuous sheet extending at least six feet from the base of the wall.

3.02 EXTERIOR PROTECTION

- A. Place a canvas or reinforced poly tarp at grade level on the exterior of the building under the windows being repaired.
- B. The canvas or poly tarp shall extend from the base of the wall to a distance of at least ten feet in all directions.
- C. The canvas or poly tarp shall be placed flush to the building and weighted or otherwise secured to prevent visible gaps between the tarp and the building and to prevent the canvas or poly tarp from being blown away.
- D. If existing ground cover or other architectural or landscaping features exist that would preclude placement of exterior poly or tarps, coordinate with the Architect and Owner to determine alternative methods of protection.

3.03 EXAMINATION

- A. Verify that openings are ready to receive work.

3.04 RESTORATION

- A. This Section describes the overall restoration of existing wood windows, related wood trim, and glass. Other sections referenced under "Related Sections" specify certain aspects of Work in more detail.

3.05 REPAIRS AND REPLACEMENT OF WOOD

A. SASH REMOVAL:

- Remove sash utilizing care to minimize damage to the frame and adjacent surfaces. All damage shall be repaired by the Contractor at no additional cost to Owner.
- The interior stops shall be removed first in a method so as to not scar the wood. Connecting hardware and operating mechanism shall then be detached and the sash shall be removed from the frame.
- Removed sashes and frames shall be identified as to location to assure reinstallation in their original positions. Refer to Paragraph 1.04 for Submittal on numbering system and marking.
- Windows with counter-weight systems shall have the sash cords detached from the sides of the sash and their ends pinned with a nail or tied in a knot to prevent them from falling into the weight pocket; the lower sash can then be removed.
- The parting bead shall be removed so as not to scar the wood.
- Plastic covering or plywood shall be installed to cover the window opening during repairs so as to maintain building security and mitigate moisture damage.
- This operation shall be made on a time schedule agreed to by the contractor and the Owner.
- All nail and/or screw holes shall be filled with wood putty prior to any reinstallation work beginning on the opening.

B. PAINT REMOVAL AND STAIN REMOVAL:

- Shall be done by a Hazmat specialist when lead paint is present.
- Machine sanding or grinding, abrasive blasting or other mechanical methods of paint removal are not allowed. The use of a heat gun in conjunction with hand scraping is not allowed unless the heat gun is equipped with a thermostat that limits the discharge air temperature to less than 1,100 degrees F. If any heat is used, the glass shall be removed or protected from the sudden temperature change which can cause breakage. An overlay of aluminum foil on gypsum board can protect the glass from such rapid temperature change.
- Protect all adjoining surfaces not being stripped. All damage shall be repaired to the satisfaction of the Architect and the Owner.
- Follow chemical stripper manufacturer's recommendations for the application and removal.
- Contain all debris and runoff from stripping operations and do not allow debris to contaminate occupied areas or adjacent components. Perform daily clean-up activities of the stripping operation.
- Allow stripper to dwell on the surface until the paint has lifted or dissolved. Do not allow stripper to dry on the surface being stripped.
- Remove the stripper or residue utilizing the recommended methodology as identified by the manufacturer.
- Use an approved container to accumulate paint removal debris for disposal determination. Follow all regulations with respect to handling the debris.
- Perform a visual inspection of the area where the paint was removed. Recapply stripper to remove residual paint remaining after the first application.
- Do not allow the stripper to dwell on the surface longer than is required to remove the paint. Care must be taken to minimize damage to the substrate. All damage to the substrates shall be repaired by the Contractor, at no additional cost to Owner, to the satisfaction of the Architect and the Owner.
- Allow substrate to dry thoroughly before continuing restoration procedures.
- Areas on frame, sill, sash and muntins where paint or varnish has peeled, alligatored, blistered or crazed shall have paint removed to bare wood or first sound paint layer, using non-destructive means such as a chemical stripper or scraper tools.
- If chemical strippers are used, wood shall be rinsed or neutralized after stripping, per the manufacturer's recommendations, to a litmus ph of 5 to 8.5. Contractor shall verify and document these amounts in a report provided to the Architect. If chemical strippers are used, they shall be designed for use on the appropriate substrate.
- Wood shall be allowed to dry to a moisture content of a maximum of 7 percent before repainting. Contractor shall verify and document these amounts in a report provided to the Architect. The documentation shall include the window number and opening number, date and moisture content, as a minimum.

C. WOOD REPAIR

- Severe Deterioration:
 - Severely deteriorated areas (with more than 30 percent of entire wood member decayed or profile reduced) shall be removed from wood sash, sill, frame, and trim assemblies and replaced. Replace deteriorated wood sash and trim members with new wood as specified in Section 060310 Finish Carpentry Restoration.
 - Match new wood to profile and grain of existing wood.
 - Fabricate frame and sash members with mortised and tenoned joints. Fit to hairline joint, glue and nail. Stapling not permitted.
- Moderate Deterioration:
 - Moderately deteriorated areas (Less than 30 percent of entire member decayed), weathered, or gouged wood shall be patched with approved patching compounds, and shall be sanded smooth. Epoxy patch voids as specified in Section 060310 Finish Carpentry Restoration.
 - Consolidate soft wood as specified in Section 060310 Finish Carpentry Restoration.
- Minor Deterioration:
 - Minor deterioration of sash rails and stiles that are loose shall be repaired with glue and new dowels to make joints tight.
 - Consolidate soft wood as specified in Section 060310 Finish Carpentry Restoration.
- Missing Elements:
 - Replace missing wood sash, muntins and trim members with new wood as specified in Section 060310 Finish Carpentry Restoration.
 - Match new wood to profile and grain of original wood.
 - Fabricate frame and sash members with mortised and tenoned joints. Fit to hairline joint, glue and nail. Stapling not permitted.
- Replaced Elements:
 - Replace all parting stop with new material to match original.

D. EPOXY WOOD REPAIR:

- Epoxy wood repair materials shall be applied in accordance with manufacturer's written instructions.
- The source or cause of wood decay shall be identified and corrected prior to application of patching materials.
- Wet wood shall be completely dried to a moisture content of a maximum of 7 percent to its full depth before patching.
- Wood that is to be patched shall be clean of dust, grease, and loose paint.
- Clean mixing equipment shall be used to avoid contamination. Mix and proportions shall be as directed by the manufacturer. Batches shall be only large enough to complete the specific job intended.

- Patching materials shall be completely cured before painting or reinstallation of patched pieces.

E. EPOXY PASTE:

- Epoxy paste shall be used to fill areas where portions of wood are missing such as holes, cracks, gaps, gouges, and other voids.
- Areas to receive epoxy paste patching material shall be primed with compatible epoxy liquid wood consolidant or a primer recommended by the manufacturer.
- Faux finish will be provided where stained or clear finish may exist, and shall match color and graining.

F. WOOD REPLACEMENT:

- Joinery shall match that of existing.
- Muntins shall have coped mortise and tenon joints. Molded members shall have mitered or coped joints.

G. SURFACE RESTORATION

- All finished sash surfaces shall be stripped and repainted or restained.
- Surface damage and / or wear shall be sanded to eliminate all splintering and roughness. Sanding shall remove surface irregularities and shall be able to be rubbed by hand with a cotton glove without snagging.
- Stripped areas shall be individually assessed for structural damage and joint integrity after the glass has been removed. Sashes that are out of square, demonstrate looseness or gaps in the stile to rail joints or that demonstrate the ability to be wracked shall have the stile to rail joints stabilized by glue injection or epoxy injection and cross joint doweling or screws. Nails shall not be used. Sashes requiring joint stabilization shall be securely clamped until the glue/epoxy has cured per the manufacturer's recommended drying or curing times.

H. WOOD SILLS

- If the wood sill has minor or moderate deterioration and maintains a suitable pitch to drain, then repair with epoxy. No feather edges shall be allowed. Square all edges and remove damage to sound wood by testing with a screw driver as described in the Definitions portion of this Standard. The minimum thickness of a repair shall be 1/8".
- If the wood sill has severe deterioration or is not pitched to drain, then the Contractor shall replace the sill with new wood to match the original in every manner, including wood species, grain and profiles.

3.06 REPAIR AND REPLACEMENT OF HARDWARE

- A. Restore existing operable items to good working condition.
- B. Replace damaged and missing hardware, including sash lifts, sash locks and pulleys.
- C. Replace all broken, damaged, frayed or missing sash cords.
- D. Reattach loose sash weights. Replace missing sash weights with new to match.
- E. Replace missing fasteners with new to match existing. Tighten existing fasteners.
- F. Lubricate operable parts.
- G. Adjust for smooth operation to the satisfaction of the Architect and the Owner.
- H. Existing hardware which is in good condition shall be reused unless otherwise noted.
- I. Reused existing hardware shall be stripped down to bare metal.
- J. New hardware shall be installed where original is missing, damaged, or unsuitable for new operation, per manufacturer's directions to provide a secure and smoothly operating window.

3.07 GLAZING

- A. Lights to be reused shall be reinstalled in their original frames and positions. Glass removed shall be numbered or identified in such a manner that the glass is traceable to the particular opening that it is removed from and shall be put back in its original opening.
- B. Rabbetted integral glazing recesses shall be brushed with boiled linseed oil prior to the application of bed glazing compound.
- C. Broken glass shall be replaced.
- D. Replace all glazing putty.
- E. Reuse salvaged glass in its original opening.
- F. Replace all damaged or missing glass.

3.08 OPERATING SYSTEM:

- A. Windows with counter-weight systems shall be repaired to original operating function. Original sash weights shall be reused wherever possible.
- B. Missing weights and sash cords shall be replaced. Deteriorated sash cords shall be replaced.
- C. When new weights are required, they shall facilitate the operation of the window.
- D. There shall be a minimum of eight inches between the bottom of the pulley and the top of the weight when the system is reinstalled and the window is in the closed position.

3.09 WEATHERSTRIPPING:

- A. Weatherstripping shall be installed on all operable windows to match existing.
- B. Weatherstripping shall match existing, compression or interlocking weatherstrips designed for permanent sealing under bumper or wiper action.
- C. Weatherstripping shall be provided at the perimeter of each sash including meeting rails and shall be installed per manufacturer's instructions.

PART 4 - REFINISHING

4.01 PAINTING PREPARATION:

- A. Areas where paint was removed or where existing paint shows crazing, wrinkling, and intercoat peeling shall be scraped, sanded, and shall have edges feathered. Paint shall be removed to bare wood or first sound paint layer.
- B. All parts shall be cleaned by brush using bleach and/or trisodium phosphate (TSP) solution, and let dry.
- C. Existing finish shall be deglossed.
- D. Open joints and cracks shall be filled with epoxy repair materials. Perimeter of fixed sash shall be caulked.

4.02 REFINISHING WOOD

- A. Refinish wood as specified in the following Sections:
- Division 09 Section "Restoration Painting".
- B. Refinish interior wood frames, sash, trim, sills, and stools to match existing stained or painted finish.

PART 5 - REASSEMBLY AND ADJUSTMENTS

- A. After repairs are completed, the window shall be reassembled with all parts tight, true and functioning properly. Wood surfaces shall match the approved mock-up.
- B. Final adjustment for proper operation of ventilation unit shall be made after reassembly. Adjustments shall be made to operating sash or ventilators to assure smooth operation and weathertight performance when locked closed.

END OF SECTION 085500

SECTION 085900 - STEEL WINDOW RESTORATION

PART 1 - GENERAL

1.01 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

1.02 SUMMARY

- A. This Section includes the following:
- Overall restoration of existing steel windows, hardware, and glass.
 - Restoration and replacement of existing deteriorated metal window elements.
 - Restoration of existing hardware.
 - Sash poles and hangers.
 - Replacement of broken and missing glass.
 - Refinishing.

- B. Related Sections include the following:

- Section 09990 - Restoration Painting.

1.03 REFERENCE DOCUMENTS

- A. ASTM A36/A36M - Structural Carbon Steel.
- B. National Park Service, Technical Preservation Services, Preservation Brief 13, "The Repair and Thermal Upgrading of Historic Steel Windows"

1.04 SUBMITTALS

- A. Qualification Statement: Restorer qualifications, including previous projects.

1.05 QUALITY ASSURANCE

- A. Restorer Qualifications:
- Minimum 5 years experience in work of this Section.
 - Successful completion of at least 3 projects of similar scope and complexity within past 5 years.

1.06 MOCK-UP:

- A. General: Prepare mock-up window restoration to demonstrate aesthetic effects and qualities of materials and execution for review by Owner and Architect. Do not proceed with work until mock-up has been approved. Approved mock-up shall serve as the standard for window restoration work described in this section.
- B. Size: One typical window.
- C. Include Glazing.
- D. Locate where directed.

PART 2 - PRODUCTS

2.01 MATERIALS

- A. Steel: ASTM A36/A36M, solid hot rolled steel shapes fabricated from new billet steel.
- B. Hardware: Operators, counterbalances, locks and pulls; material, profile, and finish to match original.
- C. Weatherstripping: Material and profile to match original.

2.02 ACCESSORIES

- A. Epoxy Patching Compound: Two component, hard setting.
- B. Primer Paint: Rust inhibiting [alkyd] type.

2.03 FABRICATION - REPLACEMENT FRAMES AND SASHES

- A. Fabricate sections from steel shapes with flanges rolled integrally, of profile to match original.
- B. Reinforce corners and intersections. Mitre or cope and weld solid.
- C. Tenon and weld muntins to perimeter frames.
- D. Finish exposed and contact surfaces flush with adjacent surfaces.
- E. Apply one coat primer.

PART 3 - EXECUTION

3.01. REPLACEMENT OF EXISTING FRAME AND SASH

- A. Replace severely damaged and deteriorated and missing metal frame and sash members with new to match existing.

3.02. REPAIR OF EXISTING FRAME AND SASH

- A. Repair moderately damaged and deteriorated components by welding or brazing new pieces to existing.
- B. Cut or grind damaged or deteriorated surfaces to provide smooth, flat surface for welding or brazing.
- C. Use conventional welding techniques.
- D. Grind exposed welds smooth.
- E. Inspect welded connections and fasteners; remove damaged, stripped, missing, and deteriorated connections and fasteners.
- F. Repair minor damage and deterioration with epoxy; sand exposed epoxy smooth.
- G. Make repairs as inconspicuous as possible.

3.03. REPAIR AND REPLACEMENT OF HARDWARE

- A. Restore existing operable items to working condition.
- B. Replace damaged and missing hardware.
- C. Replace missing fasteners with new to match original. Tighten existing fasteners.
- D. Lubricate operable parts.
- E. Adjust for smooth operation.

3.04. SASH POLES AND HANGERS

- A. Provide sash pole and wall hanger for each classroom and office. Sash poles shall be 8'-0" oak sash pole with brass hook and bottom cap as provided by "The Architectural Resource Center". www.arsource.com.

3.05. REPLACEMENT OF GLASS

- A. Restore glass:
- Replace damaged and missing glass.
 - Replace non-matching glass with glass to match existing.
 - Replace deteriorated glazing putty and sealants.

