

# Project Manual

F4I

## **Pioneer Plaza Hotel & Convention Center**

25 South Main Street  
Carbondale, Pennsylvania

### **Volume 1 Architectural Specifications**

Date: September 14, 2010

**Facility Design & Development, Ltd.**

417 Lackawanna Avenue

Scranton, PA 18503

(570) 207-9300

# **Project Manual**

## **Pioneer Plaza Hotel & Convention Center**

25 South Main Street  
Carbondale, Pennsylvania

### **Volume 1 Architectural Specifications**

Date: September 14, 2010

#### **Facility Design & Development, Ltd.**

417 Lackawanna Avenue  
Scranton, PA 18503  
(570) 207-9300

**SECTION 000010 – TABLE OF CONTENTS**

**COVER**

000100 – TABLE OF CONTENTS

000200 – LIST OF DRAWINGS

**BIDDING AND CONTRACT REQUIREMENTS**

000100 – NOTICE TO CONTRACTORS

000200 –INSTRUCTIONS TO BIDDERS

000300 –CONSTRUCTION PROPOSAL FORM

STANDARD FORM OF AGREEMENT (AIA DOCUMENT A101-2007)

GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION (AIA DOCUMENT  
A201-2007)

BID BOND (AIA DOCUMENT (A310-2010)

NONDISCRIMINATION/SEXUAL HARASSMENT CLAUSE

NON-COLLUSION AFFIDAVIT OF CONTRACTOR

PREVAILING WAGE PROJECT RATES

REQUEST FOR INFORMATION FORM

**DIVISION 01 – GENERAL REQUIREMENTS**

010100 – BID PACKAGE DESCRIPTIONS

011000 – SUMMARY

012200 – UNIT PRICES

012300 - ALTERNATES

012500 – SUBSTITUTION PROCEDURES

012600 – CONTRACT MODIFICATION PROCEDURES

012900 – PAYMENT PROCEDURES

013100 – PROJECT MANAGEMENT AND COORDINATION

013200 – CONSTRUCTION PROGRESS DOCUMENTATION

013233 – PHOTOGRAPHIC DOCUMENTATION

013300 – SUBMITTAL PROCEDURES

015000 – TEMPORARY FACILITIES AND CONTROLS

017300 – EXECUTION

017400 – CLEANING

017700 – CLOSEOUT PROCEDURES

017823 – OPERATION AND MAINTENANCE DATA

017839 – PROJECT RECORD DOCUMENTS

**DIVISION 02 – EXISTING CONDITIONS – NOT USED**

**DIVISION 03 – CONCRETE**

033000 – CAST-IN-PLACE CONCRETE

034100 – PRECAST STRUCTURAL CONCRETE

034510 – PRECAST CONCRETE

## **DIVISION 04 – MASONRY**

- 042000 – UNIT MASONRY
- 044200 – STONE HONEYCOMB REINFORCED WALL CLADDING SYSTEM
- 047000 – SIMULATED MASONRY

## **DIVISION 05 – METALS**

- 051200 – STRUCTURAL STEEL FRAMING
- 052100 – STEEL JOIST FRAMING
- 053100 – STEEL DECKING
- 054000 – COLD-FORMED METAL FRAMING
- 055000 – METAL FABRICATIONS
- 055100 – METAL STAIRS
- 055213 – PIPE AND TUBE RAILINGS
- 057300 – DECORATIVE METAL FABRICATIONS AND RAILING

## **DIVISION 06 – WOOD, PLASTICS, AND COMPOSITES**

- 061000 – ROUGH CARPENTRY
- 061600 – SHEATHING
- 061800 – GLUED-LAMINATED CONSTRUCTION
- 062023 – INTERIOR FINISH CARPENTRY
- 064023 – INTERIOR ARCHITECTURAL WOODWORK
- 066610 – MANUFACTURED TRIM AND MOLDINGS

## **DIVISION 07 – THERMAL AND MOISTURE PROTECTION**

- 071113 – BITUMINOUS DAMPPROOFING
- 071619 – METAL OXIDE WATERPROOFING
- 072100 – THERMAL INSULATION
- 072419 – WATER-DRAINAGE EXTERIOR INSULATION AND FINISH SYSTEM (EIFS)
- 074113 – METAL ROOF PANELS
- 075323 – ETHYLENE-PROPYLENE-DIENE-MONOMER (EPDM) ROOFING
- 076200 – SHEET METAL FLASHING AND TRIM
- 077100 – ROOF SPECIALTIES
- 077200 – ROOF ACCESSORIES
- 078100 – APPLIED FIREPROOFING
- 078413 – PENETRATION FIRESTOPPING
- 078446 – FIRE-RESISTIVE JOINT SYSTEMS
- 079200 – JOINT SEALANTS

