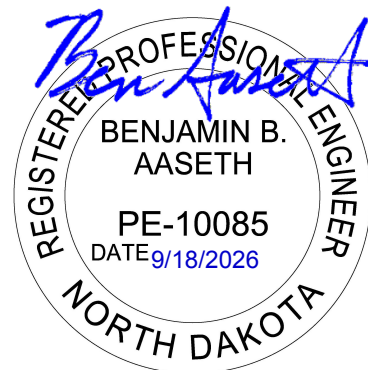


**SPECIFICATIONS
FOR
KLAUS PARK BATHROOM
JAMESTOWN PARKS and RECREATION
JAMESTOWN, NORTH DAKOTA
NDE26-00-105**

I, Benjamin Aaseth P.E., hereby certify that the Civil portion these Specifications were prepared by me or under my direct supervision. I further certify that I am a Registered Professional Engineer under the laws of the State of North Dakota.

Ben Aaseth

Date 9/18/2026



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Jamestown Parks and Recreation
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Civil Plans

RomTec Plans

****Romtec specs and material list to be provided via addendum.

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Jamestown Parks and Recreation
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SECTION 101 ADVERTISEMENT FOR BIDS

Notice is hereby given that sealed bids will be received for the “Klaus Park Bathroom” IE project # NDE26-00-105, in Jamestown, North Dakota. Bids will be received by the Executive Director, at the office of the Parks and Recreation, located at 1002 2nd Ave SE, Jamestown, ND 58401, until 11:00 A.M. local time on Monday October 12th, 2026, and then at said office all bids properly submitted will be publicly opened and read aloud.

Digital copies of the Bidding Documents are available at www.interstateeng.com or www.questcdn.com for a fee of \$37.00. These documents may be downloaded by selecting this project from the “Bid Documents” tab and by entering Quest Project Number 10352642 on the “Search Projects” page. For assistance and free membership registration, contact QuestCDN at (952) 233-1632 or info@questcdn.com. Paper copies of the Bidding Documents may be obtained from Interstate Engineering, located at 1903 12th Ave SW, Jamestown, ND 58401 for a fee of \$150.00 per set. The bidding and contract documents may also be examined at this Interstate Engineering office. Any technical questions may be directed to Ben Aaseth, P.E. at (701) 269-3962.

The project will consist of the following approximate quantities:

Building Demolition, building construction, sidewalk, utilities, and landscaping.

Each bid will be submitted on the basis of a cash payment for work. It will be enclosed in a sealed envelope addressed to the above mentioned Executive Director, 1002 Second Avenue Southeast, Jamestown, North Dakota 58401, and shall be designated that the bid is for “Klaus Park Bathroom” The bid shall be accompanied by a Bidder’s Bond in a separate envelope in the amount of five percent (5%) of the full amount of the bid, executed by the Bidder as Principal and by a Surety Company authorized to do business in North Dakota. If the Principal’s bid is accepted by the OWNER and the contract awarded, the principal, within ten (10) days after the Notice of Award, will be required to execute and effect a contract in accordance with the terms of the principal’s bid and any requirements and conditions of the OWNER.

Bid and Bid Bond must be executed by a principal. Signatures by other than a president, vice president, or CEO, must be accompanied by sufficient evidence (duly executed meeting minutes, resolution, power of attorney, etc.) to indicate that the signatory has the authority to bind the company or organization.

A Contractor's Bond, as required by Section 48-01.2-10 of the North Dakota Century Code, shall be included with the executed Contract Documents. The Bid Security shall be as required in Section 48-01.2-05 of the North Dakota Century Code.

Jamestown Parks and Recreation
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All bidders must be licensed for the highest amount of their bids, as required by Section 43-07-07 of the North Dakota Century Code and a copy of the license or certificate of renewal thereof issued shall be enclosed in the required bid bond envelope.

All bids shall be contained in a sealed envelope plainly marked for "Klaus Park Bathroom". In addition, the Bidder shall place upon the exterior of said envelope the following information:

- a) The work covered by the bid.
- b) The name of the person, firm or corporation submitting the bid.
- c) The license number and class of license of the bidder.
- d) A copy of the license or certificate of renewal thereof issued shall be enclosed in the required bid bond envelope.
- e) Acknowledgement of each Addendum.
- f) Bid Bond in outside envelope. (Signed by Principle or authorized person with copy of authorization.)

No bid will be read or considered which does not fully comply with the above provisions as to Bond and Licenses, and any deficient bid submitted will be resealed and returned to the Bidder immediately.

The OWNER retains the right to reject any or all of the bids submitted and to waive any informality in any bid and to hold all bids for a period not to exceed thirty (30) days from said date of opening and to hold the three low bids and bid securities for a period not to exceed sixty (60) days from said date of bid opening.

The work on the improvements is to commence upon a date to be specified by the OWNER, notice of which will be given to the successful bidder ten (10) days in advance of the start of construction. The Contractor will be required to commence construction, and in an approved sequence, complete the project by May 27th, 2027.

By order of the Jamestown Parks and
Recreation
Jamestown, North Dakota

Amy Walters
Executive Director

Dated this 14th day of September, 2026.

SECTION 102

INFORMATION FOR BIDDERS

102-1 Sealed bids will be received by the OWNER as specified in the Advertisement for Bids for performing work as set forth in the Plans and Specifications. At the time and place indicated, the bids will be publicly opened and read.

102-2 FORM: Each proposal shall be made on a form prepared by the ENGINEER and included as one of the Contract Documents, and shall be submitted in a sealed envelope bearing the title of the work, the name of the Bidder, the license number and class of license of the bidder, and date and hour of the bid opening. Proposals must be filled in, in ink or typewritten. No alterations or interlineations will be permitted, unless made before submission and initialed and dated.

102-3 DISCREPANCIES: In case of a difference between the extended price and the unit price of the proposal, the unit price shall govern.

102-4 PROPOSAL GUARANTEE: All bids are to be submitted on the basis of cash payment for the work and are to be enclosed in a sealed envelope addressed to the undersigned Authorized Representative accompanied by a bidder's bond in a separate outside envelope for a sum equal to five (5) percent of the full amount of the bid, executed by the bidder as Principal and by a Surety Company authorized to do business in this state, conditioned that if the Principal's bid be accepted and the contract awarded to him, he will, within ten days after Notice of Award, execute and effect a contract in accordance with the terms of his bid and a contractor's bond. Bid security shall be as required in Section 48-01.2-05 of the North Dakota Century Code as amended.

All bidders must be licensed for the highest amount of their bids, as required by Section 43-07-07 of the North Dakota Century Code.

No bid will be read or considered which does not fully comply with the above provisions as to bonds and licenses, and any deficient bid submitted will be resealed and returned to the bidder immediately.

As soon as the bid prices have been compared, the OWNER will return the bid securities of all except the three (3) lowest responsible bidders. When the Contract is awarded, the bid securities of the two remaining unsuccessful bidders will be returned. The bond of the successful bidder will be retained until the Agreement and Surety Bond have been executed and approved, after which it will be returned.

102-5 CONTRACT AND BOND: The party to whom the Contract is awarded will be required to execute the Agreement and a Performance Payment Bond within ten (10) calendar days from the date when the written "Notice of Award" is mailed to the Bidder at the address given by him. If any Bidder to whom a contract is awarded fails or refuses to enter into such Agreement when requested to do so, the bond accompanying his bid shall be retained by the OWNER as liquidated damages for such failure. The bond shall be delivered to the OWNER and shall be credited by him to the fund from which the consideration for such work is payable. The sufficiency of any bond filed by a bidder shall be determined by the governing body at the time it considers the bids.

Bid and Bid Bond must be executed by a principal. The Bid Bond must identify the name and title of the individuals who executed the Bid Bond. Signatures by other than a president, vice president, or CEO, must be accompanied by sufficient evidence (duly executed meeting minutes, resolution, power of attorney, etc) to indicate that the signatory has the authority to bind the company or organization.

102-6 PERFORMANCE AND PAYMENT BOND: A Performance and Payment Bond in the amount of one hundred percent (100%) of the Contract price with a Corporate Surety approved by the OWNER and the ENGINEER will be required for the faithful performance of the Contract, and the bidder shall state in the proposal the name and address of the Surety or Sureties who will sign this bond in case the Contract is awarded to him. The Contract Bond shall be as required by Section 48-01.2-10 of the North Dakota Century Code as amended.

A maintenance guarantee for the repair of all damages due to improper materials or workmanship for a period of one year after the acceptance of the work by the OWNER will also be required.

102-7 AWARD OR REJECTION: The Contract will be awarded to the lowest and/or best qualified responsible Bidder complying with these instructions and with the Advertisement. The OWNER reserves the right to reject any or all Proposals or to waive any formality or technicality in any Proposal. The OWNER reserves the right to hold all bids and bid securities for a period not to exceed thirty (30) days and to hold the three low bids and bid securities for a period not to exceed sixty (60) days, from the date of the bid opening.

102-8 CONTRACTOR QUALIFICATIONS: Before the award of the Contract, any bidder may be required to furnish evidence, satisfactory to the OWNER and to the ENGINEER, of the necessary facilities, ability and pecuniary resources to fulfill the conditions of the said Contract. Before contracts are executed by the OWNER, the Contractor will furnish the OWNER'S ENGINEER with a list of Subcontractors for his review, so as to conform to Section 226 of the General Conditions.

102-9 MODIFICATIONS: Alternate proposals will not be considered unless called for. Oral proposals or modifications will not be considered.

102-10 EXAMINATION OF DOCUMENTS AND SITE VISIT: Before submitting a Proposal, Bidders shall carefully examine the Drawings, read the Specifications, and the other Contract Documents, shall visit the site of work, and shall fully inform themselves as to all existing conditions and limitations. The Contractor shall accept such conditions and limitations as the same are eventually found to exist, and to waive all claims for extra compensation arising from unforeseen difficulties, except as may be expressly provided for in the Specifications. Professions of ignorance regarding the work may in no way serve to nullify the provisions of the contract or specifications.

102-11 PURCHASED DOCUMENTS: Each purchased set of Plans, Specifications and Construction Drawings will be recorded by the ENGINEER. Bids will be accepted only from the original purchasers or from another qualified Bidder to whom such a set has been transferred by the original purchaser, provided that in the event of such transfer the ENGINEER shall receive from the original purchasers, at least five (5) days prior to the scheduled bid opening, written notice of such transfer, together with the name of the party to whom the transfer has been made.

102-12 OWNER INFORMATION OBLIGATION: The Construction Agreement and the detailed specifications contain the provisions required for the construction of the project. No information obtained from any officer, agent, or employee of the OWNER on any such matters shall in any way affect the risk or obligations assumed by the Contractor, or relieve him from fulfilling any of the conditions of the Contract, except to the extent provided in Paragraph 102-13.

102-13 INTERPRETATIONS OF DOCUMENTS: If any person contemplating submitting a Proposal is in doubt as to the true meaning of any part of the Drawings, Specifications, or other Contract Documents, or finds discrepancies in or omissions from the Drawings or Specifications, he may submit to the ENGINEER a written request for an interpretation or correction thereof. The person submitting the request will be responsible for its prompt delivery. Any interpretation or correction of the documents will be made only by Addendum duly issued and a copy of the Addendum will be mailed or delivered to each person receiving a set of the Contract Documents. Neither the OWNER nor the ENGINEER will be responsible for any other explanations or interpretations of the Contract Documents.

102-14 UNACCEPTABLE BIDS: Bids which are incomplete, unbalanced, conditioned or obscure or which contain additions not called for, erasures, alterations or irregularities of any kind, or which do not comply with the Information for Bidders may be rejected at the option of the OWNER.

If the OWNER so elects, proposals may be issued for projects in combination and/or separately, so that bids may be submitted either on the combinations or on separate units of the combinations. The OWNER reserves the right to make awards on combination bids or separate bids to the best advantage of the OWNER.

Proposals will not be considered if the Bidder adds any provisions reserving the right to accept or reject an award or enter into a Contract pursuant to an award.

102-15 BID SUBMITTAL CONDITIONS: All bids must be placed in a sealed envelope upon the outside of which there is disclosed the following information:

- a) The work covered by the bid.
- b) The name of the person, firm or corporation submitting the bid.
- c) The license number and class of license of the bidder.
- d) A copy of the license or certificate of renewal thereof issued shall be enclosed in the required bid bond envelope.
- e) Acknowledgement of each Addendum.
- f) Bid Bond in outside envelope. (Signed by Principle or authorized person with copy of authorization.)

No contract will be awarded to any contractor unless he is the holder of a license in the class within which the value of the project shall fall. A contractor must be the holder of a license at least ten (10) days prior to the date set for receiving bids to be a qualified bidder.

Proposals shall be delivered by the time and to the place stipulated in the Advertisement for Bids. It is the sole responsibility of the Bidder to see that his proposal is received in proper time. Any proposal received after the scheduled closing time for receipt of proposals shall be returned to the Bidder unopened.

102-16 WITHDRAWAL: A bidder may withdraw any proposal he has submitted at any time prior to the hour set for the opening of the bids, provided the request for withdrawal is signed in a manner identical to the proposal being withdrawn. No withdrawal or modification will be permitted after the hour designated for the opening of the bids.

102-17 ADDENDA: Any addenda issued during the time of bidding, or forming a part of the Contract Documents loaned to the bidder for the preparation of his proposal, shall be covered in the proposal and shall be made a part of the Contract. Receipt of each Addendum shall be acknowledged in the proposal and upon the outside of the Bid Envelope.

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102-18 MORE THAN ONE PROPOSAL: No person, firm or corporation shall be allowed to make, file or to be interested in more than one proposal for the same work, unless alternate proposals are called for. A person, firm, or corporation who has submitted a sub-proposal to a bidder, or who has quoted prices on materials to a bidder, is not hereby disqualified from submitting a sub-proposal or quoting prices to other bidders.

102-19 NORTH DAKOTA STATE TAX CLEARANCE: The successful Contractor shall file with the OWNER prior to award of the Contracts a current statement of income tax clearance from the North Dakota Tax Department in accordance with Section 43-07-11.1 North Dakota Century Code as amended.

102-20 GENERAL CONDITIONS: General Conditions of the Contract as bound herewith, are hereby made a part of the Contract Documents.

102-21 ESTIMATE QUANTITIES: Approval of quantities that will be the basis for payment estimates, both monthly and final, will be made by the ENGINEER.

102-22 CONFERENCES: The Contractor will be notified by the ENGINEER of any conferences that require his attendance. A date and time for said conferences will be set by the ENGINEER.

102-23 GOVERNMENT REQUIREMENTS: The Contractor shall comply with all "Government Requirements" as found in Section 300, if applicable, contained herein.

Dated this 14th day of September, 2026.

Jamestown Parks and Recreation

OWNER

Amy Walters

BY

Executive Director

TITLE

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SECTION 103 BIDDER'S PROPOSAL

103-1 PROPOSAL: In compliance with your Advertisement for Bids and subject to all the conditions thereof, the undersigned _____ hereby proposes to furnish and do everything required by the Contracts to which this refers for the construction of all structures listed at the unit prices shown for each bid item on the following Bid Schedule. (The Bid Schedule attached lists the various divisions of construction contemplated in the Plans and Specifications, together with an estimate of the units of each. With these units as the basis, the bidder will extend such item, using the cost he inserts in the unit column. Any total cost found inconsistent with the unit cost when the bids are examined will be deemed in error and corrected to agree with the unit cost, which shall be considered correct.)

103-2 PROJECT: This project consists of Klaus Park Bathroom in Jamestown, North Dakota as shown in the Advertisement for Bids.

103-3 EXAMINATION OF DOCUMENTS AND SITE VISIT: The undersigned has examined the location of the proposed work, the Drawings, Specifications, and other Contract Documents and is familiar with the local conditions and limitations at the place where the work is to be performed.

103-4 ADDENDA: The Receipt of Addenda ___ through ____ is hereby acknowledged.

103-5 BASIS OF PROPOSAL: All various phases of work enumerated in the Detailed Specifications with their individual jobs and overhead, whether specifically mentioned, included by implication or appurtenant thereto, are to be performed by the Contractor under one of the items listed in the bid schedule, irrespective of whether it is named in said list, and that the OWNER may specify any number or combination of units that the Engineer may deem necessary for the construction of the Project.

103-6 TAXES: Along with 103-5 above, the undersigned agrees that the prices in this Contractor's Proposal includes provisions for the payment of all monies which will be payable by the Bidder or the OWNER in connection with the construction of Project on account of taxes imposed by any taxing authority upon the sale, purchase or use of materials, supplies or equipment to be incorporated in the Project. The Bidder agrees to pay all such taxes and to furnish the appropriate taxing authorities all required information and reports pertaining thereto.

103-7 COLLUSION: The undersigned bidder does hereby declare and stipulate that this proposal is made in good faith, without collusion or connection with any other person or persons bidding for the same work, and that it is made in pursuance of and subject to all the terms and conditions of the Information for Bidders, the Construction Agreement, the Detailed Specifications, and the Plans pertaining to the work to be done, all of which have been examined by the undersigned.

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103-8 PROPOSAL GUARANTEE: Accompanying this Proposal is a Bidder's Bond payable to the OWNER in the amount of five percent (5%) of this bid, in accordance with the Information for Bidders, Section 102-4.

103-9 PERFORMANCE AND PAYMENT BOND: As shown in Section 102-6, the undersigned bidder agrees to execute the Agreement and a Performance and Payment Bond for the amount of the total of this bid within ten (10) calendar days from the date when the written notice of the award of the Contract is delivered to him at the address given on this proposal. The name and address of the corporate surety with which the Bidder proposes to furnish the specified Performance and Payment Bond is as follows:

103-10 CONTRACTOR'S LICENSE: The undersigned hereby warrants it possesses Contractor's License Class _____ No. _____ for the State of _____, in which the project is located and said license expires on _____, 20__.

103-11 CONTRACT TIME: Bidder hereby agrees to commence work under this contract on or before a date to be specified in the Notice to Proceed and to fully complete the project by May 27th, 2027. Bidder further agrees to pay as liquidated damages the sum of \$500 for each calendar day that the Contractor shall be in default of either of the times specified. This is as provided in Section 215 of the General Conditions.

103-12 OWNER'S RIGHTS RESERVED: The undersigned understands that the OWNER reserves the right to reject any or all Proposals or to waive any formality or technicality in any Proposal in the interest of the OWNER.

103-13 PAYMENT: This bid is submitted on the basis of cash payment for work. Payment for work performed will be in accordance with the Bid Schedule, subject to changes as provided for in the Construction Contract.

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103-14 BIDDER'S PROPOSAL:

L & M = Labor & Materials

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Base Bid

ITEM	SPEC	ITEM DESCRIPTION	UNIT	QUAN- TITIES	L & M UNIT PRICE	L & M EXTENDED PRICE
1	202	Removal of Bituminous Surfacing	SY	12		
2	202	Removal of Concrete Pavement	SY	18		
3	202	Removal of Building	EA	1		
4	203	Site Earthwork (P)	LS	1		
5	251	Seeding Type III	SY	300		
6	253	Hydraulic Mulch	SY	300		
7	253	Erosion Control Devices	L SUM	1		
8	302	Salvaged Base Course	TON	35		
9	430	Commercial Grade Asphalt	TON	8		
10	702	Mobilization	LS	1		
11	724	Water Service Line 2" PE	LF	120		
12	724	Water Service Line 3/4" PE	LF	10		
13	724	2IN Corporation Stop	EA	1		
14	724	2IN Curb Stop and Stop	EA	1		
15	724	6IN Sanitary Sewer Pipe	LF	25		
16	748	Concrete Mow Strip	LF	70		
17	750	Sidewalk Concrete 5" Reinf	SY	68		
18	1902	Testing Laboratory Services	L SUM	1	\$4,000.00	\$4,000.00
19	1908	Exploratory Excavation/Pothole Utility	HR	4		
20	1916	Terminate Water Line	EA	2		
21	1917	Underground Electric	L SUM	1		
22	1918	Connection to Existing Water Line	EA	2		
23	1919	Connection to Existing Sewer Line	EA	1		
24	1920	Cleanout	EA	1		
25	1921	Landscaping	L SUM	1		
26	1923	Restroom Structure (OFCl)	L SUM	1		
27	1926	Tree Protection	L SUM	1		
28	1929	Site Furnishings	L SUM	1		

Total Base Bid \$

One contract may be awarded based on the low responsible, responsive bid as accepted by the OWNER.

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103-15 MODIFICATIONS OF BASE BID - only approved materials will be considered.

If the Contractor is allowed to use _____
(Name Alternate Material)
for _____ deduct \$ _____
(System Component)
add \$ _____ from base bid.

If the Contractor is allowed to use _____
(Name Alternate Material)
for _____ deduct \$ _____
(System Component)
add \$ _____ from base bid.

If the Contractor is allowed to use _____
(Name Alternate Material)
for _____ deduct \$ _____
(System Component)
add \$ _____ from base bid.

103-16 THE ABOVE PROPOSAL IS HEREBY RESPECTFULLY SUBMITTED BY:

(Contractor)

(By) (Title)

(Business Address) (City) (State) (Zip)

(Date) (Telephone Number)

ATTEST: (SEAL)

Corporate Secretary

(The Proposal must be signed with the full name of the Bidder. In the case of a partnership, the Proposal must be signed in the firm name of each partner. In the case of a corporation, the Proposal must be signed in the corporate name by a duly authorized officer and the corporate seal affixed and attested by the Secretary of the corporation.)

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SECTION 104 NOTICE OF AWARD

TO: _____

Description of Work: Klaus Park Bathroom, Jamestown, North Dakota for the _____.
The OWNER, represented by the undersigned, has considered the Proposal submitted by you for the above described work in response to its "Advertisement for Bids" dated _____, _____ and Information for Bidders.

It appearing that it is in the best interest of said OWNER to accept your proposal in the amount of _____
_____ DOLLARS (\$_____), you are hereby notified that _____ Proposal has been accepted for items _____.
You are required by Section 102 Information for Bidders to execute the agreement with the undersigned OWNER and to furnish the required Contractor's Performance and Payment Bond within ten (10) days from the date of the sending of this notice to you.

If you fail to execute said agreement and to furnish said bond within ten (10) days from the date of the sending of this notice, said OWNER will be entitled to consider all your rights arising out of the OWNER'S acceptance of your proposal, as abandoned, and to award the work covered by your Proposal to another, or to re-advertise the work or otherwise dispose thereof as the OWNER may see fit.

Dated this _____ day of _____, 20____.

OWNER: _____
BY: _____
TITLE: _____

(SEAL)

ATTEST: _____

ACCEPTANCE OF NOTICE
Receipt of the above Notice of Award
is hereby acknowledged this
_____ day of _____, 20____.

By: _____
Title: _____

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SECTION 105 CONSTRUCTION AGREEMENT

THIS AGREEMENT, Made this _____ day of _____, 20_____, at _____ State of _____ by and between the _____, hereinafter called the "OWNER", and _____, hereinafter called the "Contractor" to complete the following work: _____

WITNESSETH THAT:

In consideration of the mutual covenants and conditions hereinafter set forth, the OWNER and Contractor hereby agree as follows:

105-1 SCOPE OF WORK: The Contractor shall furnish and pay the cost, including sales tax and all other applicable taxes and fees, of all the necessary materials not furnished by the OWNER and shall furnish and pay for all the superintendence, labor, tools, equipment and transportation and perform all the work required for the construction of all structures listed and itemized under the bid schedule of the Bidder's Proposal attached hereto in strict accordance with the General Conditions; Special Conditions, the Plans, which include all maps, plats, blueprints, and other drawings and printed or written explanatory matter therein; the Specifications and Contract Documents as prepared by Interstate Engineering, Inc., herein called "ENGINEER", and any amendments thereto and such supplemental Plans and Specifications as may hereafter be approved.

All addendums _____ through _____ are hereby made part of this Contract.

105-2 COMPLETION OF WORK: The Contractor shall commence the work covered by this Agreement within _____ calendar days after the date of the Notice to Proceed and shall complete the same by _____ unless the period for completion is extended as hereinafter provided.

105-3 CONTRACT SUM: The OWNER shall pay the Contractor for the performance of said work as set forth by Section 105-1 above, _____ DOLLARS (\$_____).

Breakdown of above-mentioned contract amount is as follows:

105-4 MAINTENANCE: The Contractor shall guarantee the repair of all damages or defects due to faulty materials or workmanship done by the Contractor or subcontractors. This guarantee shall remain in effect for a period of one year after acceptance of the project by the OWNER according to the General Conditions.

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105-5 PAYMENT: Payment shall be made to the Contractor for work performed under this Agreement for the quantities of work as determined in accordance with the General Conditions.

105-6 SUB-CONTRACTORS: The Contractor agrees to bind every sub-contractor by the terms of the Contract Documents. The Contract Documents shall not be construed as creating any contractual relation between any sub-contractor and the OWNER.

105-7 SUCCESSORS AND ASSIGNS: This Agreement and all of the covenants hereof shall insure to the benefit of and be binding upon the OWNER and the Contractor respectively and his partners, successors, assigns and legal representatives. Neither the OWNER nor the Contractor shall have the right to assign, transfer or sublet his interests or obligations hereunder without written consent of the other party.

105-8 SOURCE AND MANNER OF PAYMENT: All payments shall be made in warrants drawn on the construction account of the funds of the _____ and said warrants shall bear no interest and shall be payable immediately on issuance.

105-9 OWNER'S RIGHT TO SUSPEND WORK: The OWNER by resolution duly adopted by the governing body, shall have the right to suspend the work at any time for improper construction, and to relet the contract therefore, or to order the reconstruction of the work as to any part thereof improperly done. This right shall be additional to the rights, powers, and privileges reserved to the OWNER in the several provisions of the plans and specifications.

105-10 OWNER ASSUMES NO GENERAL LIABILITY: It is expressly agreed and understood that the OWNER assumes and incurs no general liability under the contract for the payment of any compensation to the Contractor, or any other person; the OWNER'S obligation hereunder being limited solely to the administration and application of the funds of said _____, in accordance with the law, and the provisions of this Agreement.

105-11 ENGINEER'S FAILURE TO REJECT WORK: Failure of the ENGINEER to reject work and materials which are not up to specifications and acceptance of the job by the ENGINEER shall not release the Contractor from liability for any failure on his part to perform work or furnish materials in accordance with the plans and specifications.

105-12 INDEMNIFICATION: To the fullest extent permitted by law, the Contractor shall indemnify and hold harmless the OWNER, ENGINEER, ENGINEER'S consultants, and agents and employees of any of them from and against claims, damages, losses and expenses, including but not limited to attorney's fees, arising out of or resulting from performance of the Work, provided that such claim, damage, loss, or expenses attributable to bodily injury, sickness, disease or death, or injury to or destruction of tangible property (other than the Work itself) including loss of use resulting there from, but only to the extent caused in whole or in part by negligent acts or omissions of the

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Contractor, a Subcontractor, anyone directly or indirectly employed by them or anyone for whose acts they may be liable, regardless of whether or not such claim, damage, loss or expense is caused in part by a party indemnified hereunder.

105-13 SERVICE OF NOTICE: All notices required to be given hereunder shall be mailed or delivered in the case of the OWNER to _____ and in the case of the Contractor to _____.

IN WITNESS WHEREOF, the parties hereto have caused these present to be executed the day and year first above written.

(SEAL) OWNER: _____

ATTEST: _____ BY: _____
TITLE: _____ TITLE: _____

(SEAL) CONTRACTOR: _____

ATTEST: _____ BY: _____
TITLE: _____ TITLE: _____

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SECTION 106 PERFORMANCE - PAYMENT BOND

THE STATE OF _____
COUNTY OF _____

KNOW ALL MEN BY THESE PRESENTS: That we (1) _____
(2) _____ of _____
hereinafter called Principal and (3) _____
of _____ State of _____, hereinafter called the
Surety, are held and firmly bound unto (4) _____,
hereinafter called OWNER, and unto all persons, firms, and corporations who may
furnish materials for, or perform labor upon the building or improvements hereinafter
referred to in the penal sum _____
_____ DOLLARS (\$_____) in lawful money of the United
States to be paid in (5) _____ County, North Dakota, for the payment
of which sum well and truly to be made, we bind ourselves, our heirs, executors,
administrators and successors, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION is such that Whereas, the Principal entered
into a certain contract with (6) _____ which is dated the
_____ day of _____ 20 __, a copy of which is hereto attached and made
a part hereof for the construction of _____

NOW THEREFORE, the principal shall (1) well and truly perform and fulfill all the
undertakings, covenants, terms, conditions, and agreements of said Contract during the
original term of said contract and any extension thereof that may be granted by the
OWNER with or without notice to the surety, and during the life of the one year guaranty
required under the contract, and (2) promptly make payment to all persons supplying
labor and materials including supplies used for machinery and equipment, performed,
furnished and used in and about the performance of the contract to the principal or to
any subcontractor of the principal in the prosecution of the work provided for in said
contract (failing which such persons shall have a direct right of action against the
principal and surety under this obligation), also such payment shall include interest in
the amount authorized under Section 13-01-14 of the North Dakota Century Code on all
bills and claims not paid within ninety (90) days and (3) well and truly perform and fulfill
all the undertakings, covenants, terms, conditions, and agreements of any and all duly
authorized modifications of said contract that may hereafter be made and promptly
make payment to all persons supplying labor and materials including supplies used for
machinery and equipment, performed, furnished and used in and about the
performance of the contract to the principal or to any subcontractor to the principal in
the prosecution of the work provided for in such modifications (failing which such
persons shall have a direct right of action against the principal and surety under this
obligation), notice to the surety of all duly authorized modifications being hereby waived,
and (4) make, prior to the commencement of any work by himself or any subcontractor

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under the contract, full and true report to Workforce Safety & Insurance of the payroll expenditures for the employees to be engaged in such work and pay the premium thereon prior to the commencement of such work, and (5) the Contractor will pay or cause to be paid all sales and use taxes payable as a result of the performance of the contract for which the bond is given, as well as the payment of gasoline and special motor fuels taxes used in the performance of the contract, and all motor vehicle fees required for commercial motor vehicles used in connection with the performance of such contract then this obligation to be void; otherwise to remain in full force and effect.

In case of a default on the part of the principal herein in the performance of the work as provided in the above contract, the sum of this bond as set out above shall be taken and held to be fixed and liquidated damages in favor of the OWNER, and said full amount may be recovered from the principal and surety in an action against them on this bond.

IN WITNESS WHEREOF, this instrument is executed in _____ counterparts, each one of which shall be deemed an original, this the ____ day of _____, 20____.

ATTEST:

Secretary or Principal
(CORPORATE SEAL)

Principal: (7) _____
By: _____
Title: _____
Address: _____
Surety: _____
By: _____
Attorney-in-Fact

ATTEST:

Secretary of Surety

(CORPORATE SEAL)

Full Name of Surety Company _____
Home Office Address _____
Name of Attorney-in-Fact _____
Name of Local Agency _____
Address of Local Agency _____

A copy of the Power of Attorney of the Attorney-in-fact showing that it remains in force as of the date of the Bond must be attached to the Bond.

NOTE: Date of Bond must not be prior to date of Contract.

- (1) Correct name of Contractor
- (2) A Corporation, a Partnership or an Individual as case may be.
- (3) Correct Name of Surety
- (4) Correct Name of OWNER
- (5) County
- (6) OWNER
- (7) If Contractor is Partnership, all partners should execute Bond.

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SECTION 107
ADDITIONAL DOCUMENTS OF CONTRACT
(To be supplied after award)

107-1 Acknowledgment of Principal

107-2 Power of Attorney

107-3 Liability Insurance (See Section 221 of General Conditions) (1905 of the Special Conditions)

107-4 Current Workmen's Compensation Certificate of Premium Paid

107-5 Contractor's Certificate of North Dakota Income and Sales Tax Clearance

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SECTION 108
NOTICE TO PROCEED

TO: _____	DATE: _____
_____	PROJECT: _____
_____	_____
_____	_____
_____	_____

You are hereby notified to commence WORK in accordance with the Agreement dated _____, 20____, on or before _____, 20____, and you are to complete the WORK within _____ consecutive calendar days thereafter. The date of completion of all WORK is therefore _____, 20____.

OWNER

By: _____
Title: _____

ACCEPTANCE OF NOTICE

Receipt of the above NOTICE TO
PROCEED is hereby acknowledged

This the ____ day of _____, 20__.

By: _____
Title: _____

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SECTION 200 GENERAL CONDITIONS OF THE CONTRACT

- | | |
|---|--|
| <ol style="list-style-type: none"> 1. Definitions 2. Additional Instructions and Detail Drawings 3. Schedules, Reports, and Records 4. Drawings and Specifications 5. Shop Drawings 6. Materials, Services and Facilities 7. Inspection and Testing 8. Substitutions 9. Patents 10. Surveys, Permits, Regulations 11. Protection of Work, Property, Persons 12. Supervision by Contractor 13. Changes in the Work 14. Changes in Contract Price 15. Time for Completion and Liquidated Damages | <ol style="list-style-type: none"> 16. Correction of Work 17. Subsurface Conditions 18. Suspension of Work, Termination and Delay 19. Payments to Contractors 20. Acceptance of Final Payment as Release 21. Insurance 22. Contract Security 23. Assignments 24. Indemnification 25. Separate Contracts 26. Subcontracting 27. Engineer's Authority 28. Land and Rights-of-Way 29. Guaranty 30. Taxes |
|---|--|

201 DEFINITIONS

201-1 Wherever used in the CONTRACT DOCUMENTS, the following terms shall have the meanings indicated which shall be applicable to both the singular and plural thereof:

201-2 ADDENDA- Written or graphic instruments issued prior to the execution of the Agreement which modify or interpret the CONTRACT DOCUMENTS, DRAWINGS and SPECIFICATIONS, by additions, deletions, clarifications or corrections.