3.06. REFINISHING METAL

- A. Refinish metal as specified in Division 9 Restoration Painting .
- B. Refinish exterior and interior metal frames, sash, sills, and stools.

END OF SECTION 085900



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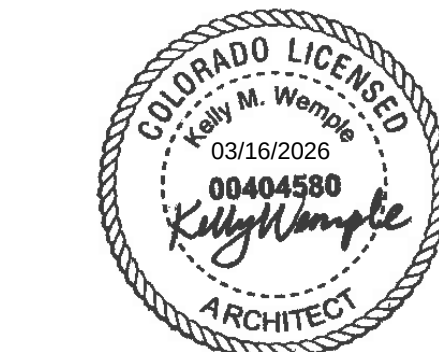
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01/07/2026	95% CONSTRUCTION DOCUMENTS
03/16/2026	100% CONSTRUCTION DOCUMENTS

C

KEY PLAN

B

SHEET INFORMATION



PROJECT MANAGER KW

PROJECT NUMBER 825732-01

A

SPECIFICATIONS

A002

SECTION 099900 - RESTORATION PAINTING

PART 1 - GENERAL

1.1 SUMMARY

- A. Section Includes:

1.

Cleaning of existing paints and coatings.

2.

Surface preparation.

3.

Application of new paints and coatings.
- B. Related Sections:

1.

Section 060310 – Finish Carpentry Restoration

2.

Section 085500 – Wood Window Restoration

1.2 DEFINITIONS

- A. Crazing: Fine, jagged, interconnected breaks in top layer or layers of paint.
- B. Intercoat Peeling: Loss of adhesion between layers of paint.
- C. Peeling: Loss of adhesion of paint from substrate.
- D. Alligatoring: Crazing extending to substrate.
- E. Abrasive Methods: Paint removal by mechanical or manual methods using putty knives, scrapers, wire brushes, sandpaper, sanding blocks, or sanding sponges.
- F. Thermal Methods: Paint removal by softening and raising the paint by applying heat via heat plate or gun, followed by scraping.
- G. Chemical Methods: Paint removal by softening the paint by applying chemical stripper, followed by scraping.

1.3 SUBMITTALS

- A. Product Data: Provide manufacturer's data on materials proposed for use. Include:

1.

Product designation and grade of each paint type.

2.

Surface preparation materials and procedures.

3.

Product analysis and performance characteristics for each paint type.
- B. Samples: Submit three samples, 3 x 6 inches in size illustrating each color and luster, on representative substrate. Step each coat stepped back so that all coats remain exposed.
- C. Paint Schedule: Detailed schedule indicating type and location of surface, paint materials, and number of coats to be applied.
- D. Qualification Statement: Applicator qualifications, including previous projects.

1.4 QUALITY REQUIREMENTS

- A. Applicator Qualifications:

1.

Minimum 5 years experience in work of this Section.

2.

Successful completion of at least 3 projects of similar scope and complexity within past 5 years.

1.5 MOCK-UP

- A. Prepare mock-up of restoration to demonstrate aesthetic effects and qualities of materials and execution for review by Owner and Architect. Do not proceed with work until mock-up has been approved. Approved mock-up shall serve as the standard for all windows.
- B. Demonstrate surface preparation, primer, intermediate coats, and top coats.
- C. Locate where directed by Architect or as indicated on the drawings.

1.6 PROJECT CONDITIONS

- A. Apply paints under dry and dust free conditions.
- B. Ambient temperature: Between 50 and 90 degrees F.
- C. Humidity: Maximum 50 percent.

1.7 EXTRA MATERIALS

- A. Furnish extra materials described below that are from same production run (batch mix) as materials applied and that are packaged for storage and identified with labels describing contents.

1.

Quantity: Furnish not less than one (1) full gallon of each material and color applied.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. Acceptable Manufacturers:

1.

Benjamin Moore.

2.

Devoe.

3.

ICI Dulux Paints.

4.

Kelly Moore.

5.

Kwal Howells, Inc.

6.

Old Western.

7.

Sherman Williams.

8.

Tnemec Company.

9.

Carboline Coatings.

2.2 MATERIALS

- A. Composition to be determined by Architect and awarded Contractor but shall include:

1.

Exterior Wood Primer

2.

Interior Wood Primer

3.

Exterior Gloss Enamel

4.

Interior Gloss Enamel

5.

Inter Glaze Coat – For exposed wood on interior.

6.

High Performance Steel Coating

2.3 ACCESSORIES

- A. Surface Preparation Materials: Formulated for particular application.
- B. Thinners and Cleaners: As recommended by paint manufacturer.

2.4 MIXES

- A. Batch mix finish paints for entire Project to insure uniformity of color.
- B. Uniformly mix paints to thoroughly disperse pigments prior to applying.
- C. Do not thin paint in excess of manufacturer's recommendations.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Verify that surfaces are ready to receive work.
- B. Verify compatibility with and suitability of substrates, including compatibility with existing finishes.
- C. Begin coating application only after unsatisfactory conditions have been corrected and surfaces are dry.
- D. Coating application indicates acceptance of surfaces and conditions.

3.2 PREPARATION - GENERAL

- A. Protect surfaces not requiring painting.
- B. Apply primer or first coat immediately after surface preparation to prevent contamination of surface.

3.3 SURFACE PREPARATION

- A. Wash surfaces with mild solution of household detergent and gallon clean water, applied with medium soft fiber brush. Rinse with clean water and allow to dry completely.
- B. Crazing and Intercoat Peeling: Remove affected paint layers by abrasive methods.
- C. Peeling and Alligatoring: Remove all paint layers by abrasive, chemical, or thermal methods.
- D. Fill holes and indentations with filler appropriate to surface. Allow to dry; sand flush with adjacent surfaces.
- E. Lightly sand glossy paints.
- F. Sand surfaces smooth where paint is removed to expose substrate.
- G. Prevent damage to existing surfaces.

3.3 CLEANING EXISTING PAINTS

- A. Wash surfaces with mild solution of household detergent and clean water, applied with medium soft fiber brush.
- B. Wash surfaces with mild solution of household detergent and clean water, applied with medium soft fiber brush.
- C. Comply with manufacturer's written instructions and recommendations in "MPI Architectural Painting Specification Manual" applicable to substrates indicated.
- D. Clean substrates of substances that could impair bond of coatings, including dirt, oil, grease, and incompatible paints and encapsulants.
- E. Steel substrates: Remove rust and loose mill scale.

a.

Clean using methods recommended in writing by coating manufacturer.

3.4 APPLICATION

- A. Apply paint to minimum dry film thickness recommended by manufacturer.
- B. Apply paint uniformly without laps, sags, curtains, holidays, and objectionable brush marks.
- C. Allow each coat to cure completely before applying additional coats.
- D. Ensure that each coat is undamaged prior to applying succeeding coat.
- E. Do not paint:

1.

Surfaces indicated on Drawings or specified to be unpainted or unfinished.

2.

Architectural metals including brass, bronze, and copper.

3.

Name tags or identifying markings.

3.5 ADJUSTING

- A. Touch up abraded, stained, and otherwise disfigured surfaces or refinish as required.

3.6 SCHEDULE

- A. Exterior Wood: One coat exterior wood primer on all bare wood; two coats exterior wood finish to cover; color as selected by Architect to match approved mock-up.

END OF SECTION 099900



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C

KEY PLAN

B

SHEET INFORMATION



PROJECT MANAGER KW

PROJECT NUMBER 825732-01

A

SPECIFICATIONS

A003

SHEET NOTES - FLOOR PLAN	
1.	BEFORE BEGINNING WORK, VERIFY THE EXISTENCE AND LOCATION OF PLUMBING, MECHANICAL AND ELECTRICAL SYSTEMS AND OTHER CONSTRUCTION AFFECTING THE WORK. IF DISCREPANCIES ARE DISCOVERED, NOTIFY ARCHITECT PROMPTLY.
2.	ALL DIMENSION STRINGS ARE TO FINISH FACE OF WALL, UNLESS NOTED OTHERWISE.
3.	VERIFY STRUCTURAL ELEMENTS. COORDINATE VERIFICATION METHOD WITH OWNER REPRESENTATIVE AND BUILDING FACILITY MANAGER.
4.	COORDINATE WITH MECHANICAL FLOOR PLANS.
5.	ALL AREAS DISTURBED BY DEMOLITION SHALL BE PATCHED AND PROPERLY REPAIRED TO MATCH EXISTING CONDITION. CONSULT WITH THE OWNER TO IDENTIFY ATTIC STOCK AND/OR PREVIOUS MATERIAL SPECIFICATIONS.



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KEY PLAN

B

SHEET INFORMATION

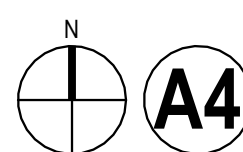
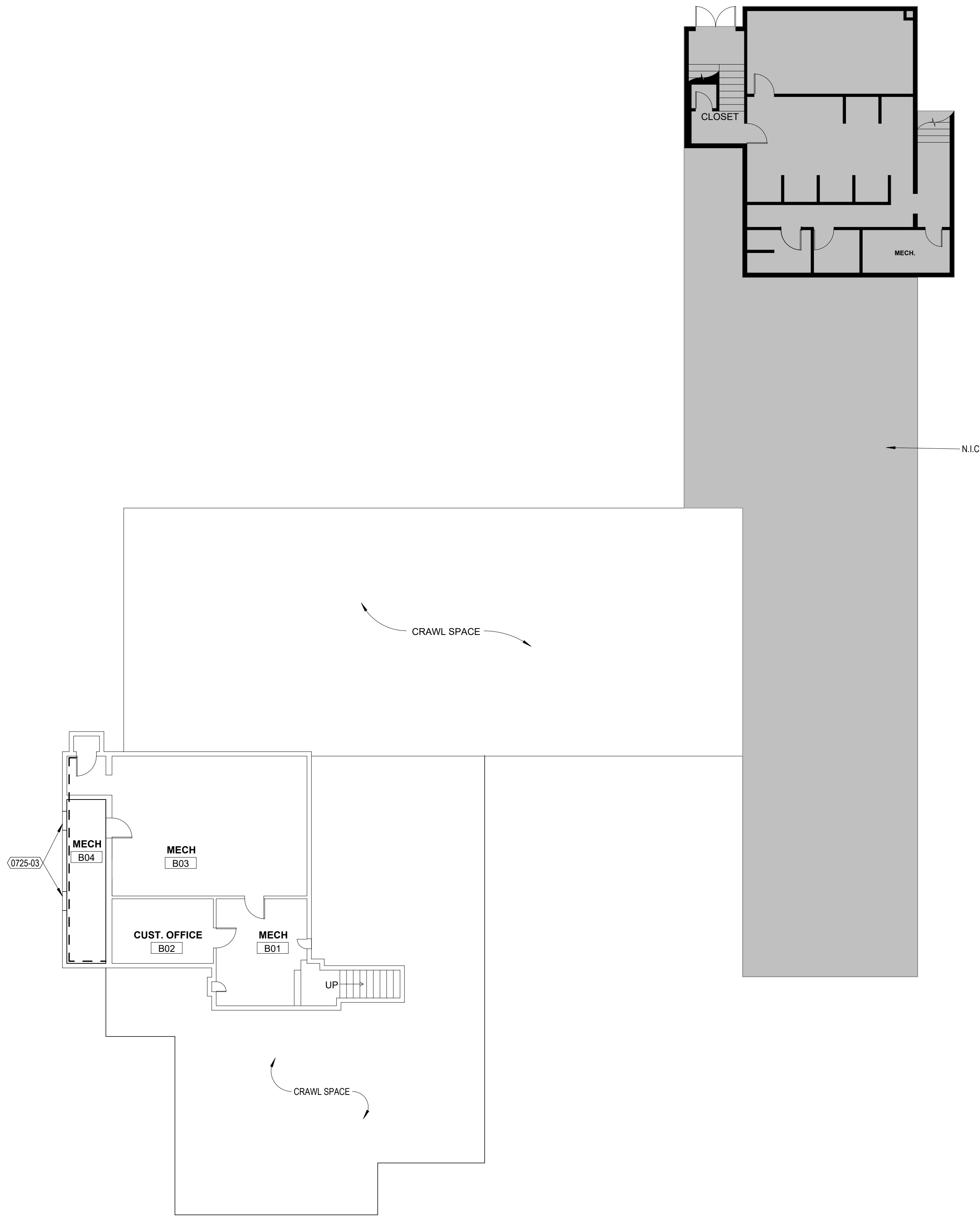


PROJECT MANAGER KW
PROJECT NUMBER 825732-01

A

BASEMENT FLOOR
PLAN

A100



NOTE: NO ARCHITECTURAL SCOPE AT BASEMENT LEVEL; PLAN SHOWN FOR REFERENCE ONLY.

BASEMENT PLAN

3/32" = 1'-0"

1

2

3

4

5

6

7

KEYNOTES PER SHEET	
0843-02	REMOVE EXISTING DOOR, FRAME, AND WOOD INFILL PANELS. REPLACE WITH NEW ALUMINUM STOREFRONT SYSTEM WITH 1" IGU TEMPERED SIDELITES. STOREFRONT TO BE PRE-FINISHED TO MATCH EXISTING WINDOW FRAME COLOR.

