

BIDDING DOCUMENTS

for the

PUEBLO DE SAN ILDEFONSO ACCOUNTING OFFICE RENOVATION PROJECT



RFP # SI-RFP-24-007

Release Date: November 27, 2024

Send any questions regarding the Scope of Work, Bidding Documents or RFP process to Lou Harrington, Project Management Consultant at (505) 366-3072 or via email at lharrington.pm@outlook.com

**Bid Due Date and Location: Wednesday, December 11, 2024
no later than 3:00 p.m.**

**Pueblo de San Ildefonso, Administration Building
C/O Tribal Administrator
02 Tunyo Po, Santa Fe, NM 87506**

It is the responsibility of prospective proposers
to check Pueblo website for any Addenda

Website Address: www.sanipueblo.org

Bidding Documents and subsequent addenda are available under the
'JOBS/RFPS' tab on the home page of the website

**Pre-Bid Conference: Thursday December 5, 2024 at 9:00 a.m.
Pueblo de San Ildefonso, Administration Building
02 Tunyo Po, Santa Fe, NM 87506**

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ADVERTISEMENT FOR BIDS

PUEBLO DE SAN ILDEFONSO ACCOUNTING OFFICE RENOVATION PROJECT

RFP # SI-RFP-24-007

Bids for the Pueblo de San Ildefonso Accounting Office Renovation Project will be received by the Pueblo at: Pueblo de San Ildefonso, Administration Building, C/O Tribal Administrator, 02 Tunyo Po, Santa Fe, NM 87501 until 3:00 p.m. (Local Time), Wednesday, December 11, 2024.

Project Description: This project consists of the demolition and removal of interior features including carpet, lighting, and existing furniture, etc. and installation of new flooring, lighting, new door and wall section, and electrical system modifications, as well as painting, all in preparation for the installation of six new workstations, to be furnished and installed by others under separate contract.

The Bidding Documents, and any subsequent addenda, may be obtained from the Pueblo's website: www.sanipueblo.org, via the JOBS/RFPs tab of the home page. Bidders are responsible for monitoring the website referenced above for notifications of changes and addenda related to the project.

Please direct any questions regarding the Scope of Work, Bidding Documents or the RFP process to Lou Harrington, Project Management Consultant, at (505) 366-3072 or via email at lharrington.pm@outlook.com

A Pre-Bid Conference will be held on Thursday, December 5, 2024, at 9:00 a.m. at the Pueblo de San Ildefonso Administration Building, 02 Tunyo Po, Pueblo de San Ildefonso, Santa Fe, NM 87506.

INSTRUCTIONS TO BIDDERS

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ARTICLE 1 – DEFINED TERMS

1.01 Terms used in these Instructions to Bidders have the meanings indicated below:

- A. *Addenda* — Written or graphic instruments issued prior to the opening of Bids which clarify, correct, or change the Bidding Requirements or the proposed Contract Documents.
- B. *Advertisement for Bids* – The instrument used for publishing opportunity for Contractors to bid on the Project; and includes important information about Bid submittal due date and location where Bids must be received.
- C. *Agreement* — The written instrument (Contract), executed by Owner and Contractor, that sets forth the Contract Price and Contract Times, identifies the parties and designates the specific items that are Contract Documents.
- D. *Bid* — The offer of a Bidder submitted on the prescribed form setting forth the prices for the Work to be performed.
- E. *Bidder*—An individual or entity that submits a Bid to Owner.
- F. *Bidding Documents*—The Bidding Requirements, the proposed Contract Documents, and all Addenda.
- G. *Bidding Requirements* — The advertisement or invitation to bid, Instructions to Bidders, Bid Bond or other Bid security, if any, the Bid Form, and the Bid with any attachments.
- H. *Contract Documents* — The Construction Agreement, Bid Form (EJCDC C-410), Payment and Performance Bonds and Certificate of Insurance referenced in the Contract, Technical Specifications, Drawings, Addenda, and any other attachments to the Agreement, which together comprise the Contract.
- I. *Contract Price* — The money that Owner has agreed to pay Contractor for completion of the Work in accordance with the Contract Documents.
- J. *Contract Times* — The number of days or the dates by which Contractor shall: (a) achieve Milestones, if any; (b) achieve Substantial Completion; and (c) complete the Work.
- K. *Contractor* — The individual or entity with which Owner has contracted for performance of the Work.
- L. *Issuing Office* – The office from which the Bidding Documents are to be issued.
- M. *Owner* – The Pueblo de San Ildefonso.
- N. *Pueblo* – The Pueblo de San Ildefonso.
- O. *Substantial Completion* — The time at which the Work (or a specified part thereof) has progressed to the point where, in the opinion of Owner, the Work (or a specified part thereof) is sufficiently complete, in accordance with the Contract Documents, so that the Work (or a specified part thereof) can be utilized for the purposes for which it is intended. The terms “substantially complete” and “substantially completed” as applied to all or part of the Work refer to Substantial Completion of such Work.
- P. *Successful Bidder* — The Bidder whose Bid the Owner accepts, and to which the Owner makes an award of contract, subject to stated conditions.

ARTICLE 2 – COPIES OF BIDDING DOCUMENTS

- 2.01 Complete sets of the Bidding Documents may be obtained via the Pueblo’s website (www.sanipueblo.org) via the JOBS/RFP tab of the home page. Bidders are responsible for monitoring the website referenced above for notifications of changes and addenda related to this project.
- 2.02 Complete sets of Bidding Documents shall be used in preparing Bids; Owner assumes no responsibility for errors or misinterpretations resulting from the use of incomplete sets of Bidding Documents.
- 2.03 Bidding Documents in electronic media format are furnished to bidding contractors for the sole purpose of preparing bids, and not for construction. The selected construction Contractor shall not rely on files provided in electronic media format for construction but rather hard copies of such data provided by the Owner upon award of the Contract.
- 2.04 Owner, in making copies of Bidding Documents available on the above terms, does so only for the purpose of obtaining Bids for the Work and does not authorize or confer a license for any other use.

ARTICLE 3 – QUALIFICATIONS OF BIDDERS

- 3.01 Prior to bidding on the Project, Bidder must carry all licenses required under New Mexico state law to complete the Work, and be duly registered with the New Mexico Department of Workforce Solutions (NMDWS) with an “Active” status. Refer to Title 14 Housing and Construction of the New Mexico Administrative Code (NMAC), Chapter 6, Part 6, for a listing of classifications of licenses and certificates issued by the Construction Industries Division (CID) of the New Mexico Regulation and Licensing Department required by law to perform the Work. All Subcontractors must carry all licenses required under New Mexico state law to complete the work which they are to perform. Bidder and all Subcontractors must be properly licensed according to the requirements of the Construction Industries Licensing Act, Chapter 60, Article 12 NMSA 1978 and ensure that such licenses shall remain in effect for the duration of the Work and warranty periods. All tiers of Subcontractors whose portion of the Work is valued at greater than \$60,000 must also be duly registered with the NMDWS prior to submittal of Bid, per related article below regarding NMDWS Registration. All electrical work, whether performed by Bidder or Bidder’s Subcontractor, shall be performed by a licensed electrician.
- 3.02 To demonstrate Bidder’s qualifications to perform the Work, the Bidder shall complete and submit the Bidder’s Qualifications Statement included in the Bidding Documents along with all supporting data to the Owner along with the Bid, which will be used in the evaluation of the Bid prior to Award, as stipulated in Article 19 of these Instructions to Bidders. The Bidder may be considered non-responsive if the Bidder’s Qualifications Statement is not submitted in a timely manner.
- 3.03 A Bidder’s failure to submit required qualification information within the times indicated may disqualify Bidder from receiving an award of the Contract.
- 3.04 No requirement in this Article 3 to submit information will prejudice the right of Owner to seek additional pertinent information regarding Bidder’s qualifications.
- 3.05 Bidder is advised to carefully review those portions of the Bid Form requiring Bidder’s representations and certifications.

ARTICLE 4 – SITE AND OTHER AREAS; EXISTING SITE CONDITIONS; EXAMINATION OF SITE; OWNER’S SAFETY PROGRAM; OTHER WORK AT THE SITE

4.01 *Site and Other Areas*

- A. The Site is identified in the Bidding Documents. By definition, the Site includes rights-of-way, easements, and other lands furnished by Owner for the use of the Contractor. Any additional lands required for temporary construction facilities, construction equipment, or storage of materials and equipment, and any access needed for such additional lands, are to be obtained and paid for by Contractor.

4.02 *Existing Site Conditions*

- A. Subsurface and Physical Conditions

Not applicable.

- B. Underground Facilities: Information and data shown or indicated in the Bidding Documents with respect to existing Underground Facilities at or contiguous to the Site are set forth in the Contract Documents and are based upon information and data furnished to Owner by owners of such Underground Facilities, including Owner, or others.

4.03 *Site Visit and Testing by Bidders*

- A. On request, and to the extent Owner has control over the Site, and schedule permitting, the Owner will provide Bidder access to the Site to conduct examinations, investigations, explorations, tests, and studies as Bidder deems necessary for preparing and submitting a successful Bid. Owner will not have any obligation to grant such access if doing so is not practical because of existing operations, security or safety concerns, or restraints on Owner’s authority regarding the Site and/or availability of staff to accompany Bidder. Bidder is forbidden from entering the Site without prior permission from Tribal Administration.
- B. Bidder is not required to conduct any subsurface testing, or exhaustive investigations of Site conditions.
- C. Bidder shall comply with all applicable Laws and Regulations regarding excavation and location of utilities, obtain all permits, and comply with all terms and conditions established by Owner or by property owners or other entities controlling the Site with respect to schedule, access, existing operations, security, liability insurance, and applicable safety programs.
- D. Bidder shall fill all holes and clean up and restore the Site to its former condition upon completion of such explorations, investigations, tests, and studies.

4.04 *Owner’s Safety Program*

- A. Site visits and work at the Site may be governed by Owner safety regulations.

4.05 *Other Work at the Site*

- A. If Owner is party to a written contract for other work associated with either building, then on request, Owner will provide to each Bidder access to examine such contracts (other than portions thereof related to price and other confidential matters), if any.

ARTICLE 5 – BIDDER’S REPRESENTATIONS

5.01 It is the responsibility of each Bidder before submitting a Bid to:

- A. examine and carefully study the Bidding Documents, and any data and reference items identified in the Bidding Documents;
- B. visit the Site, conduct a thorough, alert visual examination of the Site and adjacent areas, and become familiar with and satisfy itself as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work;
- C. become familiar with and satisfy itself as to all Laws and Regulations that may affect cost, progress, and performance of the Work;
- D. consider the information known to Bidder itself; information commonly known to contractors doing business in the locality of the Site; information and observations obtained from visits to the Site; the Bidding Documents; and the Site-related reports and drawings identified in the Bidding Documents, with respect to the effect of such information, observations, and documents on (1) the cost, progress, and performance of the Work; (2) the means, methods, techniques, sequences, and procedures of construction to be employed by Bidder; and (3) Bidder’s safety precautions and programs;
- E. agree, based on the information and observations referred to in the preceding paragraph, that at the time of submitting its Bid no further examinations, investigations, explorations, tests, studies, or data are necessary for the determination of its Bid for performance of the Work at the price bid and within the times required, and in accordance with the other terms and conditions of the Bidding Documents;
- F. become aware of the general nature of the work to be performed by Owner and others at the Site that relates to the Work as indicated in the Bidding Documents;
- G. promptly give Owner written notice of all conflicts, errors, ambiguities, or discrepancies that Bidder discovers in the Bidding Documents and confirm that the written resolution thereof by Owner is acceptable to Bidder;
- H. determine that the Bidding Documents are generally sufficient to indicate and convey understanding of all terms and conditions for the performance and furnishing of the Work; and
- I. agree that the submission of a Bid will constitute an incontrovertible representation by Bidder that Bidder has complied with every requirement of this Article, that without exception the Bid and all prices in the Bid are premised upon performing and furnishing the Work required by the Bidding Documents.

ARTICLE 6 – PRE-BID CONFERENCE

6.01 A Pre-Bid Conference will be held at the time and location indicated in the Advertisement or invitation to bid. Representatives of Owner and Architect will be present to discuss the Project. Bidders are encouraged to attend and participate in the conference.

ARTICLE 7 – INTERPRETATIONS AND ADDENDA

7.01 It is the sole responsibility of Bidder to monitor the Pueblo’s website referenced above for notifications of changes and addenda related to this project. Bidder must acknowledge receipt of any and all addenda on the Bid Form.

- 7.02 All questions about the meaning or intent of the Bidding Documents are to be submitted to Owner in writing. Interpretations or clarifications considered necessary by Owner in response to such questions will be issued by Addenda and posted to the Pueblo's website (www.sanipueblo.org) via the JOBS/RFP tab of the home page. Questions received less than five days prior to the date for opening of Bids may not be answered. Only questions answered by Addenda will be binding. Oral and other interpretations or clarifications will be without legal effect.
- 7.03 Addenda may be issued to clarify, correct, supplement, or change the Bidding Documents.

ARTICLE 8 – BID SECURITY

- 8.01 There will be no Bid Security required for the present project.

ARTICLE 9 – CONTRACT TIMES

- 9.01 The number of days within which, or the dates by which, the Work is to be substantially completed and ready for final payment are set forth in the Contract.

ARTICLE 10 – LIQUIDATED DAMAGES

- 10.01 Provisions for liquidated damages, if any, for failure to timely attain a Milestone, Substantial Completion, or completion of the Work in readiness for final payment, are set forth in the Contract.

ARTICLE 11 – SUBSTITUTE AND “OR-EQUAL” ITEMS

- 11.01 The Contract for the Work, as awarded, will be on the basis of materials and equipment specified or described in the Bidding Documents without consideration during the bidding and Contract award process of possible substitute or “or-equal” items. In cases in which the Contract allows the Contractor to request that Owner authorize the use of a substitute or “or-equal” item of material or equipment, application for such acceptance may not be made to and will not be considered by Owner until after the Effective Date of the Contract.
- 11.02 All prices that Bidder sets forth in its Bid shall be based on the presumption that the Contractor will furnish the materials and equipment specified or described in the Bidding Documents, as supplemented by Addenda. Any assumptions regarding the possibility of post-Bid approvals of “or-equal” or substitution requests are made at Bidder's sole risk.

ARTICLE 12 – SUBCONTRACTORS, SUPPLIERS, AND OTHERS

- 12.01 A List of Proposed Subcontractors shall be a required attachment to the Bid Proposal, the Bidder is required to identify all Subcontractors whose subcontracted work surpasses the Subcontractor listing threshold of five thousand dollars (\$5,000).
- 12.02 If the Bidder fails to specify a Subcontractor in excess of the listing threshold, the Bidder represents that the Bidder, as the prime Contractor, is fully qualified to perform that portion of the Work. For each such listed Subcontractor, the Bidder shall include the following information:
- A. the name of Subcontractor that will perform work or labor or render service on the project identified in the Contract Documents and the city or county of its principal place of business; and

- B. the category of the work that will be done by each Subcontractor; only one Subcontractor may be listed for each category of work as defined by the Bidder.
- 12.03 Contractor shall not substitute any person as Subcontractor in place of those identified on the List or Proposed Subcontractors without prior approval from Owner.
- 12.04 A Bidder shall be prepared to retain specific Subcontractors, Suppliers, or other individuals or entities for the performance of the Work if required by the Bidding Documents (most commonly in the Specifications) to do so. If a prospective Bidder objects to retaining any such Subcontractor, Supplier, or other individual or entity, and the concern is not relieved by an Addendum, then the prospective Bidder should refrain from submitting a Bid.
- 12.05 Subsequent to the submittal of the Bid, Owner may not require the Successful Bidder or Contractor to retain any Subcontractor, Supplier, or other individual or entity against which Contractor has reasonable objection.
- 12.06 If requested by Owner, the apparent Successful Bidder shall provide to Owner an experience statement with pertinent information regarding similar projects and other evidence of qualification for each proposed Subcontractor, Supplier, or other individual or entity. If Owner, after due investigation, has reasonable objection to any proposed Subcontractor, Supplier, individual, or entity, Owner may, before the Notice of Award is given, request apparent Successful Bidder to submit an acceptable substitute, in which case apparent Successful Bidder shall submit a substitute, without an increase in Bid price.
- 12.07 If apparent Successful Bidder declines to make any such substitution, Owner may award the Contract to the next lowest Bidder that proposes to use acceptable Subcontractors, Suppliers, or other individuals or entities. Declining to make requested substitutions will not constitute grounds for forfeiture of the Bid security of any Bidder. Any Subcontractor, Supplier, individual, or entity so listed and against which Owner makes no written objection prior to the giving of the Notice of Award will be deemed acceptable to Owner subject to subsequent revocation of such acceptance on the basis of substantive, reasonable objection after due investigation. Contractor shall submit an acceptable replacement for the rejected Subcontractor or Supplier.

ARTICLE 13 – PREPARATION OF BID

- 13.01 The Bid Form is included with the Bidding Documents.
- A. All blanks on the Bid Form shall be completed in ink and the Bid Form signed in ink. Erasures or alterations shall be initialed in ink by the person signing the Bid Form. A Bid price shall be indicated for each section, Bid item, alternate, adjustment unit price item, and unit price item listed therein.
- 13.02 Any cost incurred by the Bidder in preparation, transmittal, and/or presentation of any Bid or related material submitted shall be borne solely by the Bidder.
- 13.03 A Bid by a corporation shall be executed in the corporate name by a corporate officer (whose title must appear under the signature), accompanied by evidence of authority to sign. The corporate address and state of incorporation shall be shown.
- 13.04 A Bid by a limited liability company shall be executed in the name of the firm by a member or other authorized person and accompanied by evidence of authority to sign. The state of formation of the firm and the official address of the firm shall be shown.
- 13.05 A Bid by an individual shall show the Bidder's name and official address.

- 13.06 A Bid by a joint venture shall be executed by an authorized representative of each joint venturer in the manner indicated on the Bid Form. The official address of the joint venture shall be shown.
- 13.07 All names shall be printed in ink below the signatures.
- 13.08 The Bid shall contain an acknowledgment of receipt of all Addenda, the numbers of which shall be filled in on the Bid Form.
- 13.09 Postal and e-mail addresses and telephone number for communications regarding the Bid shall be shown.
- 13.10 The Bid shall contain evidence of Bidder's authority and qualification to do business in the state where the Project is located, or Bidder shall covenant in writing to obtain such authority and qualification prior to award of the Contract and attach such covenant to the Bid. Bidder's state contractor license number, if any, shall also be shown on the Bid Form.

ARTICLE 14 – BASIS OF BID

14.01 Unit Price

- A. Bidders shall submit a Bid on a unit price basis for each item of Work listed in the Bid Schedule Breakdown spreadsheet for each Project.
- B. The total of all unit price Bid items will be the sum of these "Bid Prices"; such total will be used by Owner for Bid comparison purposes.
- C. Discrepancies between the multiplication of units of Work and unit prices will be resolved in favor of the unit prices. Discrepancies between the indicated sum of any column of figures and the correct sum thereof will be resolved in favor of the correct sum.

14.02 Allowances

- A. For cash allowances, when not already identified on the Bid Form, the Bid price shall include such amounts for Contractor's overhead, costs, profit, business registration, and other expenses on account of cash allowances, if any, named in the Contract Documents.

ARTICLE 15 – SUBMITTAL OF BID

- 15.01 Bidder shall submit the completed Bid Form together with the Bid security and other documents required to be submitted together with Bid under the terms of Article 7 of the Bid Form.
- 15.02 A Bid shall be received no later than the date and time prescribed and at the place indicated in the advertisement or invitation to bid and shall be enclosed in a plainly marked package with the Project title (and, if applicable, the designated portion of the Project for which the Bid is submitted), the name and address of Bidder, and shall be accompanied by the Bid security and other required documents. If a Bid is sent by mail or other delivery system, the sealed envelope containing the Bid shall be enclosed in a separate package plainly marked on the outside with the notation "**BID ENCLOSED for the PUEBLO DE SAN ILDEFONSO ACCOUNTING OFFICE RENOVATION PROJECT.**" A mailed Bid shall be addressed to:

Pueblo de San Ildefonso
Administration Building
C/O Tribal Administrator
02 Tunyo Po
Santa Fe, NM 87501

- 15.03 Bids received after the date and time prescribed for the opening of bids on the Advertisement for Bids, or not submitted at the correct location or in the designated manner, will not be accepted and will be returned to the Bidder unopened.

ARTICLE 16 – MODIFICATION AND WITHDRAWAL OF BID

- 16.01 A Bid may be withdrawn by an appropriate document duly executed in the same manner that a Bid must be executed and delivered to the place where Bids are to be submitted prior to the date and time for the opening of Bids. Upon receipt of such notice, the unopened Bid will be returned to the Bidder.
- 16.02 If a Bidder wishes to modify its Bid prior to Bid opening, Bidder must withdraw its initial Bid in the manner specified in Paragraph 16.01 and submit a new Bid prior to the date and time for the opening of Bids.
- 16.03 If within 24 hours after Bids are opened any Bidder files a duly signed written notice with Owner and promptly thereafter demonstrates to the reasonable satisfaction of Owner that there was a material and substantial mistake in the preparation of its Bid, that Bidder may withdraw its Bid, and the Bid security will be returned. Thereafter, if the Work is rebid, that Bidder will be disqualified from further bidding on the Work.