## **DIVISION 08 – OPENINGS**

- 081113 – HOLLOW METAL DOORS AND FRAMES
- 081416 – FLUSH WOOD DOORS
- 081433 – STILE AND RAIL WOOD DOORS
- 083113 – ACCESS DOORS AND FRAMES
- 083300 – OVERHEAD COILING WOOD COUNTER DOORS
- 083800 – TRAFFIC DOORS
- 084113 – ALUMINUM-FRAMED ENTRANCES AND STOREFRONTS
- 084229 – AUTOMATIC ENTRANCES
- 084413 – GLAZED ALUMINUM CURTAIN WALLS
- 085200 – WOOD WINDOWS
- 085400 – FIXED WOOD WINDOW SYSTEM-ALTERNATE #1
- 085420 – FRP CLAD WOOD WINDOWS-ALTERNATE #2

087100 – DOOR HARDWARE  
088000 – GLAZING  
088113 – DECORATIVE GLASS GLAZING  
088300 – MIRRORS  
089000 – LOUVERS AND VENTS

**DIVISION 09 – FINISHES**

092216 – NON-STRUCTURAL METAL FRAMING  
092900 – GYPSUM BOARD  
093000 – CERAMIC TILE  
095113 – ACOUSTICAL PANEL CEILINGS  
096400 – WOOD FLOORING  
096513 – RESILIENT BASE AND ACCESSORIES  
096516 – RESILIENT SHEET FLOORING  
096519 – RESILIENT TILE FLOORING  
096816 – SHEET CARPETING  
097200 – WALL COVERINGS  
099113 – EXTERIOR PAINTING  
099123 – INTERIOR PAINTING

**DIVISION 10 – SPECIALTIES**

101400 – SIGNAGE  
102113 – TOILET COMPARTMENTS  
102226 – OPERABLE PARTITIONS  
102800 – TOILET AND BATH ACCESSORIES  
104413 – FIRE EXTINGUISHER CABINETS  
104416 – FIRE EXTINGUISHERS  
105500 – POSTAL SPECIALTIES

**DIVISION 11 – EQUIPMENT**

112423 – WINDOW WASHING EQUIPMENT  
113100 – RESIDENTIAL APPLIANCES

**DIVISION 12 – FURNISHINGS**

123530 – RESIDENTIAL CASEWORK  
123640 – STONE COUNTERTOPS  
124813 – ENTRANCE FLOOR MATS AND FRAMES

**DIVISION 13 – SPECIAL CONSTRUCTION**

132410 – PRE-CUT LINER SAUNA

**DIVISION 14 – CONVEYING EQUIPMENT**

142400 – HYDRAULIC ELEVATORS  
142413 – HYDRAULIC FREIGHT ELEVATORS

**DIVISION 15 THRU DIVISION 20 – NOT USED**

**DIVISION 21 THRU DIVISION 28**

SEE PROJECT MANUAL VOLUME 2

**DIVISION 29 THRU 30 – NOT USED**

**DIVISION 31 – EARTHWORK**

316329 – DRILLED CONCRETE PIERS AND SHAFTS

**DIVISION 32 – EXTERIOR IMPROVEMENTS**

321313 – CONCRETE PAVING

323121 – ALUMINUM LOUVER FENCING

329300 – PLANTS

**DIVISION 33 – UTILITIES**

334600 – SUBDRAINAGE

END OF SECTION 000010

SECTION 000020 – LIST OF DRAWINGS

1.1 DRAWING INDEX – HOTEL/BANQUET BUILDING

A. ARCHITECTURAL

- HA1.2 Lower Level Plan
- HA1.4 Second Floor Plans and Details
- HA1.5 Third Floor Plans
- HA1.6 Fourth and Fifth Floor Plans
- HA1.7 Roof Plan
  
- HA2.1 Exterior Elevations
- HA2.2 Exterior Elevations
- HA3.1 Building Sections and Details
  
- HA3.2 Wall Sections and Details
- HA3.3 Wall Sections and Details
  
- HA4.1 Enlarged Elevator and Stair Plans
- HA4.2 Enlarged Stair Plans, Stair Sections, and Elevator Section
- HA4.3 Enlarged Stair Plans, Stair Sections, and Elevator Section
- HA4.4 Typical Guest Rooms Enlarged floor Plans and Details
- HA4.5 Enlarged Floor Plans and Details
- HA4.6 Enlarged Floor Plans and Details
  