SHEET NOTES - FLOOR PLAN	
1.	BEFORE BEGINNING WORK, VERIFY THE EXISTENCE AND LOCATION OF PLUMBING, MECHANICAL AND ELECTRICAL SYSTEMS AND OTHER CONSTRUCTION AFFECTING THE WORK. IF DISCREPANCIES ARE DISCOVERED, NOTIFY ARCHITECT PROMPTLY.
2.	ALL DIMENSION STRINGS ARE TO FINISH FACE OF WALL, UNLESS NOTED OTHERWISE.
3.	VERIFY STRUCTURAL ELEMENTS. COORDINATE VERIFICATION METHOD WITH OWNER REPRESENTATIVE AND BUILDING FACILITY MANAGER.
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KEY PLAN

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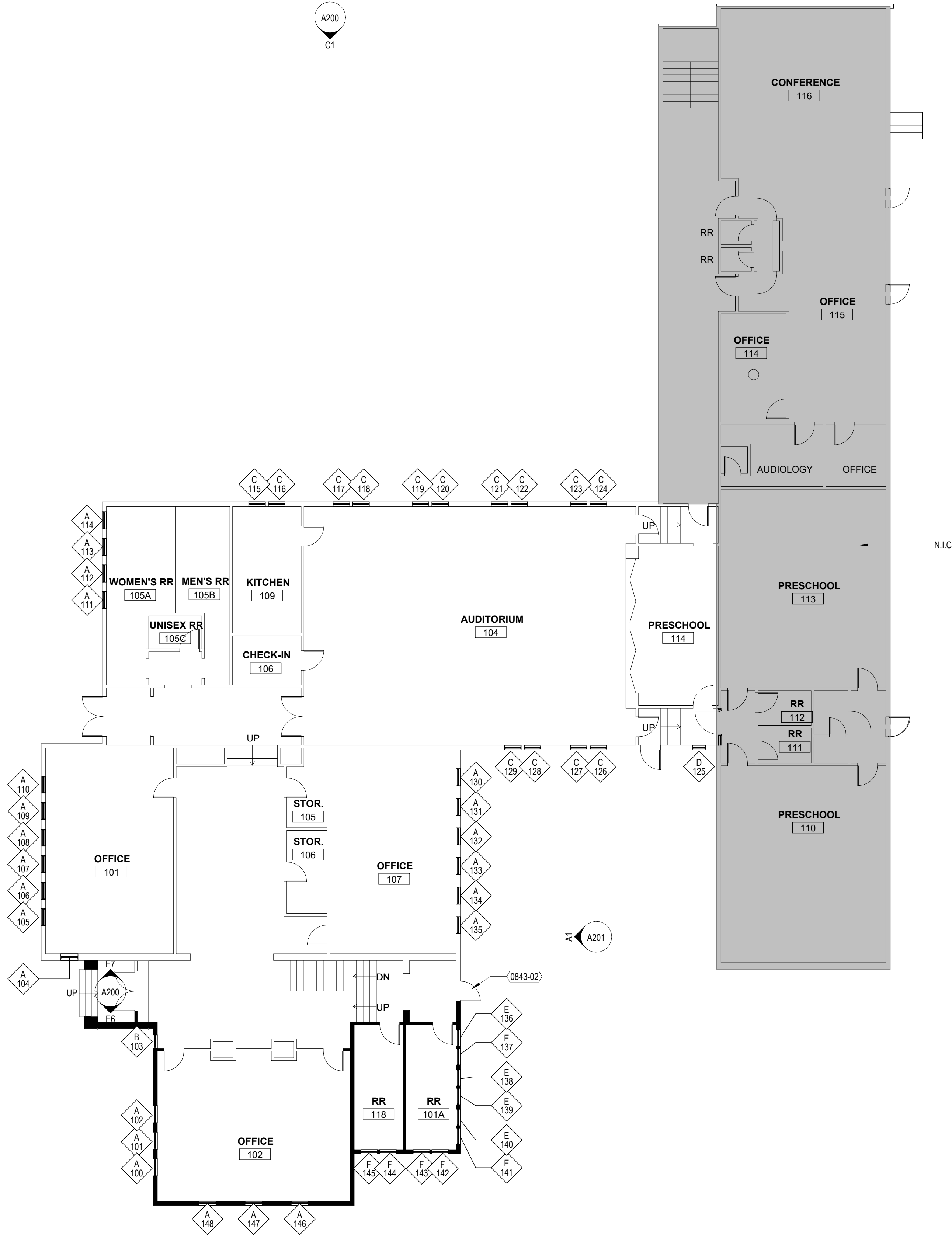
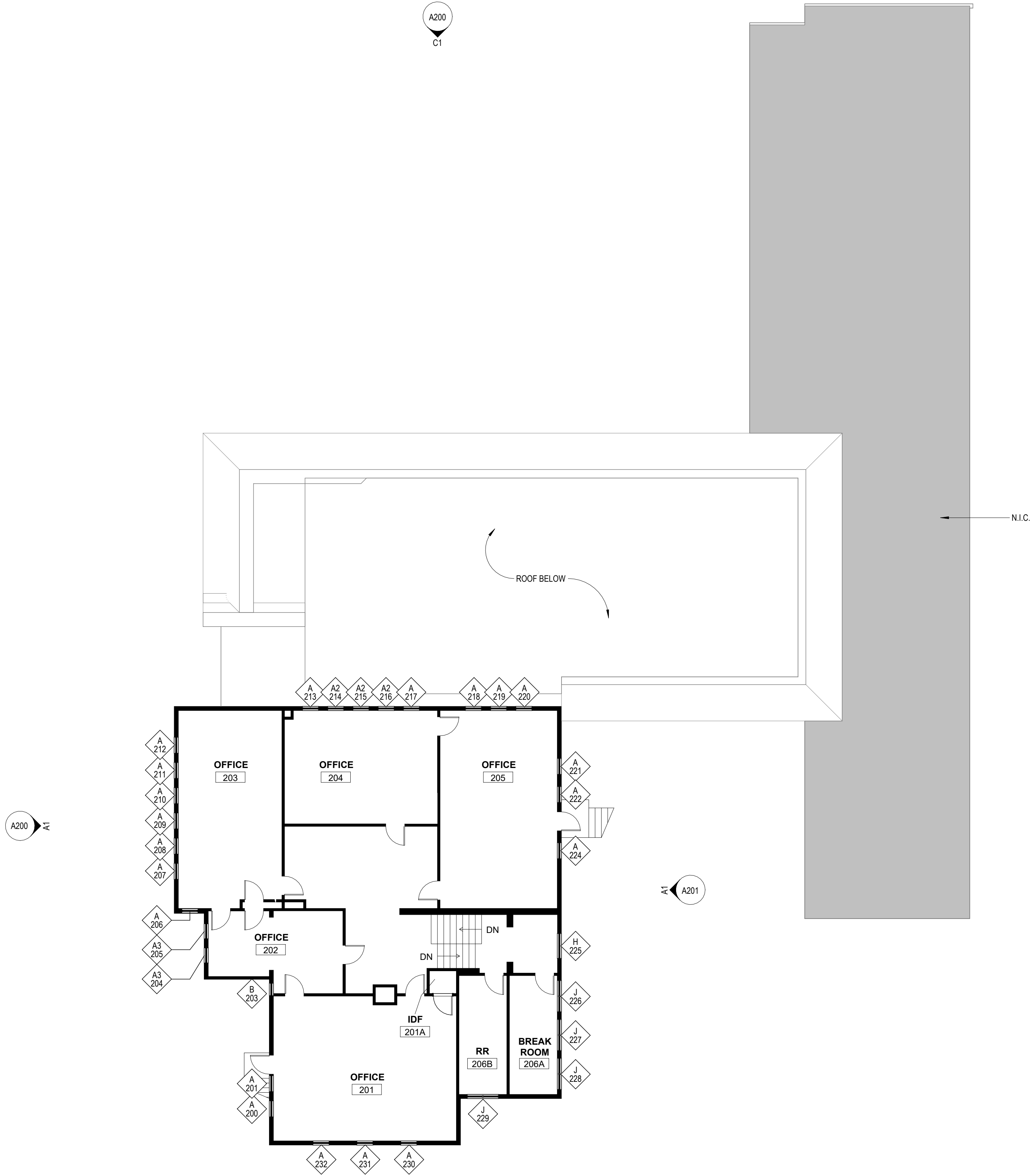


PROJECT MANAGER KW
PROJECT NUMBER 825732-01

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LEVEL 1 & LEVEL 2
FLOOR PLANS

A101

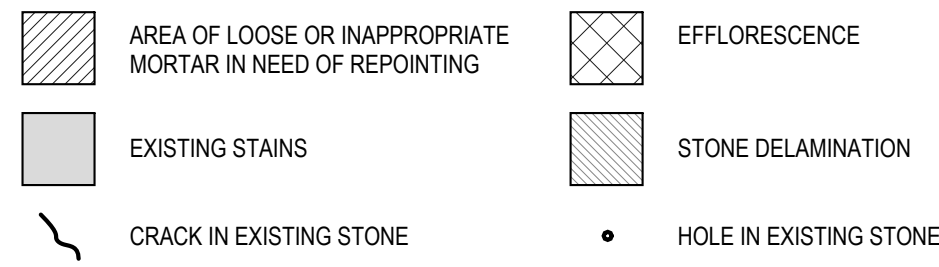


STONE RESTORATION PROCEDURES:

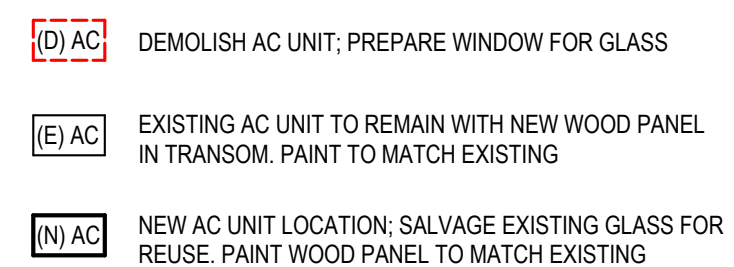
NOTES:

- ALL CLEANING & REPOINTING SHALL COMPLY WITH THE SECRETARY OF INTERIOR STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES. REFER TO NATIONAL PARK SERVICE TECHNICAL PRESERVATION BRIEFS 1 AND 2. ANY PROCEDURE LISTED BELOW WHICH IS FOUND TO BE IN CONFLICT WITH THESE STANDARDS SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO PROCEEDING WITH WORK.
 - ARCHITECT RECOMMENDS COMPLETING ALL MASONRY CLEANING PRIOR TO PROCEEDING WITH WINDOW RESTORATION. OWNER, ARCHITECT AND CONTRACTOR TO COORDINATE PRIOR TO STARTING WORK.
- PROTECT ALL EXISTING ELEMENTS TO REMAIN INCLUDING BUT NOT LIMITED TO: EXTERIOR LIGHT FIXTURES, SECURITY CAMERAS, CONDUIT, HANDRAILS, FIRE DEPARTMENT CONNECTIONS, UTILITY BOXES AND METERS, PLACQUES AND MARKERS, SIGNAGE, CARD READERS AND KEYPADS, WINDOWS, DOORS, ETC. CONTRACTOR TO COORDINATE ALL WORK WITH OWNER AND PROVIDE TEMPORARY PROTECTION FOR OPENINGS AND ENTRANCES AS REQUIRED TO MAINTAIN OCCUPANCY OF THE BUILDING THROUGHOUT THE PROJECT.
 - REMOVE ABANDONED ANCHORS IN MASONRY AS INDICATED IN ELEVATIONS.
 - MASONRY CLEANING: CLEAN THE EXISTING RHYOLITE STONE USING THE GENTLEST MEANS POSSIBLE. ABRASIVE CLEANING WILL NOT BE ACCEPTABLE. CHEMICAL CLEANERS WILL BE CONSIDERED IN SELECT AREAS THAT ARE ESPECIALLY DISCOLORED. PROPOSED CHEMICAL CLEANERS TO BE REVIEWED BY ARCHITECT AND SAMPLED ON THE BUILDING PRIOR TO USE. ARCHITECT AND OWNER TO APPROVE SAMPLE LOCATIONS PRIOR TO USE. FOLLOW THE PROCEDURES BELOW WHEN USING CHEMICAL STONE CLEANERS:
 - PROTECT ALL ACID-SENSITIVE SURFACES.
 - COVER ALL WINDOWS, AIR INTAKES AND VENTS, AND SHUT DOWN AIR HANDLING EQUIPMENT DURING CLEANING. COORDINATE W/ OWNER.
 - CLEANING PROCEDURES TO FOLLOW PRODUCT MANUFACTURER'S RECOMMENDATIONS.
 - NOTE: ARCHITECT DOCUMENTED VISIBLE AREAS OF STONE DELAMINATION. REFER TO ELEVATIONS FOR NOTED LOCATIONS. CONTRACTOR TO PROCEED CAREFULLY WITH CLEANING WORK TO LIMIT THE AMOUNT OF ADDITIONAL DAMAGE TO STONE.
 - REMOVE INAPPROPRIATE MORTAR.
 - REPAIR EXISTING STONEMORTAR. REFER TO SPECIFICATIONS.
 - FOLLOWING CLEANING ACTIVITIES: CONTRACTOR TO VERIFY EXTENT OF PREVIOUS PATCHING AND DUTCHMAN REPAIRS THAT NEED TO BE REPLACED OR REPAIRED. INTENT OF THE PROJECT IS FOR ALL WORK TO MATCH HISTORIC RHYOLITE IN ALL MANNERS. ARCHITECT HAS DOCUMENTED ALL ELEMENTS VISIBLE AT TIME OF EXTERIOR SURVEY, REFER TO ELEVATIONS. HOWEVER, CLEANING ACTIVITIES MAY REVEAL ADDITIONAL REPAIRS NEEDED.
 - REPAIR ALL AREAS WHERE REMOVAL OF ELEMENTS CAUSED DAMAGE TO STONE (EX. REMOVAL OF ABANDONED DOWNSPOUT ANCHORS).
 - FILL CRACKS, CHIPS, SPALLING AND HOLES LARGER THAN 3/8" THICK AND BLEND TO RENDER INDISCERNIBLE. PROVIDE PINNING FOR LARGER AREAS AS NEEDED.
 - REPLACE POOR QUALITY OR REWORK EXISTING DUTCHMAN REPAIRS, FILL GAPS AND BLEND TO RENDER PATCHED AREAS INDISCERNIBLE. PROVIDE ANCHORING / PINNING AS REQ'D. CONSULT STRUCTURAL ENGINEER FOR ANCHORING INSTRUCTION PRIOR TO PROCEEDING WITH WORK.
 - REMOVE HOLLOW SOUNDING / DELAMINATING STONES. PROVIDE NEW ANCHORS TO SECURE STONES AS NEEDED AND REINSTALL IN PLACE.
 - PROVIDE STAINLESS STEEL, THREADED RODS OR SPIRAL ANCHORS WHERE PINS / ANCHORS ARE USED. CONSULT STRUCTURAL ENGINEER FOR ANCHORING INSTRUCTION PRIOR TO PROCEEDING WITH WORK.
 - REPOINT MORTAR JOINTS AS REQ'D. PROJECT ANTICIPATES ALL JOINTS SHALL BE REPOINTED AT LOCATIONS WHERE INAPPROPRIATE MORTAR/SEALANT HAS BEEN USED.
 - PREPARE JOINTS. RAKE OUT LOOSE OR INAPPROPRIATE MORTAR JOINTS TO BE REPOINTED.
 - REMOVE LOOSE OR INAPPROPRIATE MORTAR TO A MINIMUM DEPTH OF 2 TO 2-1/2 TIMES THE WIDTH OF THE JOINT.
 - CONDUCT A MORTAR ANALYSIS TO DETERMINE TYPE, MIX, COLOR, STRENGTH AND TOOLING OF HISTORIC MORTAR. TWO MORTAR ANALYSIS' ARE REQUIRED - ONE FOR THE FOUNDATION STONE MORTAR AND ONE FOR THE REST OF THE STONE MORTAR. NEW MORTAR TO MATCH HISTORIC.
 - IT IS EXPECTED THAT THE ORIGINAL BEADED JOINTS BE REPLICATED. TWO NEW MORTARS ARE REQUIRED WHERE REPOINTING OCCURS: ONE COLOR AT THE FOUNDATION AND A SECOND AT THE BODY OF THE BUILDING.