ARTICLE 17 – OPENING OF BIDS

- 17.01 Bids will be opened at the time and place indicated in the advertisement or invitation to bid, per the Pueblo's procurement laws.

ARTICLE 18 – BIDS TO REMAIN SUBJECT TO ACCEPTANCE

- 18.01 All Bids will remain subject to acceptance for the period of time stated in the Bid Form, but Owner may, in its sole discretion, release any Bid and return the Bid security prior to the end of this period.

ARTICLE 19 – EVALUATION OF BIDS AND AWARD OF CONTRACT

- 19.01 Owner reserves the right to reject any or all Bids, including without limitation, nonconforming, nonresponsive, unbalanced, or conditional Bids. Owner will reject the Bid of any Bidder that Owner finds, after reasonable inquiry and evaluation, to not be responsible. If Bidder purports to add terms or conditions to its Bid, takes exception to any provision of the Bidding Documents, or attempts to alter the contents of the Contract Documents for purposes of the Bid, then the Owner will reject the Bid as nonresponsive.
- 19.02 If Owner awards the contract for the Work, such award shall be to the responsible Bidder submitting the lowest responsive Bid. The Owner reserves the right to waive irregularities in a Bid, and to accept or further negotiate cost, terms, or conditions of any Bid determined by the Pueblo to be in its best interests.
- 19.03 Evaluation of Bids
- A. In evaluating Bids, Owner will consider whether or not the Bids comply with the prescribed requirements, and such alternates, unit prices, and other data, as may be requested in the Bid Form or prior to the Notice of Award.
 - B. Criteria used for evaluating and scoring Bids will be based primarily on Bid total, but will also take into consideration Bidder's past and current record of performance on projects of

a similar nature, capacity and capabilities of the Bidder and any proposed Subcontractors, and experience working with Native American clients.

- C. If the Contract is to be awarded, Owner will award the Contract to the Bidder whose Bid is in the best interests of the Project. The Additive and/or Deductive Bid Items, as well as Alternate Bid Items are listed in order of priority on the Bid Form. Award will be made to the lowest responsible and responsive Bidder that offers the lowest aggregate amount for the Base Bid, plus or minus (in the order stated in the list of priorities on the Bid Form) those Additive or Deductive Bid Items, respectively, and Alternate Bid Items (if applicable) that fit within the funds determined available, and are in the Owner's best interests. However, in the case of additive bid items, if adding another item from the bid schedule list of priorities would make the award exceed the available funds for all Bidders, the Owner reserves the right to skip that item and go to the next item from the list of Additive Bid Items. Ultimately, all Bids will be evaluated on the basis of the same Base Bid plus Additive or Deductive, and Alternate Bid Items.
 - D. After determination of the Successful Bidder based on this comparative process and on the responsiveness, responsibility, and other factors set forth in these Instructions, the award may be made to said Successful Bidder on its base Bid and any combination of its additive alternate Bids for which Owner determines funds will be available at the time of award.
- 19.04 In evaluating whether a Bidder is responsible, Owner will consider the qualifications of the Bidder and may consider the qualifications and experience of Subcontractors and Suppliers proposed for those portions of the Work for which the identity of Subcontractors and Suppliers must be submitted as provided in the Bidding Documents.
- 19.05 Owner may conduct such investigations as Owner deems necessary to establish the responsibility, qualifications, and financial ability of Bidders and any proposed Subcontractors or Suppliers.
- 19.06 A five percent (5%) Native American Owned Business preference will be applied by adding 5% to all non-Native American contractors' bid amounts for the purpose of cost comparison. However, only the actual bid amount will be used in the Agreement. Any Bidder wishing to be considered for the Native American Owned Business preference must provide documentation of eligibility with his or her Bid proposal. The 5% Native American Owned Business preference is available to all prime contractors who demonstrate Native American ownership / preference status in accordance with their own Tribe's laws.
- 19.07 If the Contract is to be awarded, Owner will award the Contract to the responsible Bidder whose Bid, conforming with all the material terms and conditions of the Instructions to Bidders, is lowest, after any preference is considered, as applicable.
- 19.08 Protests:
- A. Any Bidder, Offeror, or Contractor who is aggrieved in connection with this procurement (Bid) may protest to the Owner in accordance with the Owners' requirements. The protest should be made in writing within twenty-four (24) hours after knowledge of the facts or occurrences giving rise thereto, but in no case more than fifteen (15) calendar days after knowledge of the facts or occurrences giving rise to the protest.

ARTICLE 20 – BONDS AND INSURANCE

- 20.01 The Construction Agreement (Contract) sets forth Owner's requirements as to performance and payment bonds and insurance. When the Successful Bidder delivers the Agreement (executed

by Successful Bidder) to Owner, it shall be accompanied by required bonds and insurance documentation.

ARTICLE 21 – SIGNING OF AGREEMENT

21.01 When Owner issues a Notice of Award to the Successful Bidder, it shall be accompanied by the unexecuted counterparts of the Agreement along with the other Contract Documents as identified in the Agreement. Within 15 days thereafter, Successful Bidder shall execute and deliver the required number of counterparts of the Agreement (and any bonds and insurance documentation required to be delivered by the Contract Documents) to Owner. Within ten days thereafter, Owner shall deliver one fully executed counterpart of the Agreement to Successful Bidder, together with printed and electronic copies of the Contract Documents.

ARTICLE 22 – SALES AND USE TAXES

22.01 The Work is subject to the applicable Pueblo de San Ildefonso Gross Receipts Tax, currently at 7.00%. Contractor shall be responsible for submitting the Gross Receipts Tax. Final payment shall be made only upon the full acceptance of Owner.

22.02 Gross Receipts Tax shall be included in the Bid Form.

ARTICLE 23 – RETAINAGE

23.01 No Retainage will be held for the present project.

BID FORM

**PUEBLO DE SAN ILDEFONSO
ACCOUNTING DEPARTMENT RENOVATION**

RFP # SI-RFP-24-008

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ARTICLE 1 – BID RECIPIENT

1.01 This Bid is submitted to:

Pueblo de San Ildefonso
Administration Building
C/O Tribal Administrator
02 Tunyo Po
Santa Fe, NM 87501

1.02 The undersigned Bidder proposes and agrees, if this Bid is accepted, to enter into an Agreement with Owner in the form included in the Bidding Documents to perform all Work as specified or indicated in the Bidding Documents for the prices and within the times indicated in this Bid and in accordance with the other terms and conditions of the Bidding Documents.

ARTICLE 2 – BIDDER’S ACKNOWLEDGEMENTS

2.01 Bidder accepts all of the terms and conditions of the Instructions to Bidders, including without limitation those dealing with the disposition of Bid security. This Bid will remain subject to acceptance for 60 days after the Bid opening, or for such longer period of time that Bidder may agree to in writing upon request of Owner.

ARTICLE 3 – BIDDER’S REPRESENTATIONS

3.01 In submitting this Bid, Bidder represents that:

- A. Bidder has examined and carefully studied the Bidding Documents, and any data and reference items identified in the Bidding Documents, and hereby acknowledges receipt of the following Addenda:

Addendum No.	Addendum Date	Addendum No.	Addendum Date
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

- B. Bidder has visited the Site, conducted a thorough, alert visual examination of the Site and adjacent areas, and become familiar with and satisfied itself as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work.
- C. Bidder is familiar with and has satisfied itself as to all Laws and Regulations that may affect cost, progress, and performance of the Work.
- D. Bidder has considered the information known to Bidder itself; information commonly known to contractors doing business in the locality of the Site; information and observations obtained from visits to the Site; the Bidding Documents; and any Site-related reports and drawings identified in the Bidding Documents, with respect to the effect of such information, observations, and documents on (1) the cost, progress, and performance of the Work; (2) the means, methods, techniques, sequences, and procedures of construction to be employed by Bidder; and (3) Bidder’s safety precautions and programs.
- E. Bidder agrees, based on the information and observations referred to in the preceding paragraph, that no further examinations, investigations, explorations, tests, studies, or data are necessary for the determination of this Bid for performance of the Work at the price bid and within the times required, and in accordance with the other terms and conditions of the Bidding Documents.
- F. Bidder is aware of the general nature of work to be performed by Owner and others at the Site that relates to the Work as indicated in the Bidding Documents.
- G. Bidder has given Owner written notice of all conflicts, errors, ambiguities, or discrepancies that Bidder has discovered in the Bidding Documents, and confirms that the written resolution thereof by Owner is acceptable to Bidder.
- H. The Bidding Documents are generally sufficient to indicate and convey understanding of all terms and conditions for the performance and furnishing of the Work.
- I. The submission of this Bid constitutes an incontrovertible representation by Bidder that Bidder has complied with every requirement of this Article, and that without exception the Bid and all prices in the Bid are premised upon performing and furnishing the Work required by the Bidding Documents.

ARTICLE 4 – BIDDER’S CERTIFICATION

4.01 Bidder certifies that:

- A. This Bid is genuine and not made in the interest of or on behalf of any undisclosed individual or entity and is not submitted in conformity with any collusive agreement or rules of any group, association, organization, or corporation;
- B. Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid;
- C. Bidder has not solicited or induced any individual or entity to refrain from bidding; and
- D. Bidder has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for the Contract. For the purposes of this Paragraph 4.01.D:
 - 1. “corrupt practice” means the offering, giving, receiving, or soliciting of anything of value likely to influence the action of a public official in the bidding process;
 - 2. “fraudulent practice” means an intentional misrepresentation of facts made (a) to influence the bidding process to the detriment of Owner, (b) to establish bid prices at artificial non-competitive levels, or (c) to deprive Owner of the benefits of free and open competition;
 - 3. “collusive practice” means a scheme or arrangement between two or more Bidders, with or without the knowledge of Owner, a purpose of which is to establish bid prices at artificial, non-competitive levels; and
 - 4. “coercive practice” means harming or threatening to harm, directly or indirectly, persons or their property to influence their participation in the bidding process or affect the execution of the Contract.

ARTICLE 5 – BASIS OF BID

5.01 Bidder will complete the Work in accordance with the Contract Documents for the following price(s):

Note: New Mexico Gross Receipts Tax (NMGRT) not included in Bid Amounts for each item. Applicable NMGRT will be added to Subtotal of Bid amount, as indicated below.

Item No.	Description	Unit	Quantity	Bid Amount
1	Demolition	LS	1	
	Lighting Fixtures (20 EA)			
	Carpet (702 SF)			
	Outlets (6 EA)			
	Swing Door (1 EA)			
	Relocate Files, Furniture and Temporary Walls (50 EA)			
	Remove Exit Signage (1 EA)			
	Remove Light Switches (4 EA)			
	Remove and dispose of existing cubicle walls, desks and peripheral furniture at each existing workstation (6 EA)			

2	Flooring	LS	1	
	Furnish Flooring - Karndean Laminate w/ Vinyl Base to Match (702 SF)			
	Install Flooring and Vinyl Base (702 SF)			
3	Paint	LS	1	
	Paint @ CMU Wall-Material + Labor			
	Paint @ Drywall-Material + Labor			
4	Wall	LS	1	
	Framing - Framing Wall w/ Batt Insulation - 2x6 (8' length)			
	Install Wall			
	Furnish and Install Drywall			
5	Door	LS	1	
	Furnish and Install Door and Wood Trim			
6	Lighting	LS	1	
	Furnish and Install Lighting - Corelite Sq4			
	Furnish and Install Switches			
7	Electrical	LS	1	
	Furnish and Install New Breakers at Panel in Server Room			
	Furnish and Install Jbox w/Conduit Whip (2 EA)			
	Furnish and Install Data - Power Connections			
	Furnish and Install Branch Circuit at each Workstation (6 EA)			
	Recircuit Existing Duplex Receptacle			
	ATA (Analog Telephone Adapter) - Power Connections			
	Exit Signage (1 EA)			
8	Miscellaneous	LS	1	
	Provide own Porta Potty			
9	Hidden Condition Contingency	LS	1	\$5,000.00
	Return as credit to Owner if not used			

SUBTOTAL OF BID (not including NMGRT): \$ _____

Applicable NMGRT at 7.00% \$ _____

TOTAL OF BID (including NMGRT): \$ _____

IN WORDS: _____

5.02 Bidder acknowledges that upon completion of the Work described herein, the Project will be ready for installation and electrical connection of the new furniture system.

5.03 Bidder will complete the Work in accordance with the Contract Documents for the following price(s):

- A. each Bid Unit Price includes an amount considered by Bidder to be adequate to cover Contractor's overhead and profit for each separately identified item; and
- B. estimated quantities are not guaranteed, and are solely for the purpose of comparison of Bids, and final payment for all unit price Bid items will be based on actual quantities, determined as provided in the Contract Documents.

ARTICLE 6 – TIME OF COMPLETION

- 6.01 Bidder agrees that the Work will be substantially complete and will be completed and ready for final payment on or before the dates or within the number of calendar days indicated in the Contract.
- 6.02 Bidder accepts the provisions of the Contract as to liquidated damages.

ARTICLE 7 – ATTACHMENTS TO THIS BID

- 7.01 The following documents are submitted with and made a condition of this Bid:
 - A. List of Proposed Subcontractors;
 - B. Evidence of authority to do business in New Mexico;
 - C. New Mexico Contractor's License No.: _____;
 - D. Documentation of eligibility for Native American Owned Business preference status (if applicable).

ARTICLE 8 – DEFINED TERMS

- 8.01 The terms used in this Bid with initial capital letters have the meanings stated in the Instructions to Bidders.

ARTICLE 9 – BID SUBMITTAL

BIDDER: *[Indicate correct name of bidding entity]*

By: _____
[Signature]

_____ *[Printed name]*

Submittal Date: _____

Address for giving notices:

Telephone Number: _____

Contact Name and e-mail address: _____

BIDDER'S QUALIFICATIONS STATEMENT

PROJECT TITLE: Pueblo de San Ildefonso Accounting Department Renovation Project

SUBMITTED BY: _____
(Print or Type Name of Bidder)

ADDRESS: _____

The undersigned certifies the truth and correctness of all statements and of all answers to questions made hereinafter. Use additional sheets for any responses, as necessary.

1. How many years has your organization been in business? _____
2. How many years has your organization been in business under its present name? _____
3. If a corporation, answer the following:
 - a. Date of Incorporation: _____
 - b. State of Incorporation: _____
 - c. President's Name: _____
 - d. Vice President's Name: _____
 - c. Secretary or Clerk's Name: _____
 - d. Treasurer's Name: _____
4. If individual or partnership, answer the following:
 - a. Date of Organization: _____
 - b. Name and Address of all Partners:
(State if general or limited partnership)

5. If other than corporation or partnership, describe organization and name principals. _____

6. Do you plan to subcontract any part of this Project? _____ If so, briefly describe below and identify subcontractors on the List of Proposed Subcontractors form included in these Contract Documents, that meet the listing threshold. _____

7. Has any construction contract to which you have been a party, or any subcontractor identified on the List of Proposed Subcontractors form has been a party, been terminated for convenience or for cause; have you ever been debarred from contracting with any entity, public or private; have you ever terminated work on a project prior to its completion for any reason; have you ever filed a claim for disputed work; has any owner or prime contractor to which you've provided a performance bond ever put your surety on notice of their intent to terminate; has any surety which issued a performance bond on your behalf ever completed the work in its own name or financed such completion on your behalf; has any surety expended any monies in connection with the contract for which they furnished a bond on your behalf; has any subcontractor or supplier ever placed a claim against your payment bond; have you been late in completing a project during the last five years resulting in the assessment of liquidated damages? If the answer to any portion of this question is "yes", please furnish details of all such occurrences including name of subcontractor (if applicable), owner, architect or engineer, and surety, and name and date of project. _____

8. Has any officer or partner of your organization ever been an officer or partner of another organization that had any construction contract terminated for convenience or for cause; been debarred from contracting with any entity, public or private; terminated work on a project prior to its completion for any reason; filed a claim for disputed work; had any surety which issued a performance bond completed the work in its own name or financed such completion or ever been put on notice of intent to terminate; or had any surety expended any monies in connection with a contract for which they furnished a bond? If the answer to any portion of this question is "yes", please furnish details of all such occurrences, including name of owner, architect or engineer, and surety, and name and date of project. _____

9. List name of project, owner, architect or engineer, contract amount, percent complete and scheduled completion of the major construction projects your organization has in progress on this date. Include name, address and telephone number of a reference for each project listed. _

10. List name of project, owner, architect or engineer, contract amount, date of completion and percent of work with own forces of the major projects of the same general nature as this project which your organization has completed in the past five years. Include name, address and telephone number of a reference for each project listed. _____

13. List the states and categories of construction in which your organization is legally qualified to do business. Include all license classifications your organization possesses in the State of New Mexico, as stipulated in the New Mexico Administrative Code (NMAC), Title 14, Chapter 6, Part 6. _____

13. List name, address, and telephone number of an individual who represents each of the following and who may be contacted for a financial reference.

a. A surety: _____

b. A bank: _____

c. A major material supplier: _____

14. Attach a financial statement, prepared on an accrual basis in a form that clearly indicates Bidder's assets, liabilities and net worth, plus additional information concerning past job performance such as list of last ten jobs you purchased a bond for along with name of surety on each, prior to issuance of the Notice of Award.

Dated this _____ day of _____ 20_____

Bidder: _____
(Print or Type Name of Bidder)

By: _____

Title: _____

(Seal, if Corporation)



Pueblo de San Ildefonso
Office of the Governor

ACCOUNTING OFFICE RENOVATION PROJECT

CONTRACT # SI-CON-24-_____

This Construction Contract (“Contract”) is entered into by and between the Pueblo de San Ildefonso (“Owner”) by and through its authorized representative, Christopher A. Moquino, Governor and _____ (“Contractor”). The Owner and Contractor agree as follows:

ARTICLE 1: SCOPE OF WORK

The Contractor shall provide the services detailed in the Bid Form and further defined in the Plans and Specifications attached hereto as Exhibit A. The term “Scope of Work” is intended to include items necessary for the proper execution and completion of the Scope of Work and also to include all Work which may be reasonably inferred from the documents referenced in this Contract and the description of the Work as being necessary to produce the intended results.

ARTICLE 2: COMMENCEMENT AND COMPLETION

- A. The Work to be performed under this Contract shall commence on or before _____, and be completed within 30 calendar days from commencement date, with various deliverables per the Schedule of Deliverables included in Exhibit A. Owner will issue a Notice to Proceed. Except as otherwise required for the safety or protection of persons, all Work performed within the boundaries of the Pueblo shall be performed between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday unless otherwise agreed to in writing by the Owner. While performing the Work, Contractor will use all available means to limit and minimize the amount of disruption and or interference with business operations.
- B. The Contractor agrees that the Services being provided under this Contract will be performed regularly, diligently and without interruption at such rate of progress as will provide for completion within the Contract Time. It is expressly understood and agreed, by and between the Contractor and the Owner, that the Contract Time is a reasonable time for completion of the Services, taking into consideration the usual conditions for performing the Services. The Contractor agrees to promptly notify the Owner of delays in completing the services under this Contract that are beyond the Contractor’s control and for which a Contract Time extension will be requested. If the Contractor neglects, fails, or refuses to complete the

Services within the Contract Time, including any time extension granted by the Owner, then the Contractor agrees to pay the Owner the amount specified below, not as a penalty, but as liquidated damages.

- C. The parties agree that the amount of the likely damages to the Owner for such delay is difficult to ascertain at the time of execution of this Contract, but that a reasonable estimate of such damages may be deducted from any monthly payments due to the Contractor, or from other monies being withheld from the Contractor, when a reasonable estimate of the expected date of completion can be determined by the Owner.
- D. Final accounting of liquidated damages shall be determined at completion and the Contractor shall be liable for any liquidated damages over and above unpaid balances held by the Owner.
- E. The Owner and the Contractor agree that reasonable liquidated damages for delay (but not as a penalty) due from the Contractor to the Owner are **\$250 per day** for each calendar day that expires after the Contract Time specified in the Contract until the Work is complete and accepted by the Owner. The Owner shall have no more than ten (10) calendar days to accept or reject the Work.

ARTICLE 3: CONTRACT AMOUNT AND PAYMENTS

The Owner shall pay the Contractor as the Work is completed per the Schedule of Quantities established in the Bid Form, up to a not-to-exceed amount of \$_____, inclusive of all expenses and applicable tax, for the satisfactory performance of Work in no more often than monthly progress payments presented on a percent complete basis. All Work performed within the boundaries of the Pueblo is subject to the Pueblo de San Ildefonso Gross Receipts Tax. Contractor shall be responsible for submitting the Gross Receipts Tax. Final payment shall be made only upon the full acceptance of Owner. The making of the final payment shall not release Contractor of any of the obligations of Contractor set forth in this Contract.