- HA5.2 First Floor Reflected Ceiling Plan
- HA5.3 Second Floor Reflected Ceiling Plan
- HA5.4 Third Floor Reflected Ceiling Plan
- HA5.5 Fourth and Fifth Floor Reflected Ceiling Plan
- HA5.6 Hotel Reflected Ceiling Plan Details
  
- HA6.1 Roof Finish Schedule and Notes
- HA6.2 Interior Elevations and Details
- HA6.3 Interior Elevations and Details
- HA6.4 Interior Elevations and Details
- HA6.5 Interior Elevations and Details
- HA6.6 First and Second Floor finish Plans
- HA6.7 Millwork Sections and Details
- HA6.8 Hotel First Floor Furniture Layout
- HA6.9 Hotel Typical Guest Room Furniture Layout
  
- HA7.1 Door Schedule
- HA7.2 Window Elevations
  
- HA8.1 Courtyard Floor Plan and Elevation
- HA8.2 Bridge Plan and Elevation
- HA8.3 Bridge Details
- HA8.4 Bridge Details
  
- HL1.1 Landscape Planting Plan
- HL1.2 Planting Schedule, Notes and Details

**B. STRUCTURAL**

HA.S1.0 Foundation Plan  
HA.S1.1 Typical Masonry and Steel Details  
HA.S1.2 Typical Masonry and Steel Details  
HA.S1.3 Typical Caisson and Grade Beam Detail and Schedule

HA.S2.1 Second Floor Framing Plan  
HA.S2.2 Third Floor Framing Plan  
HA.S2.3 Fourth and Fifth Floor Framing Plan  
HA.S2.4 Roof Framing Plan  
HA.S2.5 Steel Bracing Details and Notes  
HA.S2.6 Column Schedule  
HA.S2.7 Typical Masonry and Steel Details

HA.S3.0 Wall Sections

**C. MECHANICAL**

H-M0.0 Mechanical Information Sheet – Hotel  
  
H-M1.1 Mechanical Hotel First Floor Plan  
H-M1.2 Mechanical Hotel Second Floor Plan  
H-M1.3 Mechanical Hotel Third Floor Plan  
H-M1.4 Mechanical Hotel Fourth and Fifth Floor Plan  
H-M1.5 Mechanical Hotel Roof Plan  
  
H-M4.1 Mechanical Exhaust Air Riser Diagram  
  
H-M5.1 Mechanical Hotel Equipment Schedules  
  
H-M6.1 Mechanical Hotel Details

**D. PLUMBING/FIRE PROTECTION**

H-P0.0 Plumbing Information Sheet – Hotel  
  
H-P1.1 Plumbing Hotel First Floor Plan  
H-P1.2 Plumbing Hotel Second Floor Plan  
H-P1.3 Plumbing Hotel Third Floor Plan  
H-P1.4 Plumbing Hotel Fourth and Fifth Floor Plan  
H-P1.5 Plumbing Hotel Roof Plan  
  
H-P4.1 Plumbing Storm and Gas Riser Diagram  
H-P4.2 Plumbing Domestic Water Diagram  
  
H-P5.1 Plumbing Schedules  
  
H-P6.1 Plumbing Details  
  
H-FP0.0 Fire Protection Information Sheet – Hotel  
  
H-FP1.1 Fire Protection Hotel First Floor Plan  
H-FP1.2 Fire Protection Hotel Second Floor Plan  
H-FP1.3 Fire Protection Hotel Third Floor Plan  
H-FP1.4 Fire Protection Hotel Fourth and Fifth Floor Plan

E. ELECTRICAL

- H-E0.0 Electrical Information Sheet – Hotel
- H-E0.1 Electrical Site Plan
  
- H-E1.1 Electrical Hotel First Floor Plan – Power
- H-E1.2 Electrical Hotel Second Floor Plan - Power
- H-E1.3 Electrical Hotel Third Floor Plan - Power
- H-E1.4 Electrical Hotel Fourth and Fifth Floor Plan - Power
- H-E1.5 Electrical Hotel Roof Plan-Power/Lighting
  
- H-E2.1 Electrical Hotel First Floor Plan – Lighting
- H-E2.2 Electrical Hotel Second Floor Plan - Lighting
- H-E2.3 Electrical Hotel Third Floor Plan - Lighting
- H-E2.4 Electrical Hotel Fourth and Fifth Floor Plan – Lighting
  