STONE RESTORATION LEGEND



WINDOW AC UNIT LEGEND

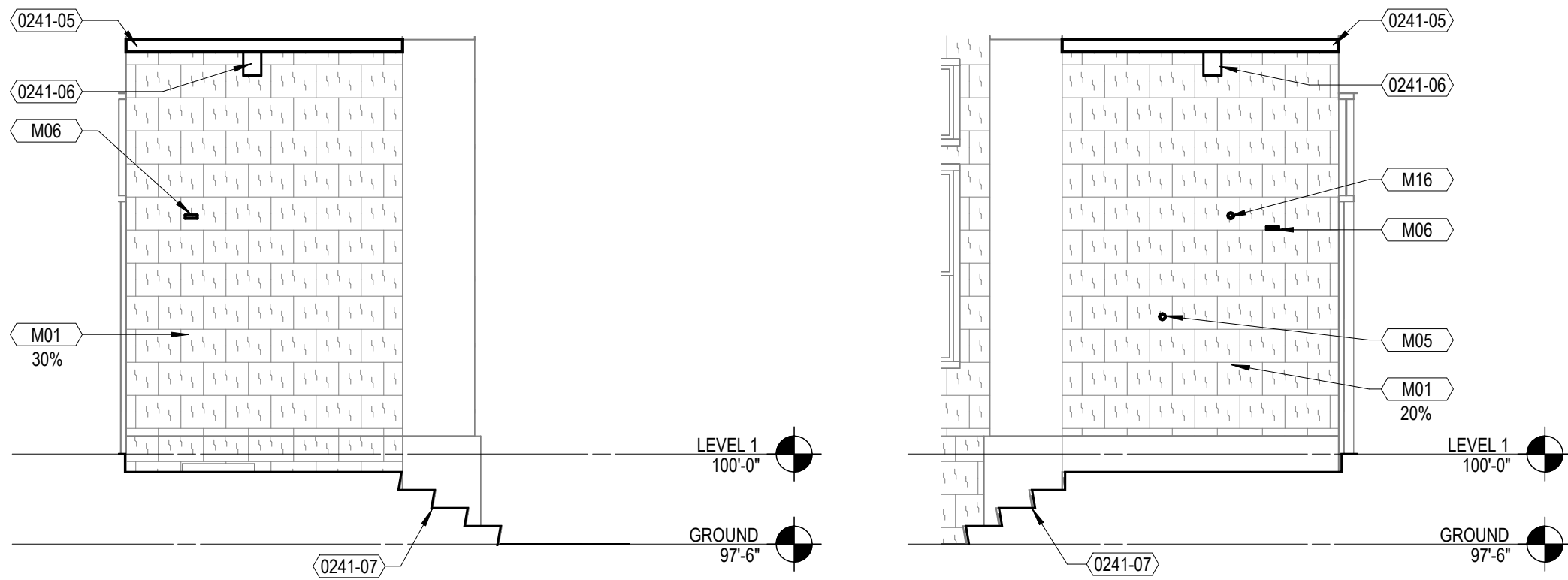


KEYNOTES PER SHEET

0240-01	EXISTING METAL HATCH TO REMAIN
0240-04	EXISTING DOWNSPOUT
0240-05	EXISTING CEDAR SHINGLES TO REMAIN
0240-06	EXISTING METAL BRACKET TO REMAIN
0241-04	DEMOLISH WOOD PANEL IN TRANSOM AND REMOVE LIGHT FIXTURE. PREPARE FOR NEW TRANSOM WINDOW
0241-05	DEMOLISH AND REPLACE EXISTING PLASTER SOFFIT. PAINT TO MATCH EXISTING. CONCEAL CONDUIT FOR CEILING MOUNTED LIGHT FIXTURE IN NEW PLASTER SOFFIT
0241-06	DEMOLISH AND REPLACE EXISTING SURFACE MOUNTED LIGHT FIXTURE. BOB KUZCO, BAILEY, EC41408-SCCT, CEILING MOUNTED. BLACK FINISH. RESEAT STONE AND MORTAR JOINTS AT STAIRS
0241-07	EXISTING FIRE ESCAPE. SAND OFF RUST TO SMOOTH SUBSTRATE AND PAINT BLACK
0550-07	ADD METAL CORING TO CAP OF ALL CHIMNEYS
0550-08	REPAIR/REPLACE WOOD FASCIA, EAVE, AND BRACKETS, TYP.
0620-01	SEALANT @ METAL COAL CHUTE DOORS
0725-03	EXISTING SEALANT IS MISSING / DETERIORATED. REPLACE WITH NEW
0790-01	REPLACE EXISTING DOOR WITH FLUSH METAL DOOR. PAINT TO MATCH EXISTING COLOR. REFINISH DOOR AND TRANSOM FRAME
0811-01	REPOINT EXISTING EXTERIOR DOORS AND FRAMES. PROVIDE SEALANT AT FRAMES AS REQUIRED
0814-01	NEW EXTERIOR LIGHT FIXTURE. BOB GARDGO, WALL MOUNT. GEO FORM GWN LED WALL SCONCE, BRONZE FINISH
0871-05	WEATHER-STRIPPING NEEDS TO BE ADDED/REPLACED
2656-01	REPAIR EXISTING EXTERIOR LIGHT FIXTURE. BOB GARDGO, WALL MOUNT. GEO FORM GWN LED WALL SCONCE, BRONZE FINISH
M01	REPORT MORTAR JOINTS
M02	CRACK IN EXISTING STONE
M02B	CRACK. REPLACE EXISTING STONE
M03	EFFLORESCENCE AT EXISTING STONE
M04	STAINING AT EXISTING STONE
M05	HOLE IN EXISTING STONE
M06	ABANDONED ANCHOR, WIRE, ETC. TO BE REMOVED FROM STONE. PATCH STONE AS NEEDED.
M07	DELAMINATED STONE
M07B	DELAMINATED CONCRETE. REPAIR PER 1/8500
M08	INSECT NEST
M09	PAINT DRIPS
M10	SMALL HOLES FROM ANCHOR BOLTS
M12	ATTACHMENT AT DOWNSPOUT FAILING/MISSING
M13	REPLACE MISSING BRICKS
M14	REPLACE EXISTING DETERIORATED STONE
M15	RESET DROPPED ARCH STONES. RE. STRUCTURAL. REPLACE INAPPROPRIATE STONE PATCH
W01	CRACK IN WINDOW LITE
W02	REPAIR FAILING LEAD MULLIONS
W03	REPAIR HOLE IN WINDOW FRAME

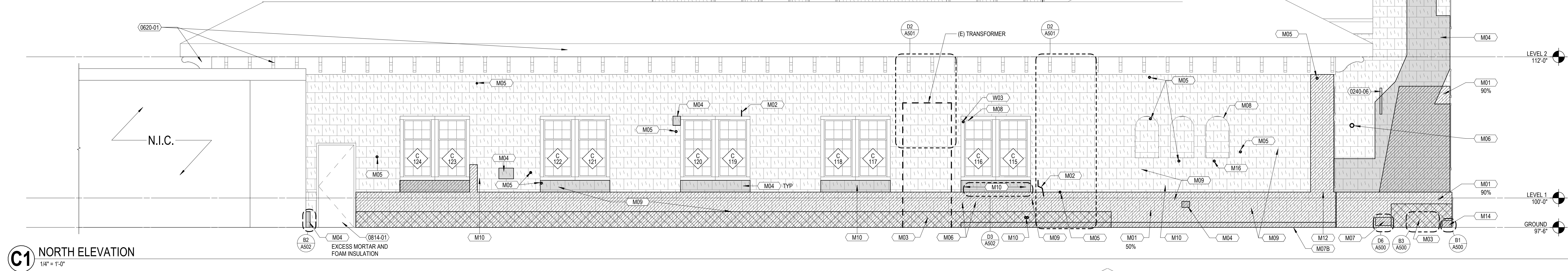
SHEET NOTES - EXTERIOR ELEVATIONS

- REFER TO STONE RESTORATION PROCEDURES ON SHEETS A200 & A201 FOR DETAILED INFORMATION ON STONE RESTORATION REQUIREMENTS.
- SEE WOOD WINDOW AND STEEL WINDOW RESTORATION NOTES ON SHEET A600 FOR DETAILED INFORMATION ON WINDOW PROCEDURES.
- AT EXISTING FIRE ESCAPES, SAND OFF RUST TO SMOOTH SUBSTRATE AND PAINT BLACK.
- WOOD FASCIA BOARDS, EAVES, AND DECORATIVE BRACKETS TO BE RESTORED. REMOVE PAINT TO DETERMINE CONDITION OF WOOD. REPLACE UNSOUND/ROTTED WOOD. SAND, PROVIDE NEW SEALANT WHERE WOOD MEETS STONE IF SEALANT IS MISSING / DETERIORATED. AND PAINT TO MATCH EXISTING.
- REPLACE LOOSE NAILS AT EXISTING GUTTERS WITH NEW NAILS SECURED TO EXISTING SUBSTRATE. REPAIR/REPLACE BENT OR LEAKING GUTTERS AND DOWNSPOUTS AS REQUIRED. PAINT ALL NEW COMPONENTS TO MATCH EXISTING.
- REPLACE ALL EXISTING MISMATCHING, TEXTURED, FRITTED, OR WIRE GLAZING IN WINDOWS WITH NEW 1/4" CLEAR TEMPERED GLASS TO MATCH ORIGINAL GLAZING IN APPEARANCE.
- REMOVE ABANDONED SPEAKER EQUIPMENT AND ASSOCIATED CONDUIT.
- REPLACE EXISTING LIGHT FIXTURES ON TRANSOM WINDOWS WITH NEW WALL BRACKS AND RELOCATE TO WOOD FASCIA ABOVE.
- INSTALL NEW SASHES IN TRANSOM WINDOWS WHERE ORIGINAL SASHES WERE REMOVED AND REPLACED WITH INFILL PANELS.
- REHABILITATE EXISTING TRANSOM WINDOWS WHERE GLAZING HAS BEEN PAINTED OR REPLACED. REHABILITATE FRAMES AND INSTALL NEW 1/4" CLEAR TEMPERED GLASS.
- REMOVE PAINT FROM ALL EXISTING STUCCO EXTERIOR FINISH AND INSTALL NEW SKIN COAT OF STUCCO WITH INTEGRAL COLOR OVER EXISTING. COLOR OF SKIN COAT TO MATCH EXISTING. PROVIDE SAMPLE TO ARCHITECT FOR REVIEW.

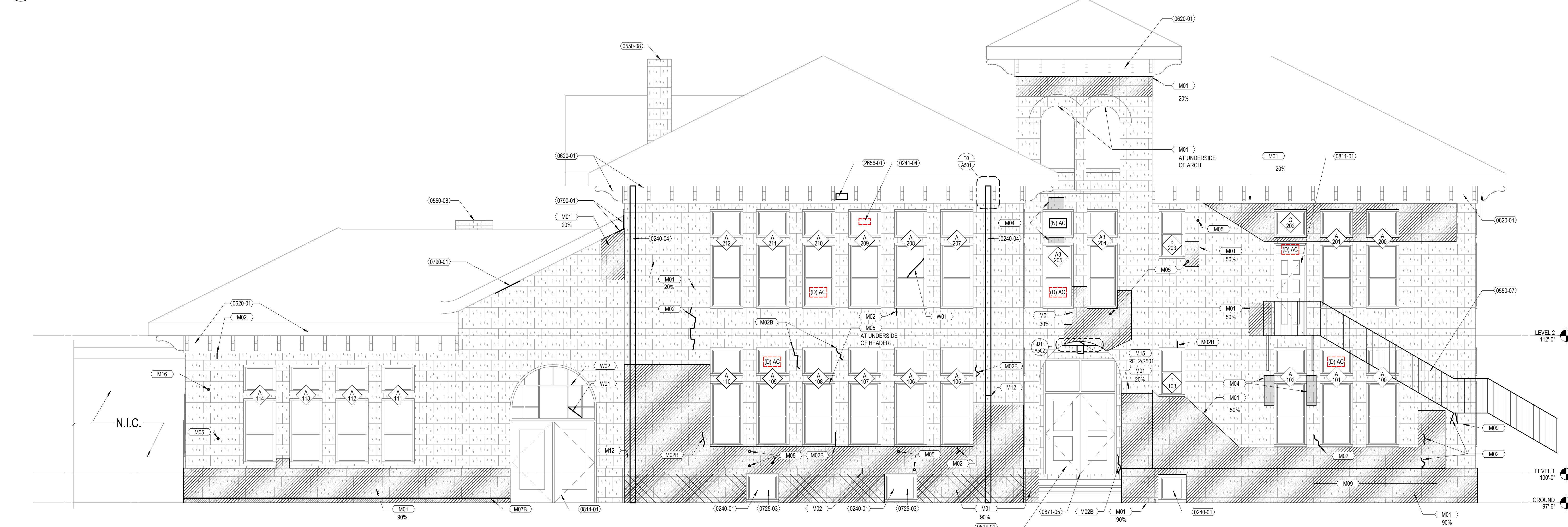


E6 NORTH ELEVATION OF ENTRY ALCOVE

E7 SOUTH ELEVATION OF ENTRY ALCOVE



C1 NORTH ELEVATION



A1 WEST ELEVATION



milwaukee | madison | green bay | denver | atlanta

PROJECT INFORMATION

CANTRIL
ADMINISTRATION
EXTERIOR BUILDING
RESTORATION

312 CANTRIL
STREET
CASTLE ROCK, CO
80104

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
01/07/2026	95% CONSTRUCTION DOCUMENTS
03/16/2026	100% CONSTRUCTION DOCUMENTS

KEY PLAN

B

SHEET INFORMATION



PROJECT MANAGER KW
PROJECT NUMBER 825732-01

EXTERIOR
ELEVATIONS

A200

E

PROJECT INFORMATION

CANTRIL
ADMINISTRATION
EXTERIOR BUILDING
RESTORATION

D 312 CANTRIL
STREET
CASTLE ROCK, CO
80104

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
01/07/2026	95% CONSTRUCTION DOCUMENTS
03/16/2026	100% CONSTRUCTION DOCUMENTS