ARTICLE 4: CONTRACTOR

- A. The Contractor shall perform the Work as an Independent Contractor pursuant to the terms of this Contract. Contractor is neither an employee nor agent of the Owner for any reason.
- B. The Contractor shall supervise and direct all Work, using Contractor's best attention and efforts. The Contractor shall be solely responsible for all means, methods, techniques, sequences and procedures and for coordinating all portions of the Work under this Contract.
- C. The Contractor shall be financially responsible for and shall pay for all labor, expertise, materials, and services necessary for the proper execution and completion of the Work.
- D. The Contractor shall be responsible for the performance of its employees and shall not employ anyone not skilled in the task assigned to them. The Contractor shall be responsible for the acts and omissions of its employees and agents.
- E. The Contractor shall be responsible for the payment of any applicable taxes as a result of receipt of funds under this Agreement, including but not limited to the Pueblo's gross receipts tax under the Pueblo Tax Act for all work performed while within the Pueblo's

exterior boundaries. All receipts for work performed by Contractor or the Contractor's subcontractors within the Pueblo's exterior boundaries are considered as Class 1 Gross Receipts and must be reported using the New Mexico Taxation and Revenue Department (NMTRD) Combined Reporting System in accordance with the Pueblo de San Ildefonso-State of New Mexico Gross Receipts Tax Cooperative Agreement and using Location Code 01-975 as shown the NMTRD Gross Receipts Tax Rate Schedule. The Contractor shall not bill the Pueblo for such taxes as an amount over the contract price.

- F. The Contractor shall comply with all laws, ordinances, rules, regulations, building codes and orders regarding the Work performed under this Contract.
- G. Unless permission is granted in writing by Owner, Contractor shall not employ any subcontractor to perform the Work under this Contract. If permission of Owner is granted it will also provide any applicable terms and conditions related to Owner's permission.
- H. Contractor shall furnish Owner appropriate releases or waivers of lien for all work performed or materials provided.
- I. Contractor represents that it has visited the site for the performance of the Work and is familiar with the local conditions under which the Work is to be performed.
- J. Contractor shall be responsible solely for his own and his employees' and agent's activities on the site. Contractor shall supervise and direct all work. Contractor shall comply with all applicable laws, ordinances and rules regarding the Work being performed, including but not limited to the following:
 - 1. Photography on Pueblo land is prohibited without a permit issued by the Owner. All photography for personal use is prohibited. Contractor will work with the Owner to acquire a permit for photography needed for construction and related activities and only personnel authorized under the permit will be allowed to take photographs.
 - 2. The Pueblo has the right as a government to protect its Pueblo from conduct and activities that threaten or directly affect the Pueblo's political integrity, economic security, health, and/or welfare.
 - 3. The provisions of the Archeological Resources Protection Act ("ARPA") apply to all Contractor employees and subcontractors, if any, in the conduct of their activities on the Pueblo. Any unlawful damage, destruction, disturbance, or defacement of any archeological resource located on the Pueblo will be considered a violation of the ARPA, 16 U.S.C. § 1470, and may result in prosecution by the United States Department of Justice, fines up to \$20,000, and up to 2 years in prison.
 - 4. The Pueblo's sex offender reporting requirements as well as any other rules or regulations apply to registered sex offenders on Pueblo lands. The Contractor shall identify and certify whether or not any Contractor employee or subcontractor employee is subject to self-reporting as a registered sex offender. The Owner reserves the right to require that an employee may be subject to additional background check by the Owner if the Owner determines the need to conduct such a check.
- K. Contractor shall be responsible for initiating, maintaining and supervising all safety precautions in connection with the Work. Contractor shall take appropriate precautions to avoid injury, loss or damage to all employees and other persons associated with the Work

being performed under this Agreement. The obligations in this section do not relieve any construction contractor from their responsibility for maintaining a safe jobsite.

- L. Contractor will be responsible for obtaining any work permits or tax registration fees required by the Pueblo.
- M. Contractor shall not hire any employee of Owner for any of the Work under this Contract without the Owner's written approval.
- N. Contractor agrees to retain and provide to Owner if requested, documentation of all expenditures for the Work.
- O. Contractor warrants and guarantees to Owner that all Work will be in accordance with the Contract Documents and will not be defective. Owner, Architect, and all officers, directors, members, partners, employees, agents, consultants, and subcontractors shall be entitled to rely on Contractor's warranty and guarantee.
- P. If within one year after the date of substantial completion, any Work is found to be defective, or if the repair of any damages to the Site, adjacent areas that Contractor has arranged to use through construction easements or otherwise, and other adjacent areas used by Contractor as permitted by Laws and Regulations, is found to be defective, then Contractor shall promptly and without cost to Owner, correct such defective Work. Equipment warranties will stem from the manufacturer.

ARTICLE 5: STANDARD OF CARE

The standard of care for all related services performed or furnished by Contractor under this Contract will be the care and skill ordinarily used by members of the subject profession practicing under similar circumstances at the same time and in the same locality.

ARTICLE 6: INDEMNIFICATION, BONDS AND INSURANCE

- A. The Contractor shall indemnify and hold harmless the Owner, its Governor, Council, its agents and employees from and against any claims, suits, damages, liability, losses and expenses including but not limited to attorney's fees arising out of or relating to the performance of the Work caused in whole or in part by the acts or omissions of Contractor or anyone working directly or indirectly for them or at their direction.
- B. The present project will not require payment or performance bonds.
- C. The Contractor shall purchase insurance from and maintain in a company lawfully authorized to do business in the jurisdiction where the Work is performed, such insurance as will protect the Contractor from the claims set forth below which may arise out of or result from the Contractor's operations under this Contract and for which Contractor may be legally liable, whether such operations are by Contractor or anyone directly or indirectly employed by them or anyone acting at their direction.
 - 1. Claims under workers' or workmen's compensation, disability benefits or other similar benefits, which are applicable to the Work, performed.
 - 2. Commercial General Liability insurance with a minimum combined single limit of ONE MILLION DOLLARS (\$1,000,000) each occurrence. The policy shall be

applicable to all premises and operations. The policy shall include coverage for bodily injury, broad form property damage, personal injury, blanket contractual, independent contractors, products and completed operations.

3. Comprehensive Automobile Liability insurance with minimum combined single limits for bodily injury and property damage at not less than ONE MILLION DOLLARS (\$1,000,000) each occurrence with respect to each of Contractor's owned, hired or non-owned vehicles assigned to or used in the performance of the services. If the Contractor has no owned automobiles, the requirements of the paragraph shall be met by each employee of the Contractor providing services under this Contract.
 4. Professional/Contractor Liability insurance with minimum limits of ONE MILLION DOLLARS (\$1,000,000) each occurrence.
- D. The policy required in Sections 2 and 3 above shall be endorsed to include Owner, its agents and employees as additional insureds. The policies listed above shall be primary and any Owner insurance shall be excess and not contributory to that provided by Contractor. No additional insured endorsement shall contain any exclusion for bodily injury or property damage arising from completed operations. The Contractor shall be responsible for any deductible losses under the policies listed above.
 - E. Contractor shall provide evidence that the policies providing the required coverage is in full force and effect and shall be submitted to Owner prior to commencement of the Work. Such certificates shall be provided by Contractor's insurance agent. The certificate shall identify this Contract and provided that the coverage under the policies will not be cancelled, terminated or materially changes until at least thirty (30) days prior notice has been given to Owner. Contractor shall still comply with the policy requirements even if they make changes to such policies. Failure to maintain such policies shall constitute a material breach and allow Owner to immediately terminate this Contract.
 - F. To the extent Contractor utilizes any Sub-Contractor with respect to the Work, Contractor agrees to ensure that such Sub-Contractor also complies with the insurance provisions of this Contract prior to initiating any of the Work.

ARTICLE 7: ASSIGNMENT

Contractor shall not assign or transfer any interest in this Contract, the Work to be performed under this Contract or assign any claims for money due or to become due under this Contract without the prior written consent of Owner.

ARTICLE 8: DISPUTE RESOLUTION

- A. Mediation: If a dispute arises concerning a provision of the Contract, the parties agree to try in good faith to resolve the dispute. In the event that the dispute cannot be resolved by the parties, the party making the claim of non-compliance shall deliver to the other party written notice thereof, specifying the nature of action or failures to act that are alleged to be contrary to the Contract terms. If the matter remains unresolved after fifteen (15) days after receipt

of the notice of claim, the parties shall submit the dispute to a mutually agreed upon mediator. The mediation shall be conducted under the voluntary Commercial Mediation Rules of the American Arbitration Association. The parties shall bear their own costs and shall share the costs charged by the mediator.

- B. Arbitration: In the event that mediation does not result in resolution of the dispute, the party making the claim of noncompliance can, by written notice to the other party, invoke arbitration. Arbitration shall be conducted in New Mexico under the Arbitration Rules of the American Arbitration Association, excluding Rule 52(c), except that the arbitrator(s) shall be attorney(s) who are licensed in good standing of the State Bar of New Mexico and shall have experience in Indian Affairs and commercial law. The decision of the arbitrator(s) shall be final. All parties shall bear their own costs of arbitration and attorney fees.
- C. Sovereign Immunity: By entering this Agreement, the Pueblo does not waive, limit, or modify its sovereign immunity from suit.

ARTICLE 9: TERMINATION

If the Contractor defaults or neglects to carry out the Work or fails to perform any provision of this Contract, the Owner may upon seven (7) days written notice terminate the Contract. This option shall be without prejudice to any other remedy and in addition to any other remedies or rights to damages at law or in equity.

ARTICLE 10: EARLY TERMINATION

This Contract is funded in whole or in part by funds made available und an Indian Affairs Department Grant Agreement. Should the Indian Affairs Department early terminate the grant agreement, the Grantee may early terminate this contract by providing contractor written notice of such termination. In the event of termination pursuant to this paragraph, the Grantee's only liability shall be to pay contractor or vendor for acceptable goods delivered and services rendered before the termination date.

ARTICLE 11: MISCELLANEOUS

- A. No failure to enforce any provision of this Contract for any breach thereof shall be considered as a waiver of any right to enforce provisions of this Contract concerning any subsequent or continuing breach.
- B. If any provision of this Contract is declared by a court of competent jurisdiction to be invalid for any reason, such shall not affect the remaining provisions. The remaining provisions shall be fully severable, and this Agreement shall be construed and enforced as is such invalid provision had never been included.
- C. No amendment to this Contract shall be effective unless made by written instrument signed by both of the parties hereto.
- D. This Contract contains the entire agreement between the parties, superseding in all respects all prior oral or written agreements or understandings pertaining to the matters covered under this Contract.

E. Notice for any matter involving or arising out of this Contract shall be given in writing as follows.

ARTICLE 12: NON-APPROPRIATION

The terms of this Agreement are contingent upon sufficient appropriations and authorization being made by the Legislature of New Mexico for the performance of this Agreement. If sufficient appropriations and authorization are not made by the Legislature, the Grantee may immediately terminate this Agreement by giving the Contractor written notice of such termination. The Grantee’s decision as to whether sufficient appropriations are available shall be accepted by the Contractor and shall be final.

ARTICLE 13: NOTICE TO PARTIES:

Notice for any matter involving or arising under this Agreement shall be given in writing as follows:

i) To the Contractor:

ii) To the Pueblo:

Governor
Pueblo de San Ildefonso
02 Tunyo Po
Santa Fe, New Mexico 87506
(505) 455-2273

Tribal Administrator
Pueblo de San Ildefonso
02 Tunyo Po
Santa Fe, New Mexico 87506
(505) 455-2273

ARTICLE 14: ENTIRE AGREEMENT AND AMENDMENT:

This Agreement constitutes the entire agreement of the parties and supersedes all proposals, prior agreements and other communications, whether oral or written. This agreement shall not be altered, changed or amended except in writing, signed by both parties.

ARTICLE 15: CONFIDENTIAL AND PROPRIETY INFORMATION

A. Contractor agrees to hold in strict confidence any and all information (referred to as “Confidential Information”) provided in the course of rendering Services. “Confidential Information” shall mean any confidential, secret, and/or proprietary knowledge or information concerning the business or culture of the Pueblo or its businesses, and confidential or proprietary designs, inventions, processes, formula, marketing or business

plans and strategies, devices, research, work or material (whether or not patentable) directly or indirectly used or useful in any aspect of Pueblo's business operations.

- B. Except as permitted or directed by the Pueblo, Contractor shall not, either during the term of this Agreement or at any time thereafter, divulge, furnish or make accessible to anyone or use in any way (other than in the ordinary course of the performance of this Agreement) any Confidential Information which the Contractor has acquired or become acquainted with or will acquire or become acquainted with prior to the expiration and/or termination of Contractor's rights and obligations hereunder. Without limitation of the generality of the foregoing, Contractor shall use their best efforts to prevent the unauthorized disclosure and/or use of such Confidential Information. Contractor acknowledges that the Confidential Information constitutes a unique and valuable asset acquired at great time and expense, and that any disclosure or use of any Confidential Information other than in furtherance of this Agreement will be wrongful and would cause irreparable harm to the Pueblo. The foregoing obligations of confidentiality, however, shall not apply to any knowledge or information which is now published or which subsequently becomes generally publicly known, other than as a direct or indirect result of the breach of this covenant. In the event of a breach or actions that suggest an inadequate remedy at law, both preliminary and permanent equitable injunctive relief is hereby deemed necessary and shall be available to protect the rights of the Pueblo.

ARTICLE 16: OWNERSHIP AND DELIVERY OF MATERIALS

- A. Any information or documents provided to or developed, in whole or in part, by the Contractor in the performance of this Agreement are works undertaken on behalf of the Pueblo and shall at all times be the property of the Pueblo and shall not be retained by Contractor; and Contractor hereby assigns and transfers to the Pueblo all rights, titles, and interests therein. Immediately upon the expiration or earlier termination of this Agreement, Contractor must deliver to the Pueblo all papers, documents, and any other tangible information regardless of form or medium, containing or constituting such work product or that relate to, or were made available in connection with the Contractor's services hereunder. The Contractor shall be allowed to retain a copy of the documents, papers, and other tangible information constituting the work product for their records.
- B. The Pueblo shall not reuse or make any modifications to the documents without the prior written authorization of the Contractor. If the Pueblo modifies the documents without written authorization, the Pueblo agrees to defend and hold harmless the Contractor against any damages, liabilities or costs, including reasonable attorneys' fees and defense costs, arising from or allegedly arising from or connected with the unauthorized reuse or modification of the documents by the Pueblo.

THE UNDERSIGNED HEREBY AGREE TO THE TERMS CONTAINED IN THIS AGREEMENT:

For the Contractor: _____

Date

For the Pueblo de San Ildefonso:

Christopher A. Moquino, Governor

Date

EXHIBIT A

Construction Plan Set

ACCOUNTING DEPARTMENT PUEBLO DE SAN ILDEFONSO

RENOVATION PROJECT
02 TUNYO PO, SANTA FE, NM 87501

PROJECT TEAM

OWNER

PUEBLO DE SAN ILDEFONSO
PROJECT MANAGER: LOU BAKER
02 TUNYO PO
SANTA FE, NM 87501
P: 505.220.0800
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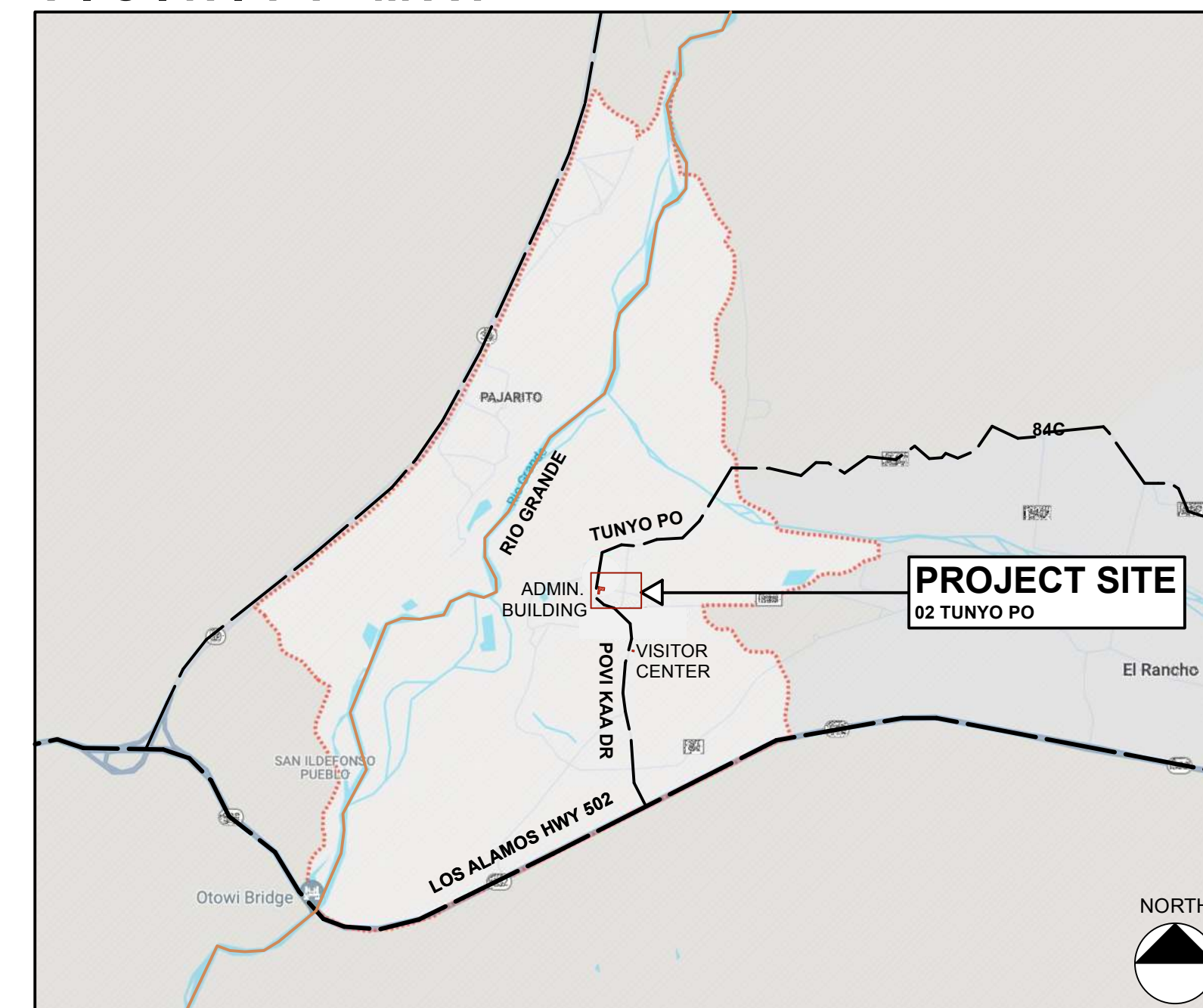
ARCHITECT

SPEARS HORN ARCHITECTS
1334 PACHECO STREET
SANTA FE, NM 87505
P: 505.983.6966

ELECTRICAL ENGINEER

THE RESPONSE GROUP, INC.
6705 ACADEMY RD SUITE B
ALBUQUERQUE, NM 87109
O: 505.323.7629
C: 505.318.6143

VICINITY MAP



PROJECT DATA

OWNER: PUEBLO DE SAN ILDEFONSO
02 TUNYO PO SANTA FE, NM 87501

SCOPE OF WORK: RENOVATION

PROJECT ADDRESS: 02 TUNYO PO
SANTA FE, NM 87501

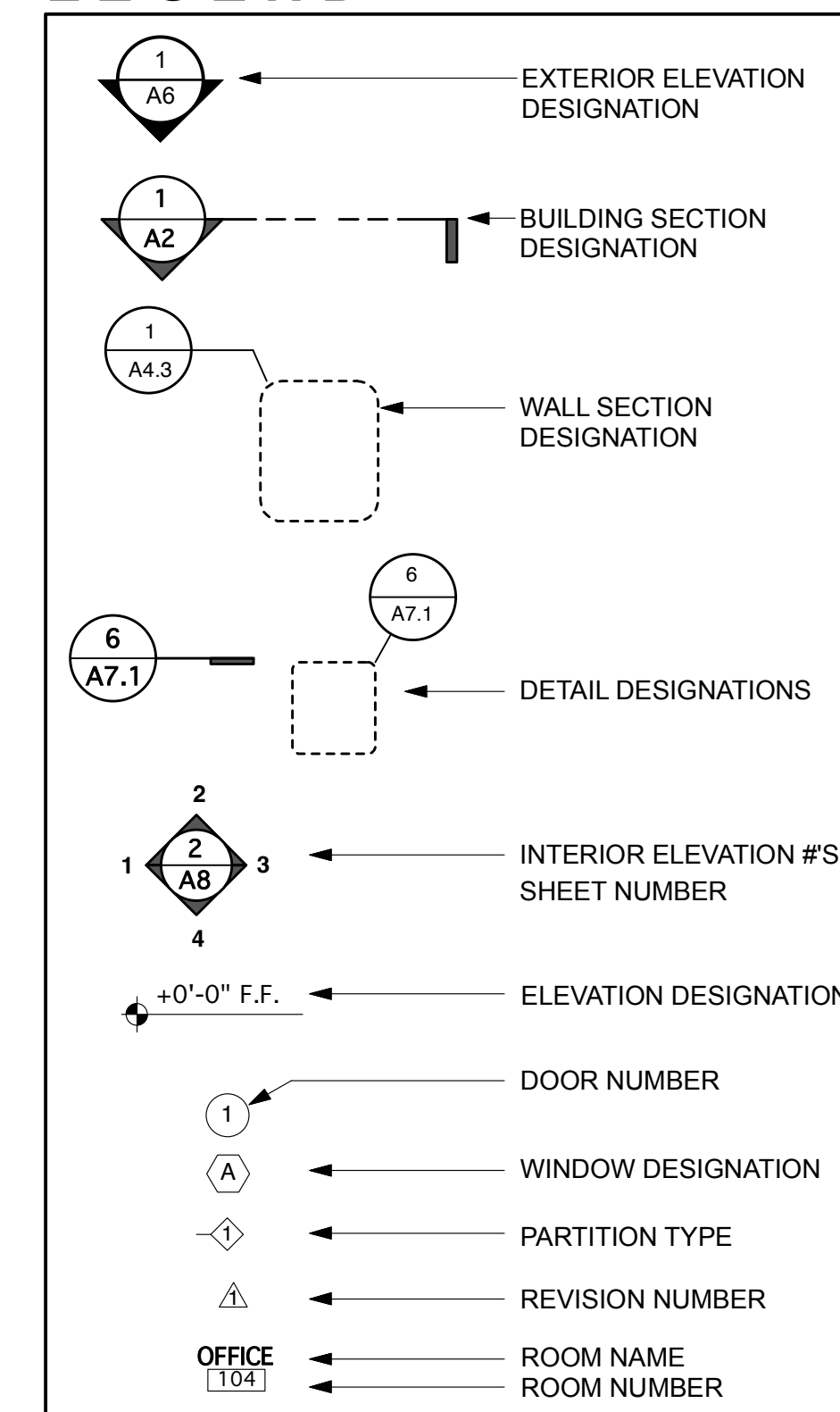
OCCUPANCY GROUP: BUSINESS - B

CONSTRUCTION TYPE: TYPE III-B

AREA: ACCOUNTING DEPARTMENT ± 702 SF HEATED

APPLICABLE CODES: 2021 IBC (INTERNATIONAL BUILDING CODE)