201-3 BID- The offer or proposal of the BIDDER submitted on the prescribed form setting forth the prices for the WORK to be performed.

201-4 BIDDER- Any person, firm or corporation submitting a BID for the WORK.

201-5 BONDS- Bid, Performance, and other instruments of security, furnished by the CONTRACTOR and his Surety in accordance with the CONTRACT DOCUMENTS.

201-6 CHANGE ORDER- A written order to the CONTRACTOR authorizing an addition, deletion or revision in the WORK within the general scope of the CONTRACT DOCUMENTS or authorizing an adjustment in the CONTRACT PRICE OF CONTRACT TIME.

201-7 CONTRACT DOCUMENTS- The contract, including Advertisement for Bids, Information for Bidders, BID, Bid Bond, Agreement, Performance Bond, NOTICE OF

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AWARD, NOTICE TO PROCEED, CHANGE ORDER, DRAWINGS, SPECIFICATIONS and ADDENDA.

201-8 CONTRACT PRICE- The total monies payable to the CONTRACTOR under the terms and conditions of the CONTRACT DOCUMENTS.

201-9 CONTRACT TIME- The number of calendar days, or weather working days, stated in the CONTRACT DOCUMENTS for the completion of the WORK.

201-10 CONTRACTOR- The person, firm or corporation with whom the OWNER has executed the Agreement.

201-11 DRAWINGS- The part of the CONTRACT DOCUMENTS which show the characteristics and scope of the WORK to be performed and which have been prepared or approved by the ENGINEER.

201-12 ENGINEER- INTERSTATE ENGINEERING, INC., Jamestown, North Dakota, or its representative, duly authorized in writing to act for the ENGINEER.

201-13 FIELD ORDER- A written order effecting a change in the WORK not involving an adjustment in the CONTRACT PRICE or an extension of the CONTRACT TIME, issued by the ENGINEER to the CONTRACTOR during construction.

201-14 NOTICE OF AWARD- The written notice of the acceptance of the BID from the OWNER to the successful BIDDER.

201-15 NOTICE TO PROCEED- Written communication issued by the OWNER to the CONTRACTOR authorizing him to proceed with the WORK and establishing the date of commencement of the WORK.

201-16 OWNER- A public or quasi-public body or authority, corporation, association, partnership or individual for whom the WORK is to be performed.

201-17 PROJECT- The undertaking to be performed as provided in the CONTRACT DOCUMENTS.

201-18 RESIDENT PROJECT REPRESENTATIVE- The authorized representative of the OWNER who is assigned to the PROJECT site or any part thereof.

201-19 SHOP DRAWINGS- All drawings, diagrams, illustrations, brochures, schedules and other data which are prepared by the CONTRACTOR, a SUBCONTRACTOR, manufacturer, SUPPLIER, or distributor, which illustrate how specific portions of the WORK shall be fabricated or installed.

201-20 SPECIFICATIONS- A part of the CONTRACT DOCUMENTS consisting of written descriptions of a technical nature of materials, equipment, construction systems, standards and workmanship.

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201-21 SUBCONTRACTOR- An individual, firm or corporation having a direct contract with the CONTRACTOR or with any other SUBCONTRACTOR for the performance of a part of the WORK at the site.

201-22 SUBSTANTIAL COMPLETION- That date as certified by the ENGINEER when the construction of the PROJECT or a specified part thereof is sufficiently completed, in accordance with the CONTRACT DOCUMENTS, so that the PROJECT or specified part can be utilized for the purposes for which it is intended.

201-23 SUPPLEMENTAL GENERAL CONDITIONS- Modifications to General Conditions required by a Federal Agency for participation in the PROJECT and approved by the agency in writing prior to inclusion in the CONTRACT DOCUMENTS, or such requirements that may be imposed by applicable tribal or federal law.

201-24 SUPPLIER- Any person or organization who supplies materials or equipment for the WORK, including that fabricated to a special design.

201-25 WORK- All labor necessary to produce the construction required by the CONTRACT DOCUMENTS, and all materials and equipment incorporated or to be incorporated in the PROJECT. **Mobilization is not considered WORK.**

201-26 WRITTEN NOTICE- Any notice to any party of the Agreement relative to any part of this Agreement in writing and considered delivered and the service thereof completed, when posted by certified or registered mail to the said party at his last given address or delivered in person to said party or his authorized representative on the WORK.

202 ADDITIONAL INSTRUCTIONS AND DETAIL DRAWINGS

202-1 The CONTRACTOR may be furnished with additional instructions and detail drawings, by the ENGINEER, as necessary to carry out the WORK required by the CONTRACT DOCUMENTS.

202-2 The additional drawings and instruction thus supplied will become a part of the CONTRACT DOCUMENTS. The CONTRACTOR shall carry out the WORK in accordance with the additional detail drawings and instructions.

203 SCHEDULES, REPORTS AND RECORDS

203-1 The CONTRACTOR shall submit to the OWNER such schedule of quantities and costs, progress-schedules, payrolls, reports, estimates, records and other data where applicable as required by the CONTRACT DOCUMENTS for the WORK to be performed.

203-2 Prior to the first partial payment estimate the CONTRACTOR shall submit construction progress schedules showing the order in which he proposes to carry out the WORK, including dates at which he will start the various portions of the WORK, estimated date of completion of each part and, as applicable:

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203-2.1 The dates at which special detail drawings will be required; and

203-2.2 Respective dates for submission of SHOP DRAWINGS, the beginning of manufacture, the testing and installation of materials, supplies, and equipment.

203-3 The CONTRACTOR shall also submit a schedule of payments that he anticipates he will earn during the course of the WORK.

204 DRAWINGS AND SPECIFICATIONS

204-1 The intent of the DRAWINGS and SPECIFICATIONS is that the CONTRACTOR shall furnish all labor, materials, tools, equipment, and transportation necessary for the proper execution of the WORK in accordance with the CONTRACT DOCUMENTS and all incidental work necessary to complete the PROJECT in an acceptable manner, ready for use, occupancy, or operation by the OWNER.

204-2 In case of conflict between the DRAWINGS, and SPECIFICATIONS, the SPECIFICATIONS shall govern. Figure dimensions on DRAWINGS shall govern over scale dimensions, and detailed DRAWINGS shall govern over general DRAWINGS.

204-3 Any discrepancies found between the DRAWINGS and SPECIFICATIONS and site conditions or any inconsistencies or ambiguities in the DRAWINGS or SPECIFICATIONS shall be immediately reported to the ENGINEER, in writing, who shall promptly correct such inconsistencies or ambiguities in writing. WORK done by the CONTRACTOR after his discovery of such discrepancies, inconsistencies or ambiguities shall be done at the CONTRACTOR'S risk.

204-4 Ownership of DRAWINGS and SPECIFICATIONS: All original or duplicated DRAWINGS and SPECIFICATIONS and other data prepared by the ENGINEER shall remain the property of the ENGINEER, and they shall not be reused on other work, but shall be returned to him upon completion of the WORK.

205 SHOP DRAWINGS

205-1 The CONTRACTOR shall provide SHOP DRAWINGS as may be necessary for the prosecution of the WORK as required by the CONTRACT DOCUMENTS. The ENGINEER shall promptly review all SHOP DRAWINGS. The ENGINEER'S approval of any SHOP DRAWING shall not release the CONTRACTOR from responsibility for deviations from the CONTRACT DOCUMENTS. The approval of any SHOP DRAWING which substantially deviates from the requirement of the CONTRACT DOCUMENTS shall be evidenced by a CHANGE ORDER, which shall likewise require approval by the Federal Contracting Officer.

205-2 When submitted for the ENGINEER'S review, SHOP DRAWINGS shall bear the CONTRACTOR'S certification that he has reviewed, checked, and approved the SHOP

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DRAWINGS and that they are in conformance with the requirements of the CONTRACT DOCUMENTS.

205-3 Portions of the WORK requiring a SHOP DRAWING or sample submission shall not begin until the SHOP DRAWING or submission has been approved by the ENGINEER. A copy of each approved SHOP DRAWING and each approved sample shall be kept in good order by the CONTRACTOR at the site and shall be available to the ENGINEER.

205-4 EQUIPMENT DATA- The CONTRACTOR shall submit for the ENGINEER'S review complete catalog data for every manufactured item of equipment and all components to be used in the work, including specific performance data, material description, rating, capacity, working pressure, material gauge or thickness, brand name, catalog number and general type. This submission shall be compiled by the CONTRACTOR and reviewed by the ENGINEER before any equipment is ordered.

206 MATERIALS, SERVICES AND FACILITIES

206-1 It is understood that, except as otherwise specifically stated in the CONTRACT DOCUMENTS, the CONTRACTOR shall provide and pay for all materials, labor, tools, equipment, water, light, power, transportation, supervision, temporary construction of any nature, and all other services and facilities of any nature whatsoever necessary to execute, complete, and deliver the WORK within the specified time.

206-2 Materials and equipment shall be so stored as to insure the preservation of their quality and fitness for the WORK. Stored materials and equipment to be incorporated in the WORK shall be located so as to facilitate prompt inspection.

206-3 Manufactured articles, materials and equipment shall be applied, installed, connected, erected, used, cleaned and conditioned as directed by the manufacturer.

206-4 Materials, supplies and equipment shall be in accordance with samples submitted by the CONTRACTOR and approved by the ENGINEER.

206-5 Materials, supplies, or equipment to be incorporated into the WORK shall not be purchased by the CONTRACTOR or the SUB-CONTRACTOR subject to a chattel mortgage or under a conditional sale contract or other agreement by which an interest is retained by the seller.

206-6 MATERIALS FURNISHED BY THE OWNER- Materials specifically indicated shall be furnished by the OWNER. The fact that the OWNER is to furnish material is conclusive evidence of its acceptability for the purpose intended and the CONTRACTOR may continue to use it until otherwise directed. If the CONTRACTOR discovers any defect in material furnished by the OWNER, he shall notify the ENGINEER. Unless otherwise noted or specifically stated, materials furnished by the OWNER, which are not of local occurrence, are considered to be f.o.b., the nearest railroad station. The CONTRACTOR shall be prepared to unload and properly protect all such material from damage or loss.

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The CONTRACTOR shall be responsible for material loss or damage after receipt of material at the point of delivery.

206-6.1 INDEX- Each data sheet or catalog in the submission shall be indexed according to SPECIFICATION section and paragraph for easy reference.

206-6.2 RELATION TO CONTRACT DOCUMENTS- Catalog data for equipment reviewed by the ENGINEER shall not supersede the ENGINEER'S CONTRACT DOCUMENTS. The review of the ENGINEER shall not relieve the CONTRACTOR from responsibility for deviations from DRAWINGS of SPECIFICATIONS, unless he has in writing called the ENGINEER'S attention to such deviations at the time of submission, nor shall it relieve him from responsibility for errors of any sort in the items submitted. The CONTRACTOR shall check the WORK described in the catalog data with the ENGINEER'S CONTRACT DOCUMENTS for deviations and errors.

206-6.3 CONTRACTOR'S CERTIFICATION- Equipment data shall be submitted by the CONTRACTOR with a covering letter indicating that he has reviewed, checked and approved the data submitted, that they are in harmony with the requirements of the PROJECT and with the provisions of the CONTRACT DOCUMENTS and that he has verified all field measurements and construction criteria, materials, catalog numbers and similar data. CONTRACTOR shall also certify that the WORK represented by the SHOP DRAWINGS is recommended by the CONTRACTOR and that his GUARANTY will fully apply.

207 INSPECTION AND TESTING

207-1 All materials and equipment used in the construction of the PROJECT shall be subject to adequate inspection and testing in accordance with generally accepted standards, as required and defined in the CONTRACT DOCUMENTS.

207-2 The OWNER shall provide all inspection and testing services not required by the CONTRACT DOCUMENTS.

207-3 The CONTRACTOR shall provide at his expense the testing and inspection services required by the CONTRACT DOCUMENTS.

207-4 If the CONTRACT DOCUMENTS, laws, ordinances, rules, regulations or orders of any public authority having jurisdiction require any WORK to specifically be inspected, tested, or approved by someone other than the CONTRACTOR, the CONTRACTOR will give the ENGINEER timely notice of readiness. The CONTRACTOR will then furnish the ENGINEER the required certificates of inspection, testing or approval.

207-5 Inspections, tests or approvals by the ENGINEER or others shall not relieve the CONTRACTOR from his obligations to perform the WORK in accordance with the requirements of the CONTRACT DOCUMENTS.

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207-6 The OWNER and the ENGINEER and his representatives will at all times have access to the WORK. In addition, authorized representatives and agents of any participating Federal or State agency shall be permitted to inspect all work, materials, payrolls, records of personnel, invoices of materials, and other relevant data and records. The CONTRACTOR will provide proper facilities for such access and observation of the WORK and also for any inspection, or testing thereof.

207-7 If any WORK is covered contrary to the written instructions of the ENGINEER it must, if requested by the ENGINEER, be uncovered for his observation and replaced at the CONTRACTOR'S expense.

207-8 If the ENGINEER considers it necessary or advisable that covered WORK be inspected or tested by others, the CONTRACTOR, at the ENGINEER'S request, will uncover, expose or otherwise make available for observation, inspection or testing as the ENGINEER may require, that portion of the WORK in question, furnishing all necessary labor, materials, tools, and equipment. If it is found that such WORK is defective, the CONTRACTOR will bear all the expenses of such uncovering, exposure, observation, inspection and testing and of satisfactory reconstruction. If, however, such WORK is not found to be defective, the CONTRACTOR will be allowed an increase in the CONTRACT PRICE or an extension of the CONTRACT TIME, or both, directly attributable to such uncovering, exposure, observation, inspection, testing and reconstruction and an appropriate CHANGE ORDER shall be issued.

208 SUBSTITUTIONS

208-1 Whenever a material, article or piece of equipment is identified on the DRAWINGS or SPECIFICATIONS by reference to brand name or catalog number, it shall be understood that this is referenced for the purpose of defining the performance or other salient requirements and that other products of equal capacities, quality and function shall be considered. The CONTRACTOR may recommend the substitution of a material, article, or piece of equipment of equal substance and function for those referred to in the CONTRACT DOCUMENTS by reference to brand name or catalog number, and if, in the opinion of the ENGINEER, such material, article, or piece of equipment is of equal substance and function to that specified, the ENGINEER may approve its substitution and use by the CONTRACTOR. Any cost differential shall be deductible from the CONTRACT PRICE and the CONTRACT DOCUMENTS shall be appropriately modified by CHANGE ORDER. The CONTRACTOR warrants that if substitutes are approved, no major changes in the function or general design of the PROJECT will result. Incidental changes or extra component parts required to accommodate the substitute will be made by the CONTRACTOR without a change in the CONTRACT PRICE or CONTRACT TIME.

209 PATENTS

209-1 The CONTRACTOR shall pay all applicable royalties and license fees. He shall defend all suits or claims for infringements of any patent rights and save the OWNER harmless from loss on account thereof, except that the OWNER shall be responsible for any such loss when a particular process, design, or the product of a particular

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manufacturer or manufacturers is specified, however, if the CONTRACTOR has reason to believe that the design, process or product specified is an infringement of a patent, he shall be responsible for such loss unless he promptly gives such information to the ENGINEER.

210 SURVEYS, PERMITS, REGULATIONS

210-1 The OWNER shall furnish all boundary surveys and establish all base lines for locating the principal component parts of the WORK together with a suitable number of bench marks adjacent to the WORK as shown in the CONTRACT DOCUMENTS, unless otherwise specified in the CONTRACT DOCUMENTS, the OWNER shall develop and make all detail surveys needed for construction such as slope stakes, batter boards, stakes for pile locations and other working points, lines, elevations and cut sheets.

210-2 The CONTRACTOR shall carefully preserve benchmarks, reference points and stakes and, in case of willful or careless destruction, he shall be charged with the resulting expense and shall be responsible for any mistakes that may be caused by their unnecessary loss or disturbance.

210-3 Permits and licenses of a temporary nature necessary for the prosecution of the WORK shall be secured and paid for by the CONTRACTOR unless otherwise stated in the SUPPLEMENTAL GENERAL CONDITIONS. Permits, licenses and easements for permanent structures or permanent changes in existing facilities shall be secured and paid for by the OWNER, unless otherwise specified. The CONTRACTOR shall give all notices and comply with all laws, ordinances, rules and regulations bearing on the conduct of the WORK as drawn and specified. If the CONTRACTOR observes that the CONTRACT DOCUMENTS are at variance therewith, he shall promptly notify the ENGINEER in writing, and any necessary changes shall be adjusted as provided in Section 213, CHANGES IN THE WORK.

211 PROTECTION OF WORK, PROPERTY AND PERSONS

211-1 The CONTRACTOR will be responsible for initiating, maintaining and supervising all safety precautions and programs in connection with the WORK. He will take all necessary precautions for the safety of, and will provide the necessary protection to prevent damage, injury or loss to all employees on the WORK and other persons who may be affected thereby, all the WORK and all materials or equipment to be incorporated therein, whether in storage on or off the site, and other property at the site or adjacent thereto, including trees, shrubs, lawns, walks, pavements, roadways, structures and utilities not designated for removal, relocation or replacement in the course of construction.

211-2 The CONTRACTOR will comply with all applicable laws, ordinances, rules, regulations and orders of any public body having jurisdiction. He will erect and maintain as required by the conditions and progress of the WORK, all necessary safeguards for safety and protection. He will notify OWNER of adjacent utilities when prosecution of the WORK may affect them. The CONTRACTOR will remedy all damage, injury or loss to any property caused, directly or indirectly, in whole or in part, by the CONTRACTOR, any

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SUBCONTRACTOR or anyone directly or indirectly employed by any of them or anyone for whose acts any of them be liable, except damage or loss attributable to the fault of the CONTRACT DOCUMENTS or to the acts or omissions of the OWNER or the ENGINEER or anyone employed by either of them or anyone for those acts either of them may be liable, and not attributable, directly or indirectly, in whole or in part, to the fault or negligence of the CONTRACTOR.

211-3 In emergencies affecting the safety of persons or the WORK or property at the site or adjacent thereto, the CONTRACTOR, without special instruction or authorization from the ENGINEER or OWNER, shall act to prevent threatened damage, injury, or loss. He will give the ENGINEER prompt WRITTEN NOTICE of any significant changes in the WORK or deviations from the CONTRACT DOCUMENTS caused thereby, and a CHANGE ORDER shall thereupon be issued covering the changes and deviations involved.

212 SUPERVISION BY CONTRACTOR

212-1 The CONTRACTOR will supervise and direct the WORK. He will be solely responsible for the means, methods, techniques, sequences and procedures of construction. The CONTRACTOR will employ and maintain on the WORK a qualified supervisor or superintendent who shall have been designated in writing by the CONTRACTOR as the CONTRACTOR'S representative at the site. The supervisor shall have full authority to act on behalf of the CONTRACTOR and all communications given to the supervisor shall be as binding as if given to the CONTRACTOR. The supervisor shall be present on the site at all times as required to perform adequate supervision and coordination of the WORK.

213 CHANGES IN THE WORK

213-1 The OWNER may at any time, as the need arises, order changes within the scope of the WORK without invalidating the Agreement. If such changes increase or decrease the amount due under the CONTRACT DOCUMENTS, or in the time required for performance of the WORK, an equitable adjustment shall be authorized by CHANGE ORDER.

213-2 The ENGINEER, also, may at any time, by issuing a FIELD ORDER, make changes in the details of the WORK. The Contractor shall proceed with the performance of any changes in the WORK so ordered by the ENGINEER unless the CONTRACTOR believes that such FIELD ORDER entitles him to a change in CONTRACT PRICE or TIME or both, in which event he shall give the ENGINEER WRITTEN NOTICE thereof within seven (7) days after the receipt of the ordered change. Thereafter the CONTRACTOR shall document the basis for the change in CONTRACT PRICE or TIME within thirty (30) days. The CONTRACTOR shall not execute such changes, pending the receipt of an executed CHANGE ORDER or further instruction from the OWNER, provided, that all such change orders must also be approved by the Federal Contracting Officer.

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214 CHANGES IN CONTRACT PRICE

214-1 The CONTRACT PRICE may be changed only by a CHANGE ORDER. The value of any WORK covered by a CHANGE ORDER or of any claim for increase or decrease in the CONTRACT PRICE shall be determined by one or more of the following methods in the order of precedence listed below, and not to exceed 25% of the CONTRACT AMOUNTS. If requested by Contractor in writing:

1. Unit prices previously approved.
2. An agreed lump sum.
3. The actual cost for labor, direct overhead, materials, supplies, equipment, and other services necessary to complete the work. In addition there shall be added a percentage to be agreed upon of the actual cost of the WORK to cover the cost of general overhead and profit.

215 TIME FOR COMPLETION AND LIQUIDATED DAMAGES

215-1 The date of beginning and the time for completion of the WORK are essential conditions of the CONTRACT DOCUMENTS and the WORK embraced shall be commenced on a date specified in the NOTICE TO PROCEED.

215-2 The Contractor will proceed with the WORK at such rate of progress to insure full completion within the CONTRACT TIME. It is expressly understood and agreed, by and between the CONTRACTOR and the OWNER, that the CONTRACT TIME for the completion of the WORK described herein is a reasonable time, taking into consideration the average climatic and economic conditions and other factors prevailing in the locality of the WORK.

215-3 If the CONTRACTOR shall fail to complete the WORK within the CONTRACT TIME, or extension of time granted by the OWNER, then the CONTRACTOR will pay to the OWNER the amount for liquidated damages as specified in the BID for each calendar day that the CONTRACTOR shall be in default after the time stipulated in the CONTRACT DOCUMENTS. Liquidated damages shall be as shown in the Specifications.

215-4 The CONTRACTOR shall not be charged with liquidated damages or any excess cost when the delay in completion of the WORK is due to the following, and the CONTRACTOR has promptly given WRITTEN NOTICE of such delay to the OWNER or ENGINEER.

215-4.1 To any preference, priority or allocation order duly issued by the OWNER.

215-4.2 To unforeseeable causes beyond the control and without the fault or negligence of the CONTRACTOR, including but not restricted to, acts of God, or of the public enemy, acts of the OWNER, acts of another CONTRACTOR in the performance of a contract with the OWNER, fires, floods, epidemics, quarantine restrictions, strikes, freight embargoes, and abnormal and unforeseeable weather; and

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215-4.3 To any delays of SUBCONTRACTORS occasioned by any of the causes specified in Paragraphs 215-4.1 and 215-4.2 of this article.

216 CORRECTION OF WORK

216-1 The CONTRACTOR shall promptly remove from the premises all WORK rejected by the ENGINEER for failure to comply with the CONTRACT DOCUMENTS, whether incorporated in the construction or not, and the CONTRACTOR shall promptly replace and re-execute the WORK in accordance with the CONTRACT DOCUMENTS and without expense to the OWNER and shall bear the expense of making good all WORK of other CONTRACTORS destroyed or damaged by such removal or replacement.

216-2 All removal and replacement WORK shall be done at the CONTRACTOR'S expense. If the CONTRACTOR does not take action to remove such rejected WORK within ten (10) days after receipt of WRITTEN NOTICE, the OWNER may remove such WORK and store the materials at the expense of the CONTRACTOR.

217 SUBSURFACE CONDITIONS

217-1 The CONTRACTOR shall promptly, and before such conditions are disturbed, except in the event of an emergency, notify the OWNER by WRITTEN NOTICE of:

217-1.1 Subsurface or latent physical conditions of the site differing materially from those indicated in the CONTRACT DOCUMENTS; or

217-1.2 Unknown physical conditions at the site, of an unusual nature, differing materially from those ordinarily encountered and generally recognized as inherent in WORK of the character provided for in the CONTRACT DOCUMENTS.

217-2 The OWNER shall promptly investigate the conditions, and if he finds that such conditions do so materially differ and cause an increase or decrease in the cost of, or in the time required for, performance of the WORK, an equitable adjustment shall be made and the CONTRACT DOCUMENTS shall be modified by a CHANGE ORDER. Any claim of the CONTRACTOR for adjustment hereunder shall not be allowed unless he has given the required WRITTEN NOTICE; provided that the OWNER may, if he determines the facts so justify, consider and adjust any such claims asserted before the date of final payment.

218 SUSPENSION OF WORK, TERMINATION AND DELAY

218-1 The OWNER may suspend the WORK or any portion thereof, by WRITTEN NOTICE to the CONTRACTOR and the ENGINEER which notice shall fix the date on which WORK shall be resumed. The CONTRACTOR will resume that WORK on the date so fixed. The CONTRACTOR will be allowed an increase in the CONTRACT PRICE or an extension of the CONTRACT TIME, or both, directly attributable to any suspension, which is not attributable to fault of the contractor.

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218-2 If the CONTRACTOR is adjudged a bankrupt or insolvent, or if he makes a general assignment for the benefit of his creditors, or if a trustee or receiver is appointed for the CONTRACTOR or for any of his property, or if he files a petition to take advantage of any debtor's act, or to reorganize under the bankruptcy or applicable laws, or if he repeatedly fails to supply sufficient skilled workmen or suitable materials or equipment, or if he repeatedly fails to make prompt payments to SUBCONTRACTORS or for labor, materials or equipment or if he disregards laws, ordinances, rules, regulations or orders of any public body having jurisdiction of the WORK or if he disregards the authority of the ENGINEER, or if he otherwise violates any provision of the CONTRACT DOCUMENTS, then the OWNER may, without prejudice to any other right or remedy and after giving the CONTRACTOR and his surety a minimum of ten (10) days from delivery of a WRITTEN NOTICE, terminate the services of the CONTRACTOR and take possession of the PROJECT and of all materials, equipment, tools, construction equipment and machinery thereon owned by the CONTRACTOR, and finish the WORK by whatever method he may deem expedient. In such case the CONTRACTOR shall not be entitled to receive any further payment until the WORK is finished. If the unpaid balance of the CONTRACT PRICE exceeds the direct and indirect costs of completing the PROJECT, including compensation for additional professional services, such excess SHALL BE PAID TO THE CONTRACTOR. If such costs exceed such unpaid balance, the CONTRACTOR will pay the difference to the OWNER.

Such costs incurred by the OWNER will be determined by the ENGINEER and incorporated in a CHANGE ORDER.

218-3 Where the CONTRACTOR'S services have been so terminated by the OWNER, said termination shall not affect any right of the OWNER against the CONTRACTOR then existing or which may thereafter accrue. Any retention or payment of monies by the OWNER due the CONTRACTOR will not release the CONTRACTOR from compliance with the CONTRACT DOCUMENTS.

218-4 After ten (10) days from delivery of a WRITTEN NOTICE to the CONTRACTOR and the ENGINEER, the OWNER may, without cause and without prejudice to any other right or remedy, elect to abandon the PROJECT and terminate the CONTRACT. In such case, the CONTRACTOR shall be paid for all WORK executed and any expense sustained plus reasonable profit.

218-5 If, through no act or fault of the CONTRACTOR, the WORK is suspended for a period of more than ninety (90) days by the OWNER or under an order of court or other public authority, or the ENGINEER fails to act on any request for payment within thirty (30) days after it is submitted, or the OWNER fails to pay the CONTRACTOR substantially the sum approved by the ENGINEER or awarded by arbitrators within thirty (30) days of its approval and presentation, then the CONTRACTOR may, after ten (10) days from delivery of a WRITTEN NOTICE to the OWNER and the ENGINEER, terminate the CONTRACT and recover from the OWNER payment for all WORK executed and all expenses sustained. In addition and in lieu of terminating the CONTRACT, if the ENGINEER has failed to act on a request for payment or if the OWNER has failed to make any payment as aforesaid, the CONTRACTOR may upon ten (10) days WRITTEN NOTICE to the

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OWNER and the ENGINEER stop the WORK until he has been paid all amounts then due, in which event and upon resumption of the WORK, CHANGE ORDERS shall be issued for adjusting the CONTRACT PRICE or extending the CONTRACT TIME or both to compensate for the costs and delays attributable to the stoppage of the WORK.

218-6 If the performance of all or any portion of the WORK is suspended, delayed or interrupted as a result of a failure of the OWNER or ENGINEER to act within the time specified in the CONTRACT DOCUMENTS, or if no time is specified, within a reasonable time, an adjustment in the CONTRACT PRICE or an extension of the CONTRACT TIME, or both, shall be made by CHANGE ORDER to compensate the CONTRACTOR for the costs and delays necessarily caused by the failure of the OWNER or ENGINEER.

219 PAYMENTS TO CONTRACTOR

219-1 At least ten (10) days before each progress payment falls due (but not more often than once a month), the CONTRACTOR will submit to the ENGINEER a partial payment estimate filled out and signed by the CONTRACTOR covering the WORK performed during the period covered by the partial payment estimate and supported by such data as the ENGINEER may reasonably require. If payment is requested on the basis of materials and equipment not incorporated in the WORK but delivered and suitably stored at or near the site, the partial payment estimate shall also be accompanied by such supporting data, satisfactory to the OWNER, as will establish the OWNER'S title to the material and equipment and protect his interests therein, including applicable insurance. The ENGINEER will, within ten (10) days after receipt of each partial payment estimate either indicate in writing his approval of payment and present the partial payment estimate to the OWNER or return the partial payment estimate to the CONTRACTOR indicating in writing his reasons for refusing to approve payment. In the latter case, the CONTRACTOR may take the necessary corrections and resubmit the partial payment estimate. The OWNER will, within thirty (30) days of presentation to him of an approved partial payment estimate, pay the CONTRACTOR a progress payment on the basis of the approved partial payment estimate. The retainage shall be an amount equal to ten percent (10%) of said estimate until fifty percent (50%) of the work has been completed. At fifty percent (50%) completion, further partial payments shall be made in full to the CONTRACTOR and no additional amounts may be retained unless the ENGINEER certifies that the job is not proceeding satisfactorily but amounts previously retained shall not be paid to the CONTRACTOR. At fifty percent (50%) completion or any time thereafter when the progress of the WORK is not satisfactory, additional amounts may be retained but in no event shall the total retainage be more than ten percent (10%) of the value of the work completed. Upon substantial completion of the work, any amount retained may be paid to the CONTRACTOR. When the WORK has been substantially completed except for WORK which cannot be completed because of weather conditions, lack of materials or other reasons which in the judgment of the OWNER are valid reasons for non-completion, the OWNER may make additional payments, retaining at all times an amount sufficient to cover the estimated cost of the WORK still to be completed. On completion and acceptance of a part of the WORK on which the price is stated separately in the CONTRACT

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DOCUMENTS, payment may be made in full, including retained percentages, less authorized deductions.

219-2 The request for payment may also include an allowance for the cost of such major materials and equipment which are suitably stored either at or near the site.

219-3 Prior to SUBSTANTIAL COMPLETION, the OWNER, with the approval of the ENGINEER and with the concurrence of the CONTRACTOR, may use any completed or substantially completed portions of the WORK. Such use shall not constitute an acceptance of such portions of the WORK.

219-4 The OWNER shall have the right to enter the premises for the purpose of doing work not covered by the CONTRACT DOCUMENTS. This provision shall not be construed as relieving the CONTRACTOR of the sole responsibility for the care and protection of the WORK, or the restoration of any damages WORK except such as may be caused by agents or employees of the OWNER.

219-5 Upon completion and acceptance of the WORK, the ENGINEER shall issue a certificate attached to the final payment request that the WORK has been accepted by him under the conditions of the CONTRACT DOCUMENTS. The entire balance found to be due the CONTRACTOR, including the retained percentages, but except such sums as may be lawfully retained by the OWNER, shall be paid to the CONTRACTOR within thirty (30) days of completion and acceptance of the WORK.

219-6 The CONTRACTOR will indemnify and save the OWNER or the OWNER'S agents harmless from all claims growing out of the lawful demands of SUBCONTRACTOR'S, laborers, workmen, mechanics, material men, and furnishers of machinery and parts thereof, equipment, tools, and all supplies, incurred in the furtherance of the performance of the WORK. The CONTRACTOR shall, at the OWNER'S request, furnish satisfactory evidence that all obligations of the nature designated above have been paid, discharged, or waived. If the CONTRACTOR fails to do so the OWNER may, after having notified the CONTRACTOR, either pay unpaid bills or withhold from the CONTRACTOR'S unpaid compensation a sum of money deemed reasonably sufficient to pay any and all such lawful claims until satisfactory evidence is furnished that all liabilities have been fully discharged whereupon payment to the CONTRACTOR shall be resumed, in accordance with the terms of the CONTRACT DOCUMENTS, but in no event shall the provisions of this sentence be construed to impose any obligations upon the OWNER to either the CONTRACTOR, his Surety, or any third party. In paying any unpaid bills of the CONTRACTOR, any payment so made by the OWNER shall be considered as a payment made under the CONTRACT DOCUMENTS by the OWNER to the CONTRACTOR and the OWNER shall not be liable to the CONTRACTOR for any such payments made in good faith.