C

KEY PLAN

B

A

SHEET INFORMATION



PROJECT MANAGER KW
PROJECT NUMBER 825732-01

EXTERIOR
ELEVATIONS

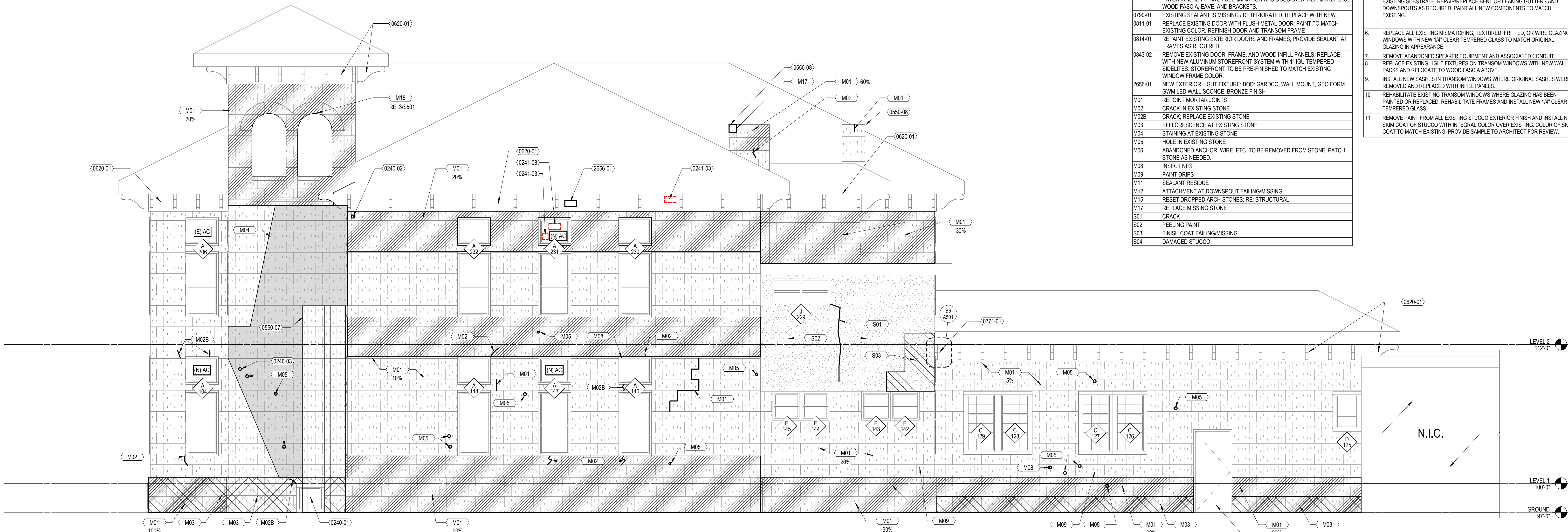
A201

KEYNOTES PER SHEET

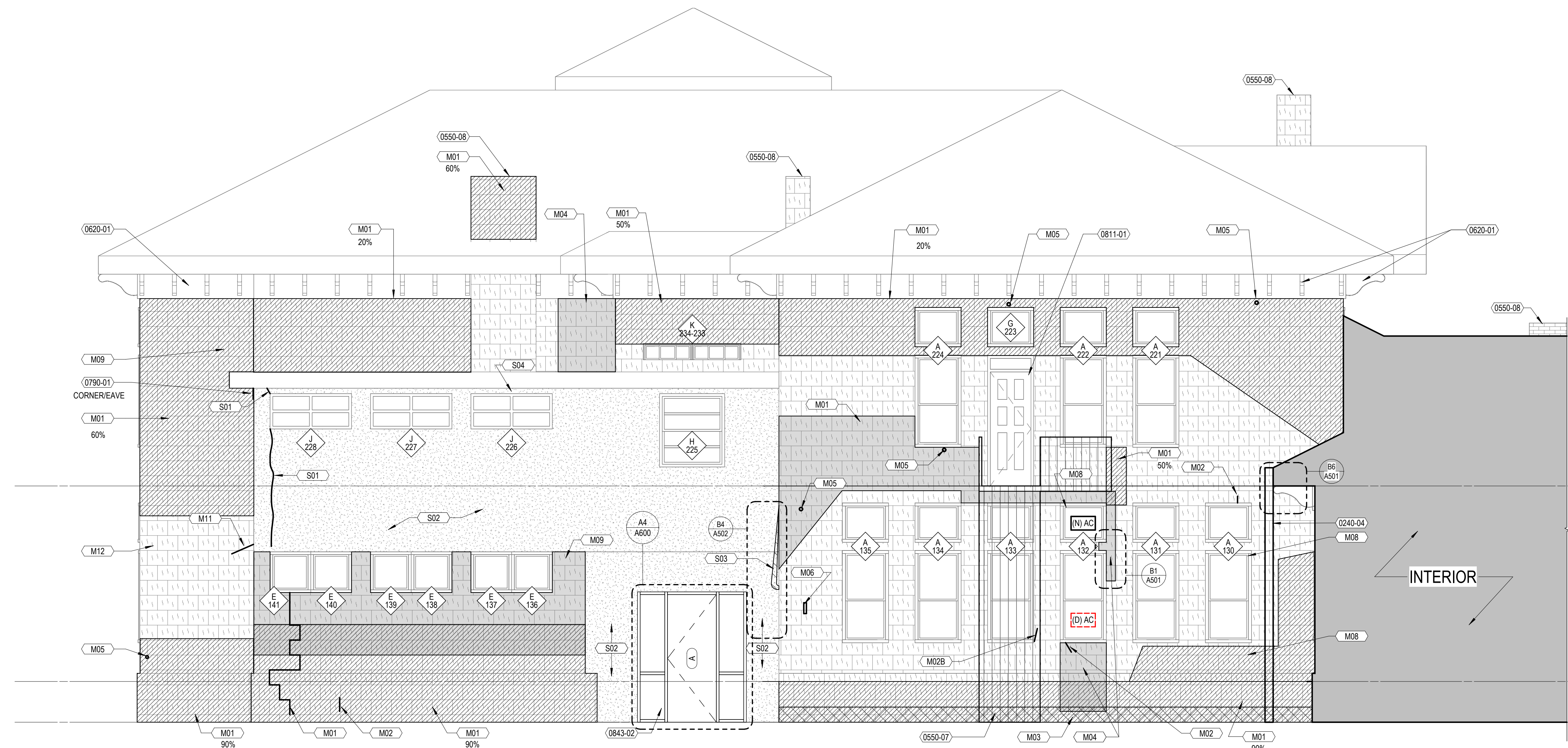
0240-01	EXISTING METAL HATCH TO REMAIN
0240-02	SECURITY CAMERA TO REMAIN
0240-03	EXISTING MASONRY ANCHOR TO REMAIN
0240-04	EXISTING DOWNSPOUT
0241-03	REMOVE SPEAKER
0241-08	DEMOLISH WOOD PANEL IN TRANSOM AND REMOVE LIGHT FIXTURE; PREPARE FOR AC UNIT INSTALL
0550-07	EXISTING FIRE ESCAPE; SAND OFF RUST TO SMOOTH SUBSTRATE AND PAINT BLACK
0550-08	ADD METAL COPING TO CAP OF ALL CHIMNEYS
0620-01	REPAIR/REPLACE WOOD FASCIA, EAVE, AND BRACKETS; TYP.
0771-01	REPLACE EXISTING DOWNSPOUT CONNECTION AT GUTTER, CURRENTLY LEAKING & CAUSED DAMAGE TO WOOD AND STONE. PROVIDE STONE PATCH WHERE PITTING / DELAMINATION HAS OCCURRED. REPAIR/REPLACE WOOD FASCIA, EAVE, AND BRACKETS
0790-01	EXISTING SEALANT IS MISSING / DETERIORATED; REPLACE WITH NEW
0811-01	REPLACE EXISTING DOOR WITH FLUSH METAL DOOR; PAINT TO MATCH EXISTING COLOR. REFINISH DOOR AND TRANSOM FRAME
0814-01	REPAINT EXISTING EXTERIOR DOORS AND FRAMES; PROVIDE SEALANT AT FRAMES AS REQUIRED
0843-02	REMOVE EXISTING DOOR, FRAME, AND WOOD INFILL PANELS. REPLACE WITH NEW ALUMINUM STOREFRONT SYSTEM WITH 1" IGU TEMPERED SIDELITES. STOREFRONT TO BE PRE-FINISHED TO MATCH EXISTING WINDOW FRAME COLOR
2656-01	NEW EXTERIOR LIGHT FIXTURE: BOD. GARDCO, WALL MOUNT, GEO FORM OWM LED WALL SCONCE, BRONZE FINISH
M01	REPORT MORTAR JOINTS
M02	CRACK IN EXISTING STONE
M02B	CRACK; REPLACE EXISTING STONE
M03	EFFLORESCENCE AT EXISTING STONE
M04	STAINING AT EXISTING STONE
M05	HOLE IN EXISTING STONE
M06	ABANDONED ANCHOR, WIRE, ETC. TO BE REMOVED FROM STONE. PATCH STONE AS NEEDED
M08	INSECT NEST
M09	PAINT DRIPS
M11	SEALANT RESIDUE
M12	ATTACHMENT AT DOWNSPOUT FAILING/MISSING
M15	RESET DROPPED ARCH STONES. RE-STRUCTURAL
M17	REPLACE MISSING STONE
S01	CRACK
S02	PEELING PAINT
S03	FINISH COAT FAILING/MISSING
S04	DAMAGED STUCCO

SHEET NOTES -
EXTERIOR ELEVATIONS

- REFER TO STONE RESTORATION PROCEDURES ON SHEETS A200 & A201 FOR
DETAILED INFORMATION ON STONE RESTORATION REQUIREMENTS.
- SEE WOOD WINDOW AND STEEL WINDOW RESTORATION NOTES ON SHEET A600
FOR DETAILED INFORMATION ON WINDOW PROCEDURES.
- AT EXISTING FIRE ESCAPES, SAND OFF RUST TO SMOOTH SUBSTRATE AND PAINT
BLACK.
- WOOD FASCIA BOARDS, EAVES, AND DECORATIVE BRACKETS TO BE RESTORED.
REMOVE PAINT TO DETERMINE CONDITION OF WOOD. REPLACE
UNSOUNDROTTED WOOD. SAND, PROVIDE NEW SEALANT WHERE WOOD MEETS
STONE IF SEALANT IS MISSING / DETERIORATED, AND PAINT TO MATCH EXISTING.
- REPLACE LOOSE NAILS AT EXISTING GUTTERS WITH NEW NAILS SECURED TO
EXISTING SUBSTRATE. REPAIR/REPLACE BENT OR LEAKING GUTTERS AND
DOWNSPOUTS AS REQUIRED. PAINT ALL NEW COMPONENTS TO MATCH
EXISTING.
- REPLACE ALL EXISTING MISMATCHING, TEXTURED, FRITTED, OR WIRE GLAZING IN
WINDOWS WITH NEW 1/4" CLEAR TEMPERED GLASS TO MATCH ORIGINAL
GLAZING IN APPEARANCE.
- REMOVE ABANDONED SPEAKER EQUIPMENT AND ASSOCIATED CONDUIT.
- REPLACE EXISTING LIGHT FIXTURES ON TRANSOM WINDOWS WITH NEW WALL
PACKS AND RELOCATE TO WOOD FASCIA ABOVE.
- INSTALL NEW SASHES IN TRANSOM WINDOWS WHERE ORIGINAL SASHES WERE
REMOVED AND REPLACED WITH INFILL PANELS.
- REHABILITATE EXISTING TRANSOM WINDOWS WHERE GLAZING HAS BEEN
PAINTED OR REPLACED. REHABILITATE FRAMES AND INSTALL NEW 1/4" CLEAR
TEMPERED GLASS.
- REMOVE PAINT FROM ALL EXISTING STUCCO EXTERIOR FINISH AND INSTALL NEW
8MM COAT OF STUCCO WITH INTEGRAL COLOR OVER EXISTING. COLOR OF 8MM
COAT TO MATCH EXISTING. PROVIDE SAMPLE TO ARCHITECT FOR REVIEW.



C1 SOUTH ELEVATION
1/4" = 1'-0"



A1 EAST ELEVATION 2
1/4" = 1'-0"

STONE RESTORATION LEGEND

AREA OF LOOSE OR INAPPROPRIATE MORTAR IN NEED OF REPOINTING	EFFLORESCENCE
EXISTING STAINS	STONE DELAMINATION
CRACK IN EXISTING STONE	HOLE IN EXISTING STONE

WINDOW AC UNIT LEGEND

(D) AC	DEMOLISH AC UNIT; PREPARE WINDOW FOR GLASS
(E) AC	EXISTING AC UNIT TO REMAIN WITH NEW WOOD PANEL IN TRANSOM. PAINT TO MATCH EXISTING
(N) AC	NEW AC UNIT LOCATION; SALVAGE EXISTING GLASS FOR REUSE. PAINT WOOD PANEL TO MATCH EXISTING

STONE RESTORATION PROCEDURES:

- NOTES:
- ALL CLEANING & REPOINTING SHALL COMPLY WITH THE SECRETARY OF INTERIOR STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES. REFER TO NATIONAL PARK SERVICE TECHNICAL PRESERVATION BRIEFS 1 AND 2. ANY PROCEDURE LISTED BELOW WHICH IS FOUND TO BE IN CONFLICT WITH THESE STANDARDS SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO PROCEEDING WITH WORK.
 - ARCHITECT RECOMMENDS COMPLETING ALL MASONRY CLEANING PRIOR TO PROCEEDING WITH WINDOW RESTORATION. OWNER, ARCHITECT AND CONTRACTOR TO COORDINATE PRIOR TO STARTING WORK.
 - PROTECT ALL EXISTING ELEMENTS TO REMAIN INCLUDING BUT NOT LIMITED TO: EXTERIOR LIGHT FIXTURES, SECURITY CAMERAS, CONDUIT, HANDRAILS, FIRE DEPARTMENT CONNECTIONS, UTILITY BOXES AND METERS, MARKERS, SIGNAGE, CARD READERS AND KEYPADS, WINDOWS, DOORS, ETC.
 - CONTRACTOR TO COORDINATE ALL WORK WITH OWNER AND PROVIDE TEMPORARY PROTECTION FOR OPENINGS AND ENTRANCES AS REQUIRED TO MAINTAIN OCCUPANCY OF THE BUILDING THROUGHOUT THE PROJECT.
 - REMOVE ABANDONED ANCHORS IN MASONRY AS INDICATED IN ELEVATIONS.
 - MASONRY CLEANING: CLEAN THE EXISTING RHYOLITE STONE USING THE GENTLEST MEANS POSSIBLE. ABRASIVE CLEANING WILL NOT BE ACCEPTABLE. CHEMICAL CLEANERS WILL BE CONSIDERED IN SELECT AREAS THAT ARE ESPECIALLY DISCOLORED; PROPOSED CHEMICAL CLEANERS TO BE REVIEWED BY ARCHITECT AND SAMPLED ON THE BUILDING PRIOR TO USE. ARCHITECT AND OWNER TO APPROVE SAMPLE LOCATIONS PRIOR TO USE. FOLLOW THE PROCEDURES BELOW WHEN USING CHEMICAL STONE CLEANERS:
 - PROTECT ALL ACID-SENSITIVE SURFACES.
 - COVER ALL WINDOWS, AIR INTAKES AND VENTS, AND SHUT DOWN AIR HANDLING EQUIPMENT DURING CLEANING. COORDINATE WITH OWNER.
 - CLEANING PROCEDURES TO FOLLOW PRODUCT MANUFACTURER'S RECOMMENDATIONS.
 - NOTE: ARCHITECT DOCUMENTED VISIBLE AREAS OF STONE DELAMINATION. REFER TO ELEVATIONS FOR NOTED LOCATIONS. CONTRACTOR TO PROCEED CAREFULLY WITH CLEANING WORK TO LIMIT THE AMOUNT OF ADDITIONAL DAMAGE TO STONE.
 - REMOVE INAPPROPRIATE MORTAR.
 - REPAIR EXISTING STONEMORTAR. REFER TO SPECIFICATIONS.
 - FOLLOWING CLEANING ACTIVITIES: CONTRACTOR TO VERIFY EXTENT OF PREVIOUS PATCHING AND DUTCHMAN REPAIRS THAT NEED TO BE REPLACED OR REPAIRED. INTENT OF THE PROJECT IS FOR ALL WORK TO MATCH HISTORIC RHYOLITE IN ALL MANNERS. ARCHITECT HAS DOCUMENTED ALL ELEMENTS VISIBLE AT TIME OF EXTERIOR SURVEY. REFER TO ELEVATIONS. HOWEVER, CLEANING ACTIVITIES MAY REVEAL ADDITIONAL REPAIRS NEEDED.
 - REPAIR ALL AREAS WHERE REMOVAL OF ELEMENTS CAUSED DAMAGE TO STONE (EX. REMOVAL OF ABANDONED DOWNSPOUT ANCHORS).
 - FILL CRACKS, CHIPS, SPALLING AND HOLES LARGER THAN 3/8" THICK AND BLEND TO RENDER INDISCERNIBLE. PROVIDE PINNING FOR LARGER AREAS AS NEEDED.
 - REPLACE POOR QUALITY OR REWORK EXISTING DUTCHMAN REPAIRS, FILL GAPS AND BLEND TO RENDER PATCHED AREAS INDISCERNIBLE. PROVIDE ANCHORING / PINNING AS REQ'D. CONSULT STRUCTURAL ENGINEER FOR ANCHORING INSTRUCTION PRIOR TO PROCEEDING WITH WORK.
 - REMOVE HOLLOW SOUNDING / DELAMINATING STONES. PROVIDE NEW ANCHORS TO SECURE STONES AS NEEDED AND REINSTALL IN PLACE. PROVIDE STAINLESS STEEL THREADED RODS OR SPIRAL ANCHORS WHERE PINS / ANCHORS ARE USED. CONSULT STRUCTURAL ENGINEER FOR ANCHORING INSTRUCTION PRIOR TO PROCEEDING WITH WORK.
 - REPOINT MORTAR JOINTS AS REQ'D. PROJECT ANTICIPATES ALL JOINTS SHALL BE REPOINTED AT LOCATIONS WHERE INAPPROPRIATE MORTAR/SEALANT HAS BEEN USED.
 - PREPARE JOINTS, RAKE OUT LOOSE OR INAPPROPRIATE MORTAR, JOINTS TO BE REPOINTED.
 - REMOVE LOOSE OR INAPPROPRIATE MORTAR TO A MINIMUM DEPTH OF 2 TO 2-1/2 TIMES THE WIDTH OF THE JOINT.
 - CONDUCT A MORTAR ANALYSIS TO DETERMINE TYPE, MIX, COLOR, STRENGTH AND TOOLING OF HISTORIC MORTAR. TWO MORTAR ANALYSIS ARE REQUIRED: ONE FOR THE FOUNDATION STONE MORTAR AND ONE FOR THE REST OF THE STONE MORTAR. NEW MORTAR TO MATCH HISTORIC.
 - IT IS EXPECTED THAT THE ORIGINAL BEADED JOINTS BE REPLICATED. TWO NEW MORTARS ARE REQUIRED WHERE REPOINTING OCCURS: ONE COLOR AT THE FOUNDATION AND A SECOND AT THE BODY OF THE BUILDING.