LEGEND

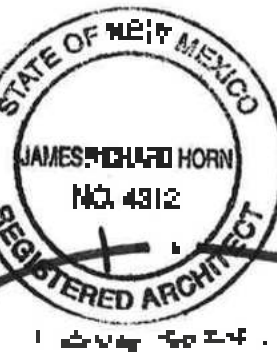


DRAWING INDEX

ARCHITECTURAL	
CS	COVER SHEET
A0.1	CODE ANALYSIS DIAGRAM / LOCATION MAP 1/8" = 1'-0"
A1	FLOOR PLAN - DEMO 1/4" = 1'-0" REFLECTED CEILING / POWER / LIGHTING PLAN - DEMO 1/4" = 1'-0"
A2	FLOOR PLAN - NEW 1/4" = 1'-0" REFLECTED CEILING / POWER / LIGHTING PLAN - NEW 1/4" = 1'-0" POWER WORKSTATION PLAN - NEW 1/4" = 1'-0" FINISH PLAN - NEW 1/4" = 1'-0" INTERIOR ELEVATIONS - NEW 1/4" = 1'-0"

ABBREVIATIONS

A.C.T.	ACOUSTICAL CEILING TILE	H.C.	HOLLOW CORE
AFG	ABOVE FINISH GRADE	H.M.	HOLLOW METAL
ALT.	ALTERNATE	HT.	HEIGHT
ALUM.	ALUMINUM	HWH	HOT WATER HEATER
ANOD.	ANODIZED	INT.	INTERIOR
APPROX.	APPROXIMATE	LT.	LIGHT
BD.	BOARD	MIN.	MINIMUM
B.O.	BOTTOM OF	MFR.	MANUFACTURE(ER)
BRG HT.	BEARING HEIGHT	MTL.	METAL
B.U.	BUILT-UP	NEC.	NECESSARY
CARR.	CARRIAGE	NO.	NUMBER
C.H.	CEILING HEIGHT	O.C.	ON CENTER
C.J.	CONTROL JOINT	O.H.	OVERHANG
C.L.	CENTER LINE	OPNG.	OPENING
CLG.	CEILING	P.H.T	PARAPET HEIGHT
CLR.	CLEAR	P.L.	PROPERTY LINE
C.M.U.	CONCRETE MASONRY UNIT	PLAM.	PLASTIC LAMINATE
CONC.	CONCRETE	PTD.	PAINTED
CONT.	CONTINUOUS	QTY.	QUANTITY
DEMO	DEMOLITION	RM.	ROOM
DIA.	DIAMETER	RR	RESTROOM
DIM.	DIMENSION	R.S.	ROUGH SAWN
DWG.	DRAWING	S.C.	SOLID CORE
(E)	EXISTING	SHT.	SHEET
EA.	EACH	S.F.	SQUARE FEET
EQ.	EQUAL	SIM.	SIMILAR
EQUIP.	EQUIPMENT	S.O.G.	SLAB ON GRADE
EXIST.	EXISTING	S.S.	STAINLESS STEEL
EXT.	EXTERIOR	STL.	STEEL
F.B.	FLOOR BOX	STRUCT.	STRUCTURAL
F.D.	FLOOR DRAIN	T.B.D.	TO BE DETERMINED
F.E.	FIRE EXTINGUISHER	TEMP.	TEMPORARY
F.F.	FINISH FLOOR	T.O.	TOP OF
FL.	FLUORESCENT	T.S.	TUBE STEEL
GA.	GAUGE / GAGE	TYP.	TYPICAL
GWB	GYPSUM WALL BOARD	V.I.F.	VERIFY IN FIELD
GYP.	GYPSUM	W.C.	WATER CLOSET
		WD.	WOOD
		WDW.	WINDOW
		WWF	WOVEN WIRE FABRIC



ACCOUNTING DEPARTMENT
PUEBLO DE SAN ILDEFONSO
02 TUNYO PO, SANTA FE, NM, 87501

PROJECT: 24-03

INSTALLATION SET
AUGUST 1, 2024

REVISION	DATE

CS

SPEARS HORN ARCHITECTS
1334 PACHECO STREET
SANTA FE, NEW MEXICO 87505
TEL: 505-983-6966

CODE ANALYSIS

1. MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT 2021 INTERNATIONAL BUILDING CODE (TABLE 1004.5)				
LOCATION / AREA	USE / OCCUPANCY	SF / OCC. LOAD FACTOR	OCC. LOAD	EXITS REQUIRED
ADMIN	BUSINESS - B OFFICES, RR. ACCT. REALTY, CONFERENCE, SERVER/IT, LOBBY, WAITING, STOR.	5,795 GSF / 150 GSF <i>OLF = 150 GSF / OCC.</i>	39 OCC.	2 EXITS REQUIRED 6 PROVIDED
	ASSEMBLY - A-3 MUSEUM	760 NSF / 30 NSF <i>OLF = 30 GSF / OCC.</i>	26 OCC.	
			TOTAL OCCUPANT LOAD 65 OCC.	
HEADSTART	DAY CARE - E HEADSTART CLASSROOMS, KITCHEN, STOR.	2,037 NSF / 35 NSF <i>OLF = 35 GSF / OCC.</i>	59 OCC.	2 EXITS REQUIRED 2 PROVIDED

2. MINIMUM NUMBER OF EXITS
IBC 2021 TABLE 1006.2.1
1. For occupancy group B, A-3, and E the maximum occupant load of spaces with one exit is 49 occupants.
IBC 2021 TABLE 1006.3.3
1. FOR OCCUPANT LOAD PER STORY 1-500, MIN. NUMBER OF EXITS = 2. **PROVIDED = 8.**

3. EXIT ACCESS TRAVEL DISTANCE
IBC 2021 TABLE 1017.2
1. FOR OCCUPANCY GROUPS B, A-3, and E WITHOUT A SPRINKLER SYSTEM THE MAX. TRAVEL DISTANCE IS 200 FEET.

4. SPRINKLERS: NOT REQUIRED

5. MAX. ALLOWABLE BLDG AREA
IBC 2021 TABLE 506.2
1. FOR ONE STORY BLDG WITHOUT AUTOMATIC SPRINKLER SYSTEM, THE ALLOWABLE AREA FACTOR (A_f) FOR TYPE III-B CONSTRUCTION:
B GROUP OCCUPANCY (A_f)= 19,000 SF
A-3 GROUP OCCUPANCY (A_f)= 9,500 SF
E GROUP OCCUPANCY (A_f)= 14,500 SF

IBC 2021 TABLE 506.3.3
1. If = 0.75

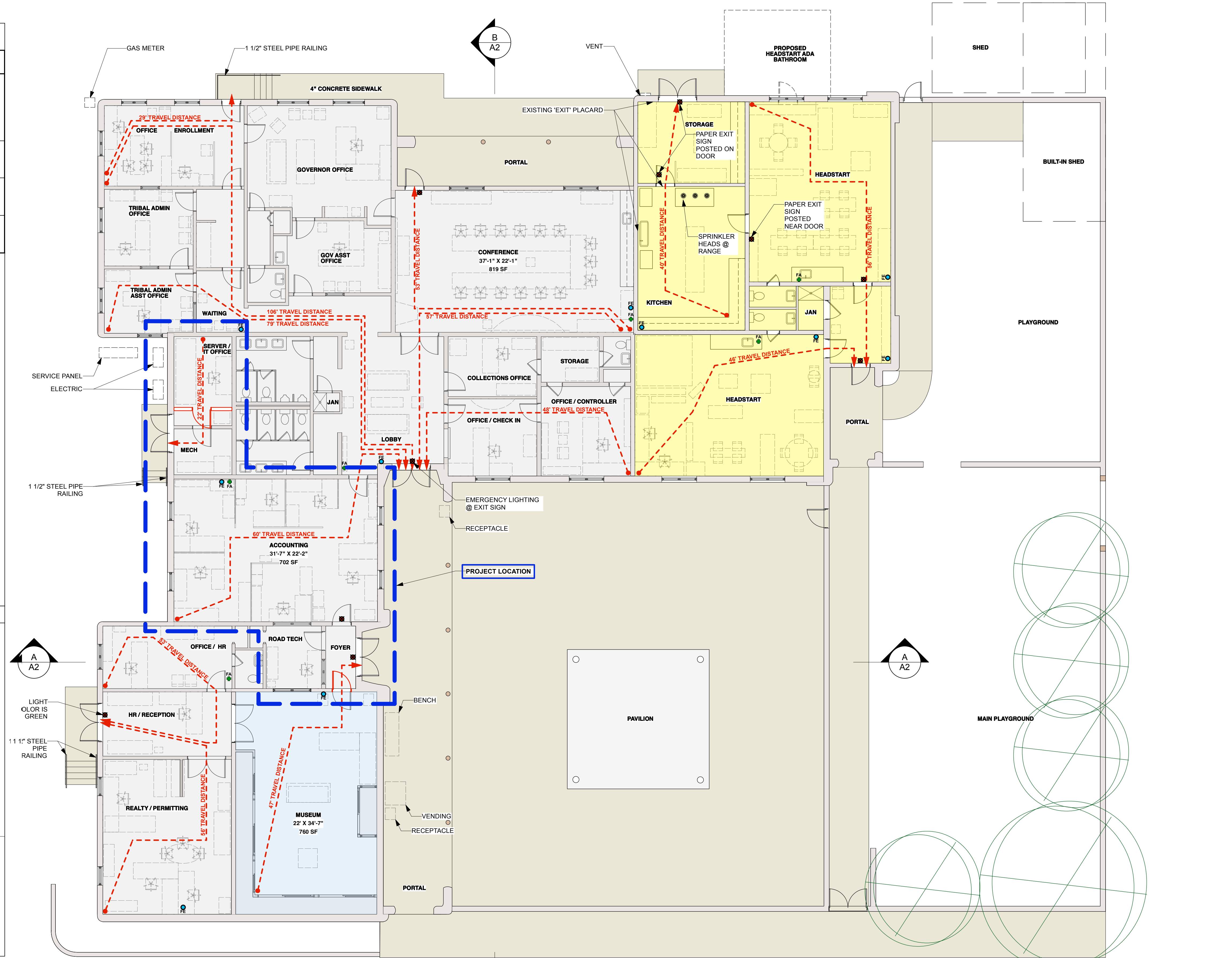
IBC 2021 506.2.2 MIXED OCCUPANCY BUILDINGS
1. ALLOWABLE AREA A_a = [A_f + (NS x If)]
B GROUP OCCUPANCY A_a = [19,000 + (19,000 X 0.75)] A_a = 33,250 SF **PROVIDED = 5,795 HEATED GSF**
A-3 GROUP OCCUPANCY A_a = [9,500 + (9,500 X 0.75)] A_a = 16,625 SF **PROVIDED = 760 HEATED GSF**
E GROUP OCCUPANCY A_a = [14,500 + (14,500 X 0.75)] A_a = 23,375 SF **PROVIDED = 2,037 HEATED GSF**

6. MAX. ALLOWABLE BLDG HEIGHT
IBC 2021 TABLE 504.4
1. MAX STORIES ABOVE GRADE FOR CONSTRUCTION TYPE III-B WITHOUT AUTOMATIC SPRINKLER SYSTEM:
B GROUP OCCUPANCY = 3 **ACTUAL BLDG = 1 STORY**
A-3 GROUP OCCUPANCY = 2 **ACTUAL BLDG = 1 STORY**
E GROUP OCCUPANCY = 2 **ACTUAL BLDG = 1 STORY**

7. TYPE OF CONSTRUCTION
IBC 2021 TABLE 601
1. BASED ON MAX. ALLOWABLE BLDG AREA AND HEIGHT, THE TYPE OF CONSTRUCTION = **TYPE III-B**
PRIMARY STRUCTURAL FRAME = 0 HR
BEARING WALLS (EXT) = 2 HR
BEARING WALLS (INT) = 0 HR
NONBEARING WALLS (EXT) = 0 HR
NONBEARING WALLS (INT) = 0 HR
FLOOR AND SECONDARY MEMBERS = 0 HR
ROOF AND SECONDARY MEMBERS = 0 HR

PLUMBING FIXTURES

ADMIN 6,555 sf			
MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES, A-3 - ASSEMBLY AND B - BUSINESS 2021 INTERNATIONAL BUILDING CODE (TABLE 2902.1)			
B - BUSINESS			
39 OCCUPANTS	REQUIRED	PROVIDED	
WATER CLOSETS OCCUPANTS (1 PER 25 FOR FIRST 50 AND 1 PER 50 FOR REMAINDER) (39 / 25)	= 2	9 (+ 2 urinals)	
LAVATORIES OCCUPANTS (1 PER 40 FOR FIRST 80 AND 1 PER 80 FOR REMAINDER) (39 / 40)	= 1	11	
DRINKING FOUNTAINS OCCUPANT (1 PER 100) 39 / 150	= 1	0	
SERVICE SINK	= 1	1	
A-3 - ASSEMBLY			
26 OCCUPANTS / 2 = 13 (MEN / WOMEN)	REQUIRED	PROVIDED	
WATER CLOSETS MALE OCCUPANTS (1 PER 125) 13 / 125 FEMALE OCCUPANTS (1 PER 65) (13 / 65)	= 1 = 1	0 0	
LAVATORIES MALE OCCUPANTS (1 PER 200) (13 / 200) FEMALE OCCUPANTS (1 PER 200) (13 / 200)	= 1 = 1	0 0	
HEADSTART 2,037sf			
MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES, E - EDUCATIONAL 2021 INTERNATIONAL BUILDING CODE (TABLE 2902.1)			
59 OCCUPANTS	REQUIRED	PROVIDED	
WATER CLOSETS OCCUPANTS (1 PER 50) (59 / 25)	= 3	2	
LAVATORIES OCCUPANTS (1 PER 50) (59 / 25)	= 3	4	
DRINKING FOUNTAINS OCCUPANT (1 PER 100) 59 / 100	= 1	0	
SERVICE SINK	= 1	1	



CODE ANALYSIS DIAGRAM

1/8" = 1'-0"


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PUEBLO DE SAN ILDEFONSO
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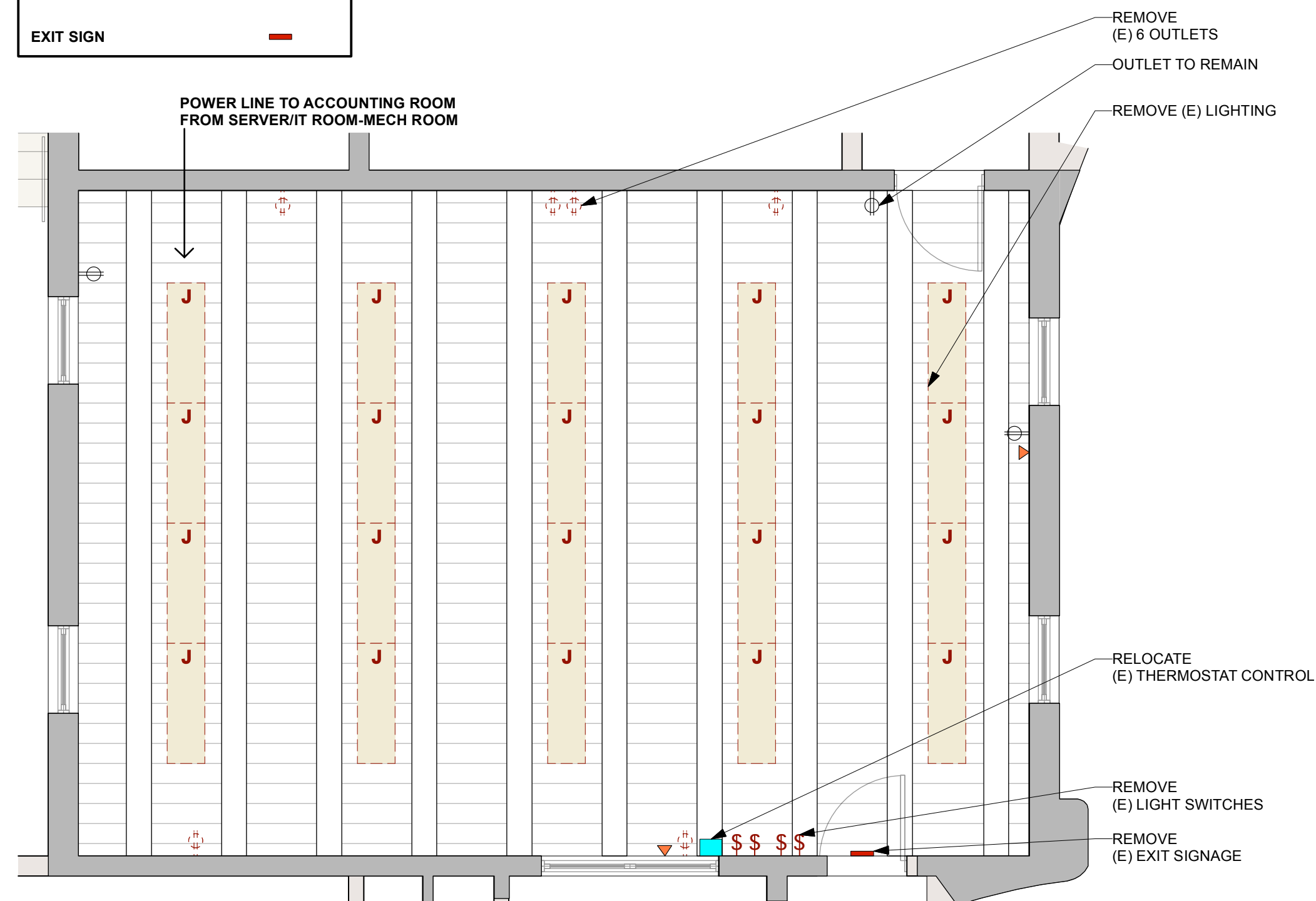
PROJECT: 24-03
 INSTALLATION SET
 AUGUST 1, 2024
 REVISION DATE