219-7 If the OWNER fails to make payment thirty (30) days after approval by the ENGINEER, in addition to other remedies available to the CONTRACTOR, there shall be added to each such payment interest at the rate of 6% By Annum commencing on

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the first day after said payment is due and continuing until payment is received by the CONTRACTOR.

220 ACCEPTANCE OF FINAL PAYMENT AS RELEASE

220-1 The acceptance by the CONTRACTOR of final payment shall be and shall operate as a release to the OWNER of all claims and all liability to the CONTRACTOR other than claims in stated amounts as may be specifically excepted by the CONTRACTOR for all things done or furnished in connection with this WORK and for every act and neglect of the OWNER and others relating to or arising out of this WORK. Any payment, however, final or otherwise, shall not release the CONTRACTOR or his sureties from any obligations under the CONTRACT DOCUMENTS or the PERFORMANCE BOND.

220-2 CLEANING UP - The CONTRACTOR shall remove from the OWNER'S property, and from all public and private property, all temporary structures, rubbish, and waste materials resulting from his operation or caused by his employees, and shall remove all surplus materials leaving the site smooth, clean and true to line and grade.

220-3 ACCEPTANCE AND FINAL PAYMENT - When the CONTRACTOR shall have completed the WORK in accordance with the terms of the CONTRACT DOCUMENTS, he shall certify completion of the WORK to the OWNER and submit a final REQUEST FOR PAYMENT, which shall be the CONTRACT AMOUNT plus all approved additions less all approved deductions and less previous payments made. The CONTRACTOR shall furnish evidence (See Attached Affidavit) that he has fully paid all debts for labor, materials, and equipment incurred in connection with the WORK, and upon acceptance by the OWNER, the OWNER will release the CONTRACTOR except as to the conditions of the CONTRACT BOND, any legal rights of the OWNER, required guaranties, and Correction of Faulty Work After Final Payment, and will pay the CONTRACTOR'S final Request for Payment. The CONTRACTOR shall allow sufficient time between the time of completion of the WORK and approval of the final Request for Payment for the ENGINEER to assemble and check the necessary data.

221 INSURANCE

221-1 The CONTRACTOR shall purchase and maintain such insurance as will protect him from claims set forth below which may arise out of or result from the CONTRACTOR'S execution of the WORK, whether such execution be by himself or by any SUBCONTRACTOR or by anyone directly or indirectly employed by any of them, or by anyone for whose acts any of them may be liable:

221-1.1 Claims under workmen's compensation, disability benefit and other similar employee benefit acts:

221-1.2 Claims for damages because of bodily injury, occupational sickness or disease, or death of his employees;

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221-1.3 Claims for damages because of bodily injury, sickness or disease, or death of any person other than his employees;

221-1.4 Claims for damages insured by usual personal injury liability coverage which are sustained (1) by any person as a result of an offense directly or indirectly related to the employment of such person by the CONTRACTOR, or (2) by any other person; and

221-1.5 Claims for damages because of injury to or destruction of tangible property, including loss of use resulting there from.

221-2 Certificates of Insurance acceptable to the OWNER shall be filed with the OWNER prior to commencement of the WORK. These Certificates shall contain a provision that coverages afforded under the policies will not be cancelled unless at least fifteen (15) days prior WRITTEN NOTICE has been given to the OWNER.

221-3 The CONTRACTOR shall procure and maintain, at his own expense, during the CONTRACT TIME, liability insurance as hereinafter specified:

221-3.1 CONTRACTOR'S General Public Liability and Property Damage Insurance including vehicle coverage issued to the CONTRACTOR and protecting him from all claims for personal injury, including death, and all claims for destruction of or damage to property, arising out of or in connection with any operations under the CONTRACT DOCUMENTS, whether such operations be by himself or by any SUBCONTRACTOR under him, or anyone directly or indirectly employed by the CONTRACTOR or by a SUBCONTRACTOR under him. Insurance shall be written with a limit of liability of not less than \$500,000 for all damages arising out of bodily injury, including death, at any time resulting there from, sustained by any one person in any one accident; and a limit of liability of not less than \$1,000,000 aggregate for any such damages sustained by two or more persons in any one accident. Insurance shall be written with a limit of liability of not less than \$100,000 for all property damage sustained by any one person in any one accident; and a limit of liability of not less than \$200,000 aggregate for any such damage sustained by two or more persons in any one accident.

221-3.2 The CONTRACTOR shall acquire and maintain, if applicable, Fire and Extended Coverage insurance upon the PROJECT to the full insurable value thereof for the benefit of the OWNER, the CONTRACTOR, and SUBCONTRACTORS as their interest may appear. This provision shall in no way release the CONTRACTOR or CONTRACTOR'S surety from obligations under the CONTRACT DOCUMENTS to fully complete the PROJECT.

221-4 The CONTRACTOR shall procure and maintain, at his own expense, during the CONTRACT TIME, in accordance with the provisions of the laws of the state in which the work is performed. Workmen's Compensation Insurance, including occupational disease provisions, for all of his employees at the site of the PROJECT and in case any work is sublet, the CONTRACTOR shall require such SUBCONTRACTOR similarly to provide Workmen's Compensation Insurance, including occupational disease provisions for all of the latter's employees unless such employees are covered by the protection afforded by

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the Contractor. In case any class of employees engaged in hazardous work under this contract at the site of the PROJECT is not protected under Workmen's Compensation statute, the CONTRACTOR shall provide, and shall cause each SUBCONTRACTOR to provide, adequate and suitable insurance for the protection of his employees not otherwise protected.

221-5 The CONTRACTOR shall secure, if applicable, "All Risk" type Builder's Risk Insurance for WORK to be performed. Unless specifically authorized by the OWNER, the amount of such insurance shall not be less than the CONTRACT PRICE totaled in the BID. The policy shall cover not less than the losses due to fire, explosion, hail, lightning, vandalism, malicious mischief, wind, collapse, riot, aircraft, and smoke during the CONTRACT TIME, and until the WORK is accepted by the OWNER. The policy shall name as the insured, the CONTRACTOR, the ENGINEER, and the OWNER.

221-6 RAILROAD INSURANCE COVERAGE - The CONTRACTOR and his SUBCONTRACTORS shall provide adequate insurance to cover limits set forth by the railroad company for working adjacent to crossing their tracks.

222 CONTRACT SECURITY

222-1 The CONTRACTOR shall within ten (10) days after the receipt of the NOTICE OF AWARD furnish the OWNER with a Performance Bond and a Payment Bond in penal sums equal to the amount of the CONTRACT PRICE, conditioned upon the performance by the CONTRACTOR of all undertakings, covenants, terms, conditions and agreements of the CONTRACT DOCUMENTS, and upon the prompt payment by the CONTRACTOR to all persons supplying labor and materials in the prosecution of the WORK provided by the CONTRACT DOCUMENTS. Such BONDS shall be executed by the CONTRACTOR and a corporate bonding company licensed to transact such business in the State in which the WORK is to be performed and named on the current list of "Surety Companies Acceptable on Federal Bonds" as published in the Treasury Department Circular Number 570. The expense of these BONDS shall be borne by the CONTRACTOR. If at any time a surety on any such BOND is declared a bankrupt or loses its right to do business in the state in which the WORK is to be performed or is removed from the list of Surety Companies accepted on Federal BONDS, CONTRACTOR shall within ten (10) days after notice from the OWNER to do so, substitute an acceptable BOND (or BONDS) in such form and sum and signed by such other Surety or sureties as may be satisfactory to the OWNER. The premiums on such BOND shall be paid by the CONTRACTOR. No further payments shall be deemed due nor shall be made until the new surety or sureties shall have furnished an acceptable BOND to the OWNER.

223 ASSIGNMENTS

223-1 Neither the CONTRACTOR nor the OWNER shall sell, transfer, assign or otherwise, dispose of the CONTRACT or any portion thereof, or of his right, title or interest therein, or his obligations there under, without written consent of the other party.

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224 INDEMNIFICATION

224-1 The CONTRACTOR will indemnify and hold harmless the OWNER and the ENGINEER and their agents and employees from and against all claims, damages, losses and expenses including attorney's fees arising out of or resulting from the performance of the WORK, provided that any such claims, damage, loss or expense is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property including the loss of use resulting there from; and is caused in whole or in part by any negligent or willful act or omission of the CONTRACTOR, and SUBCONTRACTOR, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable.

224-2 In any and all claims against the OWNER or the ENGINEER, or any of their agents or employees, by any employee of the CONTRACTOR, any SUBCONTRACTOR, anyone directly or indirectly employed by any of them, or anyone for whose acts any of them may be liable, the indemnification obligation shall not be limited in any way by any limitation on the amount or type of damages, compensation or benefits payable by or for the CONTRACTOR or any SUBCONTRACTOR under workmen's compensation acts, disability benefit acts or other employee benefits acts.

224-3 The obligation of the CONTRACTOR under this paragraph shall not extend to the liability of the ENGINEER, his agents or employees arising out of the preparation or approval of maps, DRAWINGS, opinions, reports, surveys, CHANGE ORDERS, designs or SPECIFICATIONS.

225 SEPARATE CONTRACTS

225-1 The OWNER reserves the right to let other contracts in connection with this PROJECT. The CONTRACTOR shall afford other CONTRACTORS reasonable opportunity for the introduction and storage of their materials and the execution of their WORK and shall properly connect and coordinate his WORK with theirs. If the proper execution of results of any part of the CONTRACTOR'S WORK depends upon the WORK of any other CONTRACTOR, the CONTRACTOR shall inspect and promptly report to the ENGINEER any defects in such WORK that render it unsuitable for such proper execution and results.

225-2 The OWNER may perform additional WORK related to the PROJECT by himself, or he may let other contracts containing provisions similar to these. The CONTRACTOR will afford the other CONTRACTORS who are parties to such Contracts (or the OWNER, if he is performing the additional WORK himself), reasonable opportunity for the introduction and storage of materials and equipment and the execution of WORK and shall properly connect and coordinate his WORK with theirs.

225-3 If the performance of additional WORK by other CONTRACTORS or the OWNER is not noted in the CONTRACT DOCUMENTS prior to the execution of the CONTRACT, written notice thereof shall be given to the CONTRACTOR prior to starting any such additional WORK. If the CONTRACTOR believes that the performance of such additional

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WORK by the OWNER or others involves him in additional expense or entitles him to an extension of the CONTRACT TIME, he may make a claim therefore as provided in Sections 214 and 215.

226 SUBCONTRACTING

226-1 The CONTRACTOR may utilize the services of specialty SUBCONTRACTORS on those parts of the WORK which, under normal contracting practices, are performed by specialty SUBCONTRACTORS.

226-2 The CONTRACTOR shall not award WORK to SUBCONTRACTOR(s), in excess of fifty (50%) percent of the CONTRACT PRICE, without prior written approval of the OWNER.

226-3 The CONTRACTOR shall be fully responsible to the OWNER for the acts and omissions of his SUBCONTRACTORS, and of persons either directly or indirectly employed by them, as he is for the acts and omissions of persons directly employed by him.

226-4 The CONTRACTOR shall cause appropriate provisions to be inserted in all subcontracts relative to the WORK to bind SUBCONTRACTORS to the CONTRACTOR by the terms of the CONTRACT DOCUMENTS insofar as applicable to the WORK of SUBCONTRACTORS and to give the CONTRACTOR the same power as regards terminating any subcontract that the OWNER may exercise over the CONTRACTOR under any provision of the CONTRACT DOCUMENTS.

226-5 Nothing contained in this CONTRACT shall create any contractual relation between any SUBCONTRACTOR and the OWNER.

227 ENGINEER'S AUTHORITY

227-1 The ENGINEER shall act as the OWNER'S representative during the construction period. He shall decide questions which may arise as to quality and acceptability of materials furnished and WORK performed. He shall interpret the intent of the CONTRACT DOCUMENTS in a fair and unbiased manner. The ENGINEER will make visits to the site and determine if the WORK is proceeding in accordance with the CONTRACT DOCUMENTS.

227-2 The CONTRACTOR will be held strictly to the intent of the CONTRACT DOCUMENTS in regard to the quality of materials, workmanship and execution of the WORK. Inspections may be made at the factory or fabrication plant of the source of material supply.

227-3 The ENGINEER will not be responsible for the construction means, controls, techniques, sequences, procedures, or construction safety.

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227-4 The ENGINEER shall promptly make decisions relative to interpretation of the CONTRACT DOCUMENTS.

228 LAND AND RIGHTS-OF-WAY

228-1 Prior to issuance of NOTICE TO PROCEED, the OWNER shall obtain all land and rights-of-way necessary for carrying out and for the completion of the WORK to be performed pursuant to the CONTRACT DOCUMENTS, unless otherwise mutually agreed.

228-2 The OWNER shall provide to the CONTRACTOR information which delineates and describes the lands owned and rights-of-way acquired.

228-3 The CONTRACTOR shall provide at his own expense and without liability to the OWNER any additional land and access thereto that the CONTRACTOR may desire for temporary construction facilities, or for storage of materials.

229 GUARANTY

229-1 The CONTRACTOR shall guarantee all materials and equipment furnished and WORK performed for a period of one (1) year from the date of acceptance by the OWNER. The CONTRACTOR warrants and guarantees for a period of one (1) year from the date of acceptance by the OWNER of the system that the completed system is free from all defects due to faulty materials or workmanship and the CONTRACTOR shall promptly make such corrections as may be necessary by reason of such defects including the repairs of any damage to other parts of the system resulting from such defects. The OWNER will give notice of observed defects with reasonable promptness. In the event that the CONTRACTOR should fail to make such repairs, adjustments, or other WORK that may be made necessary by such defects, the OWNER may do so and charge the CONTRACTOR the cost thereby incurred. The Performance Bond shall remain in full force and effect through the guarantee period.

230 TAXES

230-1 The CONTRACTOR will pay all sales, consumer, use and other similar taxes required by the law of the place where the WORK is performed.

L & M CONTRACTORS
P.O. BOX 1853
JAMESTOWN, N.D. 58402

8-6-26

TO: INTERSTATE ENGINEERS
FROM: L & M CONTRACTORS MIKE WATKINS
RE: KLAUS PARK RESTROOMS

THE FACILITY IS CONSTRUCTED OF 8x8x16
BLOCK STACK BOND ON CONCRETE SLAB WITH
STEEL SHEET GABLE AND ROOF.

NO SUSPECT MATERIALS USED IN THE
CONSTRUCTING OF THIS BUILDING.

ANY QUESTIONS 701 269 9872

Michael A. Watkins
owner

L&M Contractors
P.O.Box 1853
Jamestown, ND 58402
701-852-9872

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Klaus Park Bathroom
NDE26-00-105



Back to East Side of Building



Back to North Side of Building

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Back to South Side of Building



Back to West Side of Building

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East Side of Building



North Side of Building

Jamestown Parks and Recreation
Klaus Park Bathroom
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South Side of Building



West Side of Building

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Klaus Park Bathroom
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Men's



Woman's

CONSTRUCTION PLANS

FOR

KLAUS PARK BATHROOM CONSTRUCTION

PREPARED FOR

JAMESTOWN PARKS & RECREATION DISTRICT

JAMESTOWN, NORTH DAKOTA

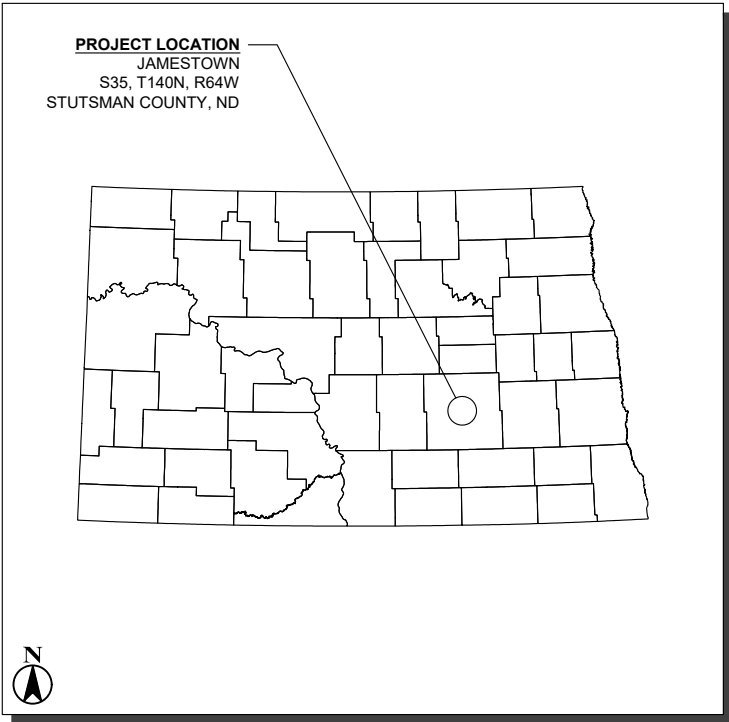
NDE26-00-105

9/17/2026

INDEX OF DRAWINGS

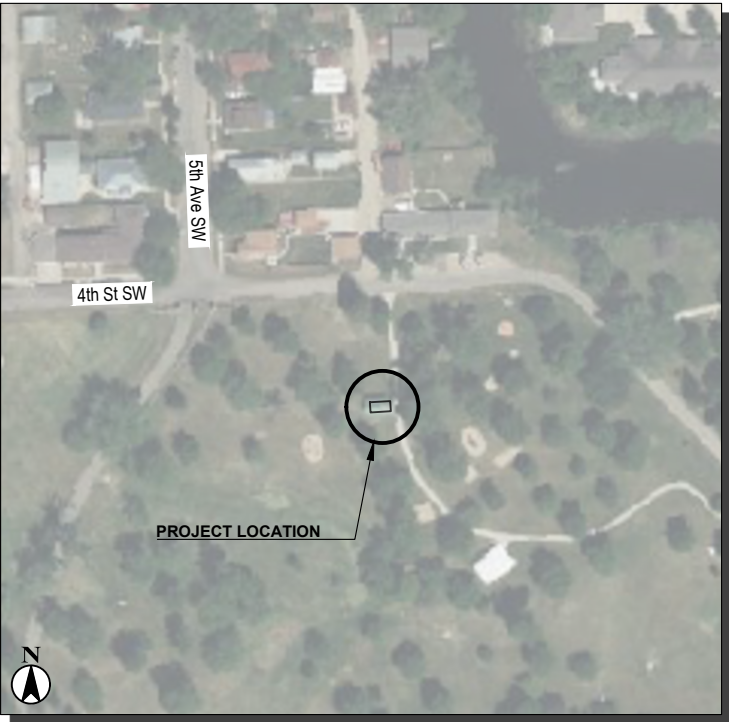
SEQUENCE NUMBER	SHEET NUMBER	SHEET(S) TITLE
1	G-1	COVER SHEET
2	G-2	LEGEND
3	G-3.1	CONSTRUCTION NOTES
4	G-3.2	CONSTRUCTION NOTES
5	G-3.3	CONSTRUCTION NOTES
6	G-3.4	CONSTRUCTION NOTES
7	G-3.5	LANDSCAPE NOTES
8	G-3.6	LANDSCAPE NOTES
9	C-1	TEMPORARY EROSION & TRAFFIC CONTROL PLANS
10	C-2	EXISTING CONDITIONS
11	C-3	DEMOLITION PLAN
12	C-4	GRADING PLAN
13	C-5	SITE PLAN - DIMENSIONS
14	C-6	UTILITY PLAN
15	C-7	CIVIL DETAILS
16	L-1	LANDSCAPE & SITE FURNISHINGS PLAN
17	L-2	LANDSCAPE DETAILS

THIS PLAN SET CONTAINS 17 SHEETS



LOCATION MAP

NOT TO SCALE



SITE MAP

NOT TO SCALE

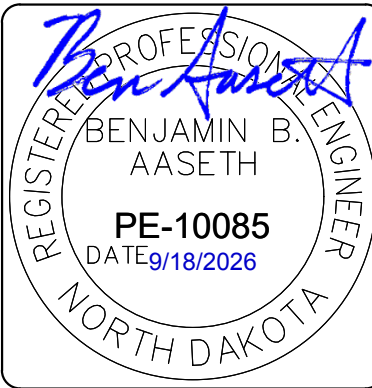
APPROVED:

9/18/2026

BY: BENJAMIN B. AASETH, PE

INTERSTATE ENGINEERING, INC.

PROJECT ENGINEER



JAMESTOWN PARKS AND RECREATION BOARD			
CHAIRPERSON:	MINDI SCHMITZ	EXECUTIVE DIRECTOR:	AMY WALTERS
VICE CHAIRMAN:	MIKE LANDSCOOT		
COMISSIONER:	RYAN HARDY		
COMISSIONER:	MARK UKESTAD		
COMISSIONER:	MIKE SOULIS		

REV NO	DATE	BY	DESCRIPTION



Interstate Engineering
1903 12th Avenue SW
PO Box 2035
Jamestown, ND 58402
(701) 252.0234
www.interstateeng.com

SECTION

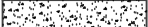
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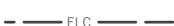
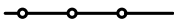
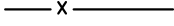
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SHEET NO.

UTILITY SYMBOLS			
<i>EXST</i>	ABBR	NEW	DESCRIPTION
	---		SEWER MANHOLE
	---		STORM MANHOLE
	---		STORM CATCH BASIN (SQUARE INLET)
	---		FIRE HYDRANT
	---		CURB STOP
	---		CLEANOUT
	---		WATER VALVE

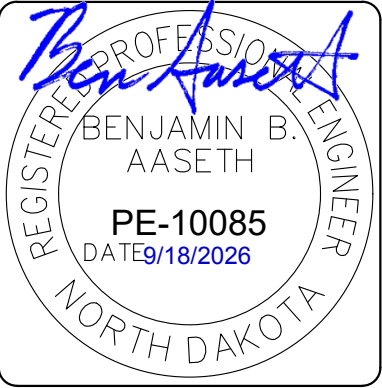
SURVEY MONUMENTS & LINETYPES			
<i>FOUND</i>	ABBR	SET	DESCRIPTION
----	---		EASEMENT LINE (APPROXIMATE)
----	---		PROPERTY LINE (APPROXIMATE)
----	---		RIGHT-OF-WAY LINE (APPROXIMATE)
----	---		SECTION LINE (APPROXIMATE)
	---		SECTION CORNER
	---		1/4 QUARTER CORNER
	---		PROPERTY PIN (GENERAL)
	---		PROPERTY PIN (GENERAL)

HATCHES		
<i>EXST</i>	PROPOSED	DESCRIPTION
		CONCRETE (SITEWORK & SIDEWALKS)
		BUILDING FOOTPRINT
		GRASS LANDSCAPING
		GRAVEL
		WOOD MULCH
		STABILIZED CONSTRUCTION ACCESS

LINETYPES		
<i>EXST</i>	NEW	DESCRIPTION
--- W - 3" ---		WATER MAIN & SIZE
--- WS ---		WATER SERVICE & SIZE
--- W ---		WATER MAIN
--- W - 1" ---		WATER MAIN & SIZE
--- S - 10" ---		SANITARY SEWER MAIN & SIZE
--- SS - 6" ---		SANITARY SEWER SERVICE & SIZE
--- FO ---		FIBER OPTIC LINE
--- ELC ---		ELECTRICAL LINE
--- OHE ---		ELECTRICAL LINE (OVERHEAD)
		TREE PROTECTION
		CONSTRUCTION FENCE & 12"

SITE & TOPO SYMBOLS			
<i>EXST</i>	ABBR	<i>PROPOSED</i>	DESCRIPTION
	---		TREE DECIDUOUS
	---		TREE CONIFEROUS
	---		SHRUB

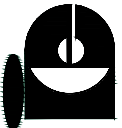
SURVEY CONTROL			
<i>EXST</i>	ABBR	SET	DESCRIPTION
	CP		SURVEY CONTROL POINT



REV	NO	DATE	BY	DESCRIPTION

KLAUS PARK BATHROOM CONSTRUCTION JAMESTOWN PARK & RECREATION JAMESTOWN, NORTH DAKOTA			
LEGEND			
DRAWN BY: _____	HEL	SURVEYED BY: _____	PJ
CHECKED BY: _____	BBA	DESIGNED BY: _____	HEL
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CONSTRUCTION NOTES

1901 GENERAL

TECHNICAL SPECIFICATIONS: The North Dakota Department of Transportation “Standard Specifications for Road and Bridge Construction”, 2025 Edition shall govern for this project except where its requirements conflict with the requirements of these plans or these specifications. In all cases of conflict, the Specifications and Plans shall govern.

The “General Provisions” section of the NDDOT Standard Specifications for Road and Bridge Construction shall be superseded by the Specifications booklet that accompanies these plans unless specific sections are referenced in these Specifications. The following changes shall be made to the North Dakota Department of Transportation Standard Specifications for Road and Bridge Construction:

“Engineer” shall be Interstate Engineering, Inc.
“Director” shall be Jamestown Parks and Recreation District.

1902 TESTING LABORATORY SERVICES

1902-1 DESCRIPTION

1902-1.1 Work Included: From time to time during progress of the Work, the OWNER may require that testing be performed to determine that materials provided for the Work meet the specified requirements; such testing includes, but is not necessarily limited to:

- 1. Soil Compaction.
- 2. Aggregate Testing.
- 3. Materials related to hot bituminous pavement.
- 4. Concrete.

All testing work that is to be performed by the Engineer in the specifications or testing manual shall be performed by the independent testing laboratory.

1902-1.2 Selection of testing laboratory: The ENGINEER will select a pre-qualified independent testing laboratory.

1902-1.3 Quality Assurance:

- A. Qualifications of testing laboratory: The testing laboratory will be qualified to the OWNER'S approval in accordance with applicable ASTM Standards.
- B. Codes and Standards: Testing, when required, will be in accordance with all pertinent codes and regulations and with selected standards of the American Society for Testing and Materials.

1902-1.4 Product Handling: Promptly process and distribute all required copies of test reports and related instructions to ensure all necessary retesting and/or replacement of materials with the least possible delay in progress of the Work.

1902-1.5 Cooperation with Testing Laboratory: Representatives of the testing laboratory shall have access to the Work at all times; provide facilities for such access in order that the laboratory may properly perform its functions.

1902-1.6 Schedules for Testing:

A. Establishing schedule:

- 1. By advance discussion with the testing laboratory selected, determine the time required for the laboratory to perform its tests and to issue each of its findings.
- 2. Provide all required time within the construction schedule.

B. Revising schedule: When changes of construction schedule are necessary during construction, coordinate all such changes of schedule with the testing laboratory as required.

C. Adherence to schedule: When the testing laboratory is ready to test according to the determined schedule but is prevented from testing or taking specimens due to incompleteness of the Work, all extra costs for testing attributable to the delay may be back-charged to the Contractor and shall not be borne by the OWNER.

1902-1.7 Taking Specimens: All specimens and samples for testing, unless otherwise provided in these Contract Documents, will be taken by the testing laboratory; all sampling equipment and personnel will be provided by the testing laboratory; and all deliveries of specimens and samples to the testing laboratory will be performed by the testing laboratory.

1902-1.8 Aggregate Material Contractor's Responsibility. Samples of the bituminous and aggregate materials that the Contractor proposes to use, together with a statement of their source and character, shall be submitted to the Engineer; approval must be obtained before the use of such material begins. The Contractor shall require the manufacturer or producer of the aggregate materials to furnish material subject to this and all other pertinent requirements of the contract. Only those materials that have demonstrated performance under the proposed design requirements will be accepted.

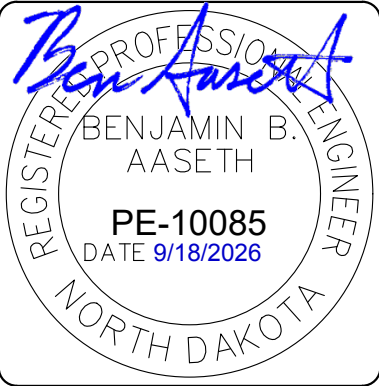
The Engineer or his authorized representative shall have access, at all times, to all parts of the paving plant for the purpose of inspecting equipment, conditions and operation of the plant, for verification of weights or proportions and character of materials, and to determine temperatures maintained in the preparation of the mixtures.

1902-2 PAYMENT

1902-2.1 Payment for Testing Services:

A. Initial services:

- 1. The OWNER will pay for all initial testing services requested by the ENGINEER.
- 2. When initial tests indicate non-compliance with the Contract Documents, the costs of initial tests associated with that non-compliance shall be paid for by the Contractor and will not be reimbursed to the Contractor by the OWNER.



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JAMESTOWN PARK & RECREATION
JAMESTOWN, NORTH DAKOTA

CONSTRUCTION NOTES

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3. A lump sum is included in the Bidder's Proposal for testing laboratory services. The Contractor shall pay the testing laboratory and he will be reimbursed from this lump sum in accordance with legitimate invoices submitted by the testing laboratory. The final lump sum amount will vary from that shown in the Bidder's Proposal and will be dependent on the costs of approved tests required.

- B. Retesting:** When initial tests indicate non-compliance with the Contract Documents, all subsequent retesting occasioned by the non-compliance, shall be performed by the same testing laboratory and the costs thereof will not be reimbursed to the Contractor.
- C. Code Compliance Testing:** Inspections and tests required by codes or ordinances, or by a plan approval authority, and made by a legally constituted authority, shall be the responsibility of and shall be paid for by the Contractor, unless otherwise provided in the Contract Documents.
- D. Contractor's Convenience Testing:** Inspection or testing performed exclusively for the Contractor's convenience shall be the sole responsibility of the Contractor.

1903 STAGING AREA & ACCESS

All costs to establish and maintain a staging area and access road shall be included in the price for mobilization. The contractor shall establish a stabilized construction access off 4th St SW to access the site. Include costs for orange fencing to secure the staging area and building construction. Include costs for turf reestablishment in the costs of the staging area.

1904 BUILDING REMOVAL (ENHANCING SPEC 202)

The building shall be removed in entirety including old foundations. Contractor shall terminate existing utilities. Contractor shall be responsible for all disposal costs, permits, and coordination.

1905 WATER.

Water will not be supplied by the owner. Water needed for any bid item shall be supplied by the contractor from an off-site source.

Water shall be considered incidental to those bid items which require its' use.

1906 LABORATORY

All costs associated with contractor's laboratory, bituminous laboratory, and aggregate laboratory shall be included in the costs of project.

1907 CONTRACT BOND

All costs associated with the contract bond shall be included in the mobilization costs.

1908 EXPLORATORY EXCAVATION

Payment will be made when item is complete in place and ready for its intended use. Measurement will be made to the nearest one-half (0.5) unit. Only exploratory hours pre-approved or directed by the Owner's Representative will be eligible for payment.

Item shall generally be described by and include, but not be limited to:

- A. An allowance for hours required to verify size, material, location, depth, etc. of existing unknown buried public utilities or structures.
- a. Shall only be used when time of verification is considered to be above and beyond a reasonable time for utility or structure discovery as approved or directed by the Owner's Representative.

- B. And all work and material(s) to be furnished and installed as specified in the Contract Documents, and as supplemented by the Technical Provisions of this subsection. *Technical Provisions* As specified in part (B) of this subsection, the item shall also generally be described by and include, but not be limited to:

- Excavating, backfilling, and compaction / standby time between excavation and backfill for one (1) backhoe/excavator / one (1) operator / one (1) laborer.

As specified in part (B) of this subsection, the item shall exclude the following work and material(s), and shall be considered incidental or paid for under its respective bid item:

- Utility verification required along the alignment scheduled for horizontal directional drilling is not eligible for payment under this bid item.

1909 PLAN QUANTITIES

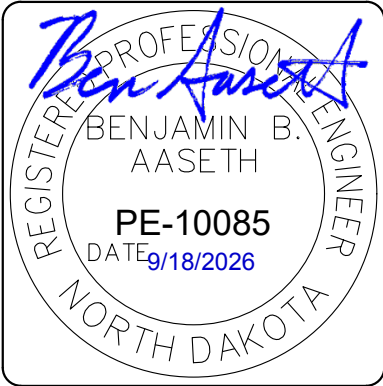
Site Earthwork shall not be measured and shall be paid by plan quantity (Contract Quantity). **As designated by (P) on the bid form.**

1910 BASIS OF ESTIMATE

Spec 302 Salvaged Base Course
1.875 tons / CY

1912 UNCLASSIFIED EXCAVATION

All work necessary to excavate the areas including topsoil removal, salvaging existing aggregate, unsuitable material removal, excavation to proposed subgrade, proposed embankment, proposed subgrade compaction, excess topsoil waste, excess excavation waste, and topsoil finishing shall be included in the price for "Site Earthwork". If additional embankment is needed to bring subgrade up to the correct elevation after excavation of topsoil and unsuitable material it shall be included in the costs for "Site Earthwork". Earthwork volumetrics were measured from existing grade to proposed finish grade. Site Earthwork will be paid at plan quantity. No soil borings or topsoil depths were made. Contractor shall figure out all of their earthwork calculations and factor in proposed materials that were included in the volumetric calculations.



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- Area of Disturbance = 2,124 SF. Volume Report – Existing Grade to Finish Grade = Cut 0.0 CY, Fill 34.1 CY. Shrinkage factor = 0%.