- H-E3.1 Electrical Enlarged Hotel Unit Plans
  
- H-E4.1 Electrical Riser Diagrams
- H-E4.2 Fire Alarm Single Line Diagram
  
- H-E5.1 Electrical Panel Schedules-Hotel
- H-E5.2 Electrical Panel Schedules-Hotel
- H-E5.3 Electrical Panel Schedules-Hotel
  
- H-E6.1 Electrical Detail Sheet-Hotel
- H-E6.2 Electrical Detail Sheet-Hotel
  
- PZ-E0.0 Electrical Information Sheet – Plaza/Courtyard
- PZ-E1.1 Plaza/Courtyard Power and Lighting

1.2 DRAWING INDEX – RETAIL/RESIDENTIAL BUILDING

A. ARCHITURAL

- RA1.1 Retail First Floor Plan
- RA1.2 Residential Second and Third Floor Plan
- RA1.3 Roof Plan and Details
  
- RA2.1 Retail/Residential Exterior Elevations
- RA2.2 Retail/Residential Exterior Elevations
  
- RA3.1 Building Sections and Details
- RA3.2 Sections and Details
- RA3.3 Sections and Details
  
- RA4.1 Enlarged Stair/Elevator Plans and Sections
- RA4.2 Enlarged Apartments Plans and Details
  
- RA5.1 Retail First Floor Reflected Ceiling Plan
- RA5.2 Residential Second and Third Floor Reflected Ceiling Plan
  
- RA6.1 Interior Finish Schedule

- RA6.2 Lobby and Foyer Interior Elevations and Floor Finish
- RA6.3 Apartment Interior Elevations
- RA7.1 Door Schedule and Details
- RA7.2 Window Schedule

B. STRUCTURAL

- RS1.0 Foundation Plan
- RS1.1 Notes
- RS1.2 Typical Foundation Detail
- RS1.3 Typical Caisson and Grade Beam Details and Schedule
- RS2.1 Second Floor and Canopy Framing Plan
- RS2.2 Third Floor Framing Plan
- RS2.3 Roof Framing Plan
- RS2.4 Typical Masonry and Steel Detail
- RS3.0 Sections
- RS3.1 Sections

C. MECHANICAL

- R-M0.0 Mechanical Information Sheet
- R-M1.1 Mechanical Retail/Residential First Floor Plan
- R-M1.2 Mechanical Retail/Residential Second and Third Floor Plan
- R-M1.3 Mechanical Retail/Residential Roof Plan
- R-M5.1 Mechanical Equipment Schedules and Details

D. PLUMBING/FIRE PROTECTION

- R-P0.0 Plumbing Information Sheet -- Retail/Residential
- R-P1.1 Plumbing Retail First Floor Plan
- R-P1.2 Plumbing Residential Second and Third Floor Plan
- R-P1.3 Plumbing Residential Second and Third Floor Plan
- R-P1.4 Plumbing Retail Roof Plan
- R-P4.1 Plumbing Retail/Residential Riser Diagram
- R-P5.1 Plumbing Details
- R-FP0.0 Fire Protection Information Sheet -- Retail/Residential
- R-FP1.1 Fire Protection Retail First Floor Plan
- R-FP1.2 Fire Protection Residential Second and Third Floor Plan

E. ELECTRICAL

- RE0.0 Electrical Information Sheet -- Retail/Residential
- RE1.1 Electrical Retail/Residential First Floor Plan -- Power
- RE1.2 Electrical Retail/Residential Second and Third Floor Plan - Power
- RE1.3 Electrical Retail/Residential Roof Plan

- RE2.1 Electrical Retail/Residential First Floor Plan – Lighting
- RE2.2 Electrical Retail/Residential Second and Third Floor Plan - Lighting
  
- RE4.1 Electrical Retail/Residential Riser Diagrams
  
- RE5.1 Electrical Panel Schedules
- RE5.2 Electrical Panel Schedules
- RE5.3 Electrical Panel Schedules
  
- RE6.1 Electrical Detail Sheet

1.3 DRAWING INDEX -- GARAGE

A. ARCHITURAL

- GA1.1 Garage Lower Level Plan
- GA1.2 Garage Upper Level Plan
- GA2.1 Garage Elevations
  
- GA3.1 Building Sections and Details
- GA3.2 Building Sections and Details
  
- GA4.1 Garage Stair Plans and Details

B. STRUCTURAL

- GS1.0 Foundation Plan
- GS1.1 Typical Caisson and Grade Beam Details and Schedule

C. PLUMBING

- G-P0.0 Plumbing Information Sheet – Garage
  
- G-P1.1 Plumbing Lower Level Garage Plan
- G-P1.2 Plumbing Upper Level Garage Plan