A0.1

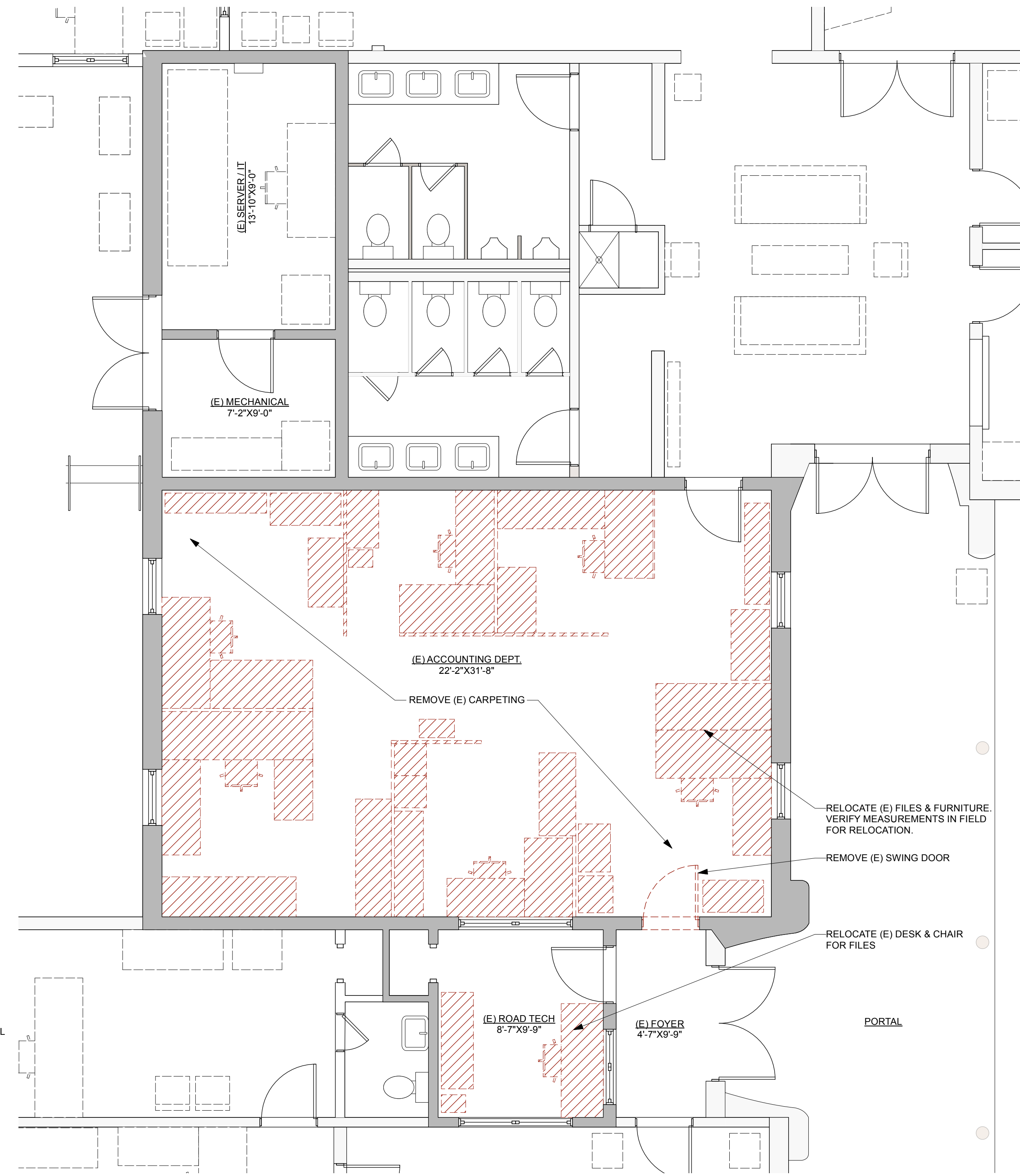
DEMOLITON NOTES

1. ALL DIMENSIONS AND LOCATIONS TO BE VERIFIED IN FIELD
2. **RE-PURPOSE:** OWNER TO DETERMINE WHICH MATERIALS, EQUIP., DOORS, ETC. TO BE SALVAGED OTHERWISE MATERIALS, EQUIP., DOORS, ETC. CAN BE DISPOSED OF BY GENERAL CONTRACTOR. CONTRACTOR TO COORDINATE WITH OWNER TO IDENTIFY ALL REUSABLE/SALVAGEABLE MATERIALS AND EQUIPMENT AND PROVIDE SECURE STORAGE DURING DEMOLITION UNTIL READY FOR REINSTALLATION. **OWNER RESERVES RIGHT OF REFUSAL OF ANY DEMOLITION ITEMS, DRAWINGS, AND OR SPECIFICATIONS.**
3. PROVIDE ADEQUATE TEMPORARY SHORING AND STRUCTURAL SUPPORT WHILE PERFORMING ALL DEMOLITION. PRIMARY STRUCTURAL MEMBERS SHALL NOT BE REMOVED UNLESS PROVISIONS ARE MADE TO SUPPORT STRUCTURE.
4. REMOVE UNUSED CIRCUITS. TERMINATE ALL WIRING AT JUNCTION BOXES. SALVAGE ALL REUSABLE ELECTRICAL OUTLETS, BOXES, SWITCHES, AND ACCESSORIES FOR NEW CONSTRUCTION.
5. CUT-BACK AND CAP-OFF ALL PLUMBING AND MECHANICAL LINES. SALVAGE ALL REUSABLE PLUMBING AND MECHANICAL ACCESSORIES FOR NEW CONSTRUCTION.
6. PROTECT SURFACES TO REMAIN. IF DAMAGED, REPAIR/REPLACE ANY DAMAGED MATERIALS THAT ARE TO REMAIN TO MATCH EXISTING FINISH, TEXTURE, AND CONSTRUCTION.
7. WHERE EXISTING ITEMS ARE REMOVED, PATCH SURFACES AS REQUIRED WITH SPECIFIED FINISHES AND FILLS.
8. REMOVE WASTE FROM DEMOLITION. DO NOT ALLOW DEBRIS TO ACCUMULATE ON SITE.
9. NOTIFY OWNER BEFORE DEMOLITION ACTIVITIES THAT MAY AFFECT THE OPERATION OF THE ADJACENT OFFICES/FACILITIES.
10. CONTRACTOR TO REMOVE AND DISPOSE OF ALL DEMOLISHED MATERIALS AND EQUIPMENT IN AN APPROVED REGULATORY MANNER.
11. ALL DEMOLISHED MATERIALS TO BE SEPARATED INTO RECYCLED CONTENT TO GREATEST EXTENT POSSIBLE.
12. IF HAZARDOUS OR CONTAMINATED MATERIALS ARE FOUND, NOTIFY OWNER IMMEDIATELY.
13. RE-PURPOSING: CONTRACTOR TO UTILIZE ANY MATERIALS IN EXISTING SPACE THAT CAN BE RE-USED / RE-PURPOSED.

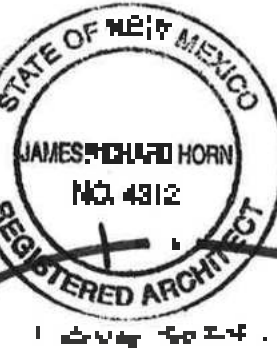
FIXTURE	SYMBOL
SWITCH	Ⓢ
110 V DUPLEX OUTLET	Ⓜ
110 V DUPLEX OUTLET / WEATHERPROOF GFCI	WP OR GFCI Ⓜ
JUNCTION BOX / WHITE COVER PLATE (ROUND)	Ⓝ
LIGHT STRIP LED	—
BOX LIGHT	Ⓝ
DATA / PHONE CATS / CAT6 / COAXIAL?	▶
THERMOSTAT	Ⓢ
EXIT SIGN	—



REFLECTED CEILING / POWER / LIGHTING PLAN - DEMO
1/4" = 1'-0"



FLOOR PLAN - DEMO
1/4" = 1'-0"



PROJECT: 24-03
INSTALLATION SET
AUGUST 1, 2024

REVISION DATE

REVISION	DATE

FINISH LEGEND

	LAMINATE WOOD FLOORING
	DESKTOP
	METAL FRAME AND STORAGE

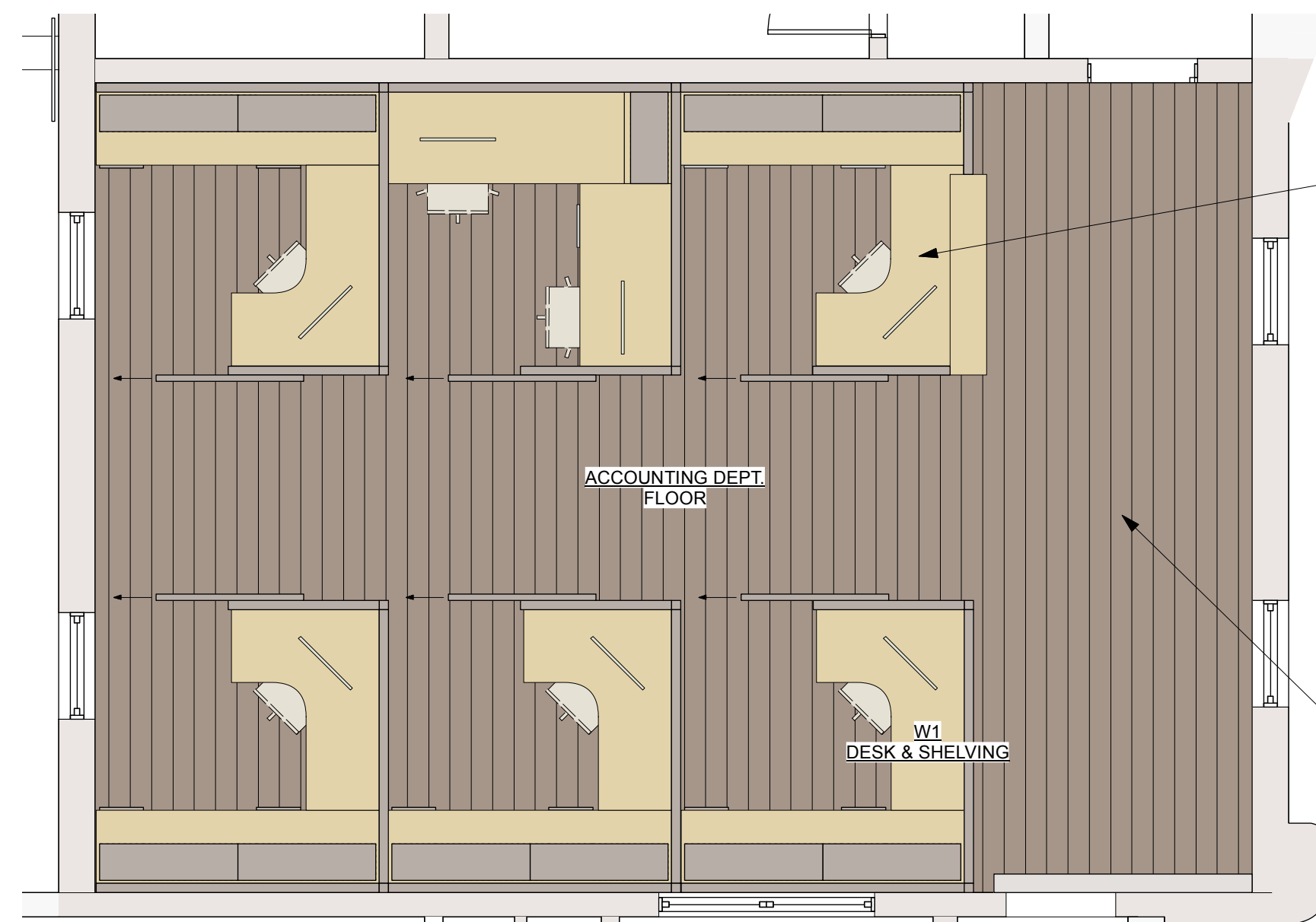
TEKNION-FINISH / MATERIAL LEGEND

ITEM	REMARKS	LOCATION
FLOOR	*HONEY OAK* KARDEAN VAN GOGH LAMINATE	ACCOUNTING DEPARTMENT FLOOR
DESK	*2L-COASTAL ELM* FOUNDATION LAMINATE	WORKSTATION
SHELVING	*284-EARTH* TEKNION FOUNDATION PAINT FOR METAL	WORKSTATION

NOTES:
1. ALL FINISHES TO BE VERIFIED BY ARCHITECT PRIOR TO APPLICATION. CONTRACTOR TO PROVIDE SAMPLES TO ARCHITECT.
2. IF THERE ARE ANY DISCREPANCIES WITH FINISH NUMBERS, FINISH TYPES AND QUANTITIES ON SCHEDULES BRING TO ARCHITECT'S ATTENTION.

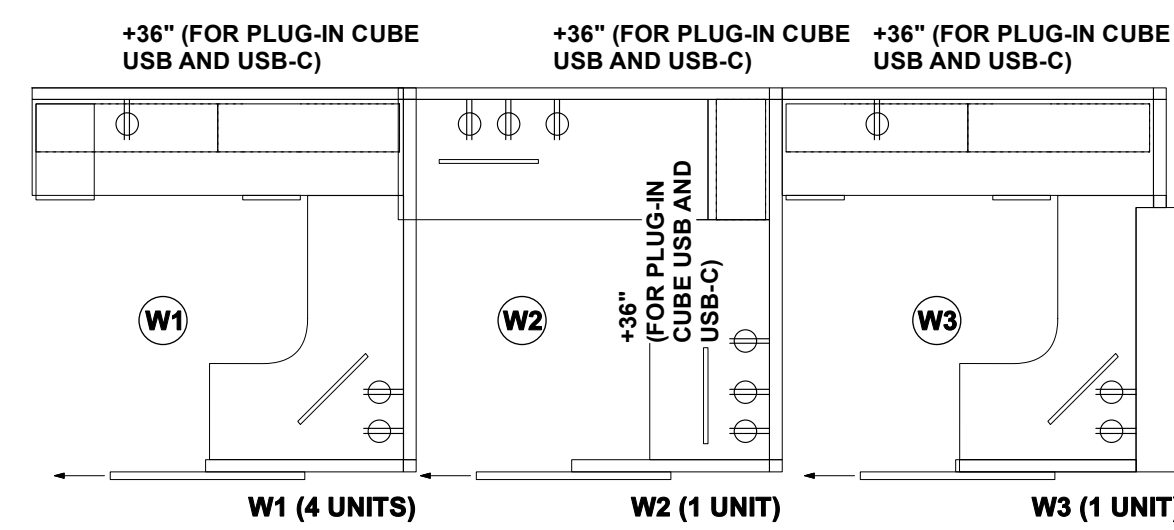
RCP LEGEND

FIXTURE	SYMBOL
SWITCH	\$
110 V DUPLEX OUTLET	
110 V DUPLEX OUTLET / WEATHERPROOF GFCI	WP OR GFCI
JUNCTION BOX / WHITE COVER PLATE (ROUND)	J
LIGHT STRIP LED	
BOX LIGHT	
DATA / PHONE CAT5 / CAT6 / COAXIAL?	
THERMOSTAT	
EXIT SIGN	
EMERGENCY EXIT LIGHT	



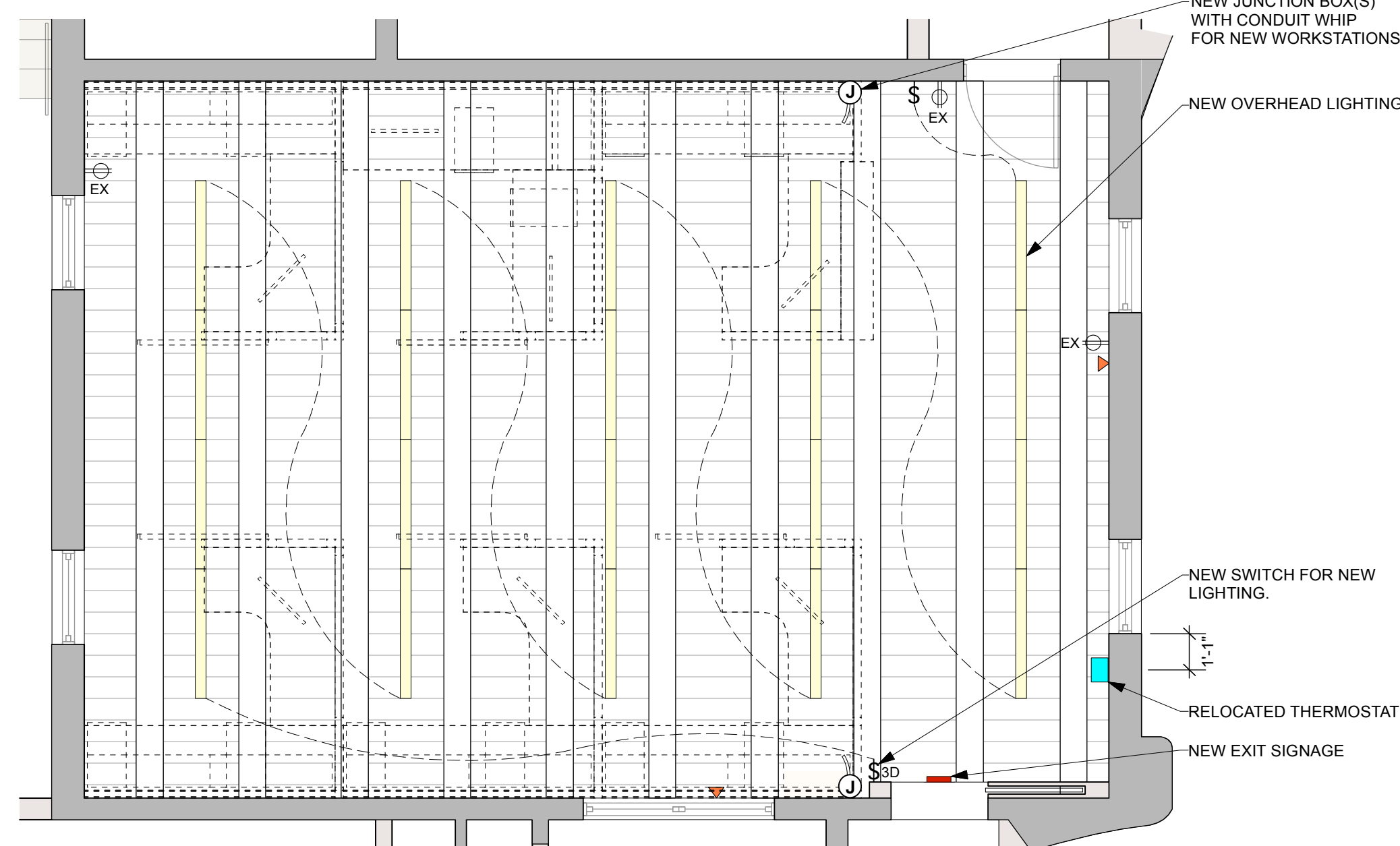
FINISH PLAN - NEW

1/4" = 1'-0"



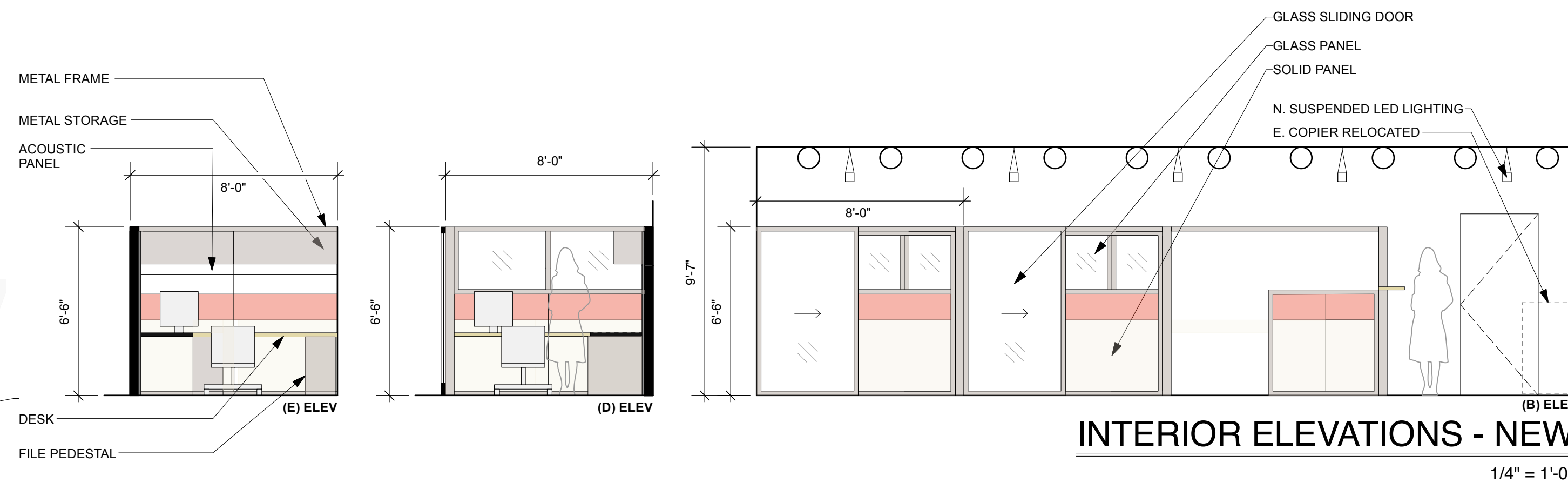
POWER WORKSTATION PLAN - NEW

1/4" = 1'-0"