E

PROJECT INFORMATION

CANTRIL
ADMINISTRATION
EXTERIOR BUILDING
RESTORATION

D 312 CANTRIL
STREET
CASTLE ROCK, CO
80104

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
01/07/2026	95% CONSTRUCTION DOCUMENTS
03/16/2026	100% CONSTRUCTION DOCUMENTS

C

KEY PLAN

B

SHEET INFORMATION



PROJECT MANAGER KW
PROJECT NUMBER 825732-01

A

EXTERIOR PHOTOS
& DETAILS

A500

FILL WITH STONE PATCH TO MATCH EXISTING STONE IN COLOR.
PROVIDE SAMPLE TO ARCHITECT FOR REVIEW PRIOR TO INSTALLATION



D1 EXAMPLE HOLES IN STONE
NTS



REMOVE LOOSE MORTAR AND REPOINT WHERE MORTAR IS MISSING
(CONDUCT MORTAR ANALYSIS AT HISTORIC FOUNDATION MORTAR)
REMOVE EXCESS SEALANT FROM FACE
OF STONE

CLEAN OFF EFFLORESCENCE FROM FACE
OF STONE
REPLACE EXISTING CRACKED CORNER
STONE



B1 CRACK & MISSING MORTAR JOINTS
NTS



B3 EFFLORESCENCE
NTS

STAINING AND DISCOLORATION ON
EXISTING STONE TO BE CLEANED



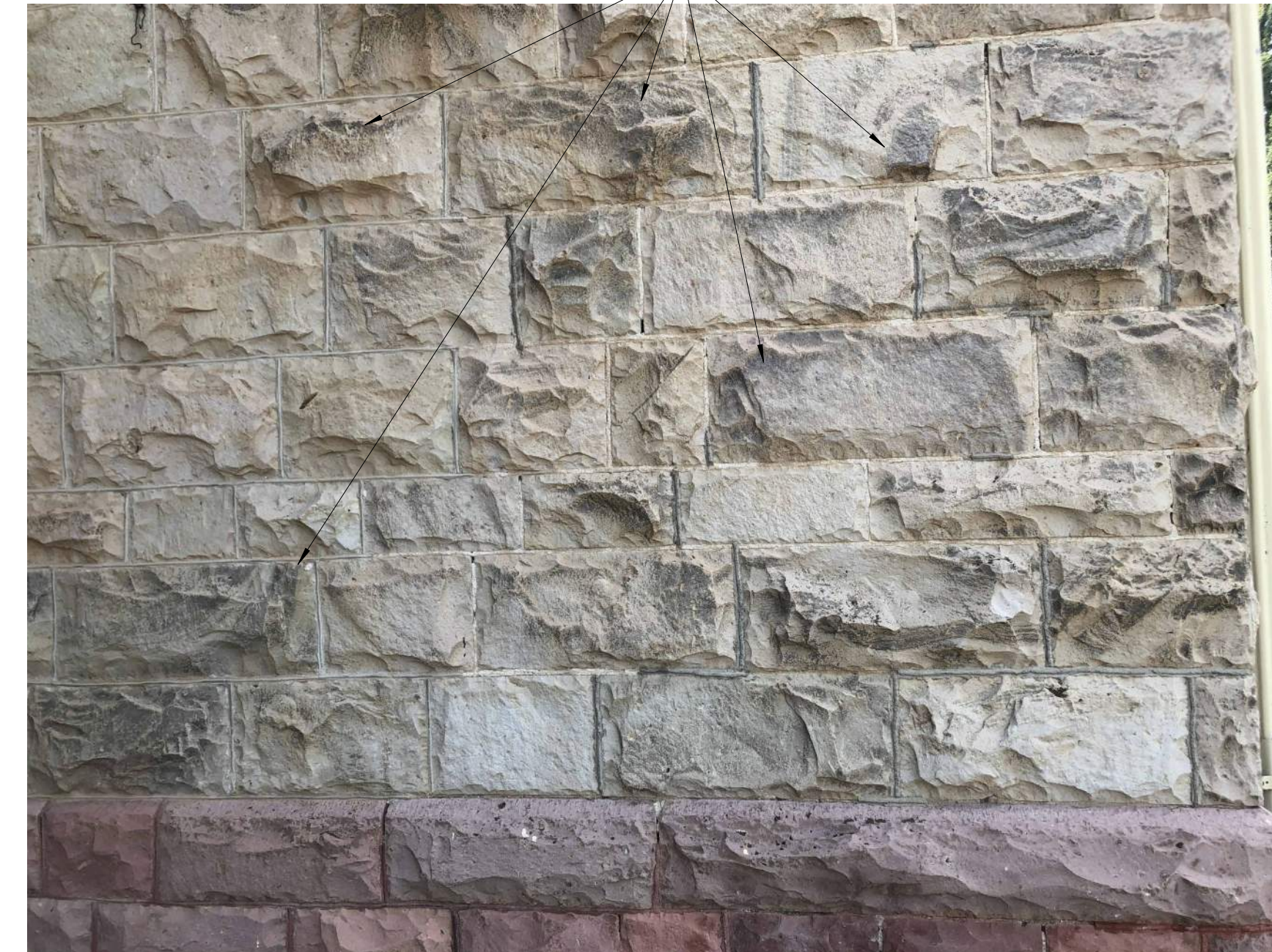
B4 STONE STAINING 2
NTS

LINE OF EXISTING STONE FLAKING;
REMOVE LOOSE STONE TO STABLE
SUBSTRATE & TOOL TO MATCH
ADJACENT STONE FINISH



D6 STONE SPALLING & FLAKING
NTS

STAINING AND DISCOLORATION ON EXISTING STONE TO BE CLEANED



B6 STONE STAINING
NTS

FAILED ANCHOR POINT AT DOWNSPOUT



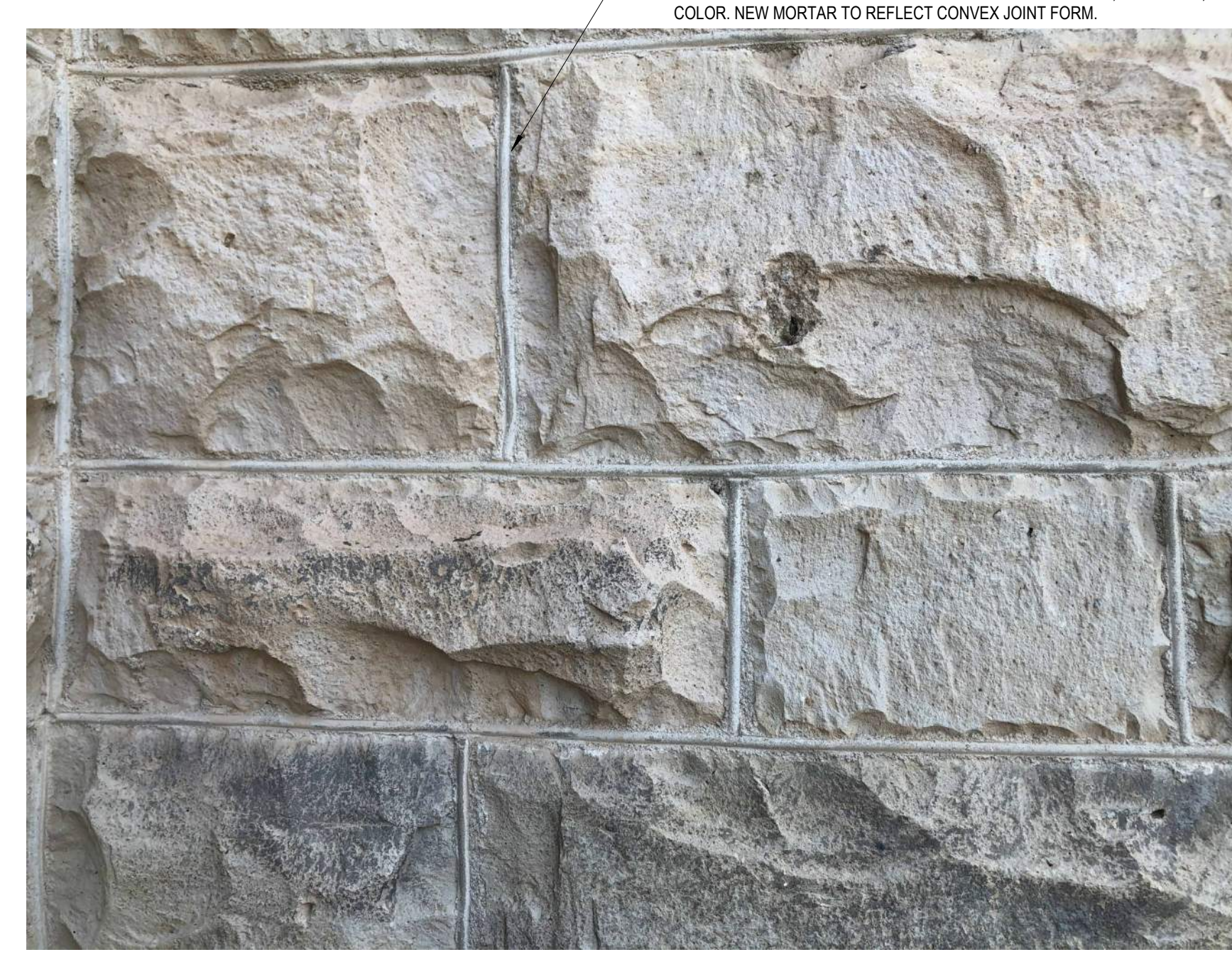
A1 DOWNSPOUT ATTACHMENT POINT
NTS

INAPPROPRIATE MORTAR



A4 EXAMPLE OF INAPPROPRIATE MORTAR
NTS

HISTORIC MORTAR JOINTS. CONDUCT A MORTAR ANALYSIS SO NEW
REPOINTING MORTAR MATCHES ORIGINAL IN COMPOSITION, STRENGTH, AND
COLOR. NEW MORTAR TO REFLECT CONVEX JOINT FORM.