D. ELECTRICAL

- G-E0.0 Electrical Information Sheet – Garage
  
- G-E1.1 Electrical Lower Level Garage Plan
- G-E1.2 Electrical Upper Level Garage Plan
  
- G-E6.1 Electrical Details

END OF SECTION 000020

**SECTION 000100  
NOTICE TO CONTRACTORS**

Sealed proposals will be received by Siniawa 22,LP/Siniawa 23,LP; 851 Commerce Boulevard, Suite 207, Dickson City, PA 18519 until **2:00 PM EST, on November 1, 2010**. Bids will be publicly opened and read aloud at **3:00 PM**, at Carbondale City Hall, 1 North Main Street, Carbondale for the following project:

Pioneer Plaza Hotel and Convention Center  
25 South Main Street  
Carbondale, Pennsylvania

Separate bids will be required on a lump sum basis for the following construction contracts.

Contract No. 1	Civil/Site Development Work
Contract No. 2	Concrete Work
Contract No. 3	Precast Structural Concrete
Contract No. 4	General Trades
Contract No. 5	Structural and Miscellaneous
Contract No. 6	Masonry
Contract No. 7	Roofing
Contract No. 8	Flooring -- Tile, Resilient & Carpet, Wood
Contract No. 9	Gypsum Board, Plastering/Acoustical Ceilings
Contract No. 10	Painting
Contract No. 11	Aluminum Entrances/Storefronts/windows
Contract No. 12	Fire Protection
Contract No. 13	Plumbing
Contract No. 14	Heating/Ventilation/Air Conditioning
Contract No. 15	Electrical
Contract No. 16	(Optional) Total Project Construction – One single prime contract for construction of entire project.

Bidding documents may be obtained from Steamtown Blueprint & Copy Center, Inc.; 308 Penn Ave., Scranton, PA 18503, Phone 570-961-1315. Bid documents may be purchased at the cost of reproduction and checks shall be made payable to Steamtown Blueprint and Copy Center.

Bidding Documents are available for examination at the following locations:

Facility Design & Development, Ltd.  
417 Lackawanna Avenue  
Scranton, PA 18503  
Phone: 570-207-9300  
Fax: 570-207-9305

NEPCA/MHC  
1075 Oak Street, Suite 3  
Pittston, PA. 18640  
Phone: 570-655-5905

Mid Atlantic BX  
2501 N. Front Street  
Harrisburg, PA 17110  
Phone: 866-499-2665

One contract will be awarded to the bidder who submits the lowest, responsible bid for the selected work, as determined by the Owner. The successful bidder shall anticipate a **Notice of Award** within 60 Calendar days after opening the bids and a **Notice to Proceed** shall be issued shortly thereafter.

Bid Security, in the amount of Ten (10%) percent of the total bid shall be submitted with each bid, in accordance with the Instructions to Bidders. Performance and Payment Bonds in the amount of (100%) of the contract price shall be required by successful bidder. Attention is called to the fact that not less than the minimum salaries and wages, as set forth in the Contract Documents must be paid on the project.

A Non-Collusion Affidavit secured by the Contractor must be signed and notarized, and submitted at the time of the Bid.

A No-Lien Agreement will be required to be signed and filed by the Contractor before any work begins on the site.

Notice is hereby given that the project for which construction proposals are being solicited hereby is a project constituting federally assisted funding and is subject to applicable provisions of the Davis-Bacon and Related Acts (DBRA) of 1931. All bidders should have experience with DBRA projects.

The Contractor must ensure that employees and applicants for employment are not discriminated against because of their race, age, color, religion, sex, national origin, handicap or family status, and that to the greatest extent feasible utilize businesses located in or owned in substantial part by project area residents. The successful bidder must utilize to the greatest extent feasible, minority and/or women-owned business concerns which are located within the municipality, county, or general trade areas.

The Owner reserves the right to reject any or all bids or portions thereof, and to waive informalities in the bidding. Bids may be held by the Owner for a period not to exceed sixty days from the date of opening of bids for the purpose of reviewing the bids, prior to awarding this Contract. In this period of time, no Bidder may withdraw his Bid.

The Owner does not discriminate on the basis of race, color, national origin, sex, religion, age, family and handicapped status in employment or the provision of services.

A Pre-bid meeting will be held at 2:00 PM; October 26, 2010 at Carbondale City Hall, 1 North Main Street, Carbondale, PA for the purpose of reviewing the project.

This project is funded in part by the Commonwealth of Pennsylvania RCAP and by HUD Section 108.