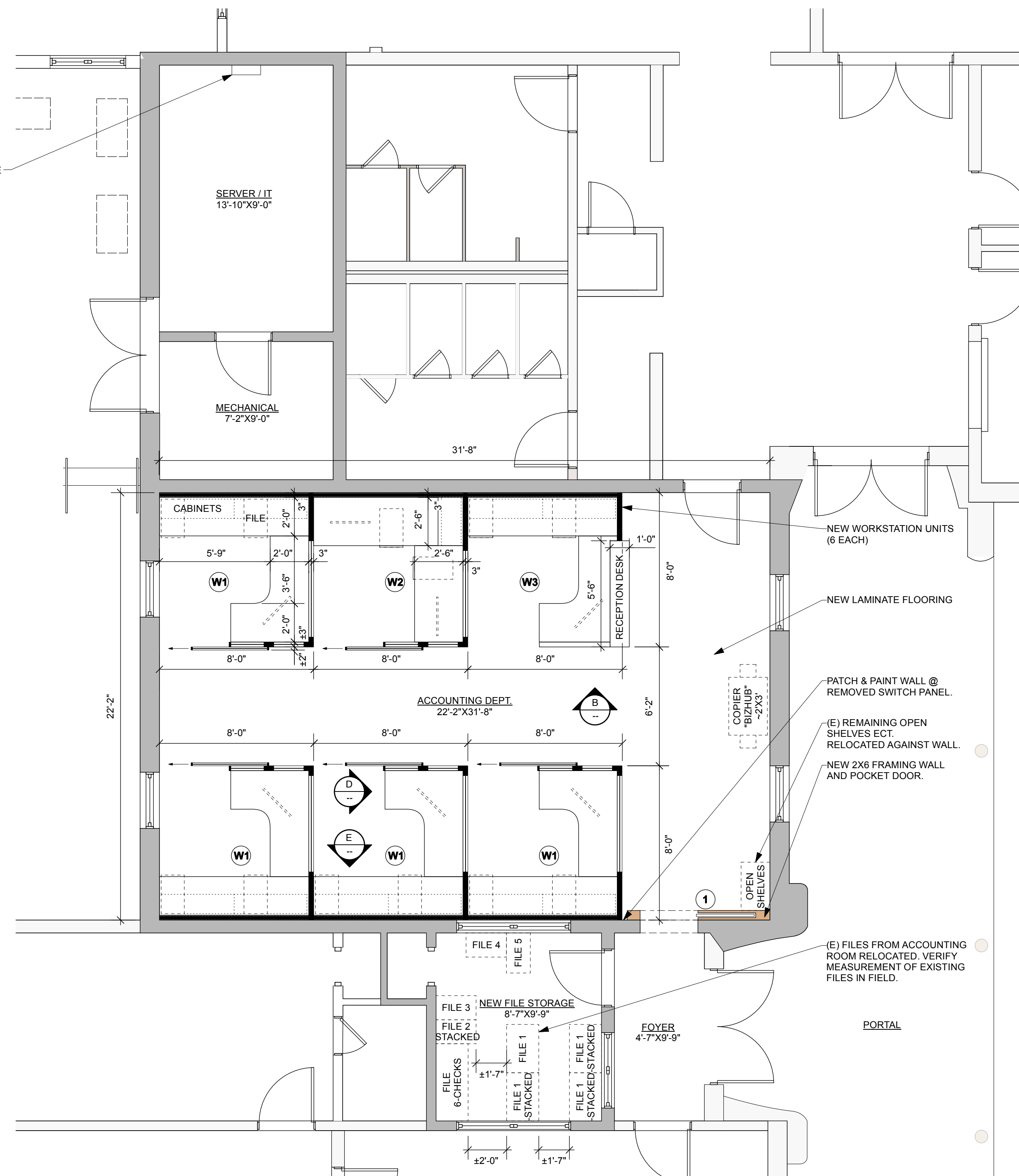
REFLECTED CEILING / POWER / LIGHTING PLAN - NEW

1/4" = 1'-0"



INTERIOR ELEVATIONS - NEW

1/4" = 1'-0"



FLOOR PLAN - NEW

1/4" = 1'-0"



PROJECT: 24-03
INSTALLATION SET
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REVISION DATE

ELECTRICAL SYMBOL LEGEND	
SYMBOL	DESCRIPTION
	CEILING OUTLET AND SURFACE MOUNTED FIXTURE
	WALL OUTLET AND SURFACE MOUNTED FIXTURE
	CEILING OUTLET AND RECESSED FIXTURE
	WALL OUTLET AND RECESSED FIXTURE
	PENDANT MOUNT FIXTURE
	TRACK LIGHT WITH FIXTURES AS INDICATED
	POLE MOUNTED FIXTURE
	ARROW INDICATES BEAM DIRECTION
	LED OUTLET AND FIXTURE
	CEILING OUTLET AND FIXTURE FED FROM EMERGENCY SOURCE
	WALL OUTLET AND FIXTURE FED FROM EMERGENCY SOURCE
	LED OUTLET AND FIXTURE FED FROM EMERGENCY SOURCE
	WALL MOUNTED EGRESS LIGHTING BATTERY PACK
	CEILING MOUNTED EGRESS LIGHTING BATTERY PACK
	EXIT SIGN WITH ARROWS AS INDICATED. SHADED QUADRANT OR QUADRANTS INDICATE EXIT SIGN FACE OR FACES, WHICH WAY IT IS FACING AND WHETHER IT IS SINGLE FACED OR DOUBLE FACED. (H) INDICATES WALL MOUNT. NO (H) INDICATES CEILING MOUNT
	COMBINATION EXIT SIGN WITH (2) AIMABLE HEADS FOR EGRESS LIGHTING. (H) INDICATES WALL MOUNT. NO (H) INDICATES CEILING MOUNT
	SINGLE POLE SWITCH, FLUSH MOUNTED 48" A.F.F.
	THREE WAY SWITCH, FLUSH MOUNTED 48" A.F.F.
	FOUR WAY SWITCH, FLUSH MOUNTED 48" A.F.F.
	SINGLE POLE SLIDE-TO-OFF INCANDESCENT DIMMING CONTROLLER, LUTRON #N-600 OR APPROVED EQUAL, FLUSH MOUNTED 48" A.F.F.
	THERMAL SWITCH, WEATHERPROOF IF INSTALLED OUTSIDE, MOUNTING VARIES
	DUPLEX/QUADPLEX CONVENIENCE OUTLET, FLUSH MOUNTED 18" A.F.F.
	WEATHERPROOF DUPLEX/QUADPLEX CONVENIENCE OUTLET, FLUSH MOUNTED 18" A.F.F.
	DUPLEX/QUADPLEX CONVENIENCE OUTLET, GROUND FAULT CIRCUIT INTERRUPTER, FLUSH MOUNTED 18" A.F.F.
	DUPLEX/QUADPLEX CONVENIENCE OUTLET, TAMPER RESISTANT TYPE, FLUSH MOUNTED 18" A.F.F.
	PUSH-BUTTON, FLUSH MOUNTED 48" A.F.F.
	SIMPLEX CONVENIENCE OUTLET, FLUSH MOUNTED 18" A.F.F.
	FLUSH CEILING MOUNTED CONVENIENCE OUTLETS, SIMPLEX/DUPLEX/QUADPLEX RESPECTIVELY
	FLUSH FLOOR MOUNTED CONVENIENCE OUTLETS, SIMPLEX/DUPLEX/QUADPLEX RESPECTIVELY
	SPECIAL PURPOSE RECEPTACLE, AS NOTED ON PLANS, FLUSH MOUNTED 18" A.F.F.
	JUNCTION BOX FLUSH IN WALL, HEIGHT AS INDICATED ON DRAWINGS, WITH CONNECTION TO EQUIPMENT
	JUNCTION BOX INSTALLED ABOVE LAY-IN CEILING (OR NEAR CEILING ACCESS PANEL) WITH CONNECTION TO EQUIPMENT OR FIXTURE(S) AS SHOWN
	FLUSH FLOOR MOUNTED JUNCTION BOX
	CONCEALED BRANCH CIRCUIT WITH CONDUCTORS AS INDICATED. NEUTRAL, HOT, SWITCH LEG AND GROUND RESPECTIVELY
	BRANCH CIRCUIT OR CONDUIT INSTALLED UNDERGROUND OR UNDER FLOOR
	HOMERUN TO PANELBOARD WITH BRANCH CIRCUIT NUMBERS INDICATED
	TELEPHONE OUTLET, 2 GANG BOX WITH SINGLE GANG MUD RING, FLUSH MOUNTED 18" A.F.F. 3/4" CONDUIT TO ACCESSIBLE CEILING SPACE
	DATA OUTLET, 2 GANG BOX WITH SINGLE GANG MUD RING, FLUSH MOUNTED 18" A.F.F. 3/4" CONDUIT TO ACCESSIBLE CEILING SPACE
	VOICE/DATA OUTLET, 2 GANG BOX WITH SINGLE GANG MUD RING, FLUSH MOUNTED 18" A.F.F. 3/4" CONDUIT TO ACCESSIBLE CEILING SPACE
	TELEPHONE OUTLET FLUSH CEILING MOUNTED. 3/4" CONDUIT TO ACCESSIBLE CEILING SPACE
	VOICE/DATA OUTLET FLUSH CEILING MOUNTED. 3/4" CONDUIT TO ACCESSIBLE CEILING SPACE
	TELEPHONE OUTLET FLUSH IN FLOOR. 3/4" CONDUIT TO ACCESSIBLE CEILING SPACE
	VOICE/DATA OUTLET FLUSH IN FLOOR. 3/4" CONDUIT TO ACCESSIBLE CEILING SPACE

ELECTRICAL SYMBOL LEGEND	
SYMBOL	DESCRIPTION
	TELEVISION OUTLET FLUSH IN WALL, 18" A.F.F. 3/4" CONDUIT WITH PULLCORD STUBBED INTO ACCESSIBLE CEILING SPACE
	WALL/CEILING FLUSH MOUNTED SPEAKER, WALL HEIGHT VARIES
	WALL/CEILING/FLOOR FLUSH MOUNTED MICROPHONE OUTLET, WALL HEIGHT 18" A.F.F.
	FIRE ALARM MANUAL PULLSTATION, 48" A.F.F.
	FIRE ALARM AUDIO/VISUAL DEVICE, 80" A.F.F.
	FIRE ALARM VISUAL DEVICE, 80" A.F.F.
	FIRE ALARM AUDIO DEVICE, 80" A.F.F.
	FIRE ALARM EVACUATION BELL, 80" A.F.F.
	FIRE ALARM REMOTE INDICATOR LIGHT, 80" A.F.F.
	WALL/CEILING MOUNTED FIRE ALARM SMOKE DETECTOR, PHOTOELECTRIC TYPE, WALL HEIGHT 80" A.F.F.
	FIRE ALARM DUCT DETECTOR, MOUNTING VARIES
	FIRE ALARM HEAT DETECTOR, CEILING MOUNTED
	FIRE ALARM ELECTROMAGNETIC DOOR HOLDER, MOUNTING VARIES
	FIRE ALARM FIRE/SMOKE DAMPER, MOUNTING VARIES
	MOTOR CONNECTION FOR FRACTIONAL HP MOTOR (1/3 HP OR LESS). PROVIDE THERMAL OVERLOAD SWITCH (WEATHERPROOF IF OUTSIDE) ADJACENT TO MOTOR UNLESS SWITCH IS SHOWN ELSEWHERE ON PLANS. MOUNTING VARIES
	MOTOR CONNECTION FOR MOTOR WITH HP INDICATED, MOUNTING VARIES
	DISCONNECT SWITCH, POLES AND RATING AS INDICATED OR AS REQUIRED, NEMA 3R IF INSTALLED OUTSIDE, MOUNTING VARIES
	MAGNETIC CONTACT, SIZE AND POLES PER MOTOR FURNISHED, MOUNTING VARIES
	TRANSFORMER, DRY TYPE, SIZE AS INDICATED, MOUNTING VARIES
	MECHANICAL UNIT, MOUNTING VARIES
	THERMOSTAT(M), 48" A.F.F.
	120V PANELBOARD, REFER TO PANEL SCHEDULE
	277V PANELBOARD, REFER TO PANEL SCHEDULE
	SPECIAL PURPOSE CABINET, AS INDICATED ON DRAWINGS
	3/4" PLYWOOD TELEPHONE BACKBOARD WITH TWO COATS OF GRAY INSULATING PAINT, MOUNTING VARIES
	KEYPAD, 48" A.F.F.
	CONTACTOR, MOUNTING VARIES
	NORMALLY OPEN CONTACT
	NORMALLY CLOSED CONTACT
	MOTOR OVERLOADS
	TRANSFORMER
	RELAY
	SWITCH
	FUSE(S)
	CIRCUIT BREAKER
	MOUNTED 42" A.F.F. TO MIDDLE OF ROUGH-IN FOR DEVICE, SEE NOTE "T" BELOW
	MOUNTED 48" A.F.F. TO TOP OF DEVICE, SEE NOTE "T" BELOW
	MOUNTED 80" A.F.F. TO CENTERLINE OF ROUGH-IN OF DEVICE, SEE NOTE "T" BELOW
	WEATHERPROOF (NEMA 3R)
	EXISTING
	REMOVE
	NOT IN CONTRACT
	NOT TO SCALE
	MECHANICAL (FURNISHED UNDER DIVISION 15)
	ABOVE FINISHED FLOOR
	ABOVE FINISHED GRADE
	ISOLATED GROUND
	UNDERGROUND
	FIRE ALARM CONTROL PANEL
	UNLESS NOTED OTHERWISE
	OWNER FURNISHED, OWNER INSTALLED
	OWNER FURNISHED, CONTRACTOR INSTALLED

GENERAL NOTES:

- LIGHTING FIXTURES ARE OF TYPE AS INDICATED ON LIGHT FIXTURE SCHEDULE UNLESS NOTED OTHERWISE.
- LIGHTING FIXTURE MOUNTING HEIGHT AND METHOD IS CALLED OUT ON LIGHT FIXTURE SCHEDULE
- MOUNTING HEIGHTS FOR DEVICES CALLED OUT AT 18" A.F.F. ARE TO THE BOTTOM OF THE DEVICE UNLESS NOTED OTHERWISE
- MOUNTING HEIGHTS FOR DEVICES CALLED OUT AT 48" A.F.F. ARE TO THE TOP OF THE DEVICE UNLESS NOTED OTHERWISE
- MOUNTING HEIGHTS FOR DEVICES CALLED OUT AT ANYTHING OTHER THAN 18" A.F.F. OR 48" A.F.F. ARE TO CENTERLINE OF ROUGH-IN OF DEVICE
- ANY SPECIFIC DETAILS ABOVE (MOUNTING HEIGHTS, PART NUMBERS, CONNECTION METHODS, ETC.) MAY BE MODIFIED OR REPLACED BY INFORMATION ON PLANS, SCHEDULES, DETAILS, RISERS, ETC. DETAILS NOT SPECIFICALLY MODIFIED REMAIN AS GIVEN ABOVE.
- NOT ALL SYMBOLS SHOWN ON THIS SYMBOL LEGEND MAY APPLY TO THIS PROJECT

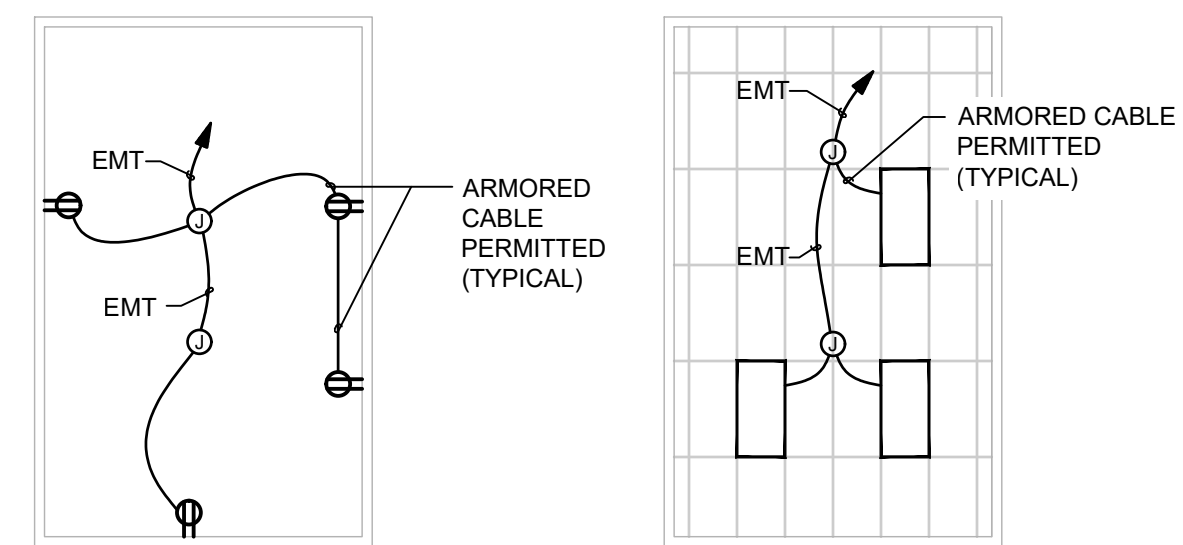
ELECTRICAL SPECIFICATIONS

- REMOVE EXISTING 1x4, 2x2 AND 2x4 FLUORESCENT FIXTURES WITHIN PROJECT AREA. CONTRACTOR SHALL CHECK EXISTING FIXTURE WIRING AND BALLASTS AND REPAIR OR REPLACE AS REQUIRED FOR PROPER FIXTURE OPERATION. RELAMP FIXTURES WITH NEW LAMPS. CLEAN AND WASH FIXTURE HOUSING AND LENSES. REINSTALL FIXTURES AT NEW LOCATIONS AS INDICATED ON DRAWINGS.
- ALL FIRE WALL PENETRATIONS SHALL BE SEALED IN ORDER TO MAINTAIN FIRE WALL RATING.
- FIRE ALARM SUB-CONTRACTOR SHALL SUBMIT PLANS, WIRING, AND POINT TO POINT SCHEMATIC DIAGRAMS SHOWING ALL EXISTING AND NEW DEVICES IN AREA OF REMODEL TO FIRE MARSHAL AND ENGINEER FOR APPROVAL. SUBMITTALS SHALL BE IN AutoCAD FORMAT. ALL CHANGES TO EXISTING SYSTEM SHALL BE IDENTIFIED. SUPPLIER SHALL INCLUDE REPROGRAMMING OF SYSTEM IN BID.
- FIRE ALARM PLANS SHALL BE SUBMITTED TO THE MUNICIPAL FIRE MARSHAL OFFICE FOR REVIEW AND APPROVAL.
- PROVIDE ARC FLASH WARNING STICKERS PER NEC AND LOCAL AUTHORITIES.
- PRIOR TO PROJECT ACCEPTANCE, CONTRACTOR SHALL PROVIDE THE FOLLOWING DATA:
 - ALL FEEDERS - LENGTH, SIZE AND WHAT IS FED.
 - ALL CIRCUIT BREAKERS AND FUSES: MANUFACTURER, TYPE, RATINGS.
- ARMORED (MC) CABLE IS PERMITTED AS SHOWN IN DETAIL ON THIS SHEET.

GENERAL NOTE FOR USE OF ARMORED (MC) CABLE

DRAWINGS SHOW USE OF CONDUIT (EMT, ETC). CONTRACTOR MAY USE A LIMITED AMOUNT OF ARMORED CABLE IF THE FOLLOWING CONDITIONS ARE MET.

- ARMORED CABLE SHALL NOT BE UTILIZED FOR CIRCUIT HOMERUNS OR TO MECHANICAL EQUIPMENT.
- TO UTILIZE ARMORED CABLE FOR RECEPTACLES, CONTRACTOR MUST INSTALL JUNCTION BOXES IN ACCESSIBLE CEILINGS FED BY EMT. ARMORED CABLE MAY BE ROUTED FROM ABOVE CEILING JUNCTION BOXES TO RECEPTACLE(S) IN SAME WALL. DO NOT ROUTE ARMORED CABLE FROM ONE DEVICE TO ANOTHER DEVICE LOCATED IN A DIFFERENT WALL.
- FOR LIGHTING CIRCUITS, ARMORED CABLE MAY BE ONLY UTILIZED FROM JUNCTION BOX TO LUMINAIRE.