1913 EXCESS OR WASTE QUANTITIES

All waste or excavation materials shall be hauled off the project site and not stockpiled on site. These bid items shall be paid as plan quantity.

1914 EROSION CONTROL DEVICES (ENHANCING SPEC 253)

Included in the bid item for erosion control devices include temporary and permanent erosion control devices. This excludes seeding, temporary cover crop, and permanent seeding, those are paid separately. Included in the lump sum bid item includes but not limited to stabilized construction access, fiber rolls, silt fence, BMP removals and staging.

1915 2IN WATER LINE (ENHANCING SPEC 724)

Contractor can bore new line, open cut new line, or utilize a pipe puller (Chinese finger, wire mesh pulling grip or tow sock). Contractor can use the pipe pull from the existing building up to where the existing curb stop and then needs to be connected to the main in the street. All costs shall be included in the costs for 2IN Water Service Line.

1916 TERMINATE WATER LINE

1916-1 Description of Work: The Contractor shall terminate the existing water line at the locations shown on the plans or as directed by the Engineer. Work shall include inducing the existing line, capping the water line, and turning off curb stop as applicable.

1919-2 Measurement and Payment: Termination of the existing water line shall be measured by the each (EA) of terminated water line installed and accepted by the Engineer and paid for at the unit price bid for "Terminate Water Line." The unit price shall include all costs associated with the work, including excavation, removal, abandonment, or termination of existing pipe.

1917 UNDERGROUND ELECTRIC

1917-1 Description of Work: The Contractor shall connect to the existing underground electric line at the locations shown on the plans or as directed by the Engineer. Work shall include exposing the existing line, installing the relocated underground electric line, reconnecting to the existing system, and restoring electrical service.

All electrical work shall be performed by a licensed electrician in accordance with applicable codes and regulations. The Contractor shall verify the size, type, and voltage of the existing electric line prior to ordering materials.

1917-2 Measurement and Payment: Relocation of the existing underground electric line shall be measured by the lump sum (L SUM) of electric line installed and accepted by the Engineer and paid for at the unit price bid for "Underground Electric."

The unit price shall include all costs associated with the work, including excavation, removal, abandonment, or relocation of existing conduit, conductors and pull box, installation of new conduit, wiring and pull box, reconnection, testing, backfilling, and surface restoration.

1918 CONNECT TO EXISTING WATER LINE

1918-1 Description of Work: The contractor shall be responsible for connecting the existing water line to the new water line at areas shown on the plans. Construction requirements and straight and transitions adapters shall conform to these specifications. The contractor shall be responsible for verifying the size and type of the existing water line prior to ordering the adaptor materials

1918-2 Measurement and Payment: Reconnection of the existing water line shall be measured on an individual unit basis (Ea.) and paid for at the unit price bid for "Connection to Existing Water Line", complete in place and accepted by the Engineer. All costs associated to the connection, including but not limited to excavation, connecting to existing pipe, saddles, and any straight and transition couplings shall be included in the bid item.

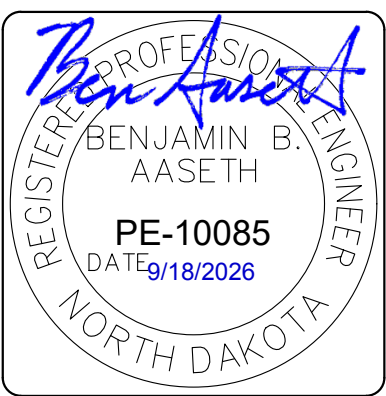
1919 CONNECTION TO EXISTING SEWER (ENHANCING SPEC 724)

This item shall consist of furnishing labor and materials necessary to connect sewers to existing sewers. Install wyes as shown in the plans and specifications. Construction shall be in accordance with the details and shall be as required by the ENGINEER. When connecting to the existing pipe line or structures, the existing facility shall be broken into and reinforcement cut back only as needed to accommodate the new pipe as indicated on the plans. The new pipe shall be set to required grade and the existing pipe wall shall be repaired and patched as required to provide a secure and waterproof connection. Ends of the new pipe projecting into the existing drainage facility shall be neatly cut off and trimmed flush with the inside face of the structure.

Connections will be measured on an individual basis (Ea.) and paid for at the unit price bid for "Connect to Existing Sewer" complete in place and accepted by the ENGINEER.

1920 CLEANOUT

This item shall consist of furnishing labor and materials necessary install cleanouts as shown on the plans and in the details. Install wyes, 45 degree bends, risers, and Valve box as shown in the plans and specifications. Construction shall be in accordance with the details and shall be as required by the ENGINEER.



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JAMESTOWN PARK & RECREATION
JAMESTOWN, NORTH DAKOTA

CONSTRUCTION NOTES

DRAWN BY: HEL

CHECKED BY: BBA

SURVEYED BY: PJ

DESIGNED BY: HEL

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Cleanouts will be measured on an individual basis (Ea.) and paid for at the unit price bid for "Cleanout" complete in place and accepted by the ENGINEER.

1921 LANDSCAPING

One unit of landscaping is defined as one lump sum (L SUM) of landscaping. Measurement will be made to the nearest 1 unit. The unit price bid per unit for landscaping shall be considered full compensation for the work necessary to procure and install the landscaping, which includes procuring & installing plantings, weed fabric, plants, rock mulch, fertilizing, maintenance, and all labor, materials, equipment, trucking, supplies, and all other work necessary to complete in place one unit of landscaping as shown on the drawing and other related work.

1922 COMMERCIAL GRADE ASPHALT (ENHANCING SPEC 430)

Provide commercial grade asphalt that uses a PG58-28 and meets the requirements of the FAA 42 designation in Section 430.03 C, "Superpave Mix Properties".

Submit a mix design that was previously approved under another Department contract. Include the project number and PCN of the previous project.

If using a stationary plant, use a mix design previously approved by the Department within the last year. Include the date that the mix design was approved.

If a previously approved mix design is not available, submit a new mix design to the Engineer at least 10 calendar days before placement of material.

include the cost of aggregate, asphalt cement, prime coat, and tack coat in the contract unit price for "Commercial Grade Asphalt."

Such payment is full compensation for furnishing all materials, equipment, labor, and incidentals to complete the work as specified.

1923 RESTROOM STRUCTURE (OFCI)

Restroom structure shall be paid for as a complete and operational building, lump sum. All work for this including structural, electrical, building, plumbing, and mechanical construction shall be included in the bid price. Also includes excavation, embankment, backfill, and granular backfill needed.

This is an Owner provided building package. All contractors working on the building shall have proper licensing needed to construct the building.

See the included technical specifications Section 13 34 23 for the pre-engineered building.

The building is expected to be delivered no earlier than January 10th, 2027. Final delivery date will be coordinated with the contractor based on the notice to proceed. General contractor to work with Romtec on actual delivery date.

The contractor shall be responsible for applying for the building permit and including the cost for the building permit in their bid.

1924 RESERVED

1925 THICKENED EDGE SIDEWALK

Anyplace thickened edge sidewalk is called out it shall be paid for as "Sidewalk Concrete 5" Reinf".

1926 TREE PROTECTION

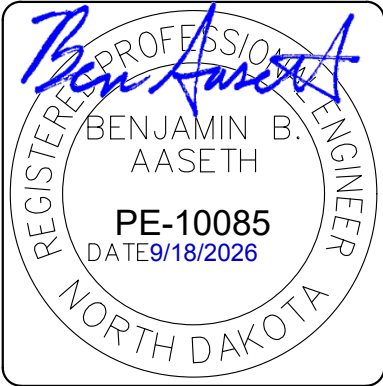
Protect existing trees, shrubs, turf, and other vegetation designated to remain. Install and maintain tree protection fencing where indicated. No material storage, construction traffic, excavation, or grading shall occur within protected areas. Repair or replace vegetation damaged by construction at no additional cost to the Owner.

Organic Mulch: Free from deleterious materials and suitable as a top dressing for trees and shrubs, consisting of one of the following:

A. Type: Shredded hardwood.

Retain "Protection-Zone Fencing" Paragraph below for protection-zone fencing; delete if fence material is Contractor's option.

1. Protection-Zone Fencing: Fencing fixed in position and meeting the following requirements
- a. Plastic Protection-Zone Fencing: Plastic construction fencing constructed of high density extruded and stretched polyethylene fabric with 2-inch (50-mm) maximum opening in pattern and supported by tubular or T-shape galvanized-steel posts spaced not more than 96 inches (2400 mm) apart. High-visibility orange color. OR chain link fence.
1. Height: 48 inches.
1. Gates: Swing access gates matching material and appearance of fencing, to allow for maintenance activities within protection zones.
2. Protection-Zone Signage: Shop-fabricated, rigid plastic or metal sheet with attachment holes pre-punched and reinforced; legibly printed with nonfading lettering.



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LANDSCAPING NOTES

1927 LANDSCAPING (ENHANCING CONSTRUCTION NOTE 1921)

Verify with the project manager and utility companies the locations of all existing utilities prior to start. Repair all damages to existing utilities, curbs, pavements and structures which occur during the construction of the project or as a result of the contractor’s activities, at no additional cost.

Safeguard all Building surfaces, equipment and furnishings. The contractor is responsible for any damage or injury to persons or property which may occur as a result of negligence in the executions of work.

Verify with the project manager and utility companies the locations of all existing utilities prior to start. Repair all damages to existing utilities, curbs, pavements and structures which occur during the construction of the project or as a result of the contractor's activities, at no additional cost to the owner.

Safeguard all building surfaces, equipment and furnishings. The contractor is responsible for any damage or injury to persons or property which may occur as a result of negligence in the execution of work.

Coordinate with architecture/engineering plans to become thoroughly familiar with grading, surface and underground conditions and utilities.

All grades, dimensions and existing conditions shall be verified by the contractor on-site before construction begins. Bring any discrepancies to the attention of the owner's representative prior to commencing work.

Ensure that the landscaping work does not interrupt established or proposed drainage patterns. Obtain approval on the final grade by the owner's representative prior to commencing planting operations. Finish grade before mulching shall be +/- 3" below finish surface of adjacent paving.

Fine grade and slope all landscaped areas to a minimum of 2.0% to drain. Positively no settlement, erosion, sedimentation or off-property drainage nuisance shall be accepted.

Import topsoil that is loose, friable and shall contain an ordinary amount of organic matter. It shall contain no lumps of soil or rocks larger than 1". It shall be sufficiently fertile to sustain normal, healthy plan growth. Provide a minimum of 6" of topsoil in all lawn areas.

Provide a minimum of 12" of topsoil in all planting beds.

Coordinate with other contractors, as necessary, regarding location and timing of installation of plant materials.

Plant materials shall be furnished in the quantities and/or spacing as shown or noted. In case of discrepancies between the plan and the plant schedule, the plan shall dictate.

Plant materials are drawn at or near their mature size. Utilize the center point of the symbol to determine proper plant layout and placement.

Layout plant locations and planting bed edges and obtain approval by the owner's representative prior to installation.

All plants are to meet or exceed 'American standards for nursery stock,' current edition, by the American nursery & landscape association. All plants shall be nursery-grown unless otherwise noted.

6" concrete mow strip, to be placed between landscape beds and lawns as indicated on the drawings. Refer to civil sheets.

Place non-woven weed barrier fabric, TYPAR 3301 or equal, in all planting beds.

Plant fertilizer shall be Agriform (21 gram), 20-10-5 by weight, applied at the rate recommended by soil testing and suited to the specified plants.

Provide hardwood shredded mulch, 4" minimum depth for planting beds. Provide source and sample for approval by the owner's representative. Mulch to be glued down. Glue shall be water permeable, long lasting, and safe for people, pets and plants.

All substitutions and plan changes must be approved by the landscape architect. No substitutions shall be made without written consent of the owner's representative.

Any work or material which in the opinion of the owner's representative does not meet the requirements of the plans and specifications will be cause for rejection. All rejected work and materials shall be immediately removed, disposed and replaced by the contractor at no additional cost to the owner.

Begin maintenance after each plant has been installed and continue until final acceptance by the owner's representative. Maintenance includes watering, pruning, weeding, mulching, replacement of sick or dead plants and any other care necessary for the proper growth of plant stock.

During the course of this work, remove excess waste material daily from the site and upon completion of all work.

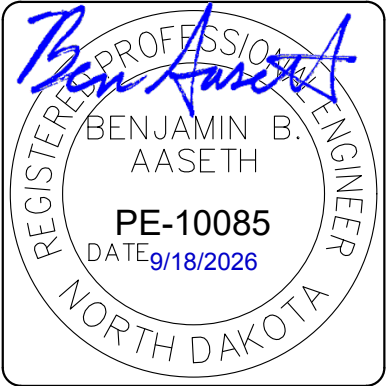
Upon completion of all landscaping, a substantial completion walk-through of the work will be held. The contractor shall notify the owner's representative for scheduling the walk-through at least seven (7) days prior to the anticipated date.

Warranty all plant stock and workmanship for 12 months from the date of final acceptance. Replacement plants shall be warranted for an additional 90 days.

The contractor shall not be responsible at any time to replace or honor any warranty for the loss of any trees, plants, ground covers or sod caused by fire, floods, lightning, winds above 70 miles per hour or any other natural disaster, nor shall the contractor be held responsible for acts of vandalism or negligence on the part of the owner.

Provide to the owner's representative a written annual maintenance program to properly care for and maintain the landscaping. Include contact information regarding the installers and suppliers of the materials along with a warranty certificate.

Safely prune and protect all limbs and root mass of existing trees tagged 'to remain'.



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JAMESTOWN, NORTH DAKOTA

LANDSCAPE NOTES

DRAWN BY: HEL

CHECKED BY: BBA

SURVEYED BY: PJ

DESIGNED BY: HEL

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1928 SEEDING TYPE III (ENHANCING SPEC 251)

Provide to the owner's representative, certificates & bag tags for the seed mixture. The seeding certificate shall identify the species/variety and percentage of pure seed, germination percentages, lot number, date of last testing, & percentages of crop seed, inert matter and weed seed.

Seed mix, commercially available as endure brand turf mixture from Agassiz seed (2813 Twin City DR, Mandan, ND 58554) or an approved equal:

- a. 70% fine leaf turf type tall fescue
- b. 10% Kentucky bluegrass
- c. 10% fine leaf perennial ryegrass
- d. 10% creeping red fescue

Provide commercial-grade fertilizer of neutral character with both fast and slow-release nitrogen. Provide composition and weights based upon soil test results.

Loosen subgrades to a depth of 8 inches and remove any stones larger than 1 inch. Spread topsoil for a total seed bed profile of 6 inches.

Moisten prepared area before planting if soil is dry. Water thoroughly and allow surface to dry before planting. Do not create muddy soil.

Reduce finish grade 1/2-inch against edging or pavement to allow for thickness of seed.

Drill seed mixes with a drill seeder with a spacing that does not exceed 3-1/2 inches. Evenly distribute seed by sowing equal quantities in two directions perpendicular to each other.

Sow seed at a rate of 10 lbs. per 1,000 square feet.

If areas are unable to be drill seeded, broadcast seed and lightly rake into top 1/8-inch of topsoil. Broadcast seed at double the rate specified.

Protect seeded areas from hot, dry weather or drying winds by applying cellulose wood fiber hydromulch over all drill seeded areas within 24 hours after completing seeding operations. Soak areas, scatter mulch uniformly to a thickness of 3/16-inch, and roll surface smooth. Apply hydromulch per manufacturer's written instructions and application rates. Hydroseeding is prohibited.

Plant during one of the following periods. Coordinate planting periods with initial maintenance periods to provide maintenance from date of planting completion.

Spring planting: April 15 to June 1.

Fall planting: October 1 to November 15.

Summer planting or dormant planting are only permitted with written approval from the owner's representative.

Weather limitations: Proceed with planting only when existing and forecasted weather conditions permit planting to be performed when beneficial and optimum results may be obtained. Apply products during favorable weather conditions according to manufacturer's written instructions.

Turf maintenance: Maintain and establish turf by watering, fertilizing, weeding, mowing, trimming, replanting and performing other operations as required to establish healthy, viable turf. Roll, regrade, and replant bare or eroded areas & remulch to produce a uniformly smooth turf. Provide materials & installation the same as those used in the original installation. Mow turf as soon as top growth is tall enough to cut. Repeat mowing to maintain 2 to 3 inches height without cutting more than 1/3 of grass height. Remove no more than 1/3 of grass-leaf growth in initial or subsequent mowings.

Maintenance service: Provide full maintenance service by skilled employees of landscape installer. Maintain turf as noted. Begin maintenance immediately after each area is planted and continue until acceptable turf is established, but not for less than the following period 90 days from the date of substantial completion.

- A. When initial maintenance period has not elapsed before end of planting season, or if turf is not fully established, continue maintenance during next planting season.
- B. Contractor is responsible for weed control over all newly seeded areas for the first full growing season.

Satisfactory seeded turf: At end of maintenance period, a healthy, uniform, close stand of grass has been established, free of weeds and surface irregularities, with coverage exceeding 90 percent over any 10 sq. ft. and bare spots not exceeding 5 by 5 inches.

- 1. Aggregate testing.
- 2. Materials related to hot bituminous pavement.
- 3. Concrete.

All testing work that is to be performed by the Engineer in the specifications or testing manual shall be performed by the independent testing laboratory.

1929 SITE FURNISHING

Provide site furnishings as noted in the site furnishing schedule, in the quantities shown and/or noted, and in the locations as shown. In case of discrepancies between the plan and the site furnishing schedule, the plan shall dictate.

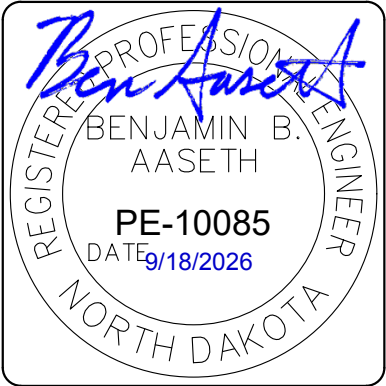
Provide to the owner's representative detail drawings of each product to be used, including overall dimension, option(s) and/or finishes, and attachment method(s).

Deliver products to site in manufacturer's original, unopened containers & packaging. Upon delivery, examine packages immediately to ensure all products are complete and undamaged.

Store products in a protected, dry area in manufacturer's unopened containers and packaging.

Protect product's finish from damage during handling and installation.

All site furnishings shall be laid out in the field and approved prior to installation. Do not locate/place anchoring devices until locations are approved. Contractor assumes full responsibility for any damage and/or rework resulting from the premature placement of anchoring devices prior to obtaining layout approval.



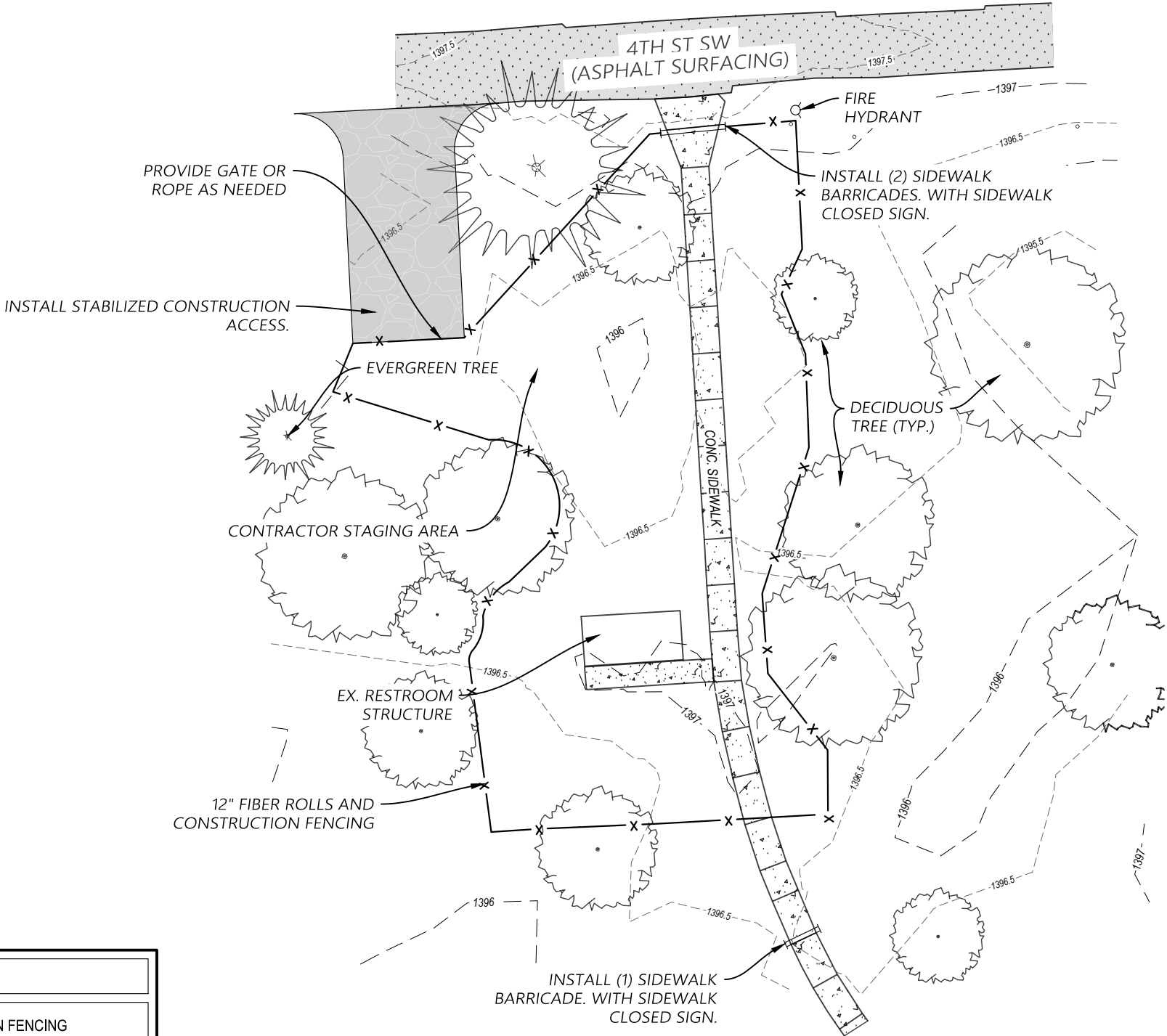
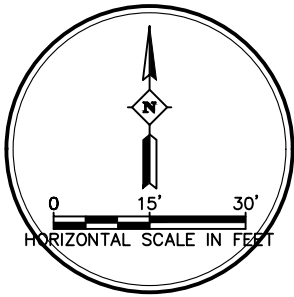
REV	DATE	BY	DESCRIPTION

KLAUS PARK BATHROOM CONSTRUCTION		PROJECT NO.: NDE26-00-105	
JAMESTOWN PARK & RECREATION		DATE: 9/17/2026	
JAMESTOWN, NORTH DAKOTA		DESIGNED BY: PJ	
LANDSCAPE NOTES		SURVEYED BY: HEL	
DRAWN BY: HEL		CHECKED BY: BBA	

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SECTION
G
3.6
SHEET NO.



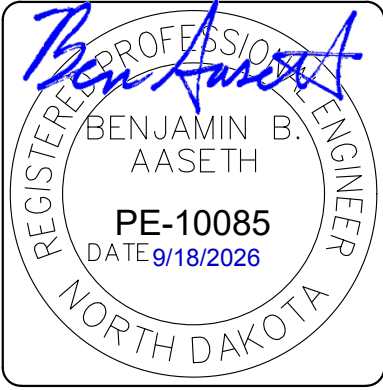
LEGEND

— x —

12" FIBER ROLLS AND CONSTRUCTION FENCING

GENERAL NOTES

1. REFER TO SHEET G3.2, SECTION 1903 FOR SITE STAGING, STORAGE, ACCESS & FENCING.



REV	NO	DATE	BY	DESCRIPTION

KLAUS PARK BATHROOM CONSTRUCTION
JAMESTOWN PARK & RECREATION
JAMESTOWN, NORTH DAKOTA

TEMPORARY EROSION & TRAFFIC CONTROL PLANS

DRAWN BY: HEL

SURVEYED BY: PJ

CHECKED BY: BBA

DESIGNED BY: HEL

PROJECT NO: NDE26-00-105

DATE: 9/17/2026

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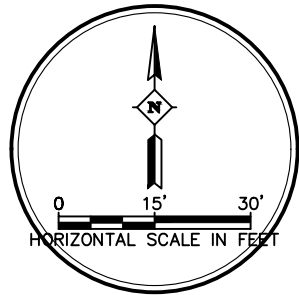
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SECTION

C

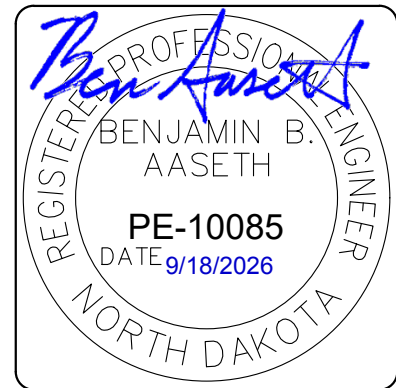
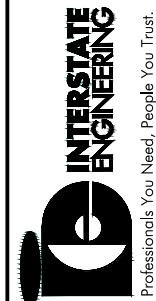
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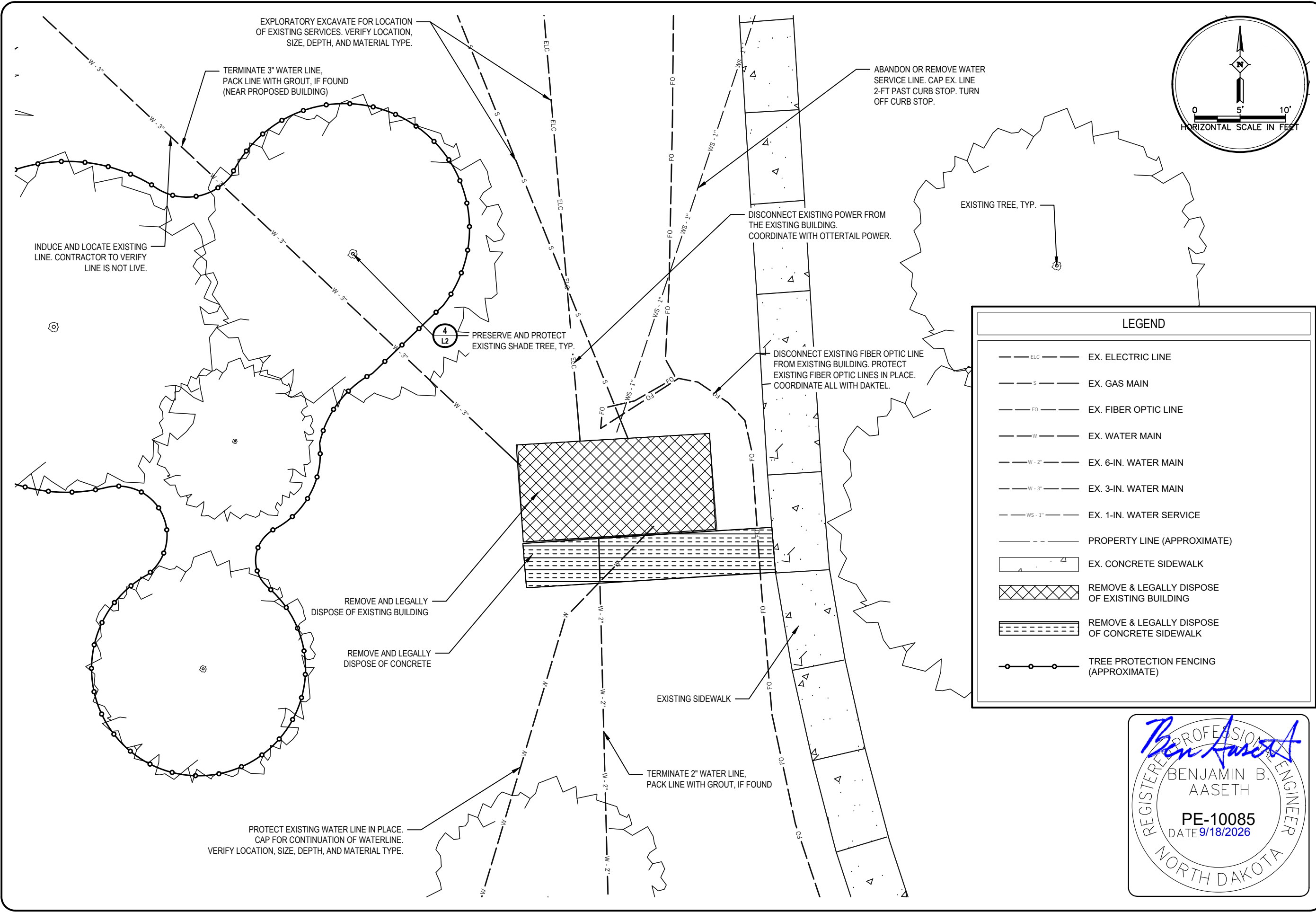
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KLAUS PARK BATHROOM CONSTRUCTION JAMESTOWN PARK & RECREATION JAMESTOWN, NORTH DAKOTA	
EXISTING CONDITIONS	
DRAWN BY: <u>HEL</u>	SURVEYED BY: <u>PJ</u>
CHECKED BY: <u>BBA</u>	DESIGNED BY: <u>HEL</u>
PROJECT NO: NDE26-00-105 DATE: <u>9/17/2026</u>	

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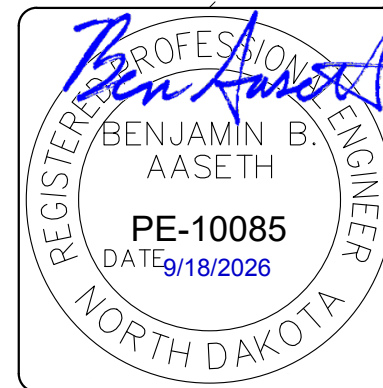
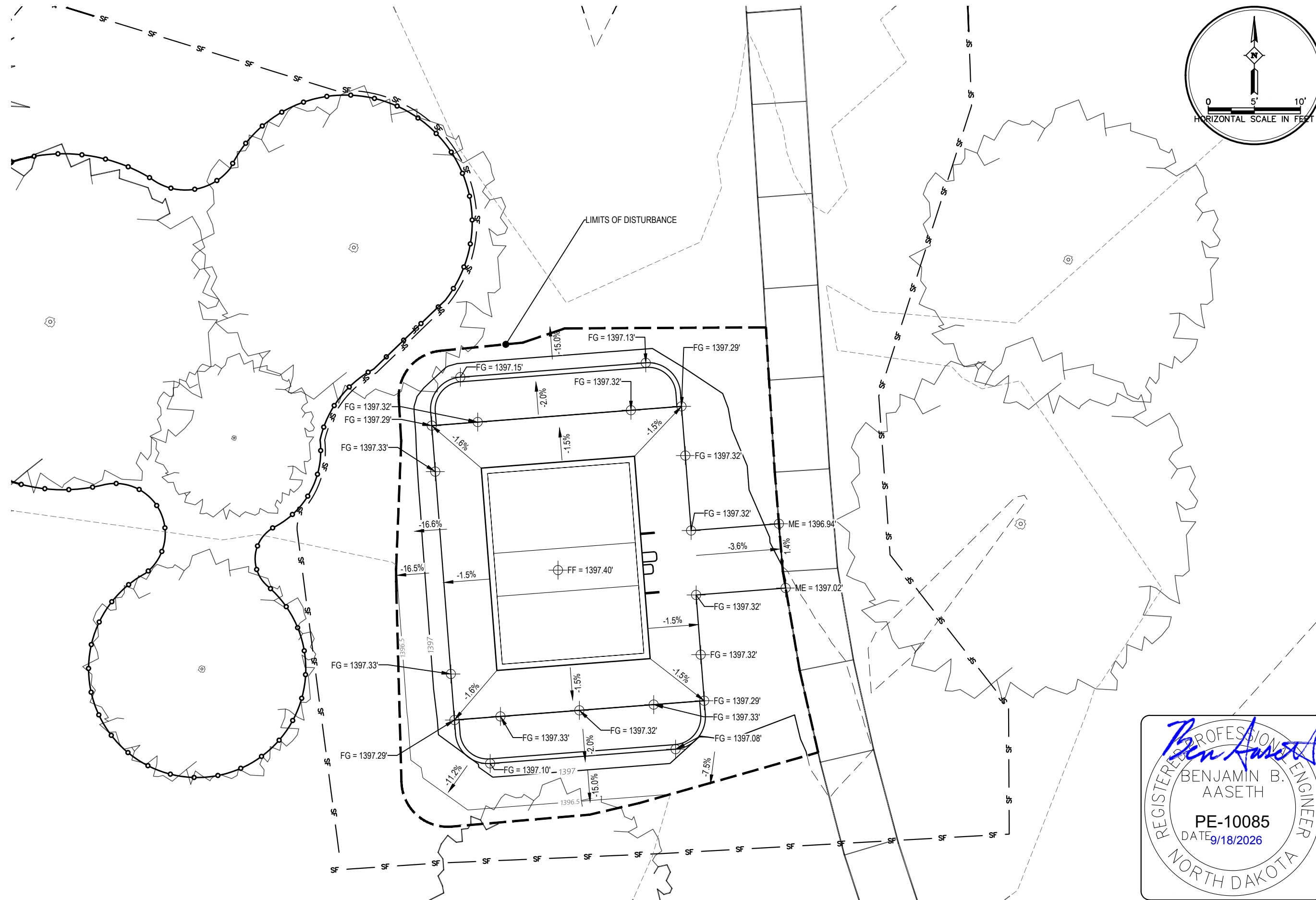
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KLAUS PARK BATHROOM CONSTRUCTION JAMESTOWN PARK & RECREATION JAMESTOWN, NORTH DAKOTA				PROJECT NO.: NDE26-00-105 DATE: 9/17/2026
DEMOLITION PLAN				
DRAWN BY: HEL	DESIGNED BY: BBA	SURVEYED BY: --	CHECKED BY: HEL	