A6 EXAMPLE OF HISTORIC MORTAR
NTS

E

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PROJECT MANAGER KW
PROJECT NUMBER 825732-01

A

EXTERIOR PHOTOS
& DETAILS

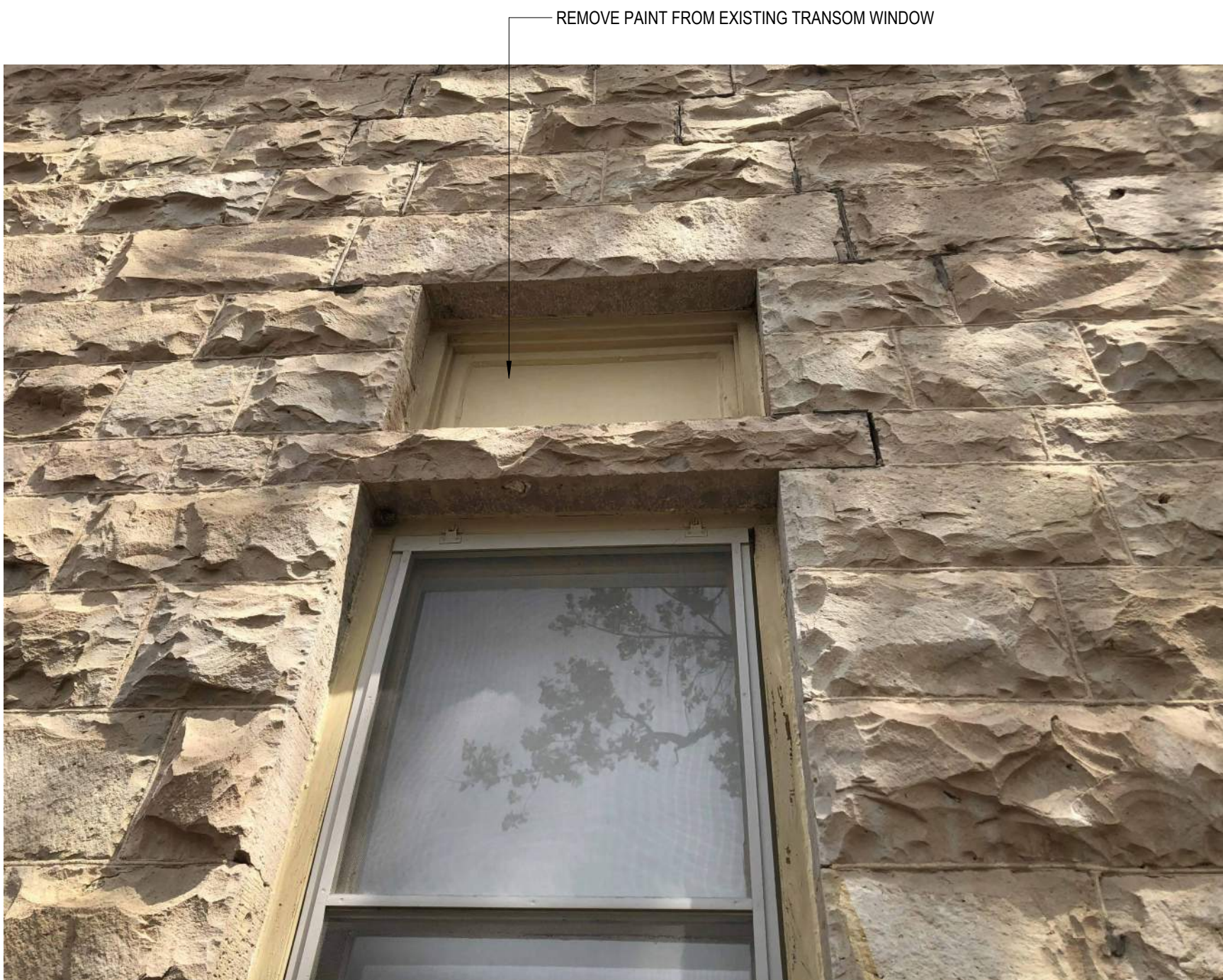
A501



D2 PAINT CONDUIT
NTS



D3 DISCONNECTION AT DOWNSPOUT
NTS



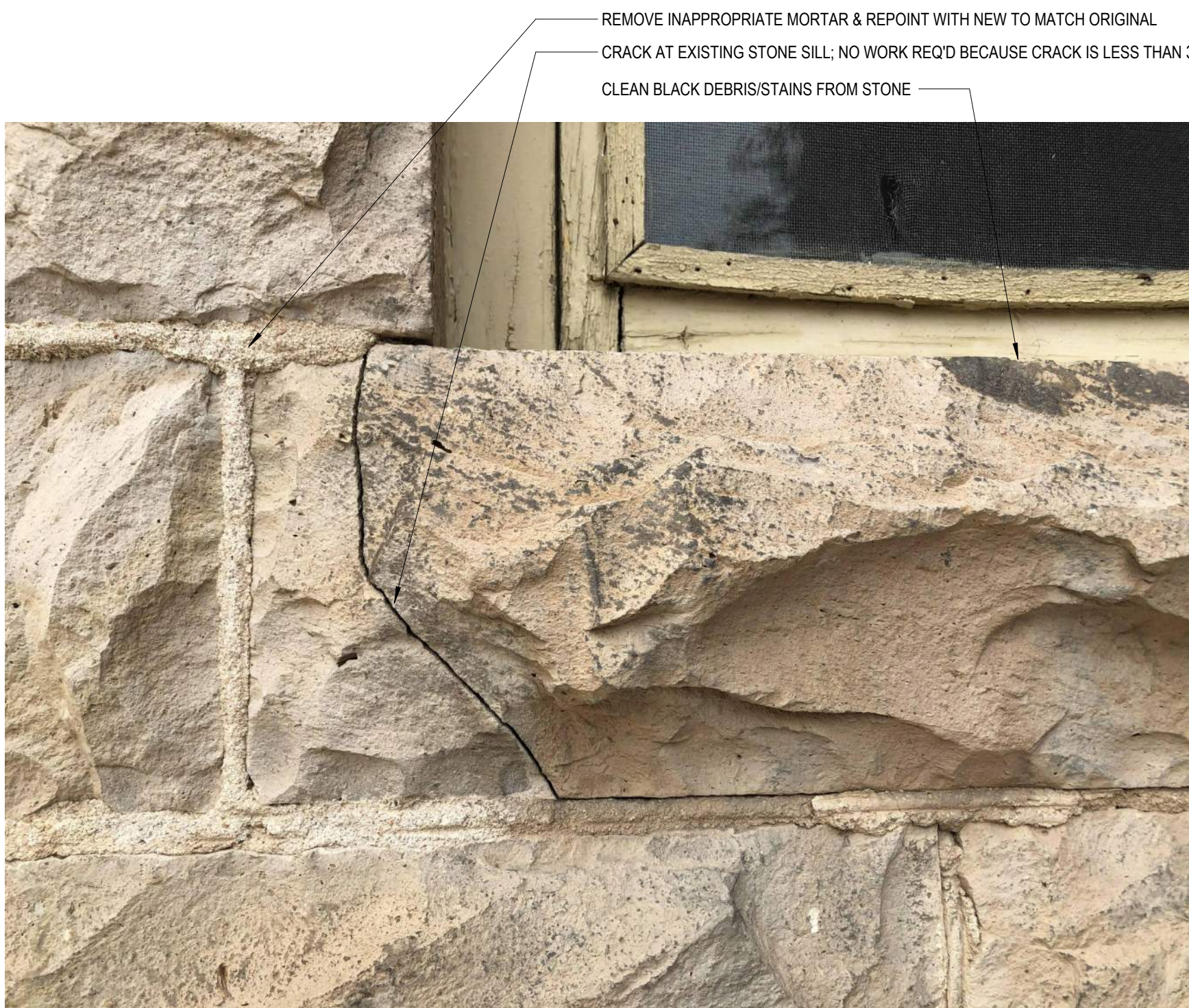
D4 TRANSOM - PAINTED
NTS



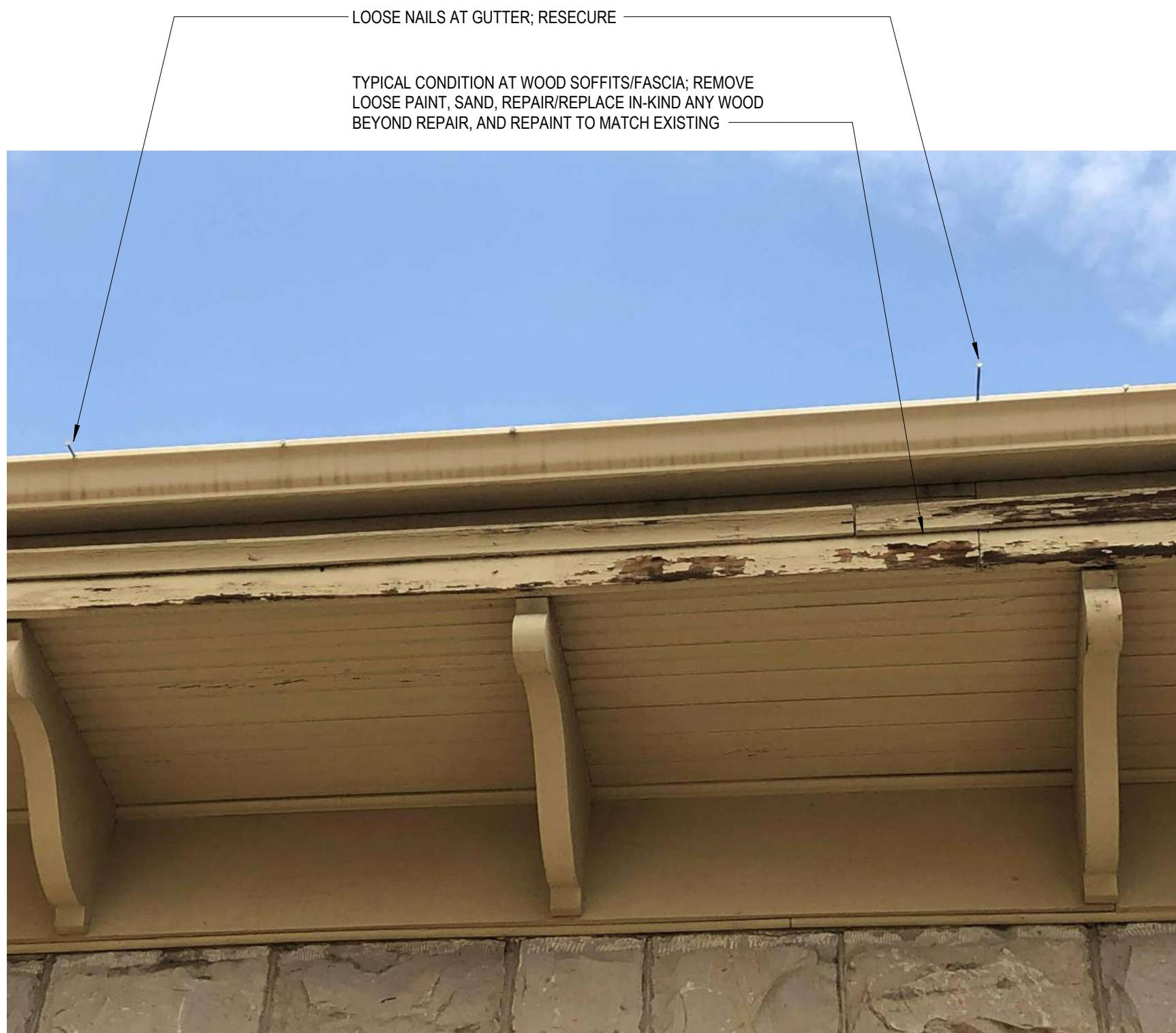
D6 TRANSOM - INFILL PANEL
NTS



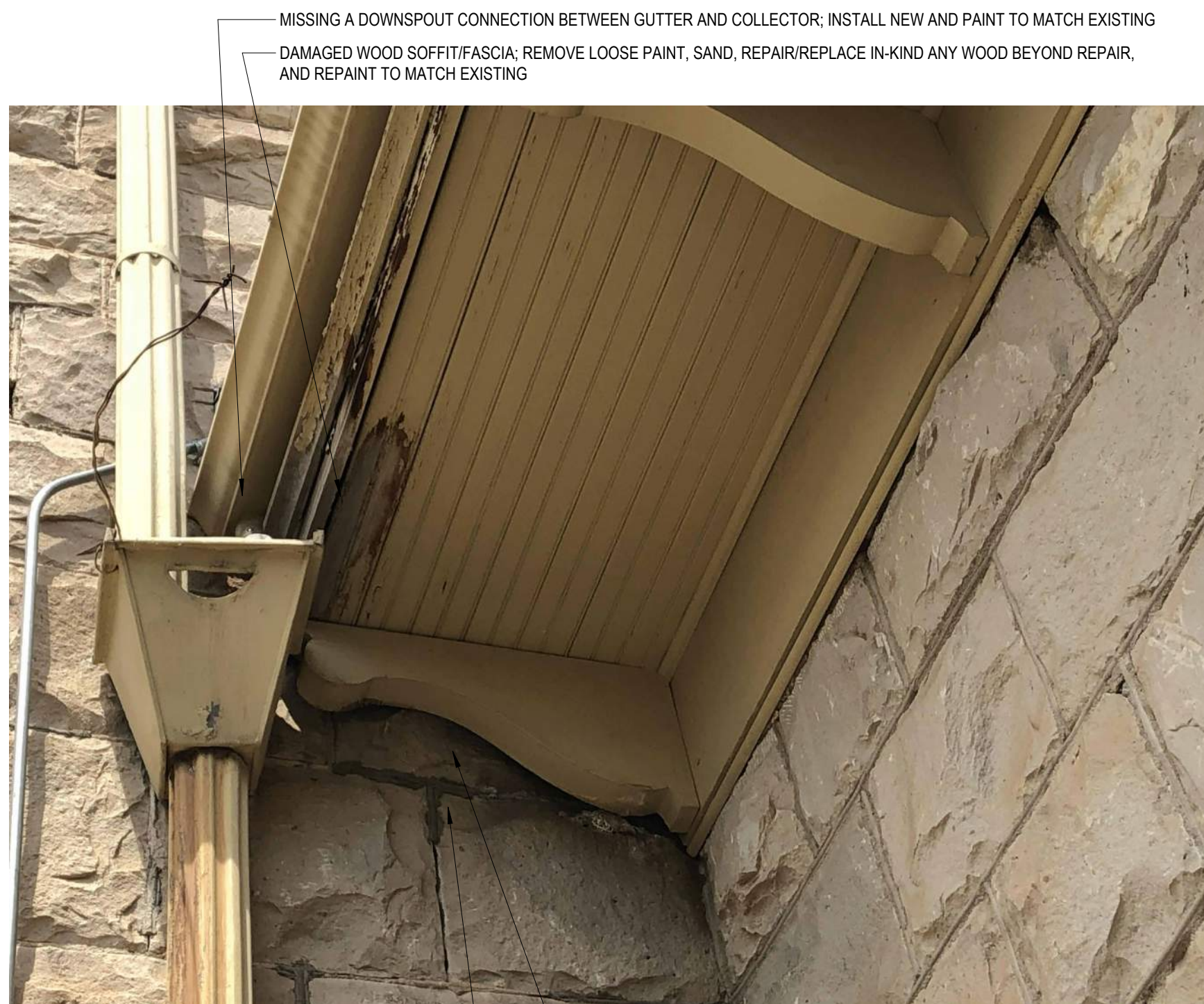
B1 STONE STAINING AT FIRE ESCAPE
NTS



B2 STONE SILL CRACK - LESS THAN 3/8" THICK
NTS



B4 DAMAGE AT WOOD SOFFIT
NTS



B6 WATER DAMAGE AT DOWNSPOUT
NTS



A1 1931 ADDITION EAST ELEVATION EAVES
NTS



A5 REMOVE PAINT FROM STONE
NTS



A6 REMOVE ORGANIC MATTER FROM STONE
NTS

1

2

3

4

5

6

7

E

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KEY PLAN

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SHEET INFORMATION

PROJECT MANAGER	KW
PROJECT NUMBER	825732-01

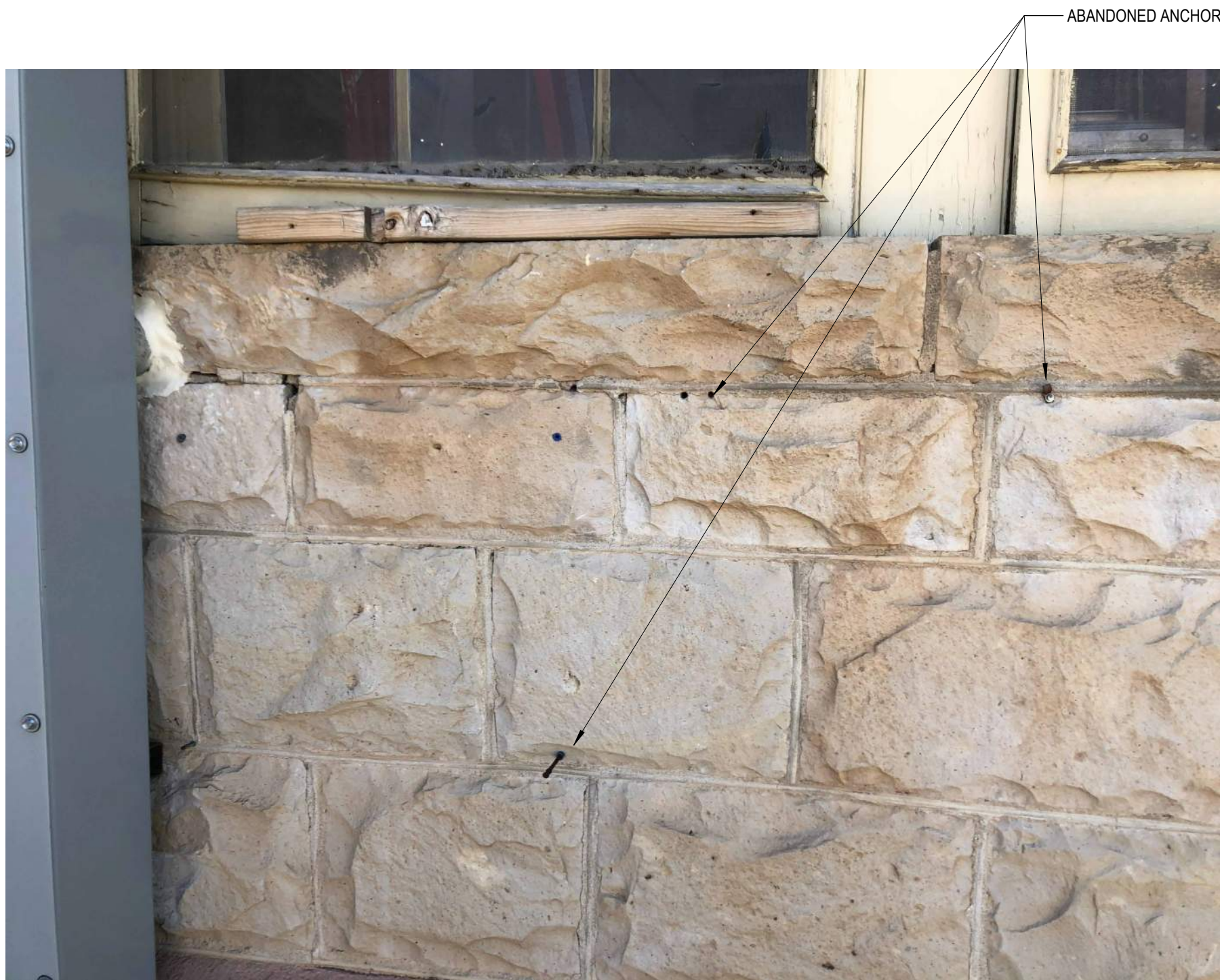
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EXTERIOR PHOTOS
& DETAILS

A502



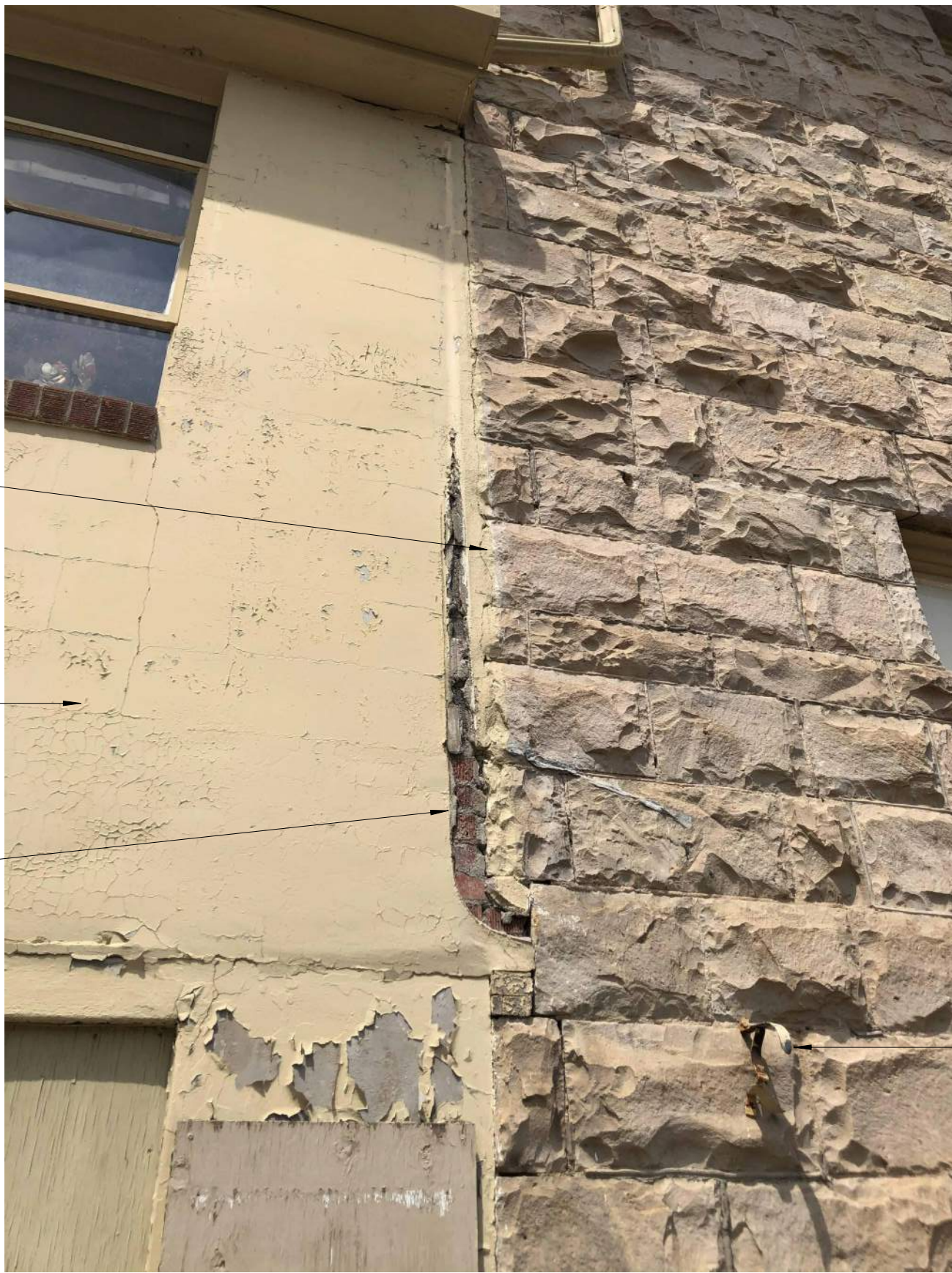
D1 SOUTH ENTRY ARCH AT WEST ELEVATION
NTS



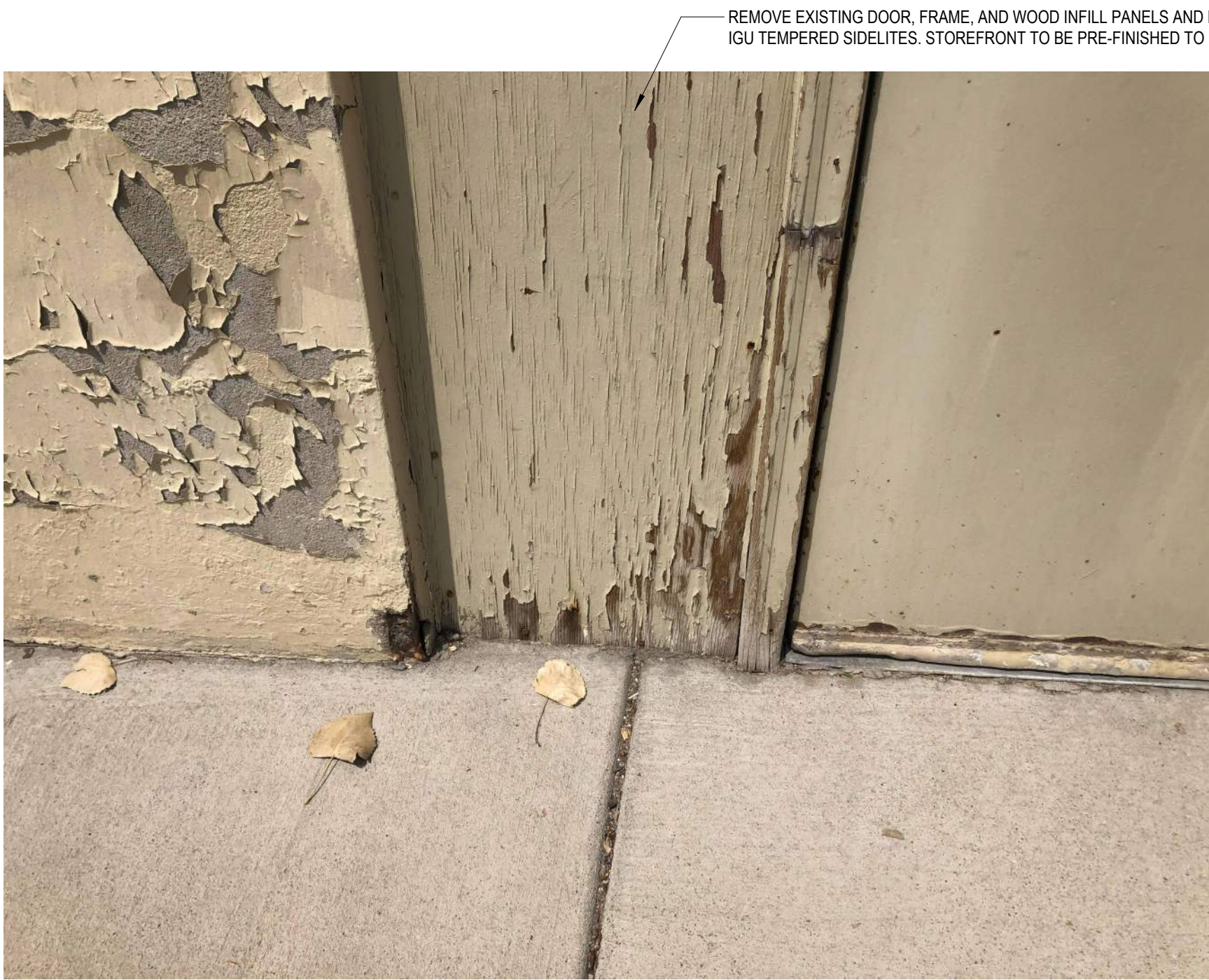
D3 ANCHOR BOLT HOLES
NTS



B2 CONCRETE AND FOAM INSULATION AT ADDITION
NTS



B4 DAMAGED STUCCO
NTS



A2 DAMAGE AT REAR EXTERIOR DOOR A
NTS



1

2

3

4

5

6

7

EXHIBIT 3

CONTRACTOR'S CERTIFICATE OF INSURANCE



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

07/15/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Flood and Peterson PO Box 578 Greeley CO 80632	CONTACT NAME: Lindsay Nelson PHONE (A/C, No, Ext): (970) 977-6040 FAX (A/C, No): (970) 330-1867 E-MAIL ADDRESS: LNelson@floodpeterson.com
INSURED Deep Roots Timberworks, LLC, DBA: Deep Roots Craftsmen PO Box 207 Fort Collins CO 80522	INSURER(S) AFFORDING COVERAGE INSURER A: Crum & Forster Specialty Insurance Company INSURER B: Owners Insurance Company INSURER C: Pinnacol Assurance INSURER D: Atlantic Specialty Insurance Company INSURER E: INSURER F:

COVERAGES**CERTIFICATE NUMBER:** CL2671567651**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO-JECT ☐ LOC OTHER:	Y	Y	GLO-248201	01/02/2026	06/01/2027	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000	
B	AUTOMOBILE LIABILITY ☒ ANY AUTO ☒ OWNED AUTOS ONLY ☒ HIRED AUTOS ONLY 19 ☐ SCHEDULED AUTOS ☒ NON-OWNED AUTOS ONLY	Y	Y	5634659500	01/02/2026	01/02/2027	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$	
A	☒ UMBRELLA LIAB ☒ EXCESS LIAB DED ☒ RETENTION \$ 0 ☐ OCCUR ☐ CLAIMS-MADE			SEO152582	01/02/2026	06/01/2027	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$	
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	N/A	Y	4223949	06/01/2026	06/01/2027	☒ PER STATUTE E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
D	Builder's Risk			7900444910000	07/08/2026	07/08/2027	Project Site Limit \$1,556,900	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