ELECTRICAL SPECIFICATIONS

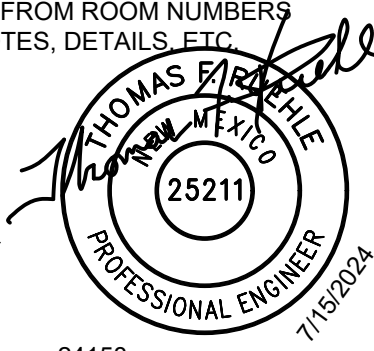
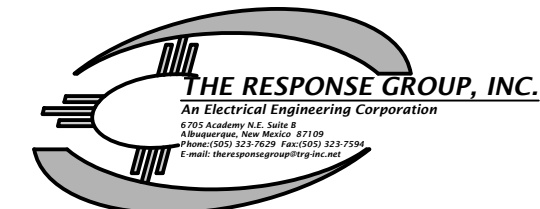
- THE ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL ALL ELECTRICAL FACILITIES IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS, PLANS AND ASSOCIATED NOTES, NATIONAL ELECTRICAL CODE, STATE AND LOCAL CODES AND IN A NEAT AND WORKMANLIKE MANNER.
- CONTRACTOR SHALL BECOME FAMILIAR WITH EXISTING CONDITIONS AT THE JOB SITE.
- ALL UNFORESEEN CONDITIONS THAT MAY AFFECT SCOPE OF WORK / CODE VIOLATIONS, DISCOVERED DURING DEMOLITION / CONSTRUCTION, SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ARCHITECT / OWNER / ENGINEER.
- THE ELECTRICAL CONTRACTOR SHALL INSTALL ALL THERMOSTATS, CONTROLS AND MAKE REQUIRED CONNECTIONS TO EQUIPMENT FURNISHED BY OTHERS.
- THE ELECTRICAL CONTRACTOR SHALL INCLUDE IN HIS BID THE COST OF ALL PERMITS, TESTS AND INSPECTIONS, AND VISIT THE SITE OF WORK PRIOR TO SUBMITTING BID.
- THE ELECTRICAL CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL OTHER TRADES AND REFER TO ARCHITECTURAL PLANS FOR DETERMINING THE EXACT LOCATION OF OUTLETS.
- THE ELECTRICAL CONTRACTOR SHALL GUARANTEE ALL WORK AND MATERIAL FOR A PERIOD OF ONE YEAR AFTER DATE OF ACCEPTANCE.
- A SET OF MARKED UP PRINTS SHALL BE PREPARED SHOWING ALL CHANGES MADE DURING CONSTRUCTION AND TURNED OVER TO THE OWNER AT THE END OF THE CONSTRUCTION. ALL CHANGES MUST HAVE THE OWNER'S APPROVAL.
- ANY DISCREPANCY BETWEEN MATERIAL DESCRIPTION AND CATALOG NUMBER SHALL BE BROUGHT TO THE ARCHITECT'S, ENGINEER'S OR OWNER'S ATTENTION IMMEDIATELY.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR CATALOG CUT SHEETS ON ALL ELECTRICAL DEVICES, LIGHTING FIXTURES AND EQUIPMENT WHICH MAY BE SUBSTITUTED FROM THAT SPECIFIED IN CONTRACT DOCUMENTS.
- INTERRUPTION OF ANY ELECTRICAL SERVICES SHALL BE COORDINATED WITH THE OWNER AT LEAST 7 DAYS PRIOR TO THE INTENDED OUTAGE AND SHALL BE REQUESTED IN WRITING WITH A COPY TO THE ARCHITECT AND OWNER.
- CONTRACTOR SHALL OBTAIN FROM THE ARCHITECT PRIOR TO COMMENCEMENT OF WORK, THE EXISTING PLANS WHICH INDICATE THE APPROXIMATE ELECTRICAL LAYOUT OF LIGHTING FIXTURES, OUTLETS, CONDUIT, WIRING, CIRCUITS, ETC.
- ALL CONDUCTORS TO BE #12 AWG THWN UNLESS NOTED OTHERWISE.
- 3% VOLTAGE DROP LIMITATION FOR BRANCH CIRCUITS; ALL 20 AMPERE, 120 VOLT BRANCH CIRCUITS (16 AMPERE MAXIMUM LOAD) FEEDER LENGTHS SHALL BE LIMITED AS FOLLOWS:
 - #12 AWG-61 LINEAR FT.
 - #10 AWG-62 TO 97 LINEAR FT.
 - #8 AWG-98 TO 154 LINEAR FT.
- BRANCH CIRCUITS CAN BE COMBINED IN THE SAME RACEWAY ONLY WHEN EACH BRANCH CIRCUIT HAS A DEDICATED NEUTRAL. REFERENCE 2017 NATIONAL ELECTRICAL CODE ARTICLE 210.4 AND ALL OTHER ASSOCIATED ARTICLES.
- ELECTRICAL CONTRACTOR SHALL PROVIDE A GROUND CONDUCTOR IN ALL BRANCH CIRCUITRY. CONDUIT SHALL SERVE AS REDUNDANT GROUND ONLY.
- PROVIDE SEPARATE COLOR CODING FOR 120/208V-3Ø-4W, 240V-3Ø-4W AND 277/480V-3Ø-4W CIRCUITS. MAINTAIN SAME COLOR CODING THROUGHOUT.
- BALLASTS SHALL BE PREMIUM CLASS "P". FIXTURE CONSTRUCTION SHALL BE 20 GA. UNLESS NOTED OTHERWISE.
- ALL POWER AND LIGHTING CONDUITS SHALL BE 3/4" MINIMUM, UNLESS NOTED OTHERWISE.
- ALL INTERIOR ELECTRICAL WIRING SHALL BE ROUTED IN 3/4" EMT CONDUIT MINIMUM, EXCEPT AS NOTED OTHERWISE OR REQUIRED FOR VIBRATION ISOLATION.
- CONDUITS SHALL BE ROUTED CONCEALED WHERE POSSIBLE IN FLOORS, WALLS, OR CEILINGS IN A NEAT AND WORKMANLIKE MANNER.
- CONDUITS RUN EXPOSED ON CEILING OR WALLS SHALL BE DONE IN A NEAT AND WORKMANLIKE MANNER, MAKING ALL RUNS STRAIGHT AT PARALLEL OR PERPENDICULAR ANGLES TO BUILDING STRUCTURE.
- ALL CONDUITS WHICH COME IN CONTACT WITH EARTH SHALL BE WRAPPED IN SCOTCHRAP-51 OR PLASTIC COATED. ALL FEEDERS AND HOMERUNS SHALL BE 1" MINIMUM.
- ALL CONDUITS STUBBED ABOVE CEILING SHALL HAVE INSULATED TYPE BUSHINGS ON THE END.
- LAY-IN CEILINGS AND SUPPORTS SHALL NOT BE UTILIZED AS A MEANS OF SUPPORT FOR ELECTRICAL CONDUIT OR EQUIPMENT.
- CONTRACTOR SHALL PROVIDE AND INSTALL PULLWIRE IN ANY EMPTY CONDUIT.
- ANY EXPOSED WIREMOLD, CONDUITS, BOXES, ETC., SHALL BE PAINTED TO MATCH WALL FINISH THAT IT IS INSTALLED ON.
- ALL DUPLEX RECEPTACLES SHALL BE HUBBELL #HBL5362-WHITE NEMA 5-20R AND ALL TOGGLE SWITCHES SHALL BE #HBL1221-WHITE(1-POLE); #HBL1222-WHITE(2-POLE); #HBL1223-WHITE(3-WAY); #HBL1224-WHITE(4-WAY) OR APPROVED EQUAL.
- ALL DEVICE COVERPLATES SHALL BE NYLON WHITE. ALL PLATES SHALL BE MARKED ON INSIDE WITH APPROPRIATE COLOR AS TO PANEL AND CIRCUIT NUMBER THIS FEEDER IS ORIGINATING FROM. PERMANENT INK PEN MAY BE USED. PAINTING OF WALL SHALL EXTEND UNDER ALL PLATES TO EDGE OF BOX CUT IN. COORDINATE WITH OTHER TRADES.
- ALL PULLBOXES SHALL BE CONSTRUCTED OF CODE-GAUGE GALVANIZED SHEET METAL, NOT LESS THAN THE MINIMUM SIZE RECOMMENDED BY THE N.E.C..
- PANELBOARDS SHALL HAVE A CIRCUIT BREAKER SHALL BE RATED AT 10,000 AIC MINIMUM, UNLESS NOTED OTHERWISE.
- FURNISH AND INSTALL ALL CHANNELS REQUIRED FOR THE SUPPORT OF RECESSED AND SURFACE FLUORESCENT AND INCANDESCENT LIGHTING FIXTURES.
- PRIOR TO INSTALLATION OF NEW AND RELOCATED LIGHTING FIXTURES, THE CONTRACTOR SHALL REMOVE THE CEILING TILES IN EACH LOCATION WHERE THE LIGHTING FIXTURES ARE INDICATED TO BE INSTALLED. IF A CONFLICT IS ENCOUNTERED AT ANY OF THE LOCATIONS, THE CONTRACTOR SHALL IMMEDIATELY INFORM THE ARCHITECT AND OWNER OF THE PROBLEM. THIS MAY REQUIRE THE SHIFTING OF ONE OR TWO COMPLETE ROWS OF FIXTURES FROM THE LOCATIONS INDICATED ON THE DRAWINGS.
- EXISTING LIGHTING FIXTURES, JUNCTION BOXES, CONDUIT, POWER AND TELEPHONE RECEPTACLES THAT ARE INDICATED ON THE PLAN EITHER DASHED OR WITH THE LETTERS "EX" INDICATED ON OR NEAR THE ITEM OF EQUIPMENT, ETC.
- IT IS INTENDED FOR THE CONTRACTOR TO REUSE THE EXISTING CONDUIT SYSTEMS WITHIN THE BUILDING WHERE POSSIBLE AND FEASIBLE. WIRING SHALL BE REPLACED WHERE NEW WORK IS BEING PERFORMED. WIRING INDICATED ON PLANS IN EXISTING CONDUIT RUNS IS NEW.
- IN ALL CONDUIT WHERE EXISTING CIRCUITS ARE AFFECTED BY THE REMOVAL OF CONDUIT, WIRING, RECEPTACLES OR LIGHTING FIXTURES, THE BLOCKING OUT OF EXISTING OUTLET BOXES, ETC., AND THE CIRCUIT IS STILL REQUIRED TO FEED OTHER OUTLETS, ETC., WHICH ARE TO REMAIN, THE ELECTRICAL CONTRACTOR SHALL REFEED AS REQUIRED THE ITEMS OF EQUIPMENT WHICH ARE TO REMAIN IN SERVICE AFTER THE COMPLETION OF THE REMODEL AT NO ADDITIONAL COST TO THE OWNER.
- IT MAY BECOME NECESSARY FOR THE ELECTRICAL CONTRACTOR TO RELOCATE EXISTING CONDUIT, CHANNELS, AND OTHER SUPPORTS WHICH MAY PARTIALLY CONFLICT WITH SOME OF THE NEW OR RELOCATED RECESSED LIGHTING FIXTURES. CONTRACTOR SHALL RELOCATE THESE ITEMS AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL REMOVE EXISTING PANELBOARD DIRECTORIES FROM PANELBOARDS AND REPLACE WITH NEW TYPED PANEL SCHEDULE DIRECTORIES FOR ALL AFFECTED PANELS. IF ROOM NUMBERS ARE USED IN TYPED DESCRIPTION, ACTUAL "ON-DOOR" ROOM NUMBERS MUST BE USED. THESE MAY DIFFER FROM ROOM NUMBERS SHOWN ON THESE PLANS, INCLUDING ON PANEL SCHEDULES, NOTES, DETAILS, ETC.

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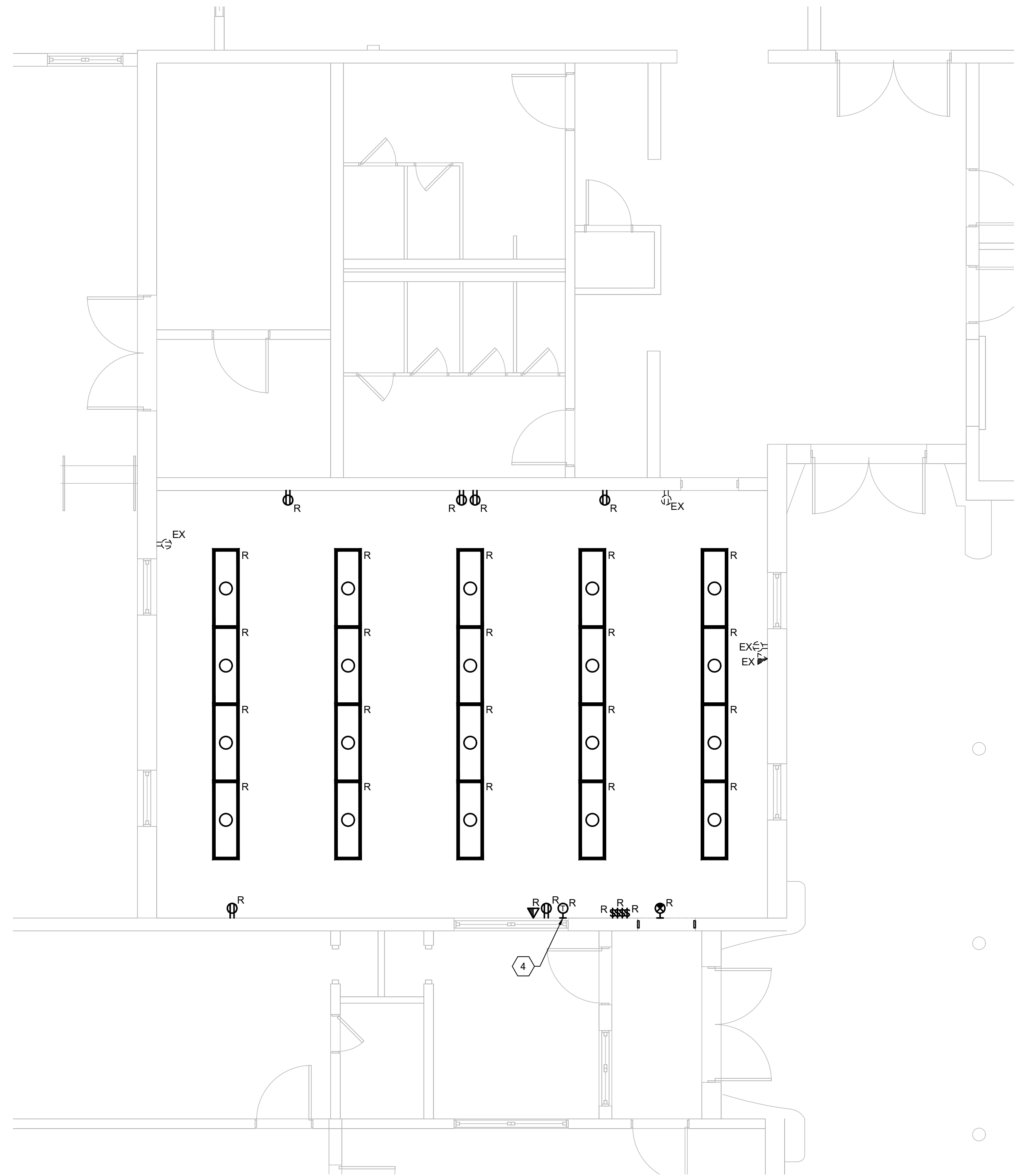
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24158

E1



ELECTRICAL DEMOLITION PLAN (KEYED NOTES ARE FOR ENTIRE PLAN)

SCALE: 1/4" = 1' - 0"

GENERAL NOTES

- A. NOT ALL EXISTING ELECTRICAL DEVICES ARE SHOWN. CIRCUITRY OF EXISTING DEVICES MAY BE AFFECTED BY DEMOLITION AND REMODEL. CONTRACTOR SHALL RECIRCUIT AS REQUIRED TO MAINTAIN OPERATIONAL CONTINUITY.
- B. REMOVE ALL ASSOCIATED CONDUIT AND CONDUCTORS FROM ANY MECHANICAL UNITS BEING REMOVED.
- C. OWNER HAS FIRST RIGHT TO ANY AND ALL SALVAGE MATERIAL.
- D. ALL LOW VOLTAGE CABLE, SIGNAL CABLE, COMMUNICATIONS CABLE, OR COMPUTER CABLE NOT IN USE SHALL BE REMOVED BACK TO NEAREST SOURCE.
- E. CONTRACTOR SHALL BRING UP TO CODE (LATEST NATIONAL AND LOCAL) ALL EXISTING ELECTRICAL WORK (INCLUDING WORK ABOVE CEILING) IN ALL AREAS WHERE ANY NEW ELECTRICAL WORK IS PERFORMED.
- F. ALL EXISTING CONDUIT SHALL BE SUPPORTED A MAXIMUM OF EIGHT (8) FEET APART.
- G. ALL CABLES, NEW OR EXISTING, SHALL BE BUNDLED TOGETHER AS TIGHTLY AS FEASIBLE AND SUPPORTED OFF OF GRID AS NOT TO INTERFERE WITH CEILING TILE REMOVAL.
- H. CABLE TO BE SUPPORTED TO MINIMIZE RISK OF ANY FUTURE PHYSICAL DAMAGE.
- I. IN ALL CONDUIT WHERE EXISTING CIRCUITS ARE AFFECTED BY THE REMOVAL OF CONDUIT, WIRING, RECEPTACLES OR LIGHTING FIXTURES, THE BLOCKING OUT OF EXISTING OUTLET BOXES, ETC., AND THE CIRCUIT IS STILL REQUIRED TO FEED OTHER OUTLETS, ETC., WHICH ARE TO REMAIN, THE ELECTRICAL CONTRACTOR SHALL REFEED AS REQUIRED THE ITEMS OF EQUIPMENT WHICH ARE TO REMAIN IN SERVICE AFTER THE COMPLETION OF THE REMODEL AT NO ADDITIONAL COST TO THE OWNER.
- J. NO NEW WORK SHALL OBSTRUCT ACCESS TO EXISTING EQUIPMENT OR NEW EQUIPMENT.

KEYED NOTES

- 1. ALL ELECTRICAL DEVICES SHOWN BOLD AND DENOTED WITH AN "R" SHALL BE DEMOLISHED. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT EXTENT OF DEMOLITION. CONTRACTOR SHALL FOLLOW GUIDELINES AS LISTED BELOW UNLESS NOTED OTHERWISE:
 - DEMOLITION OF ELECTRICAL DEVICES IN CEILING:**
ALL EXISTING CEILING MOUNTED ELECTRICAL DEVICES (INCLUDING, BUT NOT LIMITED TO: LIGHT FIXTURES, SMOKE DETECTORS, SPEAKERS, FIRE ALARM DEVICES, ETC.) SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING CONDUIT, CONDUCTORS, BACKBOXES AND SUPPORTS, UNLESS OTHERWISE NOTED.
 - DEMOLITION OF ELECTRICAL DEVICES IN WALLS TO BE REMOVED:**
ALL EXISTING WALL MOUNTED ELECTRICAL DEVICES (INCLUDING, BUT NOT LIMITED TO: RECEPTACLES, VOICE/DATA OUTLETS, JUNCTION BOXES, PLUGMOLD, FIRE ALARM DEVICES, ETC.) SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING CONDUIT, CONDUCTORS, BACKBOXES AND SUPPORTS.
 - DEMOLITION OF ELECTRICAL DEVICES IN WALLS THAT ARE TO REMAIN:**
EXISTING WALL MOUNTED ELECTRICAL DEVICES (INCLUDING, BUT NOT LIMITED TO: RECEPTACLES, VOICE/DATA OUTLETS, JUNCTION BOXES, PLUGMOLD, ETC.) SHALL REMAIN UNLESS NOTED OTHERWISE. CONTRACTOR SHALL RECIRCUIT AS REQUIRED TO MAINTAIN OPERATIONAL CONTINUITY OF SYSTEM/CIRCUIT/DEVICE, INCLUDING ALL DOWNSTREAM DEVICES TO REMAIN.
- 2. IT IS THE DESIGN INTENT THAT EXISTING CIRCUITS IN THIS AREA, THAT HAVE BEEN FREE-UP BY DEMOLITION SHALL BE REUSED DURING REMODEL CONSTRUCTION. CONTRACTOR SHALL MAINTAIN OPERATIONAL CONTINUITY OF ALL ELECTRICAL DEVICES AND SYSTEMS TO REMAIN. CONTRACTOR SHALL TAKE CARE SO AS NOT TO INTERRUPT SERVICE TO ADJACENT AREAS.
- 3. ELECTRICAL DEVICES SHOWN 'LIGHT', DASHED and/or DENOTED WITH AN "EX" ARE EXISTING TO REMAIN. RECIRCUIT AS REQUIRED IN ORDER TO MAINTAIN OPERATIONAL CONTINUITY OF ANY 'DOWNSTREAM' DEVICES OR SYSTEMS TO REMAIN. REFER TO LIGHTING PLAN, POWER PLAN, AND SPECIAL SYSTEMS PLAN FOR ADDITIONAL INFORMATION AND WORK ASSOCIATED WITH RECIRCUITING OF EXISTING DEVICES.