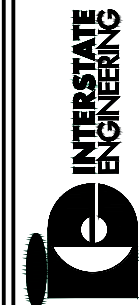
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KLAUS PARK BATHROOM CONSTRUCTION
JAMESTOWN PARK & RECREATION
JAMESTOWN, NORTH DAKOTA

GRADING PLAN

DRAWN BY: _____ HEL	SURVEYED BY: _____	PROJECT NO: NDE25-00-105
CHECKED BY: _____ BBA	DESIGNED BY: _____ HEL	DATE: 9/17/2026

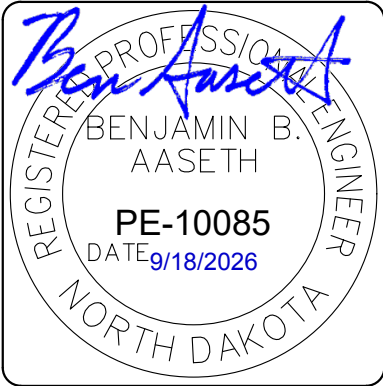
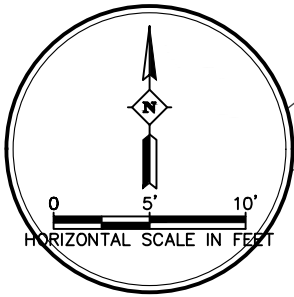
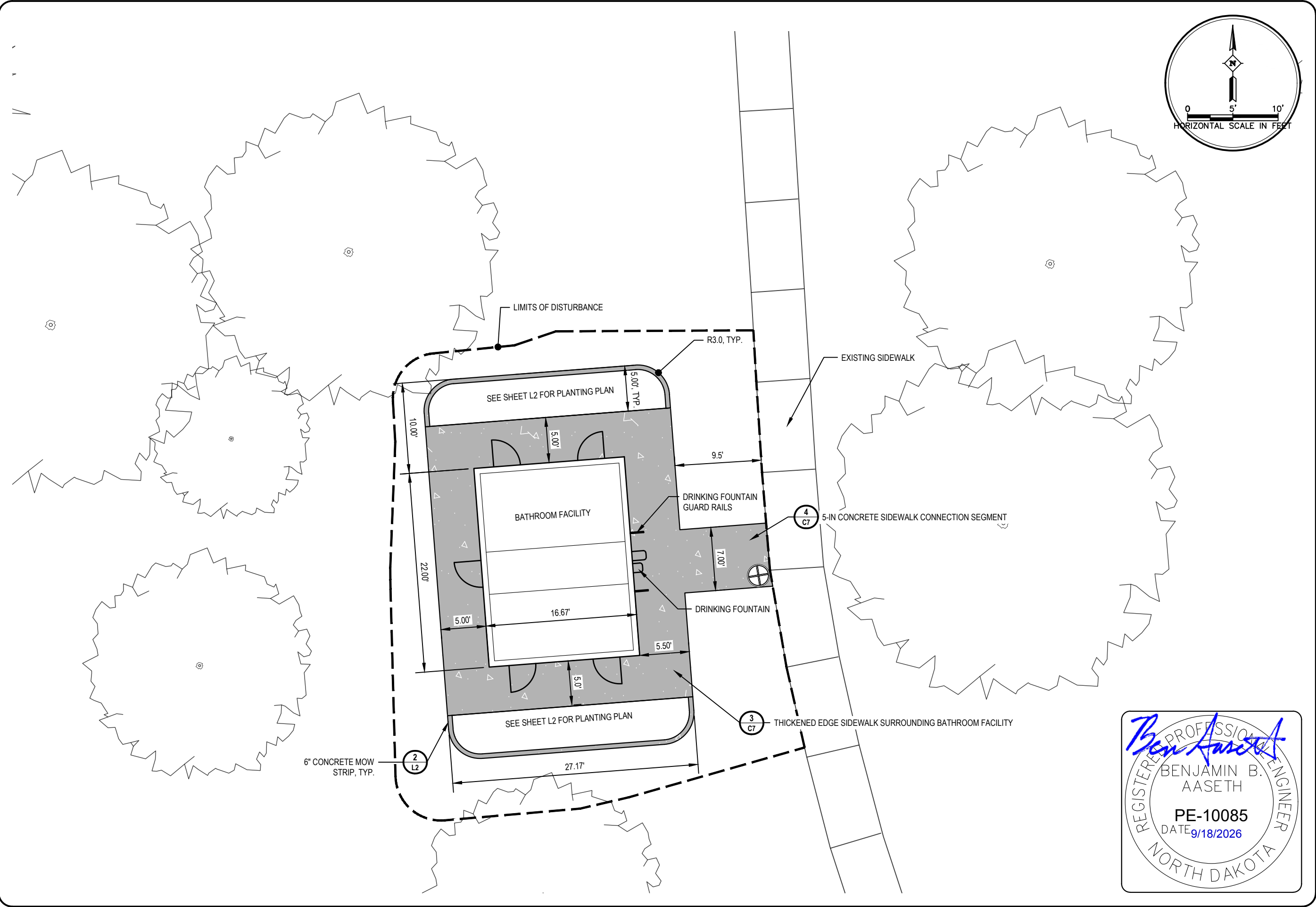
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SECTION

C

4

SHEET NO.



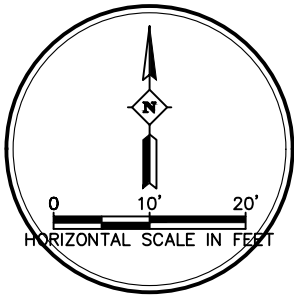
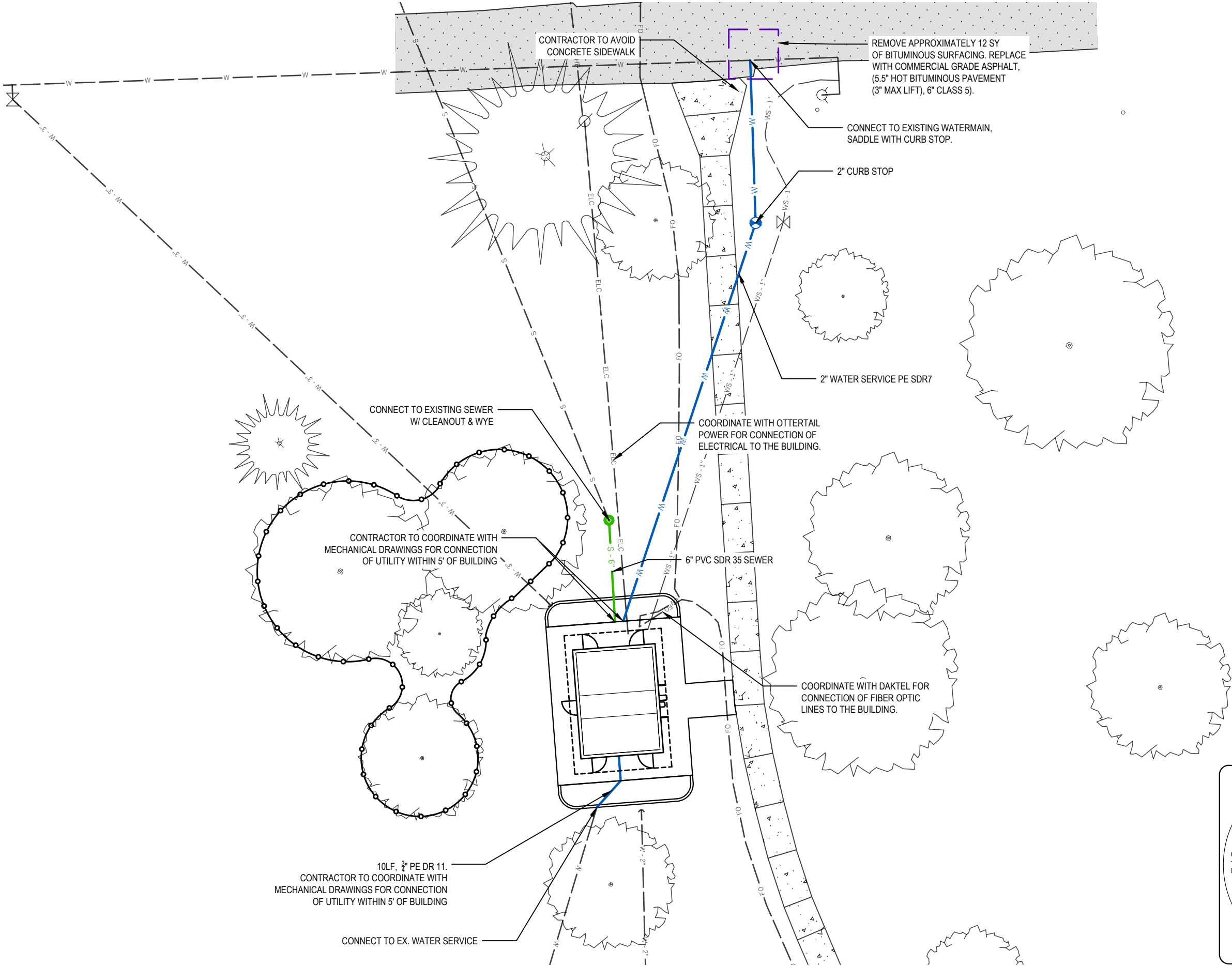
REV NO	DATE	BY	DESCRIPTION

KLAUS PARK BATHROOM CONSTRUCTION JAMESTOWN PARK & RECREATION JAMESTOWN, NORTH DAKOTA			
SITE PLAN - DIMENSIONS			
DRAWN BY: HEL	SURVEYED BY: --	PROJECT NO: NDE2600-105	DATE: 9/17/2026
CHECKED BY: BBA	DESIGNED BY: HEL		

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5

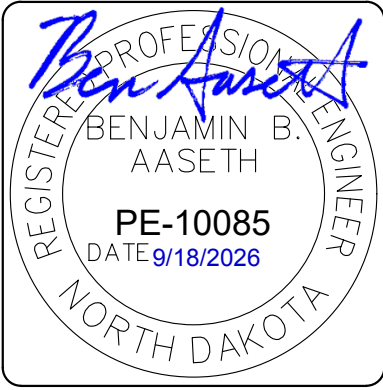


REV	NO	DATE	BY	DESCRIPTION

KLAUS PARK BATHROOM CONSTRUCTION JAMESTOWN PARK & RECREATION JAMESTOWN, NORTH DAKOTA				UTILITY PLAN
DRAWN BY:	HEL	DESIGNED BY:	BBA	PROJECT NO.: NDE26-00-105
CHECKED BY:		DATE:	9/17/2026	

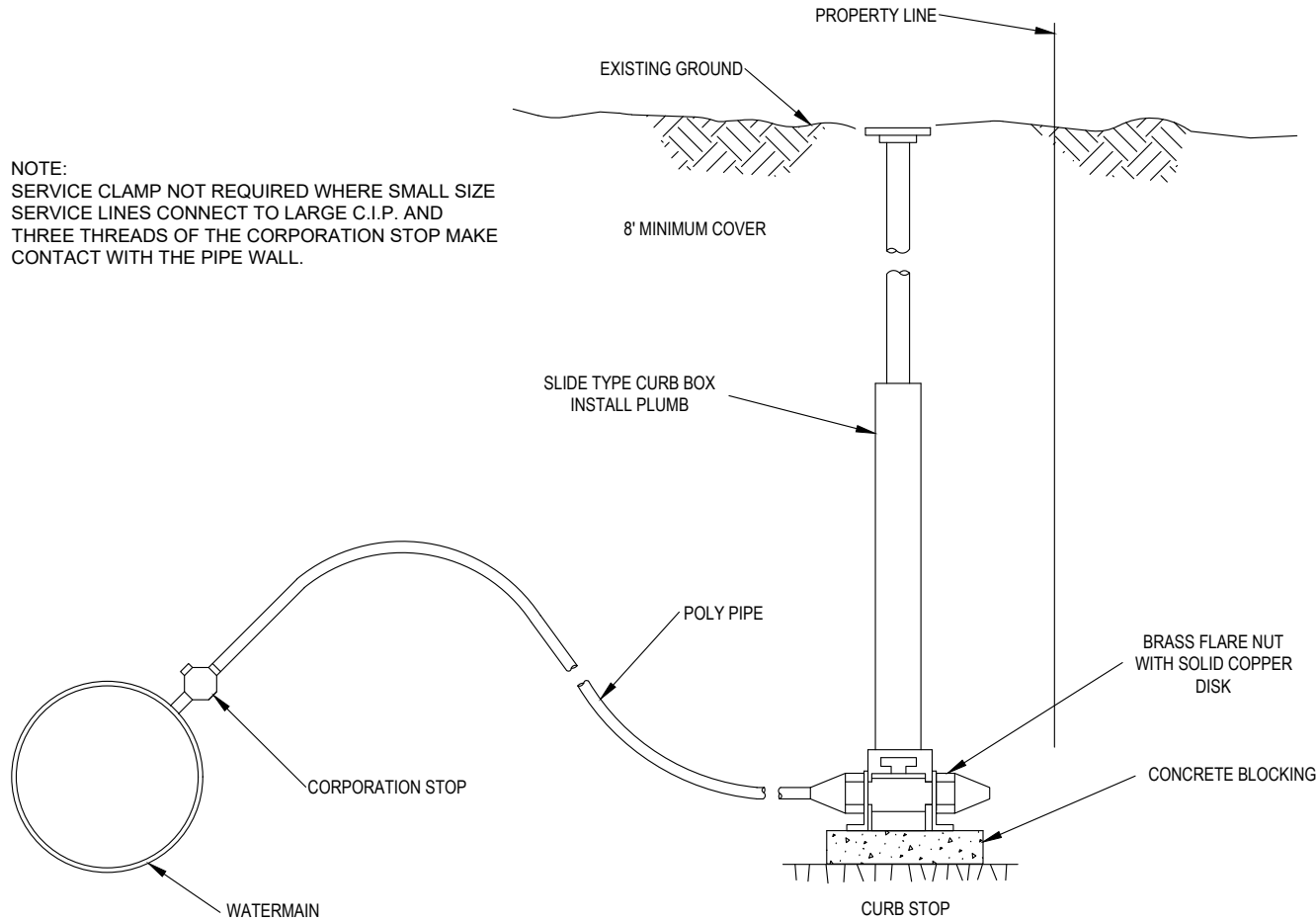
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6

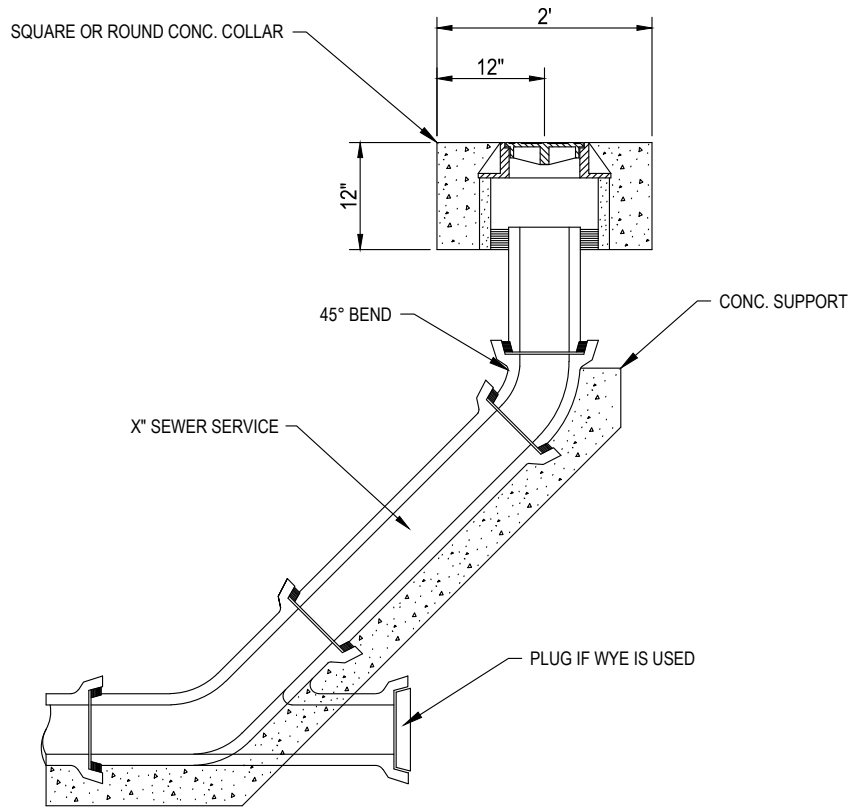
NOTE:
SERVICE CLAMP NOT REQUIRED WHERE SMALL SIZE
SERVICE LINES CONNECT TO LARGE C.I.P. AND
THREE THREADS OF THE CORPORATION STOP MAKE
CONTACT WITH THE PIPE WALL.



1
C7

CORPORATION STOP AND CURB STOP DETAIL

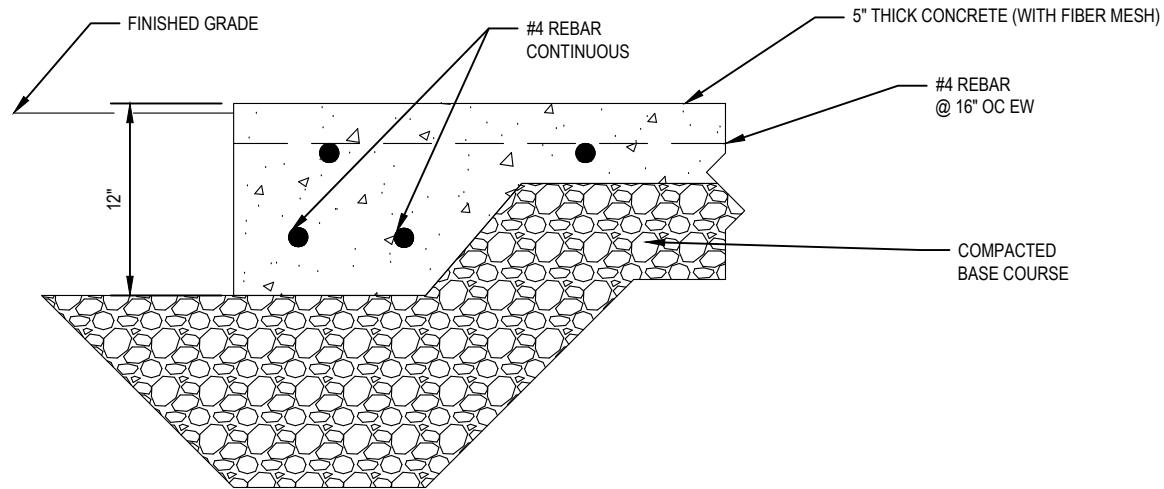
SCALE: N.T.S.



2
C7

CLEANOUT DETAIL (REQUIRED IN PAVED & UNPAVED AREAS)

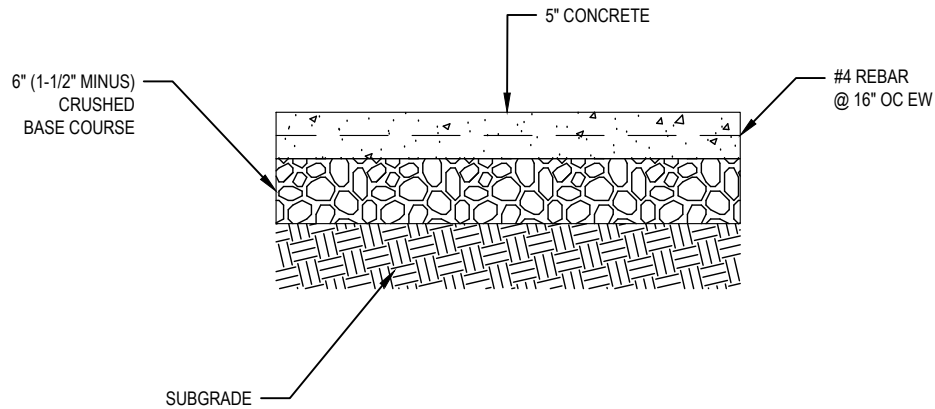
SCALE: N.T.S.



3
C7

THICKENED EDGE SIDEWALK

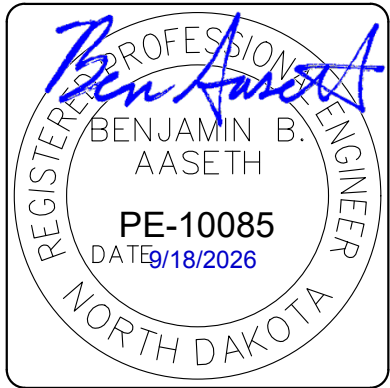
SCALE: N.T.S.



4
C7

5-INCH CONCRETE SIDEWALK CONNECTION SEGMENT

SCALE: N.T.S.



REV	NO	DATE	BY	DESCRIPTION

KLAUS PARK BATHROOM CONSTRUCTION JAMESTOWN PARK & RECREATION JAMESTOWN, NORTH DAKOTA			
CIVIL DETAILS			
DRAWN BY:	TAB	SURVEYED BY:	---
CHECKED BY:	BBA	DESIGNED BY:	TAB
PROJECT NO.: NDE26-00-105		DATE: 8/11/2026	

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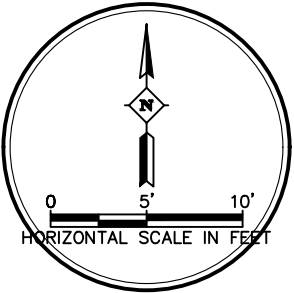


SECTION
C
7
SHEET NO.



LEGEND

SEED TYPE 1
WOOD MULCH



SITE FURNISHING SCHEDULE				
QTY.	DESCRIPTION	MANUF.	MODEL NO.	OPTIONS & COLORS
1	55 GAL TRASH RECEPTACLE	PILOT ROCK	CAN: TRH/G-55PC24 LID: CN-PD/27 SECURITY: CK-5	FRAME: BLACK SLATS: CEDAR RECYCLED PLASTIC LID: BLACK MOUNT: SURFACE MOUNT

LANDSCAPE REQUIREMENTS

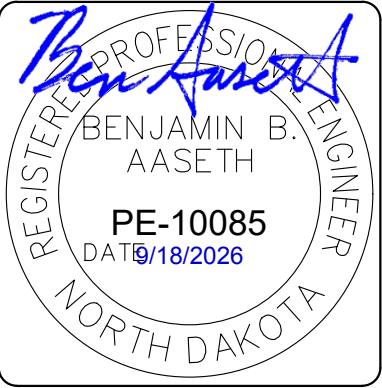
SEC. 2-89, 1E : APPLICABILITY
ANY COMMERCIAL, INSTITUTIONAL, OR INDUSTRIAL CONSTRUCTION THAT INCREASES THE ASPHALT, CONCRETE, GRAVEL, OR ANY OTHER PAVED OR HARD SURFACE AREA BY TEN PERCENT (10%) OF THE EXISTING SQUARE FOOTAGE FOR SUCH SURFACE SHALL BE DEEMED NEW CONSTRUCTION AND SHALL MEET ALL LANDSCAPING REQUIREMENTS FOR NEW CONSTRUCTION.
(ORIGINAL CONCRETE: 135 SF, NEW CONCRETE: 550 SF = ~407% INCREASE)

SEC. 2-94, 1: NEW CONSTRUCTION
A. FOR EVERY TWO THOUSAND FIVE HUNDRED (2,500) SQUARE FEET OF ASPHALT, CONCRETE, GRAVEL, OR ANY OTHER PAVED OR HARD SURFACE, ONE (1) TWO INCH (2") CALIPER DECIDUOUS SHADE TREE AND TWO (2) SHRUBS/HEDGES ARE REQUIRED TO BE PLANTED.

SEC. 2-96 BUFFER REQUIREMENTS
NOT APPLICABLE

**REQUIRED LANDSCAPE MATERIAL: 1 TREE, 2 SHRUBS
PROVIDED: 1 TREE,10 SHRUBS**

PLANT SCHEDULE						
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	MATURE HEIGHT	MATURE WIDTH
SHRUBS						
SPI	10	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS JAPANESE SPIREA	#5	18 - 36IN. HT.	3 - 5FT. W.



REV	DATE	BY	DESCRIPTION

KLAUS PARK BATHROOM CONSTRUCTION
JAMESTOWN PARK & RECREATION
JAMESTOWN, NORTH DAKOTA

LANDSCAPE & SITE FURNISHINGS PLAN

DRAWN BY: HEL
CHECKED BY: BBA

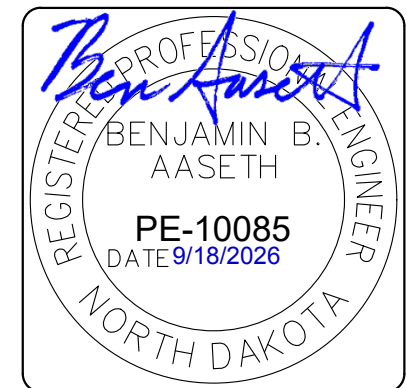
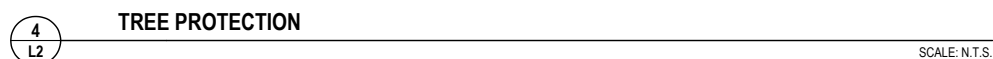
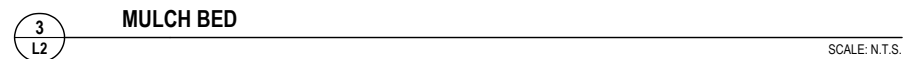
SURVEYED BY: --
DESIGNED BY: HEL

PROJECT NO.: NDE26-00-105
DATE: 9/17/2026

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1

[illegible]

LANDSCAPE DETAILS

DRAWN BY: _____	SURVEYED BY: _____	PROJECT NO.: NDE26-00-105	
CHECKED BY: BBA	DESIGNED BY: HEL	DATE: 9/17/2028	

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SECTION
L
2
SHEET NO.

PROJECT INFORMATION

CITY / STATE: NORTH DAKOTA, 58401

SHEET SCHEDULE

SHEET	CONTENTS
G0	TITLE PAGE, SHEET & REVISION SCHEDULE
G1	GENERAL NOTES / SYMBOL LEGEND
G2	DESIGN CRITERIA AND CODE SUMMARY
G3	SCHEDULE OF SPECIAL INSPECTIONS
A1.1	FLOOR PLAN
A1.2	ADA CLEARANCES
A1.3	ADA RESTROOM FIXTURE DETAILS
A1.4	INTERIOR ELEVATIONS VIEWS
A2.1	EXTERIOR ELEVATION VIEWS
A2.2	EXTERIOR ELEVATION VIEWS
A3.1	SECTION VIEWS
A3.2	SECTION VIEWS
A4.1	WALL FINISH SCHEDULE (INTERIOR/EXTERIOR)
A5.1	DOOR SCHEDULE
A5.2	DOOR DETAILS
A6.1	VENT/WINDOW SCHEDULE
A6.2	VENT/WINDOW DETAILS
A6.3	WOOD FILLER WALL SCHEDULE
A6.4	WOOD FILLER WALL DETAILS
S7.1	FOUNDATION PLAN
S7.2	FOUNDATION DETAILS
S7.3	FOUNDATION DETAILS
S8.1	STRUCTURAL CMU PLAN
S8.2	STRUCTURAL CMU REBAR LAYOUT
S8.3	STRUCTURAL CMU DETAILS
S8.4	STRUCTURAL CMU ELEVATION VIEWS
S8.5	STRUCTURAL CMU ELEVATION VIEWS
S9.1	ROOF FRAMING PLAN (FLAT VIEW)
S10.1	ROOF CONNECTION DETAILS
S10.2	ROOF CONNECTION DETAILS
R1	ROOFING PLAN (FLAT VIEW)
R2	ROOFING DETAILS
P1	PLUMBING SCHEDULE
P2	PLUMBING PLAN
E1	ELECTRICAL SCHEDULE
E2	ELECTRICAL PLAN
E3	ELECTRICAL RISER DETAILS

REVISION SCHEDULE

REV.	DATE	BY	DESCRIPTION
1	09/09/2026	HW	G0, G2, A1.1, A2.1, A2.2, A3.1, S7.1, S7.2, S7.2, S8.1, S8.4 S8.5, S9.1

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PSE Consulting Engineers, Inc.
www.structure1.com
Klamath Falls Office
250 Main Klamath Falls, Oregon 97603
Phone: (541) 850-6300 Fax: (541) 850-6233
info@structure1.com


ROMTEC # 226 099

PROJECT:

KLAUS PARK
JAMESTOWN, ND

SHEET TITLE:

TITLE SHEET
REVISION & SHEET SCHEDULE

PROJECT #: KLA01

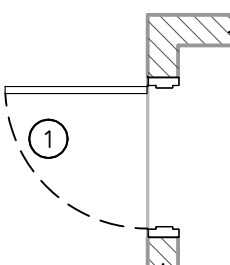
DATE: 08/24/26

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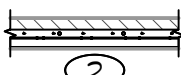
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REVISIONS:

SHEET NO.