RE: Project, Cantrill School. Town of Castle Rock is included as Additional Insured in regards to General Liability, and Auto Liability, as required by written contract for liability caused by the named insured, subject to policy terms, exclusions, and conditions. The coverage is primary and non-contributory to any other valid and/or collectible insurance where required by written contract, subject to policy terms, exclusions, and conditions. Waiver of subrogation applies where required by written contract and legally permissible General Liability, Auto Liability, and Workers Compensation. This Certificate is issued as a matter of information only, confers no rights upon the certificate holder, and does not alter the insurance coverage afforded by the policies described herein.

CERTIFICATE HOLDER**CANCELLATION**

Town of Castle Rock 100 North Wilcox Street Castle Rock CO 80104	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

06/11/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

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PRODUCER Flood and Peterson PO Box 578 Greeley CO 80632	CONTACT NAME: Alexandra Weber PHONE (A/C, No, Ext): (970) 356-0123 E-MAIL ADDRESS: AWeber@floodpeterson.com FAX (A/C, No): (970) 330-1867
INSURED Deep Roots Timberworks, LLC, DBA: Deep Roots Craftsmen PO Box 207 Fort Collins CO 80522	INSURER(S) AFFORDING COVERAGE INSURER A: Crum & Forster Specialty Insurance Company INSURER B: Owners Insurance Company INSURER C: Pinnacol Assurance INSURER D: Lloyd's of London INSURER E: INSURER F:

COVERAGES**CERTIFICATE NUMBER:** Master x1.2.2027**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO-JECT ☐ LOC OTHER:	Y		GLO-248201	01/02/2026	06/01/2027	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
B	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY ☒ 19			5634659500	01/02/2026	01/02/2027	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE DED ☒ RETENTION \$ 0			SEO152582	01/02/2026	06/01/2027	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y / N N	N / A	4223949	06/01/2026	06/01/2027	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
D	Professional/Pollution			PF02446A25	01/02/2026	06/01/2027	Professional Limit \$2,000,000 Pollution Limit \$2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Town of Castle Rock, its Elected and Appointed Officials, Employees and Volunteers is included as Additional Insured in regards to General Liability and Automobile Liability as required by written contract for liability caused by the named insured, subject to policy terms, exclusions, and conditions. This Certificate is issued as a matter of information only, confers no rights upon the certificate holder, and does not alter the insurance coverage afforded by the policies described herein.

CERTIFICATE HOLDER**CANCELLATION**

Town of Castle Rock 100 Wilcox Street Castle Rock CO 80104	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
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