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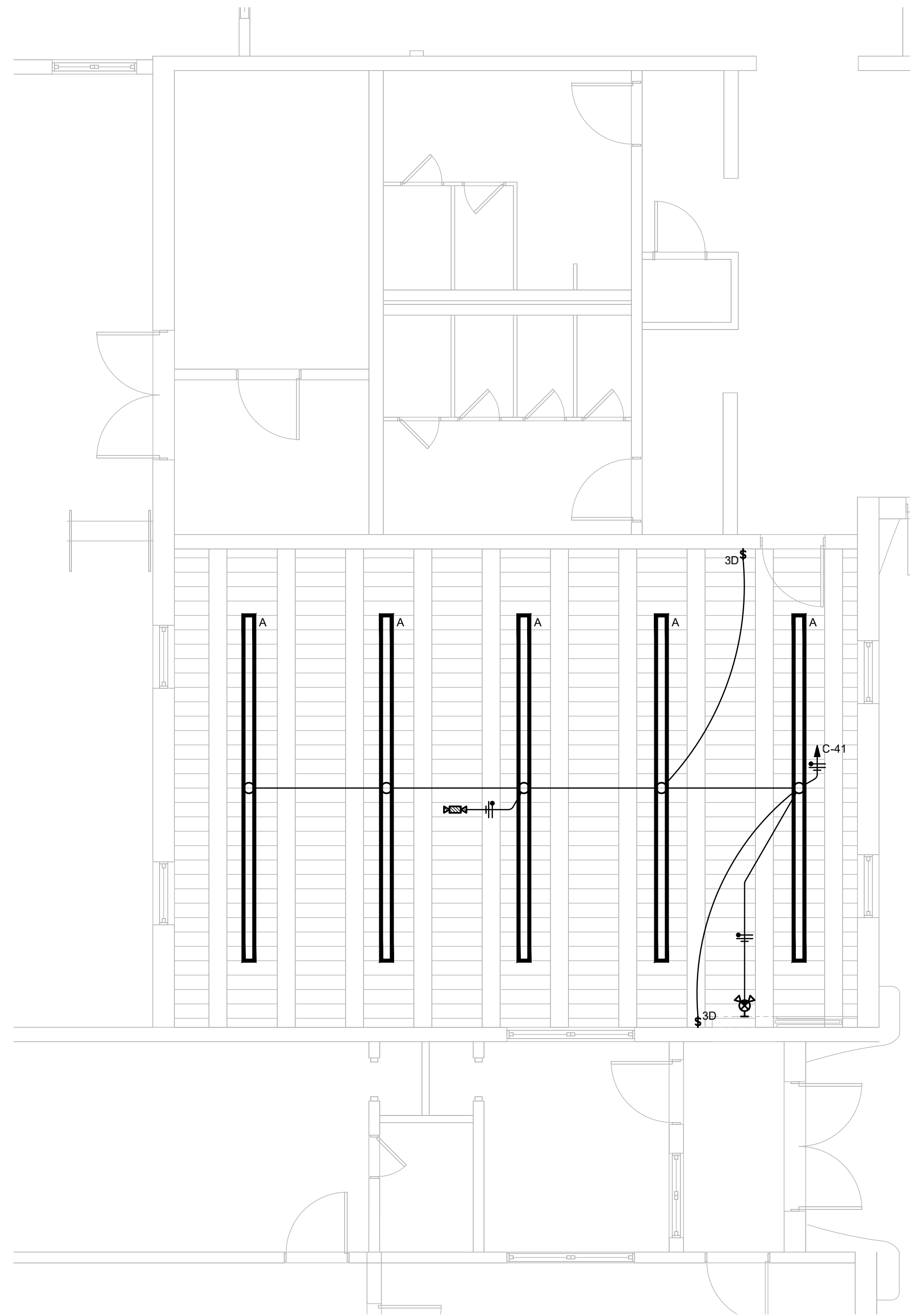
PROJECT: 24-03

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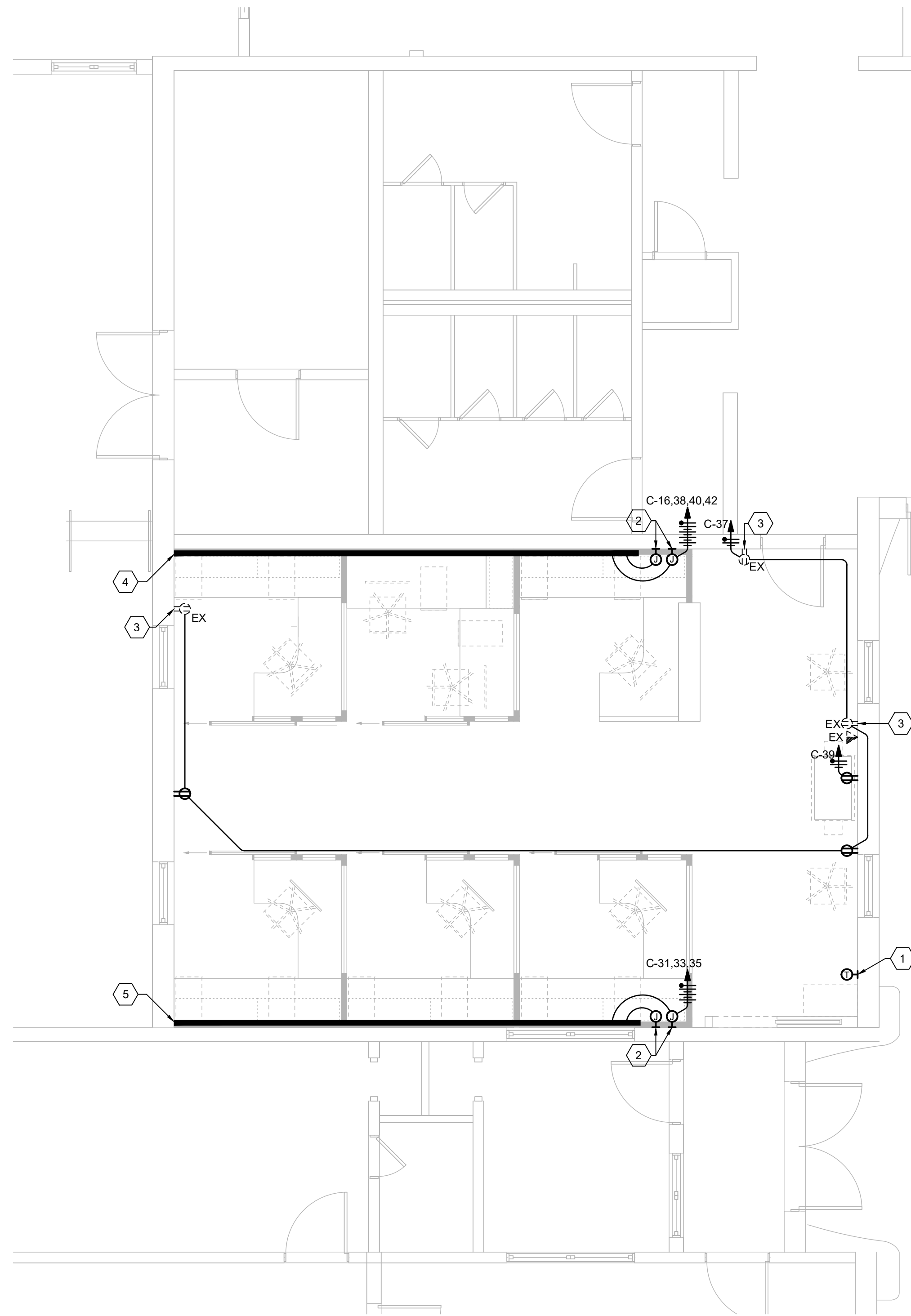
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E2



LIGHTING PLAN

SCALE: 1/4" = 1' - 0"

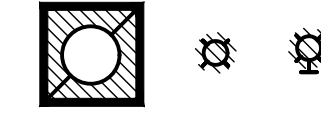


POWER AND SPECIAL SYSTEMS PLAN

SCALE: 1/4" = 1' - 0"

GENERAL NOTES

- A. REFER TO SHEET E1 FOR "ELECTRICAL SPECIFICATIONS" AND "ELECTRICAL SYMBOL LEGEND".
- B. REFER TO SHEET E4 FOR "LIGHT FIXTURE SCHEDULE" AND "POWER RISER DIAGRAM - EXISTING".
- C. WHERE FIXTURES ARE SHOWN TO BE MOUNTED IN GYP. BOARD CEILING, CONTRACTOR SHALL PROVIDE AND INSTALL FIXTURE WITH FLANGE KIT AND ACCESSORIES COMPATIBLE WITH CEILING TYPE.
- D. FIXTURE WHIPS ARE ALLOWED TO BE 3/4" FMC TYPE, WITH A MAXIMUM LENGTH NOT TO EXCEED 6'. NO FIXTURE-TO-FIXTURE FMC CONDUIT (DAISY-CHAINING) IS ALLOWED.
- E. FIXTURES INDICATED AS 'HATCHED' AND EXIT SIGNS SHALL BE INSTALLED WITH INTEGRAL BATTERY BACKUP. WIRE AN UNSWITCHED HOT FOR BATTERY CHARGING CIRCUIT. EXAMPLES OF HATCHING:

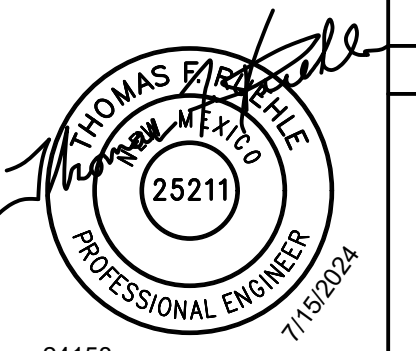


KEYED NOTES

1. RELOCATED THERMOSTAT (REFER TO SHEET E2 FOR PREVIOUS LOCATION OF THERMOSTAT). CONTRACTOR SHALL EXTEND CONDUIT AND CONTROL CONDUCTORS AS REQUIRED. CONTRACTOR SHALL MAKE ALL REQUIRED CONNECTIONS FOR A COMPLETE AND OPERATIONAL SYSTEM.
2. (2) WALL-MOUNTED JUNCTION BOXES WITH CONDUIT WHIPS: (1) JUNCTION BOX WITH 3/4" FOR 120-VOLT, NORMAL POWER; (1) JUNCTION BOX WITH 1 1/4" CONDUIT EXTENDED TO INTO NEAREST ACCESSIBLE CEILING FOR VOICE/DATA LOW-VOLTAGE CONNECTION TO MODULAR FURNITURE. COORDINATE EXACT CONNECTION REQUIREMENTS WITH MODULAR FURNITURE PROVIDER. MAINTAIN SEPARATION BETWEEN LINE- and LOW-VOLTAGE. EACH WORKSTATION SHALL RECEIVE ITS OWN CIRCUIT FROM PANELBOARD "C". CONTRACTOR IS RESPONSIBLE FOR FINAL CONNECTION TO WORKSTATIONS.
3. EXISTING DUPLEX RECEPTACLE INDICATED SHALL BE RECIRCUITED AS SHOWN ON THE PLANS. CONTRACTOR SHALL PROVIDE AND INSTALL ALL REQUIRED CONDUIT AND CONDUCTORS INCLUDING, BUT NOT LIMITED TO, JUNCTION BOXES, SUPPORTS, COUPLINGS ETC.
4. DATA AND POWER CONNECTIONS (SHOWN IN KEYED NOTE 2) SHALL EACH SERVE (4) WORKSTATION UNITS AS SHOWN ON THE PLANS. EACH WORKSTATION SHALL BE PROVIDED WITH A BRANCH CIRCUIT FROM PANELBOARD "C" AS INDICATED ON PLANS.
5. ATA AND POWER CONNECTIONS (SHOWN IN KEYED NOTE 2) SHALL EACH SERVE (3) WORKSTATION UNITS AS SHOWN ON THE PLANS. EACH WORKSTATION SHALL BE PROVIDED WITH A BRANCH CIRCUIT FROM PANELBOARD "C" AS INDICATED ON PLANS.

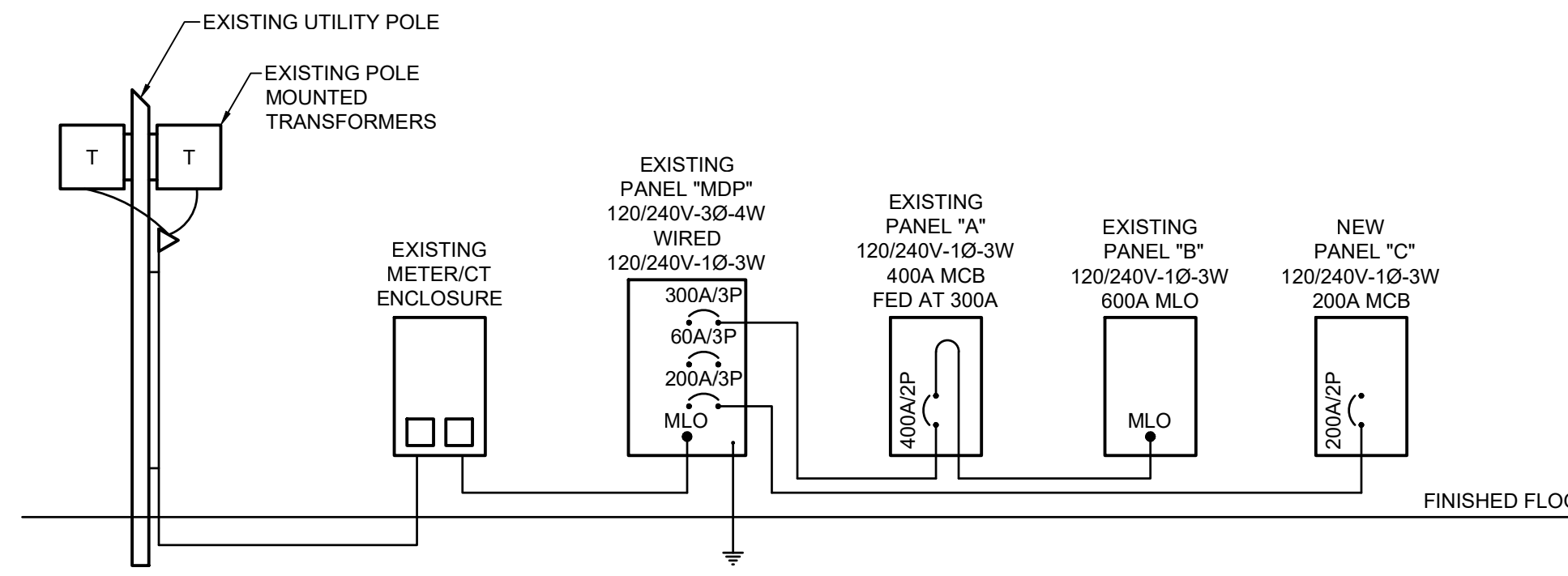
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LIGHT FIXTURE SCHEDULE			
TYPE	FIXTURE DESCRIPTION	LAMPS	MOUNTING
A	LED SUSPENDED DIRECT/INDIRECT, LINEAR FIXTURE, 80 CRI, 4000°K, 250 LUMEN PER FOOT OUTPUT (UPLIGHT), 750 LUMEN PER FOOT OUTPUT (DOWNLIGHT), UNIVERSAL VOLTAGE INPUT, 16 FOOT CONTINUOUS RUN, 88W INPUT (PER FIXTURE), DIMMABLE DRIVER CORELITE #QS-SQ4-F-025U-075D-840-1-D-UNV-STD-W-AC48-16	LED 180W 16,000LM 4000°K	SUSPENDED AT 36" BELOW CEILING
	EMERGENCY EGRESS LIGHT FIXTURE, INTEGRAL BATTERY BACKUP, (2) AIMABLE HEADS (FIELD LOCATE HEADS FOR BEST LIGHTING) SURE-LITES #AP2SOLED	WITH UNIT	UNIVERSAL
	EXIT SIGN EMERGENCY EGRESS COMBO UNIT, INTEGRAL BATTERY BACKUP, RED LETTERS, WHITE HOUSING, NUMBER OF FACES AND CHEVRONS AS SHOWN ON PLANS SURE-LITES #APC7RSO	WITH UNIT	UNIVERSAL



GENERAL NOTES

- A. CIRCUITS SHOWN IN EXISTING PANELBOARD AS GREYED OUT ARE PART OF THE SCOPE OF WORK FOR THIS PROJECT. IF THE CIRCUIT BREAKER IS GREY THEN IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE AND INSTALL A CIRCUIT BREAKER THAT IS LISTED FOR USE WITH EXISTING PANELBOARD.

KEYED NOTES

1. THERE IS NO NEW WORK BEING PERFORMED ON POWER DISTRIBUTION SYSTEM. POWER RISER DIAGRAM IS BEING SHOWN FOR REFERENCE ONLY.

POWER RISER DIAGRAM - EXISTING

COMcheck Software Version 4.1.5.5 Interior Lighting Compliance Certificate

Project Information

Energy Code: 2018 IECC
Project Title: San Ildefonso Admin
Project Type: Alteration

Construction Site: 74 Povi Kaa Drive Santa Fe, NM 87506
Owner/Agent: San Ildefonso Admin
Designer/Contractor: Alteration

Allowed Interior Lighting Power

A Area Category	B Floor Area (ft ²)	C Allowed Watts / ft ²	D Allowed Watts (B X C)
Common Space Types: Office - Open Plan	698	0.81	565
Total Allowed Watts =			565

Proposed Interior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Watt. (C X D)	E
Common Space Types: Office - Open Plan (698 sq.ft.)	1	5	88	440
LED 1: Other:				
Total Proposed Watts =			440	

Interior Lighting PASSES

Interior Lighting Compliance Statement

Compliance Statement: The proposed interior lighting alteration project represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed interior lighting systems have been designed to meet the 2018 IECC requirements in COMcheck Version 4.1.5.5 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

THOMAS F. KUEHLE, PE
Name - Title Signature Date 6/25/24

Project Title: San Ildefonso Admin
Data filename: F:\24173 - San Ildefonso Tribal Admin Building\Electrical\2-Design\5-Calculations\24173
Comcheck.ccx
Report date: 06/25/24
Page 1 of 6

PANEL / LOAD SCHEDULE - EXISTING PANELBOARD "C"											
LOCATION: Electrical Room			VOLTAGE: 120/240V-1Ph, 3 AMPACITY: 200 AMPERE			Main: 200A/2P MCB					
FED FROM: 200A/2P in "MDP"			ENCLOSURE: NEMA 1			MOUNTING: SURFACE			AIC: 10,000		
BKR SIZE	DESCRIPTION	DEMAND CODE	LOAD (VA)	# OF CIR	PHASE A	PHASE B	LOAD (VA)	DEMAND CODE	DESCRIPTION	BKR SIZE	
20A-1P	EXISTING LOAD			1					EXISTING LOAD	20A-1P	
20A-1P	EXISTING LOAD			3					EXISTING LOAD	20A-1P	
20A-1P	EXISTING LOAD			5					EXISTING LOAD	20A-1P	
20A-1P	EXISTING LOAD			7					EXISTING LOAD	20A-1P	
20A-1P	EXISTING LOAD			9					EXISTING LOAD	20A-1P	
20A-1P	EXISTING LOAD			11					EXISTING LOAD	20A-1P	
20A-1P	EXISTING LOAD			13					EXISTING LOAD	20A-1P	
20A-1P	EXISTING LOAD			15		900	900	EQP	WORKSTATIONS	20A-1P	
20A-1P	EXISTING LOAD			17					EXISTING LOAD	20A-1P	
20A-1P	EXISTING LOAD			19					EXISTING LOAD	20A-1P	
20A-1P	EXISTING LOAD			21					EXISTING LOAD	20A-1P	
60A-2P	EXISTING LOAD			23					EXISTING LOAD	30A-2P	
20A-2P	EXISTING LOAD			25					EXISTING LOAD	20A-1P	
20A-1P	EXISTING LOAD			27					EXISTING LOAD	20A-1P	
20A-1P	EXISTING LOAD			29					EXISTING LOAD	20A-1P	
20A-1P	WORKSTATIONS	EQP	900	31		900	32		EXISTING LOAD	30A-1P	
20A-1P	WORKSTATIONS	EQP	900	33	900				EXISTING LOAD	30A-2P	
20A-1P	WORKSTATIONS	EQP	900	35		900	36		EXISTING LOAD	30A-1P	
20A-1P	RECEPTACLES	REC	540	37	1440		38	900	EQP	WORKSTATIONS	20A-1P
20A-1P	PRINTER	EQP	1200	39		2100	40	900	EQP	WORKSTATIONS	20A-1P
20A-1P	LIGHTING	LTG	450	41	1350		42	900	EQP	WORKSTATIONS	20A-1P

Existing Phase Loads (VA):	12,960	12,960	Notes: 1. Existing Panelboard
Total Phase Loads (VA):	16,650	17,760	2. 42-Circuit
Total Phase Loads (Amps):	138.8	148.0	
Total Connected Loads (kVA):	34.4		

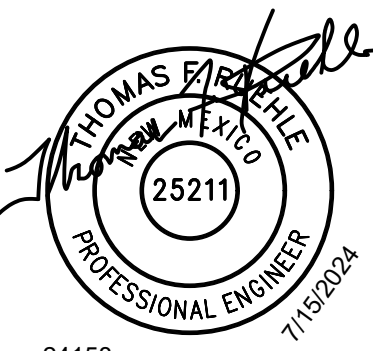
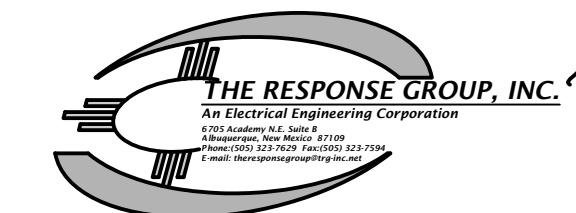
LOAD CALCULATIONS	Connected (kVA) by Type:		Estimated Demand (kVA) by Load Type:		Total Estimated Demand (kVA): 41.0
	Existing	Lighting	Lighting at 125% (kVA):	Lighting at 125% (kVA):	
EX	Existing	25.9	Lighting at 125% (kVA):	0.6	Panel Ampacity (Rating): 200
LTG	Lighting	0.5	Receptacles:	0.5	
REC	Receptacles:	0.5	10kVA at 100% (kVA):	0.5	Spare Capacity: 14.6%
			Rest at 50% (kVA):	0.0	
EQP	Equipment:	7.5	Eqp at 100% (kVA):	7.5	
LMECH	Largest Mech:		Largest at 125% (kVA):		
MECH	Mechanical:		Rest at 100% (kVA):		

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PROJECT: 24-03

REVISION DATE



24158

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