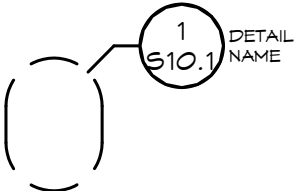
DOOR NUMBER - SEE APPLICABLE SCHEDULE



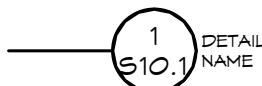
VENT NUMBER OR WINDOW NUMBER - SEE APPLICABLE SCHEDULE



WOOD FILLER WALL - SEE APPLICABLE SCHEDULE



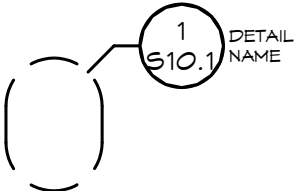
DETAIL NAME



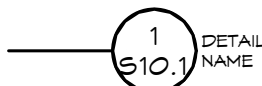
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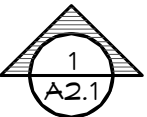
INTERIOR ELEVATION REFERENCE



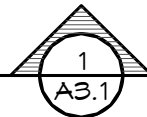
DETAIL CALLOUT



DETAIL REFERENCE



ELEVATION VIEW



BUILDING SECTION

ABBREVIATIONS

AB	ANCHOR BOLT	MO	MASONRY OPENING
ACT	ADULT CHANGING TABLE	MR	METAL ROOFING
AFF	ABOVE FINISHED FLOOR	MS	MILD STEEL
ATS	AUTOMATIC TRANSFER SWITCH	ND	NAPKIN DISPOSAL
BN	BOUNDARY NAIL	NTS	NOT TO SCALE
BOT	BOTTOM	OC	ON CENTER
BP	BREAKER PANEL	OCEW	ON CENTER EACH WAY
CJ	CONTROL JOINT	OSB	ORIENTED STRAND BOARD
CL	CENTER LINE	P	PHOTO EYE
CO	CLEAN OUT	PCC	PORTLAND CEMENT COMPANY
CMU	CONCRETE MASONRY UNIT	PEN	PANEL EDGE NAILING
db	NOMINAL BAR DIAMETER	PL	PLATE
DD	DIAPER DECK	PSF	POUNDS PER SQUARE FOOT
DIA	DIAMETER	PSI	POUNDS PER SQUARE INCH
DISC	DISCONNECT	PT	PRESSURE TREATED
EM	ELECTRIC METER	PTD	PAPER TOWEL DISPENSER
EN	END NAIL	PV	PHOTO VOLTAGE
EW	EACH WAY	R4S	ROUGH FOUR SIDES
FA	FREE AIR	REQD	REQUIRED
FD	FLOOR DRAIN	RO	ROUGH OPENING
FF	FINISHED FLOOR	S4S	SURFACED FOUR SIDES
FG	FINISHED GRADE	SCH	SCHEDULE
FN	FIELD NAIL	SD	SOAP DISPENSER
FRP	FIBERGLASS REINFORCED PANEL	SIP	STRUCTURAL INSULATED PANEL
GB	GRAB BAR	SJ	SAW JOINT
GLB	GLUE LAMINATED BEAM	SM	SHEET METAL
HB	HOSE BIBB	SN	SHEAR NAILING
HD	HAND DRYER	SS	STAINLESS STEEL
HM	HOLLOW METAL (DOOR)	TBD	TO BE DETERMINED
HSS	HOLLOW STRUCTURAL SECTIONS	T&B	TOP & BOTTOM
HTR	HEATER	T&G	TONGUE & GROOVE
HYP	HYPOTENUSE	TLT	TOILET
I.S.	INSTALLER SUPPLIED	TP	TOILET PAPER DISPENSER
KSI	KIPS PER SQUARE INCH	TS	TIMER SWITCH
L	STRUCTURAL STEEL ANGLE	TSCD	TOILET SEAT COVER DISPENSER
LAV	LAVATORY	TYP	TYPICAL
LF	LIGHT FIXTURE	UNO	UNLESS NOTED OTHERWISE
MBP	MAIN BREAKER PANEL	VB	VAPOR BARRIER
MD	MAIN DISCONNECT	VTR	VENT THROUGH ROOF
MIN	MINIMUM	WH	WATER HEATER
MIR	MIRROR	WWM	WOVEN WIRE MESH
		W/	WITH

GENERAL NOTES

1. THIS PROJECT SHALL COMPLY WITH ALL CODES AND STANDARDS IDENTIFIED ON SHEET G2. ALL WORK SHALL MEET OR EXCEED INDUSTRY STANDARDS FOR MATERIALS, WORKMANSHIP, ETC.
2. CONTRACTOR SHALL REVIEW THE DRAWINGS THOROUGHLY BEFORE PROCEEDING WITH ANY WORK. ANY DISCREPANCIES FOUND WITHIN THESE DOCUMENTS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF ROMTEC. CONTRACTOR SHALL NOT PROCEED WITH ANY WORK HE KNOWS TO BE IN CONFLICT WITH OTHER WORK, OR IS NOT APPROVED BY CODE, UNTIL RESOLVED BY ROMTEC OR THE ENGINEER/ARCHITECT.
3. CONTRACTOR SHALL MAINTAIN GENERAL LIABILITY INSURANCE AND WORKER'S COMP. INSURANCE AS PER SPECIFIC STATE MINIMUM REQUIREMENTS.
4. FOOTINGS SHALL BE CONSTRUCTED ON UNDISTURBED NATIVE SOIL OR ENGINEER APPROVED FILL. CONTRACTOR TO VERIFY ASSUMED SOIL BEARING CAPACITY NOTED ON SHEET G2. SHOULD SOIL NOT MEET OR EXCEED THE ASSUMED SOIL BEARING CAPACITY, CONTRACTOR TO MODIFY SOIL CONDITIONS TO SATISFY CRITERIA OR NOTIFY THE STRUCTURAL ENGINEER TO REVISE DESIGN PER CONDITIONS ENCOUNTERED. BACKFILL AROUND BUILDING TO PROVIDE SLOPE AWAY FROM BUILDING NOT LESS THAN A 2% SLOPE FOR A MINIMUM DISTANCE OF 10' FROM THE BUILDING, PER 2024 IBC 1804.3.
5. A. CAST-IN-PLACE CONCRETE: 3000 PSI MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS 4" +/- 1" SLUMP, WITH MAX 1" AGGREGATE, AND ALL MATERIALS IN ACCORDANCE WITH ACI 318 STANDARDS. FINE BROOM FINISH INTERIOR SURFACES AND EXTERIOR SLABS. JOINTS REQUIRED IN FLAT WORK, SEE FOUNDATION DETAILS FOR REQUIREMENTS.
B. CMU BLOCKS "MEDIUM WEIGHT DENSITY" ARE MANUFACTURED TO ASTM C90-02 STANDARDS WITH A MIN COMPRESSIVE STRENGTH f_m = 1500 PSI. ALL CMU BLOCKS MUST BE FULLY GROUTED IN 5 FT MAXIMUM LIFTS (EXCEPTION - HIGH LIFT GROUTING FOR 8'-8" WALLS MAYBE USED AS LONG AS CLEANOUT OPENINGS ARE PROVIDED AT THE BOTTOM OF EVERY CELL FOR EACH POUR ABOVE 5 FT). THE MORTAR TO BE USED SHALL BE TYPE S 1800 PSI MORTAR CONFORMING TO ASTM C270. MASONRY (CONCRETE) GROUT: 2500 PSI MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS 9" +/- 1" SLUMP, WITH MAX 1/2" AGGREGATE, AND TESTED IN ACCORDANCE TO MEET ACI 318. FINE OR COURSE GROUT MAY BE USED IN ACCORDANCE WITH 2024 IBC. CONSOLIDATE GROUT AT THE TIME OF PLACEMENT. CONSOLIDATE POURS EXCEEDING 12 IN. IN HEIGHT BY MECHANICAL VIBRATION, AND RECONSOLIDATE BY MECHANICAL VIBRATION AFTER INITIAL WATER LOSS AND SETTLEMENT HAS OCCURRED. CONSOLIDATION AND RECONSOLIDATION ARE NORMALLY ACHIEVED WITH A MECHANICAL VIBRATOR. A LOW VELOCITY VIBRATOR WITH A 3/4 IN. HEAD IS USED.
6. ANCHOR AND MACHINE BOLTS SHALL BE ASTM A307, UNLESS NOTED OTHERWISE BOLTS SHALL BE INSTALLED PER TURN-OF-NUT INSTALLATION METHOD, REQUIRED TURNS FOR PRE-TENSIONING FROM SNUG-TIGHT, U.N.O. IN THIS PLAN SET OR BY ANCHOR BOLT OR FASTENER MANUFACTURER. SCREWS AND MACHINE BOLT CALLOUTS ARE MINIMUM SIZE ALLOWED, ACTUAL SIZE MAY VARY. HOLLOW STRUCTURAL SECTION (HSS) SHALL BE ASTM A500 GRADE B, F_y = 46 ksi. WIDE FLANGE BEAMS SHALL BE ASTM A992, F_y = 50 ksi. STEEL PLATES & SHAPES SHALL BE ASTM A36, F_y = 36 ksi. CONCRETE REINFORCING STEEL (REBAR): 60 ksi. (GRADE 60). WOOD FRAMING SHALL BE #2 & BETTER DOUGLAS FIR, UNO. GLU-LAM BEAMS SHALL BE GRADE 24F-V4.
7. QUESTIONS CONCERNING MATERIALS OR CONSTRUCTION CONTACT ROMTEC TECHNICAL ASSISTANCE AT: 541-496-3541
8. ROMTEC SCOPE SUPPLY AND DESIGN SUBMITTAL (SSDS) IDENTIFY SPECIFIC MODEL, MANUFACTURER & BRAND OF ALL PLUMBING AND ELECTRICAL FIXTURES AND ACCESSORIES. REFER TO THE SSDS FOR SPECIFIC LIST OF ITEMS SUPPLIED BY ROMTEC, ANY ITEMS NOT LISTED IN THE SSDS IS ASSUMED SUPPLIED BY THE INSTALLER.
9. THE OWNER / CONTRACTOR MAY EXERCISE DISCRETION IN SELECTING THE FINAL LOCATION FOR NON-DIMENSIONED ACCESSORIES AND FIXTURES (E.G., LIGHTS, COMFORT HEATERS, ETC.)

NOTE: ARCHITECT/ENGINEER IS NOT RESPONSIBLE FOR ANY SITE DESIGN OR ENGINEERING AND WILL NOT BE HELD ACCOUNTABLE OR LIABLE FOR ANY ISSUES RELATED TO THIS SITE. IT IS THE OWNER'S RESPONSIBILITY TO ACCURATELY LOCATE THIS BUILDING, SET FLOOR AND ADJACENT ELEVATIONS, DETERMINE SITE IS SUITABLE FOR CONSTRUCTION, VERIFY ALL UTILITIES, ETC.

RECYCLE

RECYCLE ALL USED SHIPPING MATERIALS AND LEFT OVER BUILDING MATERIALS

09/14/2026



Exp. 12/31/2026



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ROMTEC # 226 099

PROJECT:

KLAUS PARK
JAMESTOWN, ND

SHEET TITLE:

GENERAL NOTES
SYMBOL LEGEND

PROJECT #:

KLA01

DATE:

08/24/26

DRAWN BY:

HW

REV.

DATE:

BY:

REVISIONS:

SHEET NO.

G1

CODES AND STANDARDS

2024 NORTH DAKOTA BUILDING CODE (IBC 2024, AMENDED)
2024 NORTH DAKOTA RESIDENTIAL CODE (IRC 2024, AMENDED)
2018 NORTH DAKOTA PLUMBING CODE (UPC 2018, AMENDED)
2024 NORTH DAKOTA MECHANICAL CODE (IMC 2024, AMENDED)
2023 NORTH DAKOTA ELECTRICAL CODE (NFPA 70, 2023, AMENDED)
2021 NORTH DAKOTA LIFE SAFETY CODE (NFPA 101, 2021)
2024 NORTH DAKOTA ENERGY CODE (IECC 2024, AMENDED)
2010 ADA STANDARDS
2024 NORTH DAKOTA FUEL GAS CODE (IFGC 2024, AMENDED)
2015 ABA STANDARDS

ACI AMERICAN CONCRETE INSTITUTE, ACI 318, "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE"

TMS THE MASONRY SOCIETY, TMS 402, "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES"

CODE SUMMARY:

OCCUPANCY CLASS.: U
CONSTRUCTION: VB
AREA: 367 FT²
AREA ALLOWABLE: 5500 FT²
HEIGHT: 1 STORY
HEIGHT ALLOWABLE: 1 STORY
OCCUPANT LOAD: 1

DESIGN LOADS

ROOF: SNOW LOAD 68 PSF
ROOF: DEAD LOAD 15 PSF
WALL DEAD LOAD 81 PSF
IBC SEISMIC DESIGN CATEGORY A
DESIGN WIND SPEED (ULTIMATE) 115 MPH
EXPOSURE C
ALLOWABLE SOIL BEARING 1500 PSF

SEISMIC DESIGN DATA:

RISK CATEGORY: II
IMPORTANCE FACTOR: 1.0
SS: 0.058
S1: 0.016
SITE CLASS: D
SMS: 0.079
SM1: 0.035
SDS: 0.053
SD1: 0.023
SEISMIC DESIGN CATEGORY: A
R = 5
BASE SHEAR: V = 0.011 W

WIND DESIGN :

RISK CATEGORY: II
WIND SPEED = 115 MPH
EXPOSURE: C
INTERNAL PRESSURE COEFE = ± 0.18

BEARING WALL SYSTEM: SPECIAL REINFORCED MASONRY SHEAR WALL

ANALYSIS METHOD: EQUIVALENT STATIC FORCE METHOD

SPECIAL INSPECTIONS

CONCRETE SPECIAL INSPECTION NOT REQUIRED PER IBC 1705.3
EXCEPTION 2.3 [FOOTINGS]
EXCEPTION 3 [SLAB]

SPECIAL INSPECTIONS (TMS 402-16)

TABLE 3 -- MINIMUM VERIFICATION REQUIREMENTS				
MINIMUM VERIFICATION	REQUIRED FOR QUALITY ASSURANCE (a)			REFERENCE FOR CRITERIA
	LEVEL 1	LEVEL 2	LEVEL 3	TMS 602
PRIOR TO CONSTRUCTION, VERIFICATION OF COMPLIANCE OF SUBMITTALS		R		ART. 1.5
PRIOR TO CONSTRUCTION, VERIFICATION OF f_m AND f_{AAC} , EXCEPT WHERE SPECIFICALLY EXEMPT BY THE CODE.		R		ART. 1.4 B
DURING CONSTRUCTION, VERIFICATION OF SLUMP FLOW AND VISUAL STABILITY INDEX (VSI) WHEN SELF-CONSOLIDATING GROUT IS DELIVERED TO THE PROJECT SITE.		R		ART. 1.5 & 1.6.3
DURING CONSTRUCTION, VERIFICATION OF f_m AND f_{AAC} FOR EVERY 5,000 sq. ft. (465 sq.m).		NR		ART. 1.4 B
DURING CONSTRUCTION, VERIFICATION OF PORPORTIONS OF MATERIALS AS DELIVERED TO THE PROJECT SITE FOR PREMIXED OR PREBLENDED MORTAR, PRESTRESSING GROUT, AND GROUT OTHER THAN SELF-CONSOLIDATING GROUT.		NR		ART. 1.4 B

(a) R=REQUIRED, NR=NOT REQUIRED

TABLE 4 -- MINIMUM SPECIAL INSPECTION REQUIREMENTS					
MINIMUM SPECIAL INSPECTION	REQUIRED FOR QUALITY ASSURANCE (a)			REFERENCE FOR CRITERIA	
	LEVEL 1	LEVEL 2	LEVEL 3	TMS 402	TMS 602
1. AS MASONRY CONSTRUCTION BEGINS, VERIFY THAT THE FOLLOWING ARE IN COMPLIANCE:					
A. PROPORTION OF SITE-PREPARED MORTAR		P			ART. 2.1 , 2.6 A, & 2.6 C
B. GRADE AND SIZE OF PRESTRESSING TENDONS AND ANCHORAGES		P			ART. 2.4 B & 2.4 H
C. GRADE, TYPE AND SIZE OF REINFORCEMENT, CONNECTORS, ANCHOR BOLTS, AND PRESTRESSING TENDONS AND ANCHORAGES		P			ART. 3.4 & 3.6 A
D. PRESTRESSING TECHNIQUE		P			ART. 3.6 B
E. PROPERTIES OF THIN-BED MORTAR FOR AAC MASONRY		C(b)P(c)			ART. 2.1 C.1
F. SAMPLE PANEL CONSTRUCTION		P			ART. 2.1 C.1
2. PRIOR TO GROUTING, VERIFY THAT THE FOLLOWING ARE IN COMPLIANCE:					
A. GROUT SPACE		P			ART. 3.2 D & 3.2 F
B. PLACEMENT OF PRESTRESSING TENDONS AND ANCHORAGES		P		SEC. 10.8 & 10.9	ART. 2.4 & 3.6
C. PLACEMENT OF REINFORCEMENT, CONNECTORS, AND ANCHOR BOLTS		P		SEC. 6.1, 6.3.1, 6.3.6, & 6.3.7	ART. 2.4 & 3.6
D. PROPORTIONS OF SITE-PREPARED GROUT AND PRESTRESSING GROUT FOR BONDED TENDONS		P			ART. 2.6 B & 2.4 G.1.b
3. VERIFY COMPLIANCE OF THE FOLLOWING DURING CONSTRUCTION:					
A. MATERIALS AND PROCEDURES WITH THE APPROVED SUBMITTALS		P			ART. 1.5
B. PLACEMENT OF MASONRY UNITS AND MORTAR JOINT CONSTRUCTION		P			ART. 3.3 B
C. SIZE AND LOCATION OF STRUCTURAL MEMBERS		P			ART. 3.3 F
D. TYPE, SIZE AND LOCATION OF ANCHORS, INCLUDING OTHER DETAILS OF ANCHORAGE OF MASONRY TO STRUCTURAL MEMBERS, FRAMES OR OTHER CONSTRUCTION.		P		SEC. 1.2.1(e), 6.2.1 & 6.3.1	
E. WELDING OF REINFORCEMENT		C		SEC. 6.1.6.1.2	
F. PREPARATION, CONSTRUCTION, AND PROTECTION OF MASONRY DURING COLD WEATHER (TEMPERATURE BELOW 40°F(4.4°C)) OR HOT WEATHER (TEMPERATURE ABOVE 90°F(32.2°C))		P			ART. 1.8 C & 1.8 D
G. APPLICATION AND MEASUREMENT OF PRESTRESSING FORCE		C			ART. 3.6 B
H. PLACEMENT OF GROUT AND PRESTRESSING GROUT FOR BONDED TENDONS IS IN COMPLIANCE		C			ART. 3.5 & 3.6 C
I. PLACEMENT OF AAC MASONRY UNITS AND CONSTRUCTION OF THIN-BED MORTAR JOINTS		C(b)P(c)			ART. 3.3 B.9 & 3.3 F.1.b
4. OBSERVE PREPARATION OF GROUT SPECIMENS, MORTAR SPECIMENS, AND/OR PRISMS		P			ART. 1.4 B.2.a.3, 1.4 B.2.b.3, 1.4 B.2.c.3, 1.4 B.3, & 1.4 B.4

(a) FREQUENCY REFERS TO THE FREQUENCY OF INSPECTION, WHICH MAY BE CONTINUOUS DURING THE LISTED TASK OR PERIODICALLY DURING THE LISTED TASK, AS DEFINED IN THE TABLE.
NR=NOT REQUIRED, P=PERIODIC, C=CONTINUOUS

(b) REQUIRED FOR THE FIRST 5000 SQUARE FEET (465 SQUARE METERS) OF AAC MASONRY.

(c) REQUIRED AFTER THE FIRST 5000 SQUARE FEET (465 SQUARE METERS) OF AAC MASONRY.

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ROMTEC # 226 099

PROJECT: KLAUS PARK JAMESTOWN, ND
SHEET TITLE: DESIGN CRITERIA & CODE SUMMARY

PROJECT #:		KLA01
DATE:		08/24/26
DRAWN BY:		HW
REV.	DATE:	BY:
1	9-9-2026	HW

REVISIONS:

SHEET NO.

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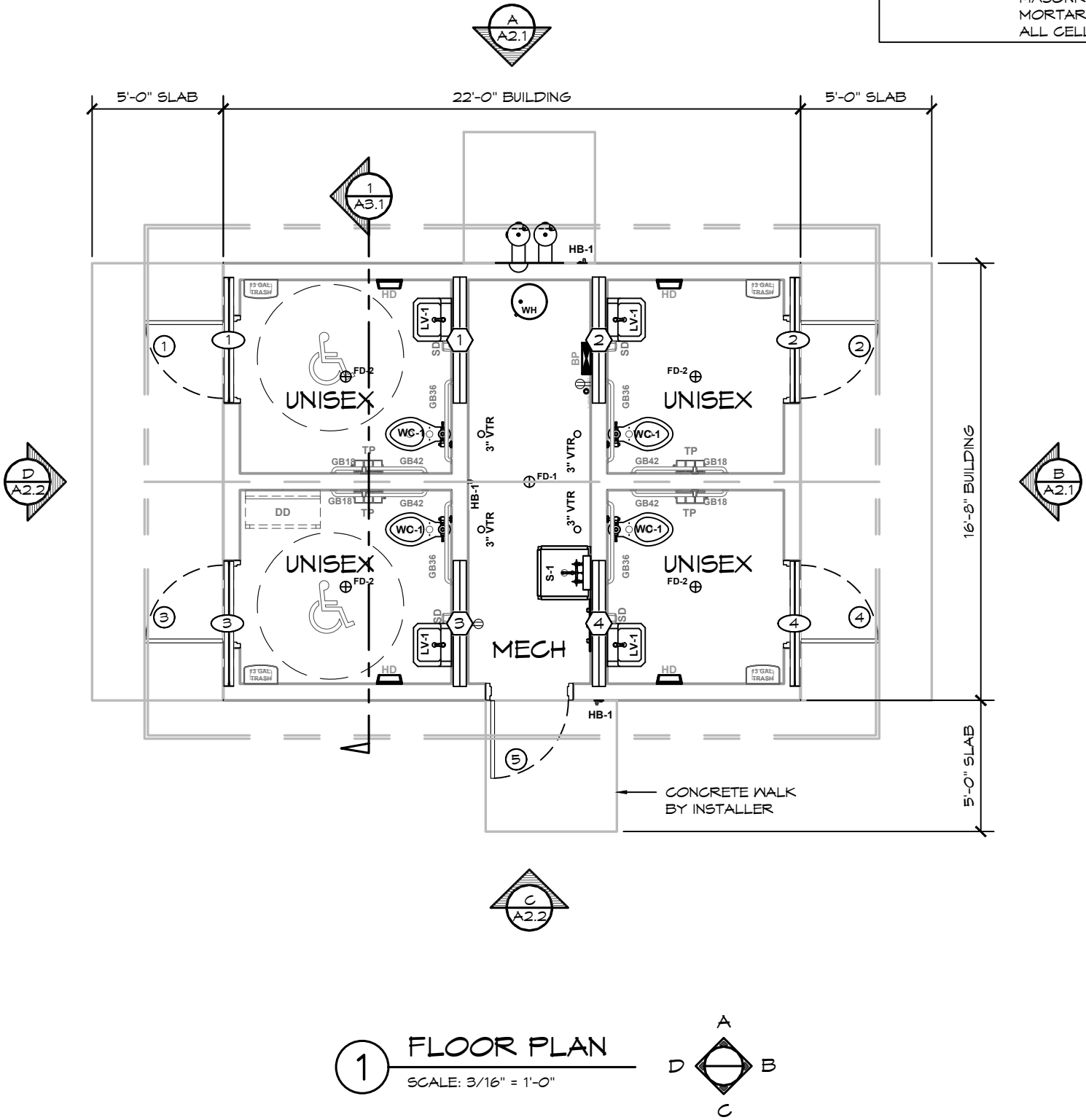
WALL TYPE SCHEDULE	
	8" REINFORCED CONCRETE MASONRY BLOCK WALL WITH MORTAR JOINTS, GROUTED SOLID ALL CELLS RUNNING BOND PATTERN.



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PROJECT: KLAUS PARK
JAMESTOWN, ND
SHEET TITLE: FLOOR PLAN

PROJECT #: KLA01
DATE: 08/24/26
DRAWN BY: HW

REV.	DATE:	BY:
1	9-9-2026	HW

REVISIONS:

SHEET NO. A1.1

PARTITIONS SHALL BE INSTALLED PER
INSTALL INSTRUCTIONS & DETAILS IN THE:
"FINAL"
ROMTEC SCOPE OF SUPPLY AND
DESIGN SUBMITTAL

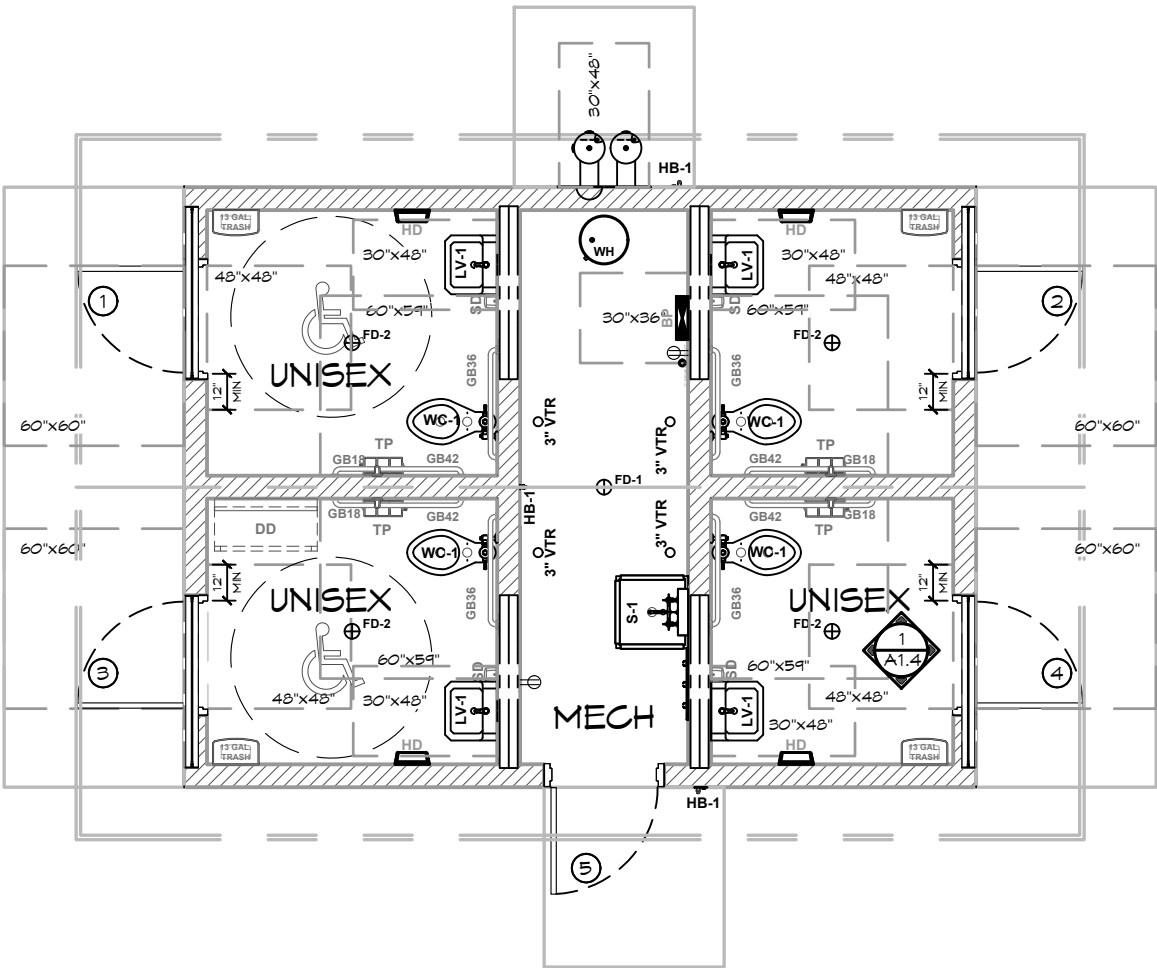
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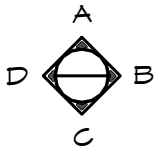
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1

ADA RESTROOM FIXTURE CLEAR FLOOR AREA

SCALE: 3/16" = 1'-0"



PROJECT:

KLAUS PARK
JAMESTOWN, ND

SHEET TITLE:

ADA CLEARANCES

PROJECT #:

KLA01

DATE:

08/24/26

DRAWN BY:

HW

REV.

DATE:

BY:

REVISIONS:

SHEET NO.

A1.2

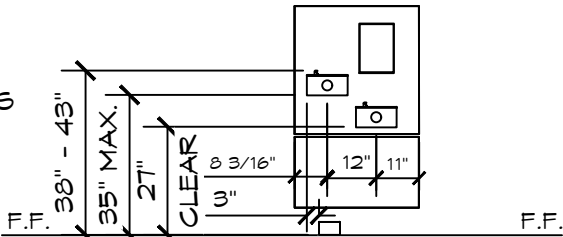
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DRINKING FOUNTAIN NOTES:

-THE ACCESSIBLE DRINKING FOUNTAIN SHALL BE A MINIMUM 18 INCHES (AND MAXIMUM 19 INCHES FOR WALL AND POST-MOUNTED CANTILEVERED DRINKING FOUNTAINS) IN DEPTH.

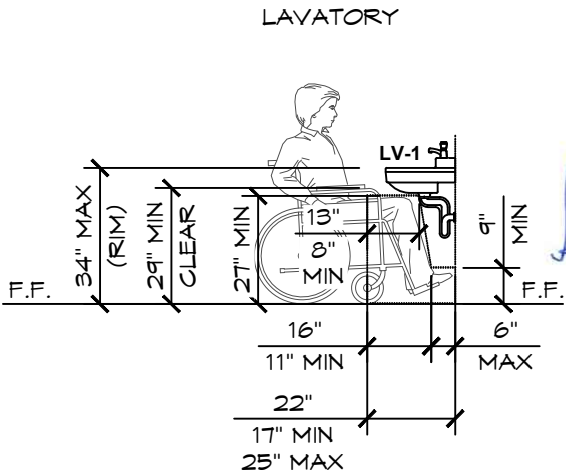
-THE SPOUT SHALL BE LOCATED 15 INCHES MINIMUM FROM THE VERTICAL SUPPORT AND 5 INCHES MAXIMUM FROM THE FRONT EDGE OF THE UNIT, INCLUDING BUMPERS.

-THE SPOUT SHALL PROVIDE A FLOW OF WATER 4 INCHES HIGH MINIMUM AND SHALL BE LOCATED 5 INCHES MAXIMUM FROM THE FRONT OF THE UNIT. THE ANGLE OF THE WATER STREAM SHALL BE MEASURED HORIZONTALLY RELATIVE TO THE FRONT FACE OF THE UNIT. WHERE SPOUTS ARE LOCATED LESS THAN 3 INCHES OF THE FRONT FACE OF THE UNIT, THE ANGLE OF THE WATER STREAM SHALL BE 30 DEGREES MAXIMUM. WHERE SPOUTS ARE LOCATED BETWEEN 3 INCHES AND 5 INCHES MAXIMUM FROM THE FRONT OF THE UNIT, THE ANGLE OF THE WATER STREAM SHALL BE 15 DEGREES MAXIMUM.



A. THE ACCESSIBLE SINK SHALL BE MOUNTED WITH THE COUNTER OR RIM NO HIGHER THAN 34" ABOVE FINISH FLOOR. KNEE CLEARANCE THAT IS AT LEAST 27" HIGH, 30" SIDE AND 19" UNDERNEATH THE SINK SHALL BE PROVIDED. HOT WATER AND DRAIN SHALL BE INSULATED OR OTHERWISE CONFIGURED SO AS TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER THE SINK. SECTION 11B- 606.

B. FAUCET CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. LEVER OPERATED, PUSH-TYPE AND ELECTRONICALLY CONTROLLED MECHANISMS ARE ACCEPTABLE. SELF-CLOSING VALVES ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS. SECTION 11B-606.4.



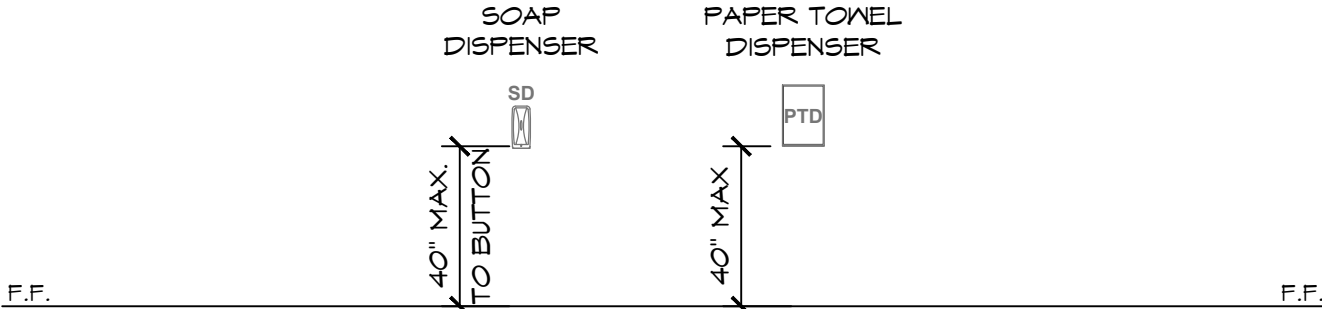
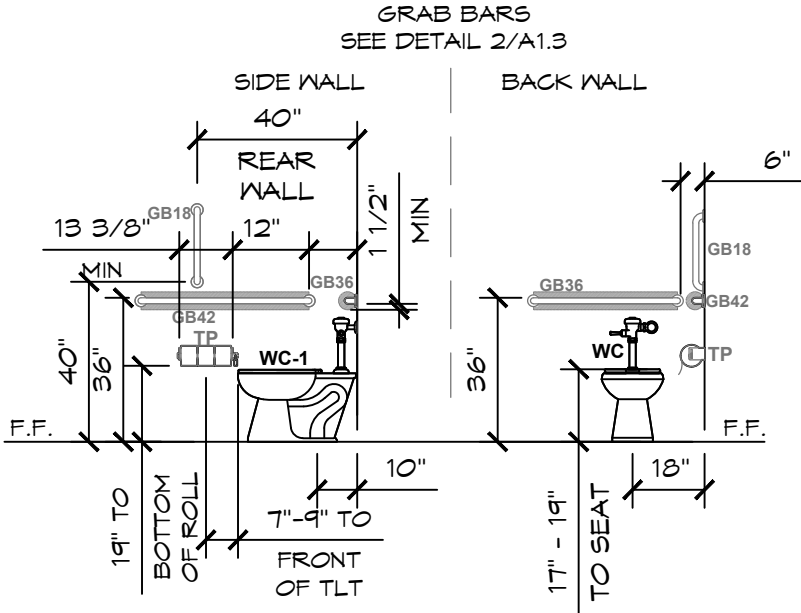
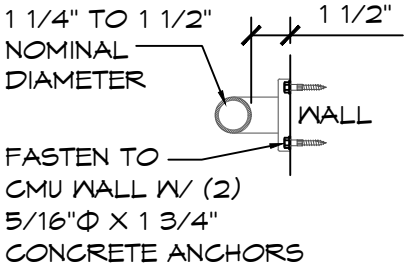
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INSTALLED GRAB BARS MUST MEET 250# MINIMUM LOAD & GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS PER CODE.



1

ADA RESTROOM FIXTURE DETAILS

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

PROJECT: KLAUS PARK JAMESTOWN, ND

SHEET TITLE: ADA RESTROOM FIXTURE DETAILS

PROJECT #: KLA01

DATE: 08/24/26

DRAWN BY: HW

REVISIONS:

REV. DATE BY:

SHEET NO. A1.3

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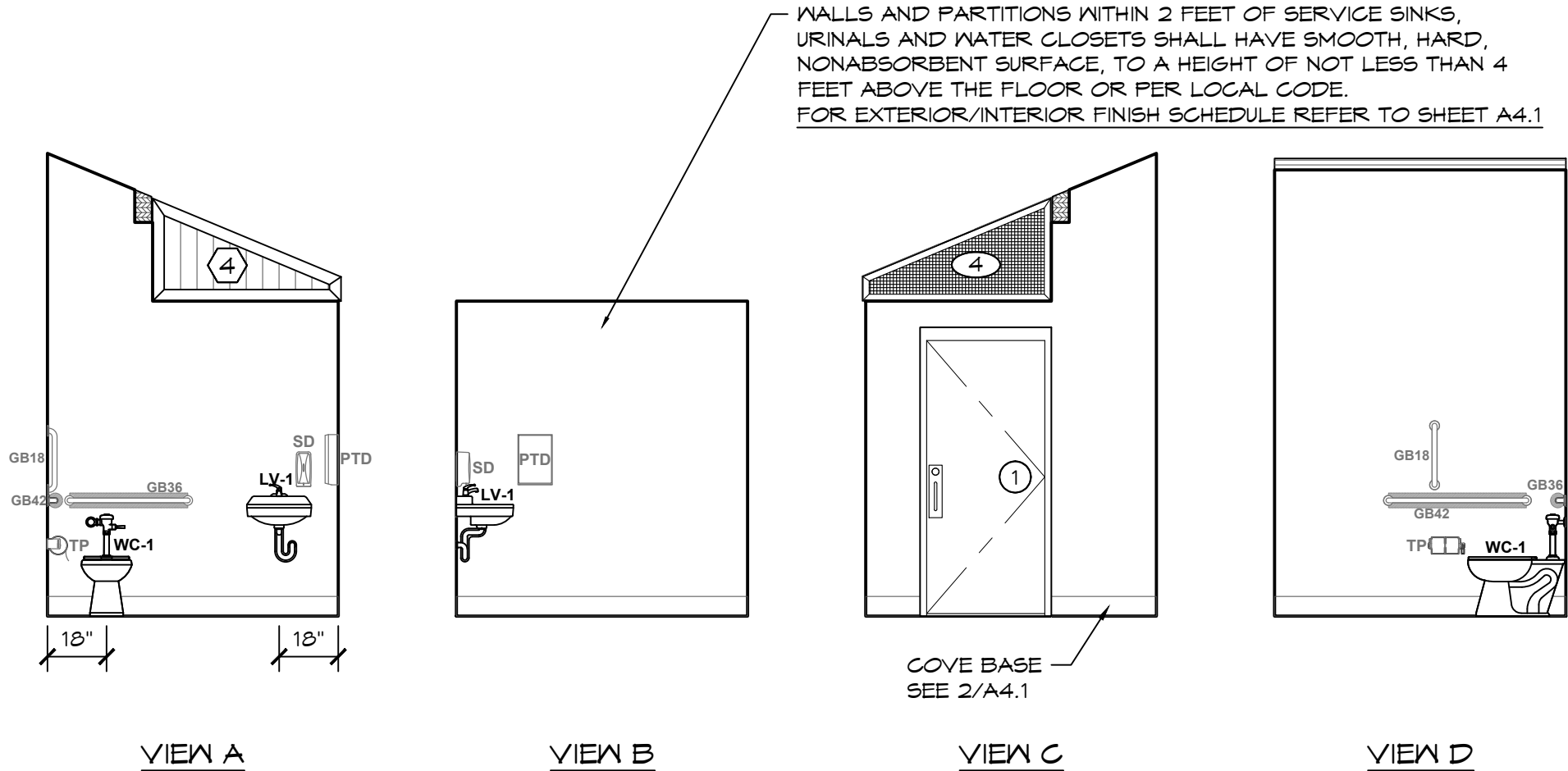


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ROMTEC # 226 099



1 ADA RESTROOM INTERIOR ELEVATION VIEWS
SCALE: 1/4" = 1'-0"

PROJECT: **KLAUS PARK**
JAMESTOWN, ND

SHEET TITLE: **ADA RESTROOM FIXTURE DETAILS**

PROJECT #: **KLA01**

DATE: **08/24/26**

DRAWN BY: **HW**

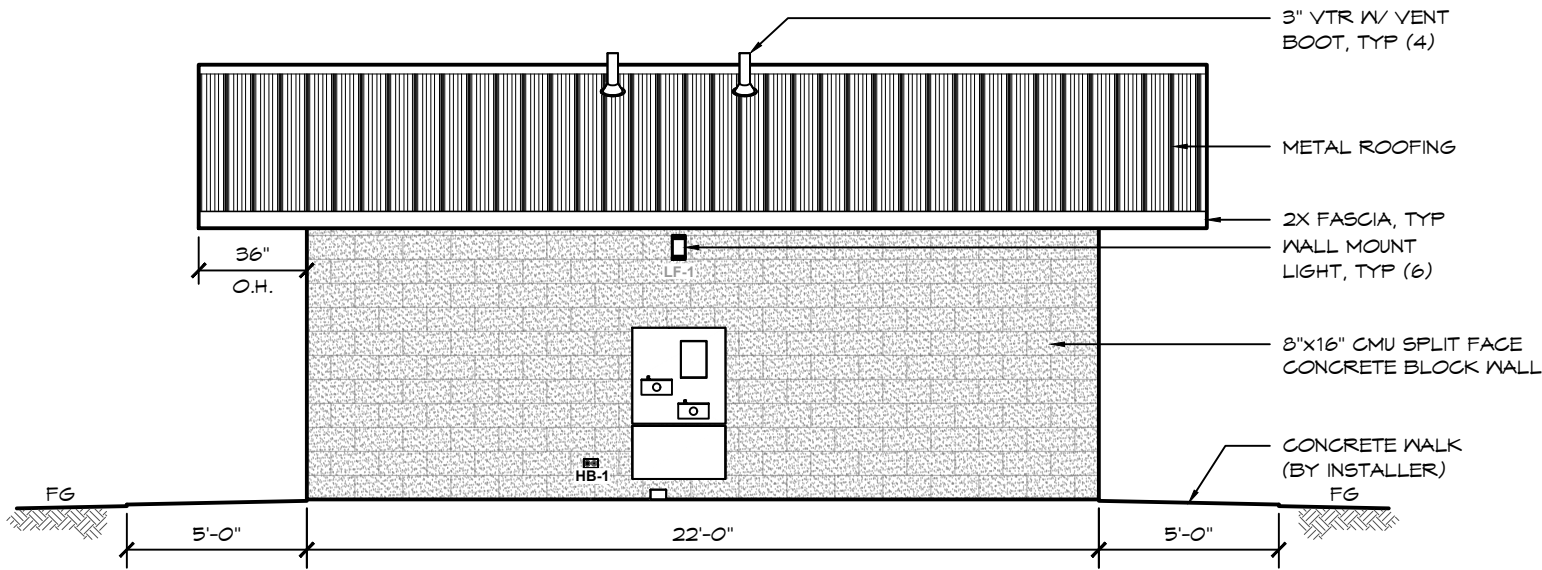
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REVISIONS:

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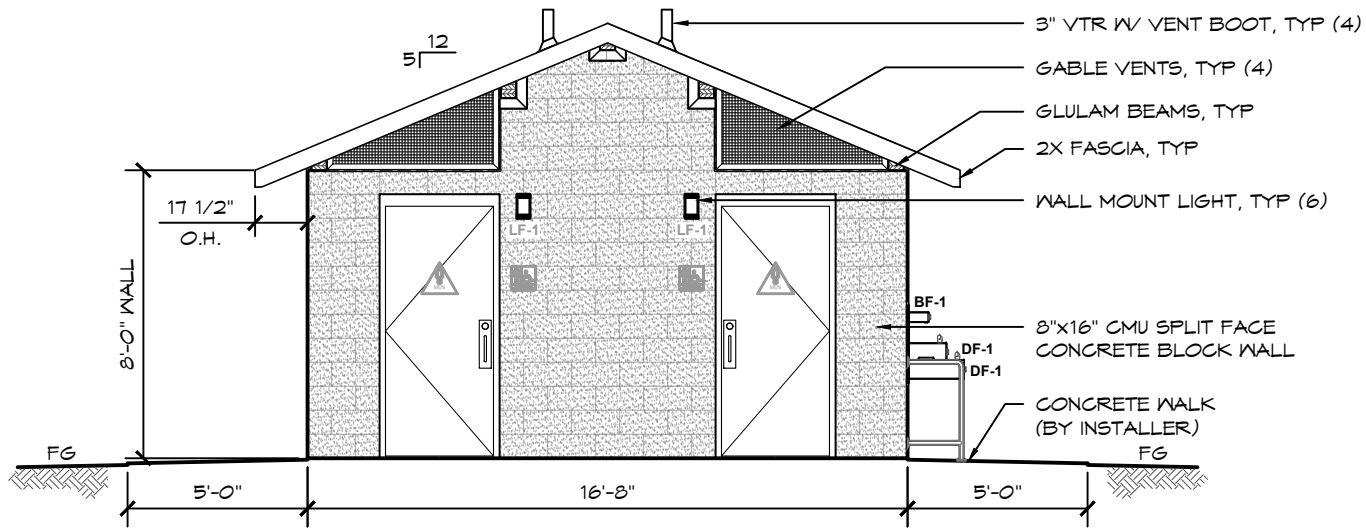
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A ELEVATION VIEW

SCALE: 3/16" = 1'-0"



B ELEVATION VIEW

SCALE: 3/16" = 1'-0"

09/14/2026



Exp. 12/31/2026

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ROMTEC # 226 099

PROJECT: **KLAUS PARK**

JAMESTOWN, ND

SHEET TITLE: **EXTERIOR ELEVATION VIEWS**

PROJECT #: **KLA01**

DATE: **08/24/26**

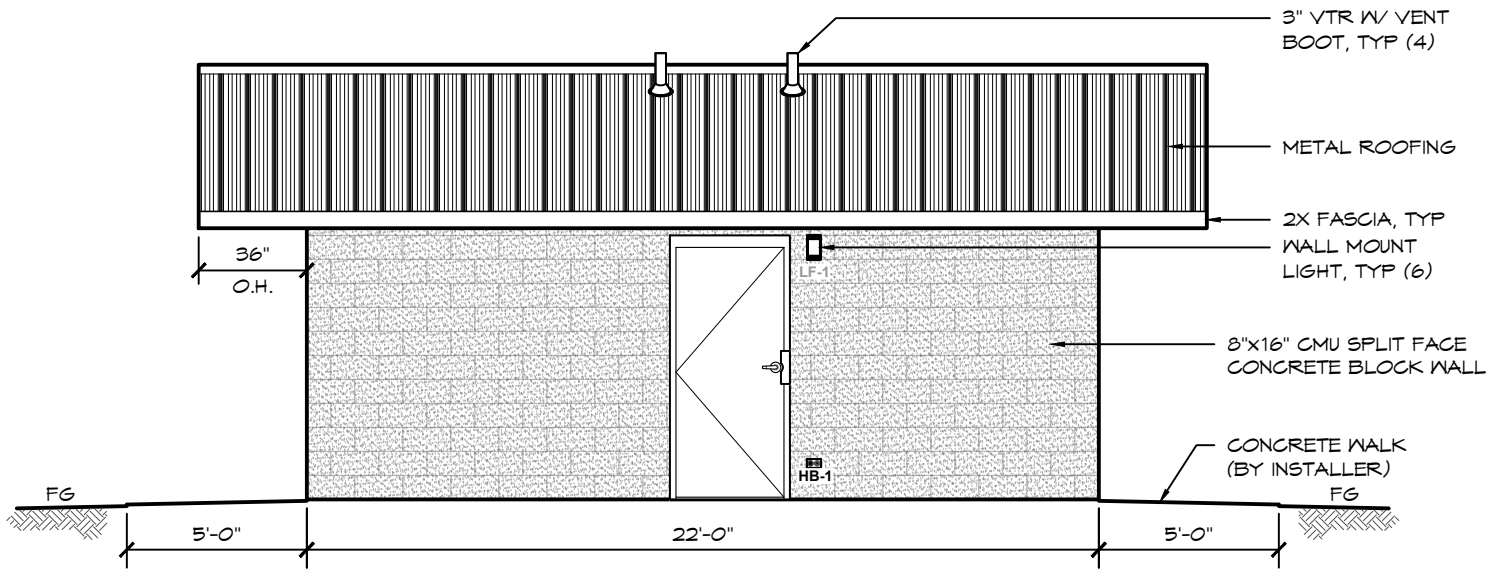
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1	9-9-2026	HW

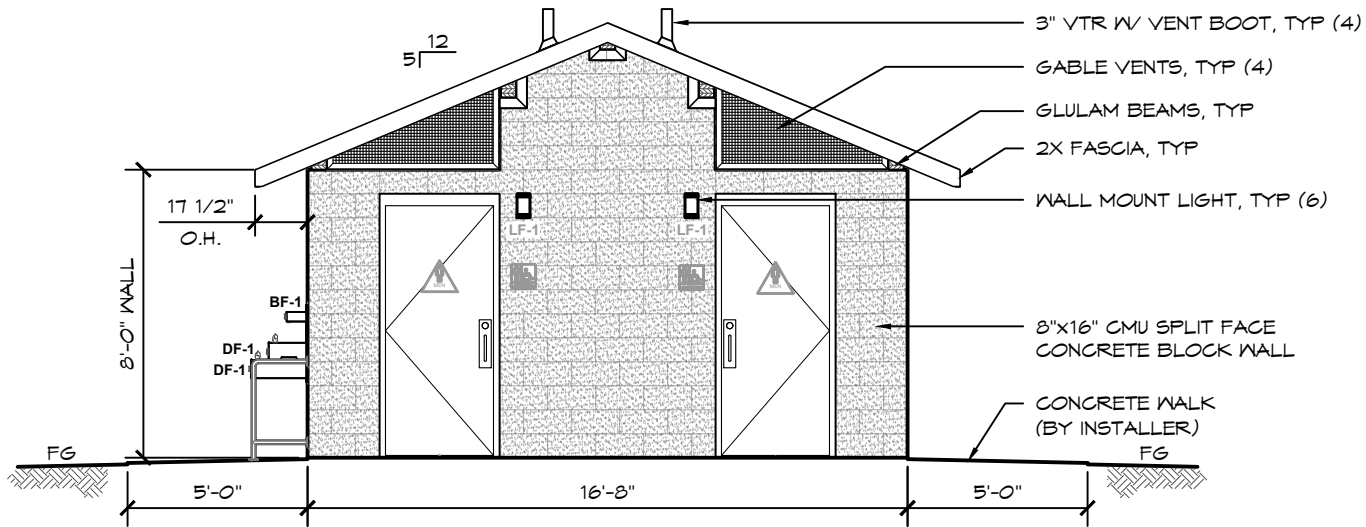
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A2.1

SHEET NO.

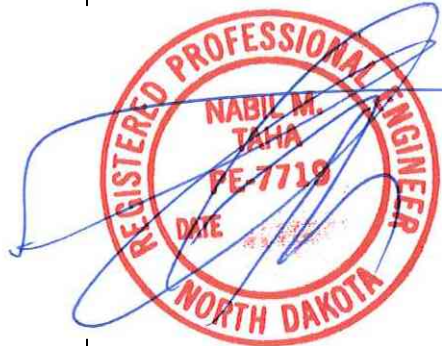


C ELEVATION VIEW
SCALE: 3/16" = 1'-0"



D ELEVATION VIEW
SCALE: 3/16" = 1'-0"

09/14/2026



Exp. 12/31/2026

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PROJECT:	KLAUS PARK JAMESTOWN, ND	
SHEET TITLE:	EXTERIOR ELEVATION VIEWS	
PROJECT #:	KLA01	
DATE:	08/24/26	
DRAWN BY:	HW	
REV.	DATE:	BY:
1	9-9-2026	HW
REVISIONS:		
A2.2		
SHEET NO.		

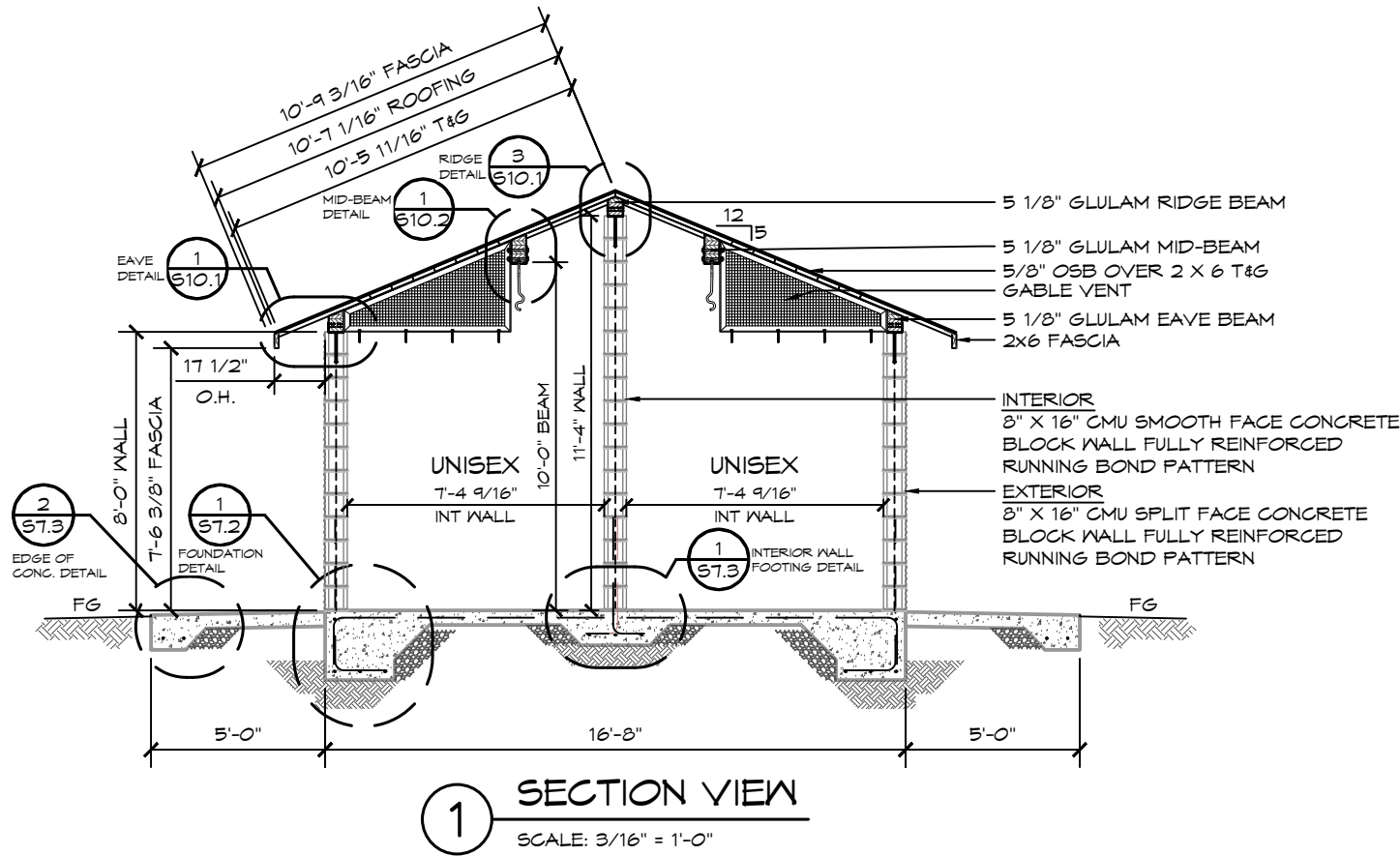
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PROJECT: KLAUS PARK
JAMESTOWN, ND
SHEET TITLE: SECTION VIEWS

PROJECT #: KLA01

DATE: 08/24/26

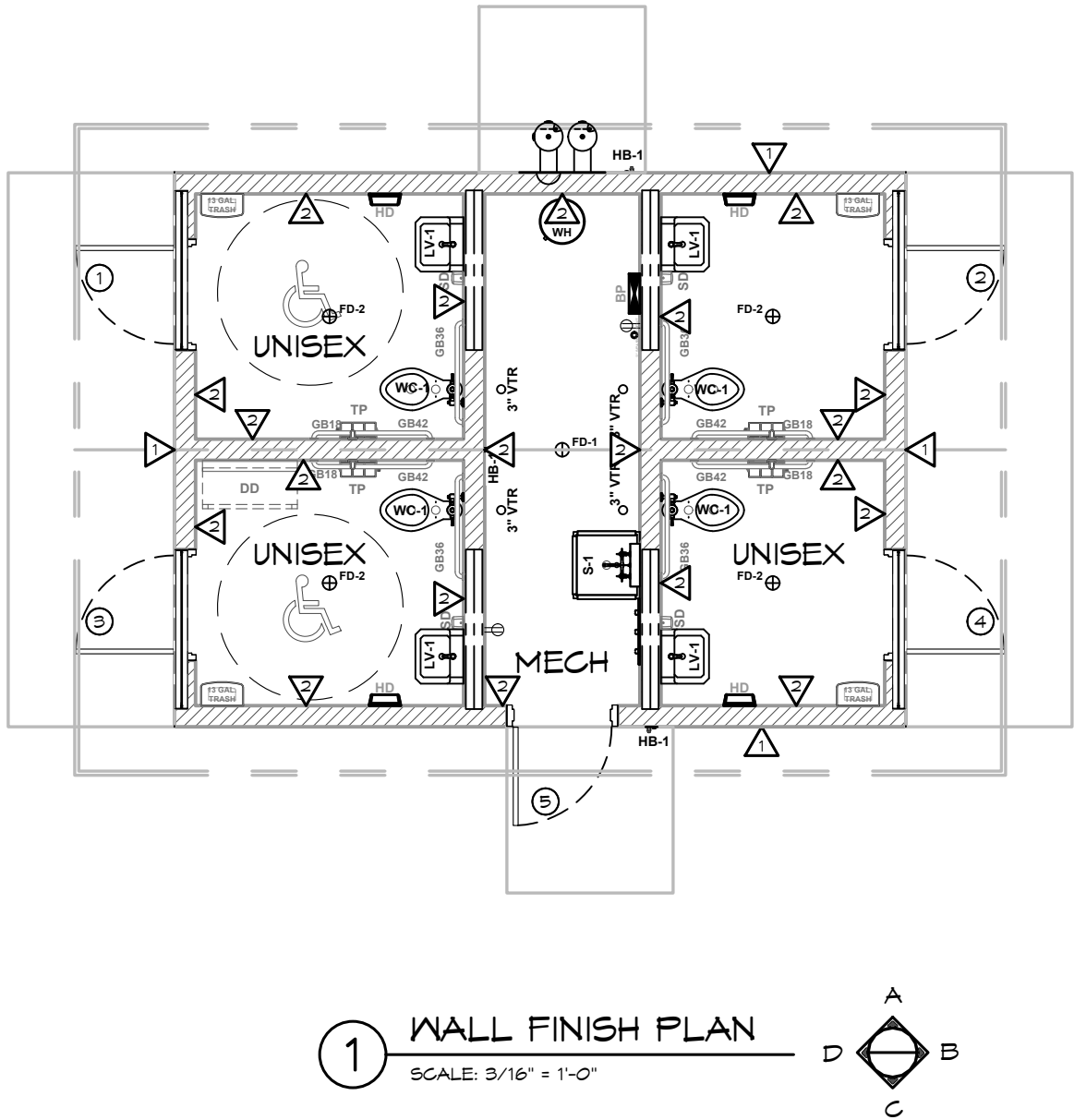
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1	9-9-2026	HW

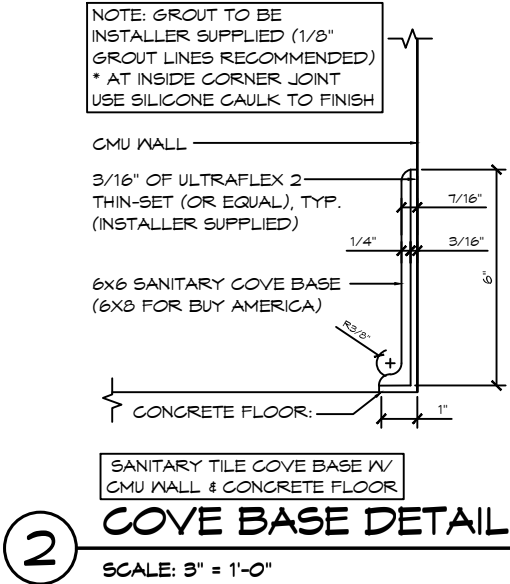
REVISIONS:

A3.1

SHEET NO.



FINISH SCHEDULE			
NO.	LOCATION	FINISH	DETAIL
1	EXTERIOR SIDE OF CMU	APPLY BLOCK SEALER TO CMU SURFACES. INSTALLER TO APPLY 2 COATS OF RAIN GUARD BLOK LOK OR EQUAL PER MANUFACTURE'S INSTALL INSTRUCTIONS (INSTALLER SUPPLIED)	
2	INTERIOR WALL	PRIMED & (2) COATS OF EPOXY PAINT CMU WALLS FLOOR TO CEILING (INSTALLER SUPPLIED)	
	CEILING	1/2" ROUGH-TEX PLYWOOD W/ 1x2 CEDAR OVER JOINTS, PRIMED & (2) COATS OF PAINT (PAINT INSTALLER SUPPLIED)	
	SOFFIT	FIBER CEMENT (TO BE PRIMED AND PAINTED BY INSTALLER	
	EXPOSED WOOD	ALL T&G, FASCIA, SUB FASCIA, AND GLULAM BEAMS AND COLUMNS TO BE SEALED WITH INSTALLER SUPPLIED CLEAR COAT FINISH APPLIED ONSITE BY INSTALLER	
	FLOOR	CONCRETE WITH A WATER BASED WET CURE SEALER CURE-N-SEAL OR EQUAL (INSTALLER SUPPLIED)	
	COVE BASE IN RESTROOMS ONLY	SANITARY TILE COVE BASE	DETAIL 2/A4.1
1	LOCATION	FINISH	



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info@structure1.com

PROJECT: KLAUS PARK
JAMESTOWN, ND

SHEET TITLE: WALL FINISH SCHEDULE
(INTERIOR/EXTERIOR)

PROJECT #: KLA01

DATE: 08/24/26

DRAWN BY: HW

REV. DATE: BY:

REVISIONS:

A4.1

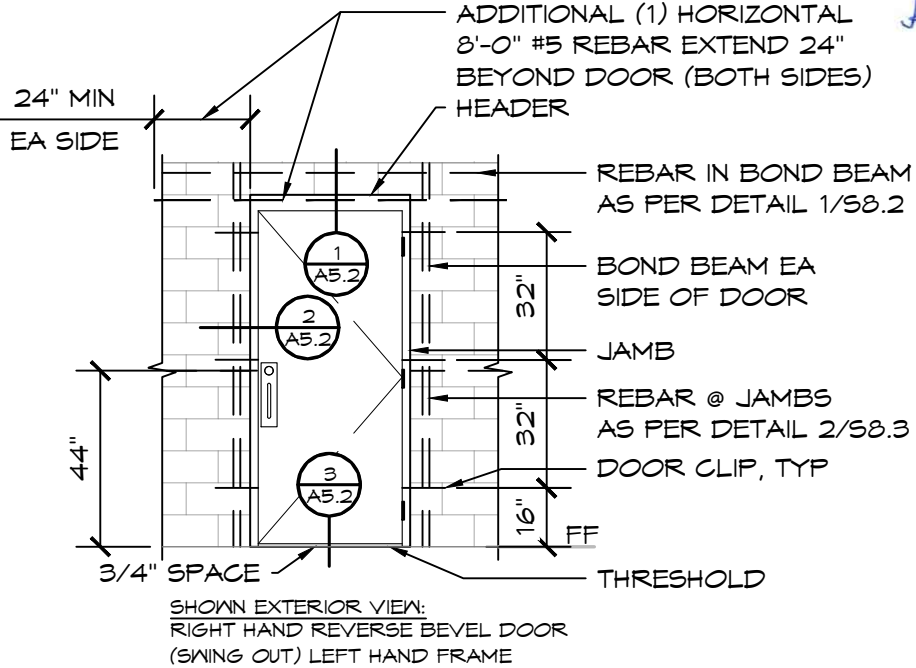
SHEET NO.

DOOR SCHEDULE							
NO	SIZE (WxHxT)	DOOR	FRAME	SWING - DOOR / FRAME		HARD-WARE GROUP	REMARKS
1	36"x84"x1 3/4"	SL18	F16	INTERIOR LEFT HAND (REVERSE) SWING OUT	/ RIGHT HAND	DO~ 1	SEE THRESHOLD DETAIL 3/A5.2
2	36"x84"x1 3/4"	SL18	F16	INTERIOR RIGHT HAND (REVERSE) SWING OUT	/ LEFT HAND	DO~ 1	SEE THRESHOLD DETAIL 3/A5.2
3	36"x84"x1 3/4"	SL18	F16	INTERIOR LEFT HAND (REVERSE) SWING OUT	/ RIGHT HAND	DO~ 1	SEE THRESHOLD DETAIL 3/A5.2
4	36"x84"x1 3/4"	SL18	F16	INTERIOR RIGHT HAND (REVERSE) SWING OUT	/ LEFT HAND	DO~ 1	SEE THRESHOLD DETAIL 3/A5.2
5	36"x84"x1 3/4"	SL18	F16	INTERIOR LEFT HAND (REVERSE) SWING OUT	/ RIGHT HAND	DO~ 2	SEE THRESHOLD DETAIL 3/A5.2

DOOR HARDWARE SCHEDULE (QTYS PER DOOR)

GROUP DO-1	GROUP DO-2	
3	3	EACH HINGE 4.5" x 4.5" S.S. (NRP)
1	1	DOOR CLOSER, (USE THRU BOLT ANCHORING OPTION)
1	-	DEADBOLT LOCKSET, SCHLAGE C KEYWAY - <u>SINGLE CYLINDER DEADBOLT LOCK</u> , SATIN FINISH - (KEY - OUTSIDE / THUMB-TURN - INSIDE)
-	1	DEADBOLT LOCKSET, SCHLAGE C KEYWAY - <u>CLASSROOM LOCK</u> , SATIN FINISH - (KEY - OUTSIDE / THUMB-TURN - INSIDE RETRACTS ONLY)
2	2	PULL PLATE, 4" X 16"
2	2	PULL HANDLE, 8" CENTER
6	6	3/8" x 5 1/2" EXPANSION ANCHORS W/ EXPANSION WALL ANCHOR SLEEVE

NOTE: ALL DOORS MAY BE OPENED FROM THE INSIDE W/O KEY, SPECIAL KNOWLEDGE, OR EFFORT. 5# MAX OPENING EFFORT DOOR IS EQUIPPED W/ SINGLE-EFFORT, NON-GRASP HARDWARE. DOOR COMPLIES WITH ADA REQUIREMENT FOR AN INSIDE LOCK.



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

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REGISTERED PROFESSIONAL ENGINEER
NABIL M. TAHHA
PE 7719
DATE
NORTH DAKOTA

Exp. 12/31/2026

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ROMTEC # 226 099

PROJECT:

KLAUS PARK
JAMESTOWN, ND

SHEET TITLE:

DOOR SCHEDULE

PROJECT #:

KLA01

DATE:

08/24/26

DRAWN BY:

HW

REV.	DATE:	BY:

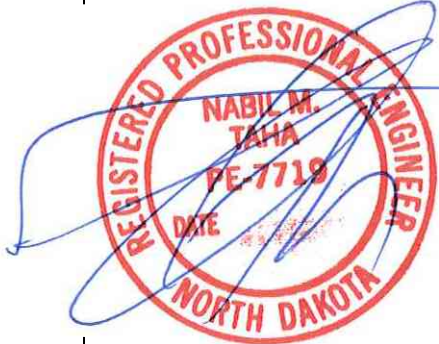
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SHEET NO.

A5.1

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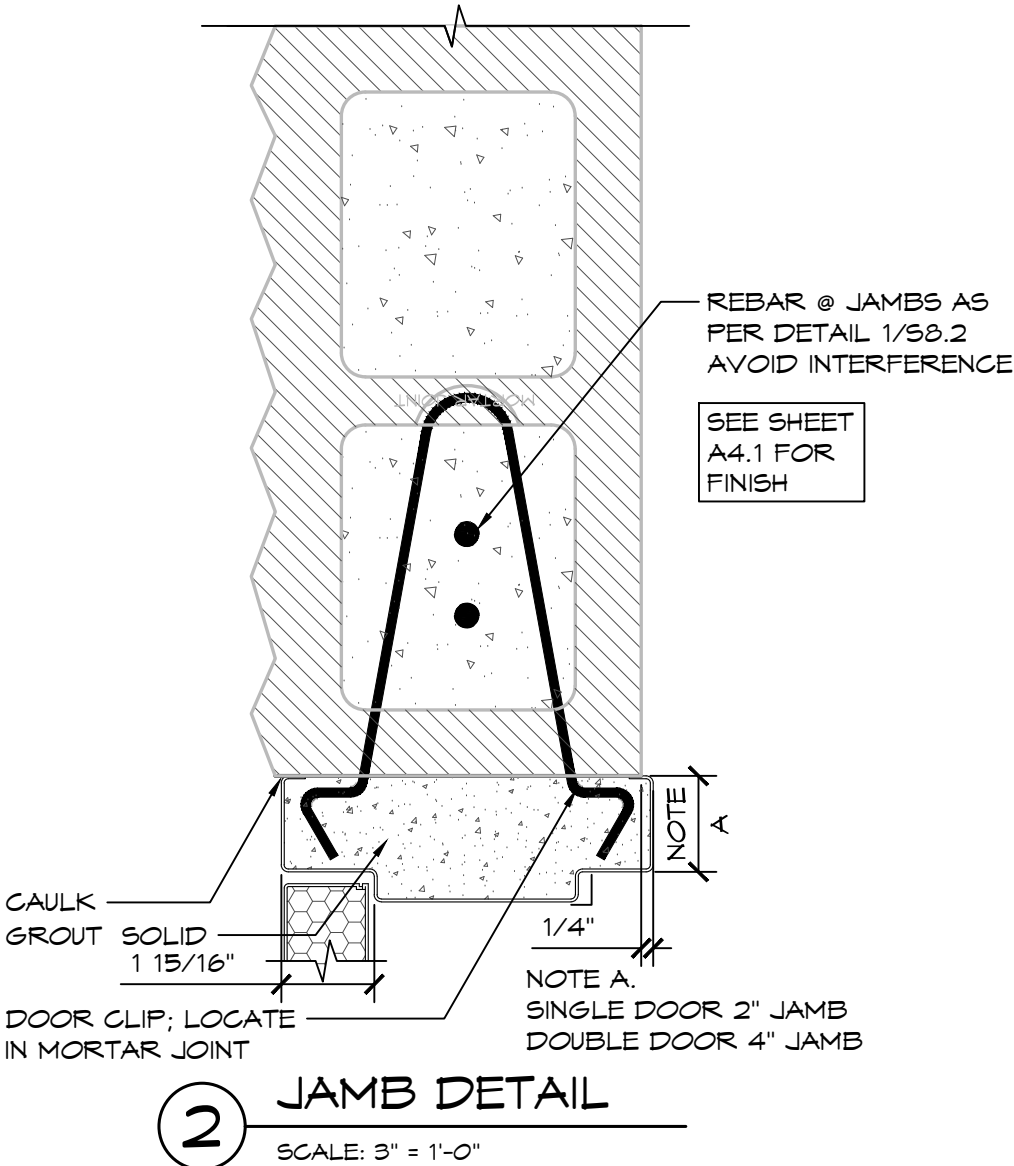
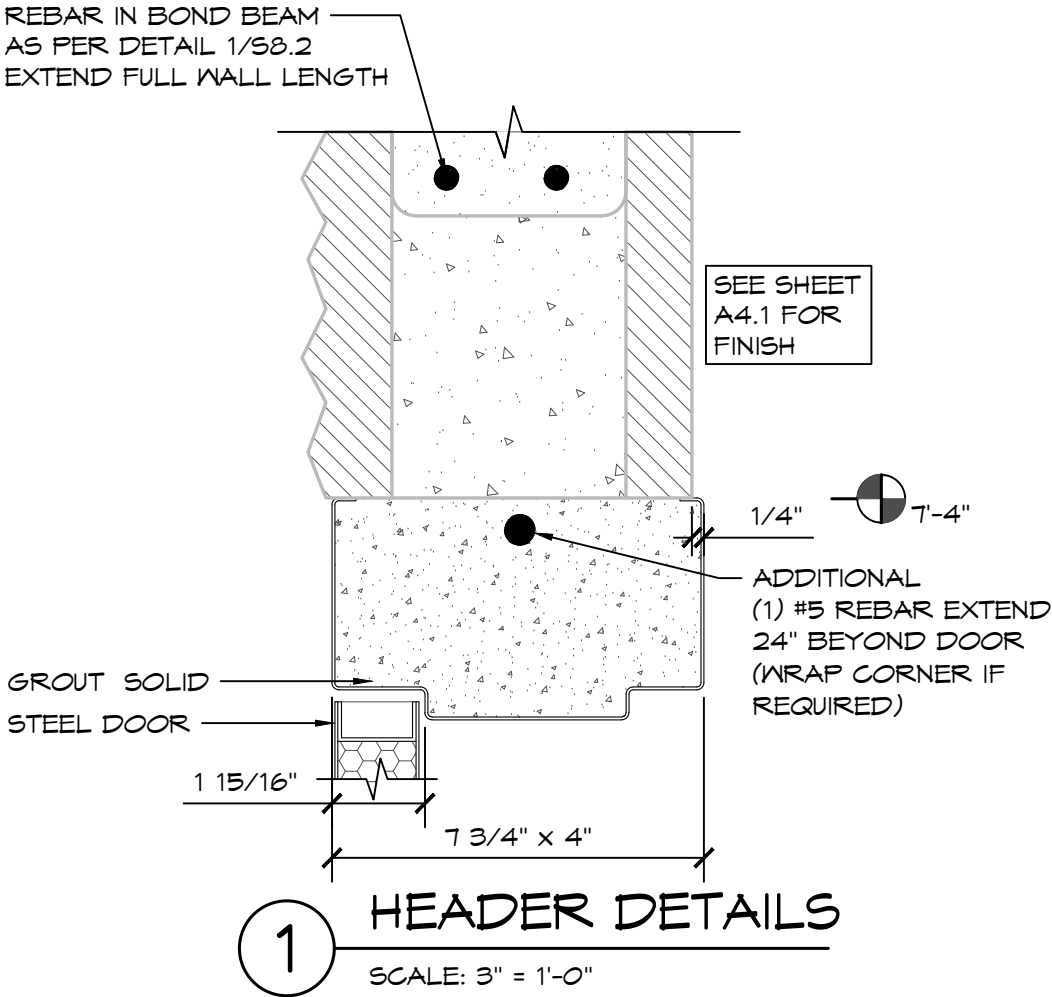


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ROMTEC # 226 099



PROJECT:

KLAUS PARK
JAMESTOWN, ND

SHEET TITLE:

DOOR DETAILS

PROJECT #: KLA01

DATE: 08/24/26

DRAWN BY: HW

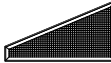
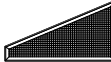
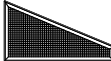
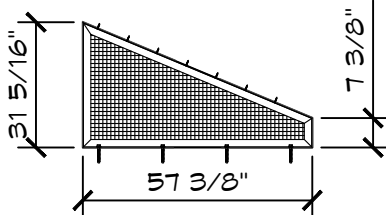
REV.	DATE:	BY:

REVISIONS:

SHEET NO.

A5.2

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WINDOW SCHEDULE															
NO	DIMENSIONS	PITCH	INSERT/FUNCTION	PRODUCT NAME	DIRECTION PER PRODUCTION	REFERENCE / DETAILS									
1	57 3/8"x31 5/16"x7 3/8"	5:12	WIRE MESH	XV-050-1001		4	-	7	SEE SHEET A6.2						
2	57 3/8"x31 5/16"x7 3/8"	5:12	WIRE MESH	XV-050-1001		4	-	7	SEE SHEET A6.2						
3	57 3/8"x31 5/16"x7 3/8"	5:12	WIRE MESH	XV-050-1001		4	-	7	SEE SHEET A6.2						
4	57 3/8"x31 5/16"x7 3/8"	5:12	WIRE MESH	XV-050-1001		4	-	7	SEE SHEET A6.2						
HARDWARE (QUANTITY PER SCHEDULE)															
SILL	1/2" x 4"	TITEN HD SCREW (ICC-ES ESR-1056)													
HYP	#12 x 1 1/2"	WOOD SCREW													
VIEW FROM EXTERIOR															

NOTE: DURING THE CONSTRUCTION PROCESS IT IS COMMON FOR SMALL GAPS TO APPEAR IN ANY NUMBER OF PLACES. ROMTEC DOES NOT PROVIDE CAULK OR ANY OTHER MATERIAL TO FILL THESE SMALL GAPS UNLESS IT IS SPECIFIED IN OUR SUBMITTAL

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PROJECT:	KLAUS PARK JAMESTOWN, ND	SHEET TITLE:	VENT/WINDOW SCHEDULE
PROJECT #:	KLA01		
DATE:	08/24/26		
DRAWN BY:	HW		
REV.	DATE:	BY:	
REVISIONS:			
SHEET NO.	A6.1		

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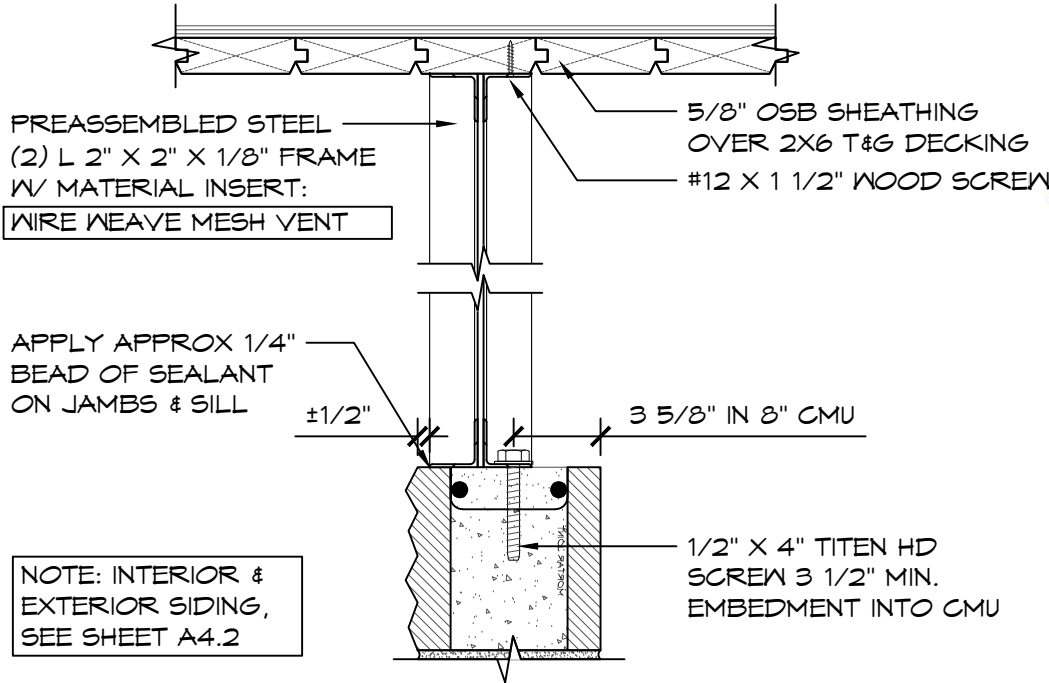
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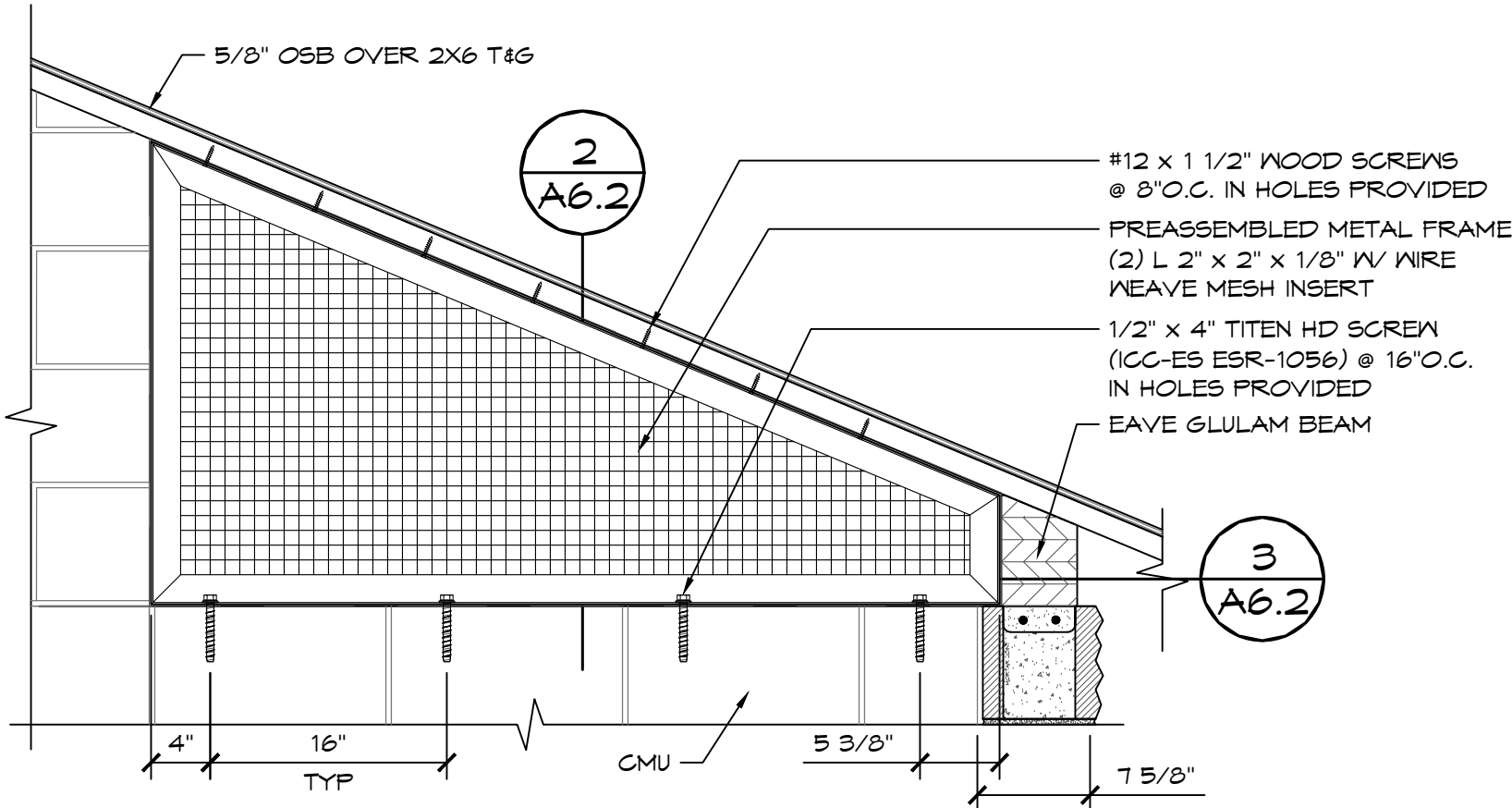
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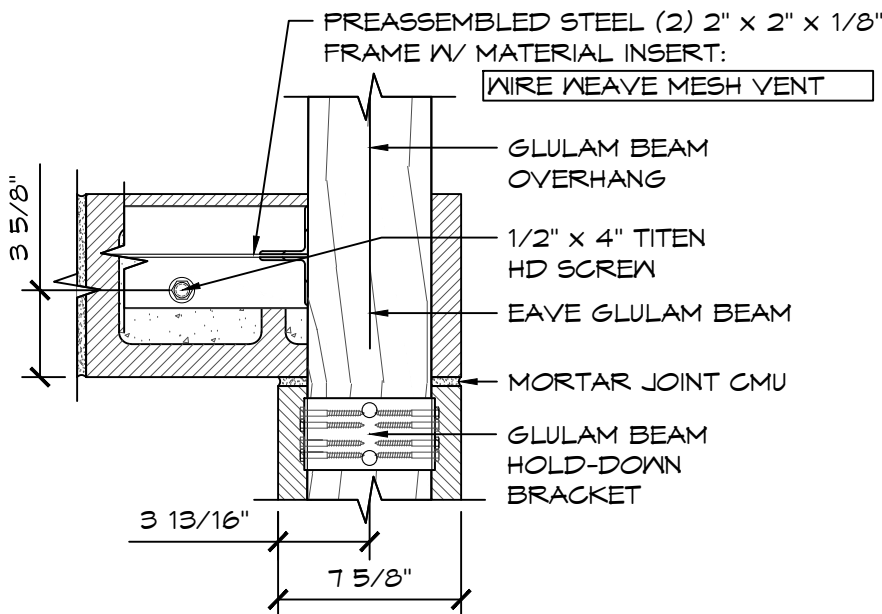
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2 SECTION VIEW (SIDE)
SCALE: 1 1/2" = 1'-0"



1 GABLE VENT DETAIL
SCALE: 1" = 1'-0"



3 SECTION VIEW (TOP)
SCALE: 1 1/2" = 1'-0"

PROJECT: **KLAUS PARK**
JAMESTOWN, ND
SHEET TITLE: **VENT/WINDOW DETAILS**

PROJECT #: **KLA01**
DATE: **08/24/26**
DRAWN BY: **HW**
REV. DATE: BY:

REV.	DATE	BY

REVISIONS:

SHEET NO. **A6.2**

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FILLER WALL SCHEDULE																	
NO	DIMENSIONS	PITCH	FINISH	FRAMING	ROMTEC PRODUCTION #	DIRECTION PER PRODUCTION	FASTENERS			REFERENCE / DETAILS							
							SIL	TOP	HYP								
1	57 3/8" x 31 5/16" x 7 3/8"	5:12	T&G - T&G	2" X 6"	WF-050-1007		3	-	4	SEE PAGE A6.4							
2	73 3/8" x 37 15/16" x 7 3/8"	5:12	T&G - T&G	2" X 6"	WF-050-1007		5	-	4	SEE PAGE A6.4							
3	58 1/4" x 24 3/8" x 12 1/4"	5:12	T&G - T&G	2" X 6"	WF-050-1007		4	-	7	SEE PAGE A6.4							
4	58 1/4" x 24 3/8" x 12 1/4"	5:12	T&G - T&G	2" X 6"	WF-050-1007		4	-	7	SEE PAGE A6.4							
HARDWARE (QUANTITY PER SCHEDULE)																	
HYP	#12 X 3"	WOOD SCREW															
SILL	1/2" X 5"	TITEN HD SCREW															

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PROJECT: KLAUS PARK
JAMESTOWN, ND
SHEET TITLE: WOOD FILLER WALL SCHEDULE

PROJECT #: KLA01

DATE: 08/24/26

DRAWN BY: HW

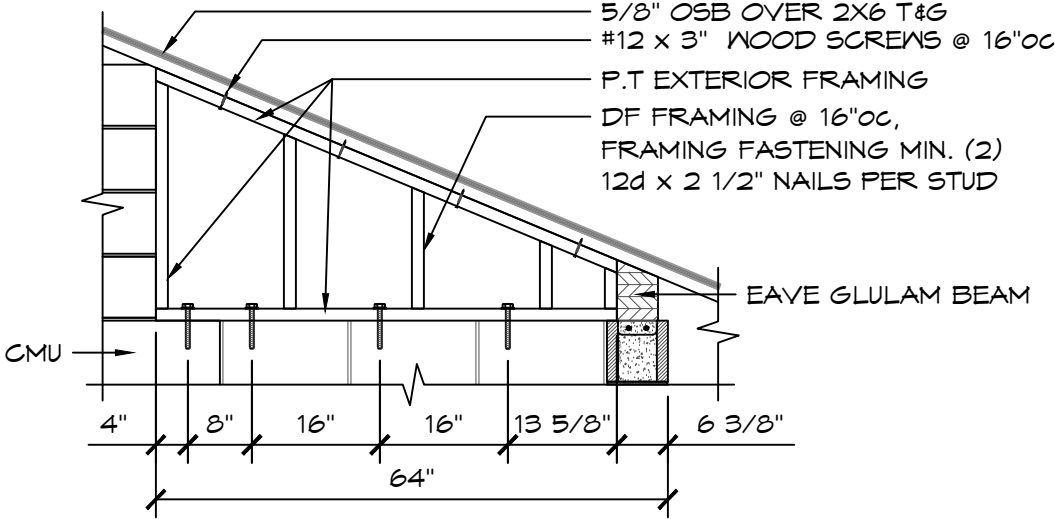
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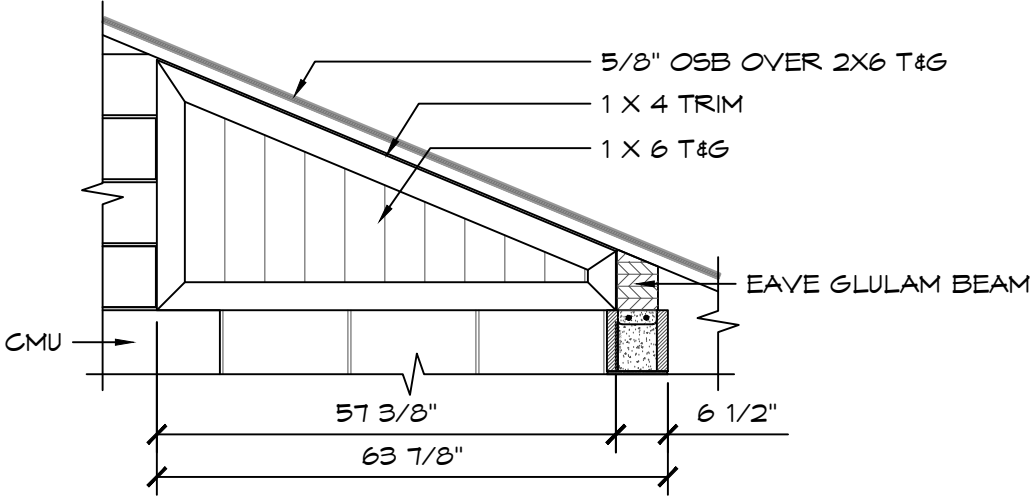
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A6.3

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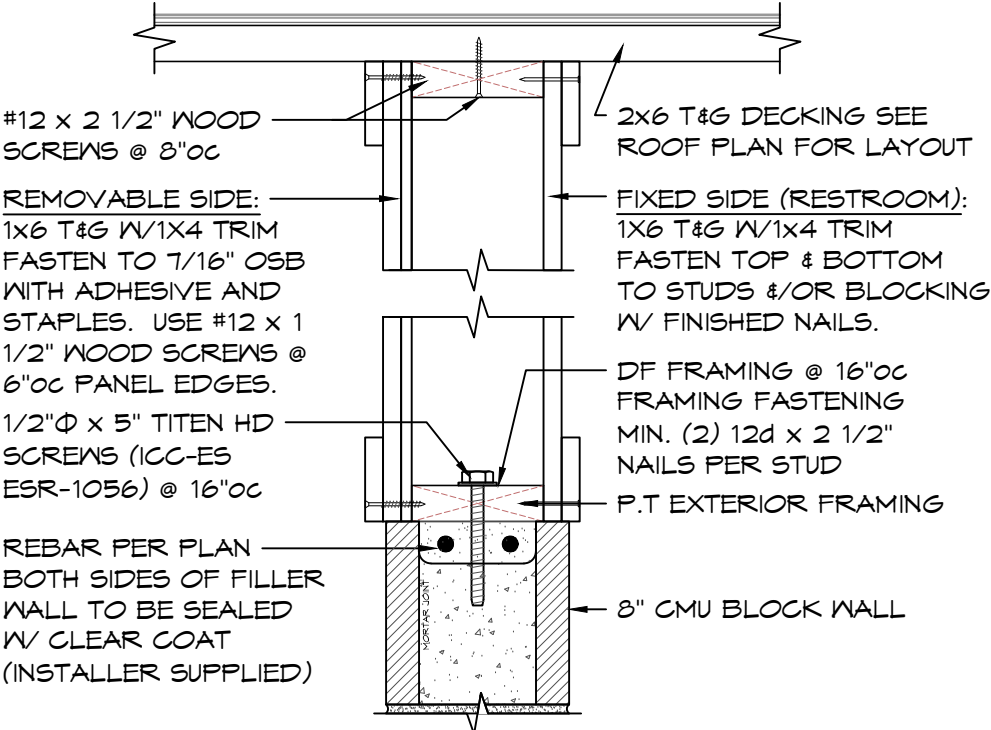


FILLER WALL FRAMING



FINISH - T&G / TRIM

1 FILLER WALL FRAMING & FINISH DETAIL
SCALE: 1/2" = 1'-0"



WOOD FILLER WALL W/ 2X6 FRAMING

2 WOOD FILLER WALL SECTION
SCALE: 1 1/2" = 1'-0"

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PROJECT: KLAUS PARK
JAMESTOWN, ND

SHEET TITLE: WOOD FILLER WALL DETAILS

PROJECT #: KLA01

DATE: 08/24/26

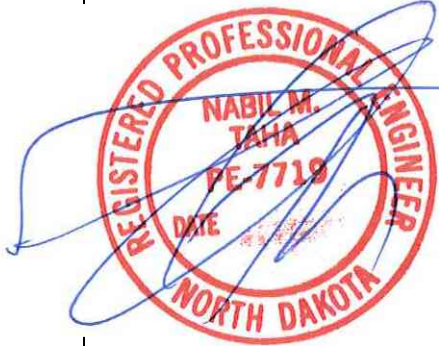
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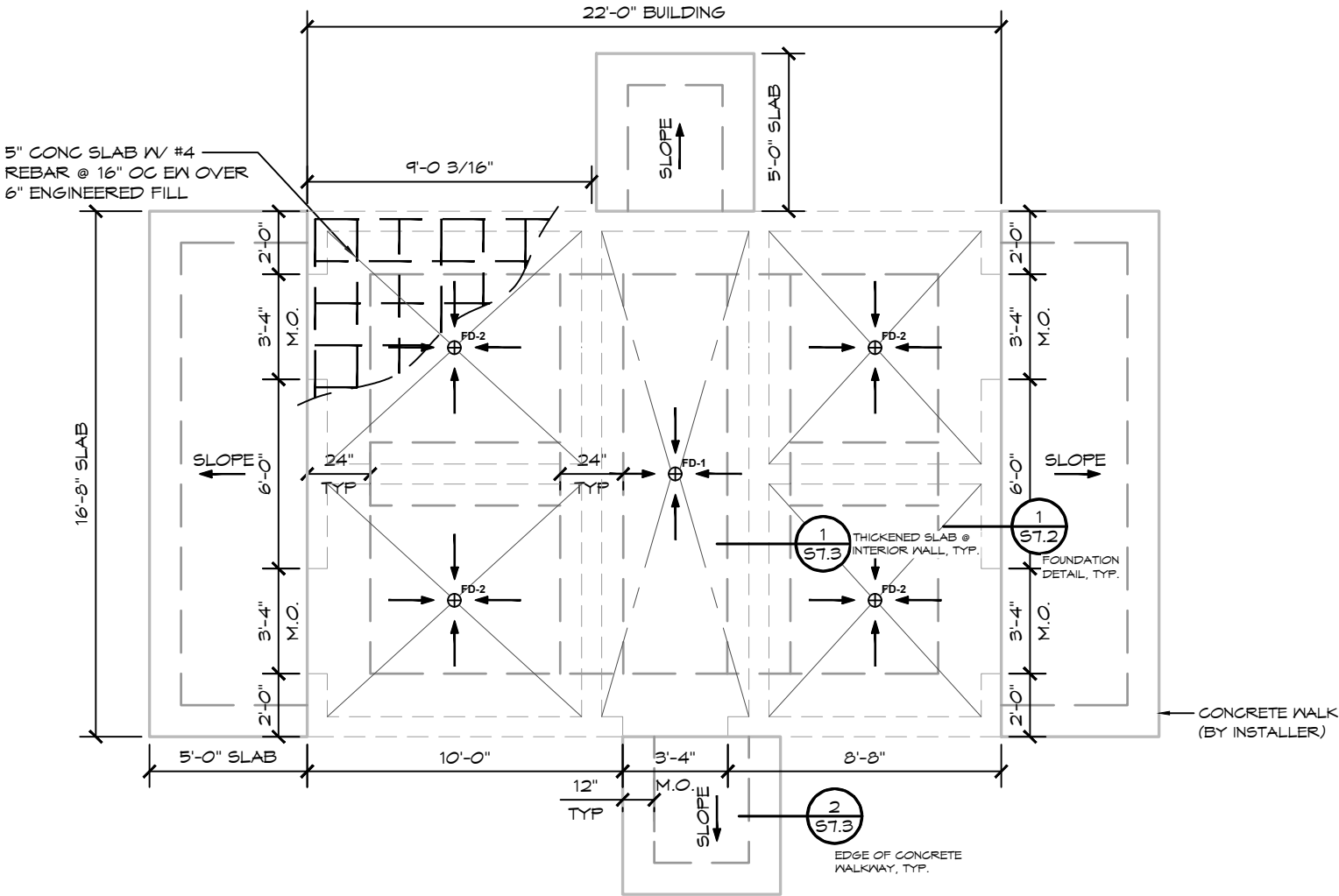
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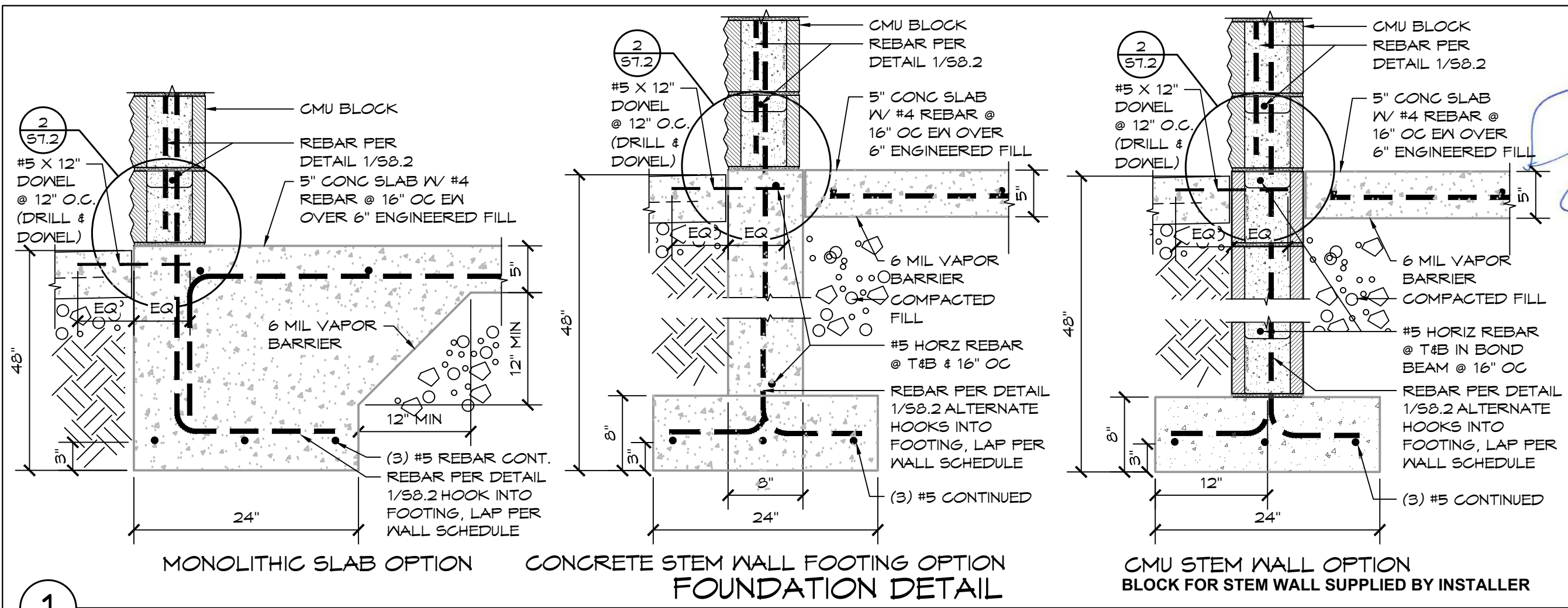
1 FOUNDATION PLAN
SCALE: 3/16" = 1'-0"
A
D B
C

RECYCLE

RECYCLE ALL USED SHIPPING
MATERIALS AND LEFT OVER
BUILDING MATERIALS

- FOUNDATION NOTES:
1. FINISH FLOOR SLOPE IS 2% (1/4" PER FT) MAX & 1% (1/8" PER FT) MIN
 2. VERIFY SIDEWALKS W/ OWNER
 3. PROVIDE BLOCK-OUTS FOR PLUMBING, MECHANICAL, & ELECTRICAL AS REQD. CO-ORDINATE W/ SUBS.
 4. REBAR MIN. BEND SHALL BE NOT LESS THAN 6db INSIDE DIA. AS PER TMS TMS 402-16 SECTION 6.1.8.2.
 5. SAW JOINTS BY CONTRACTOR. SLAB APPEARANCE IS A PRIORITY. LOCATE JOINTS AT 10' O.C. MAX. SEE 3/ST.3.
 6. MAXIMUM SLOPE OF EXCAVATION MAY BE LIMITED BY LOCAL SOIL CONDITIONS. INCREASE DEPTH OF FORMED CONCRETE AS REQD.
 7. CONCRETE SLAB BENEATH FLOOR MOUNTED FIXTURES ARE TO BE GROUTED LEVEL AND SMOOTH.
 8. UNDER FOOTINGS: UNDISTURBED NATIVE SOIL OR 12" FILL COMPACTED TO 90% ASTM D 1557 TO MEET OR EXCEED ALLOWABLE BEAR PRESSURE ON SHEET G2. UNDER SLAB: 6" FILL COMPACTED TO 90% ASTM D 1557 TO MEET OR EXCEED ALLOWABLE BEAR PRESSURE ON SHEET G2.

PROJECT:	KLAUS PARK JAMESTOWN, ND		
SHEET TITLE:	FOUNDATION PLAN		
PROJECT #:	KLA01		
DATE:	08/24/26		
DRAWN BY:	HW		
REV.	DATE:	BY:	
1	8-24-2026	HW	
REVISIONS:			
SHEET NO.	S7.1		



09/14/2026

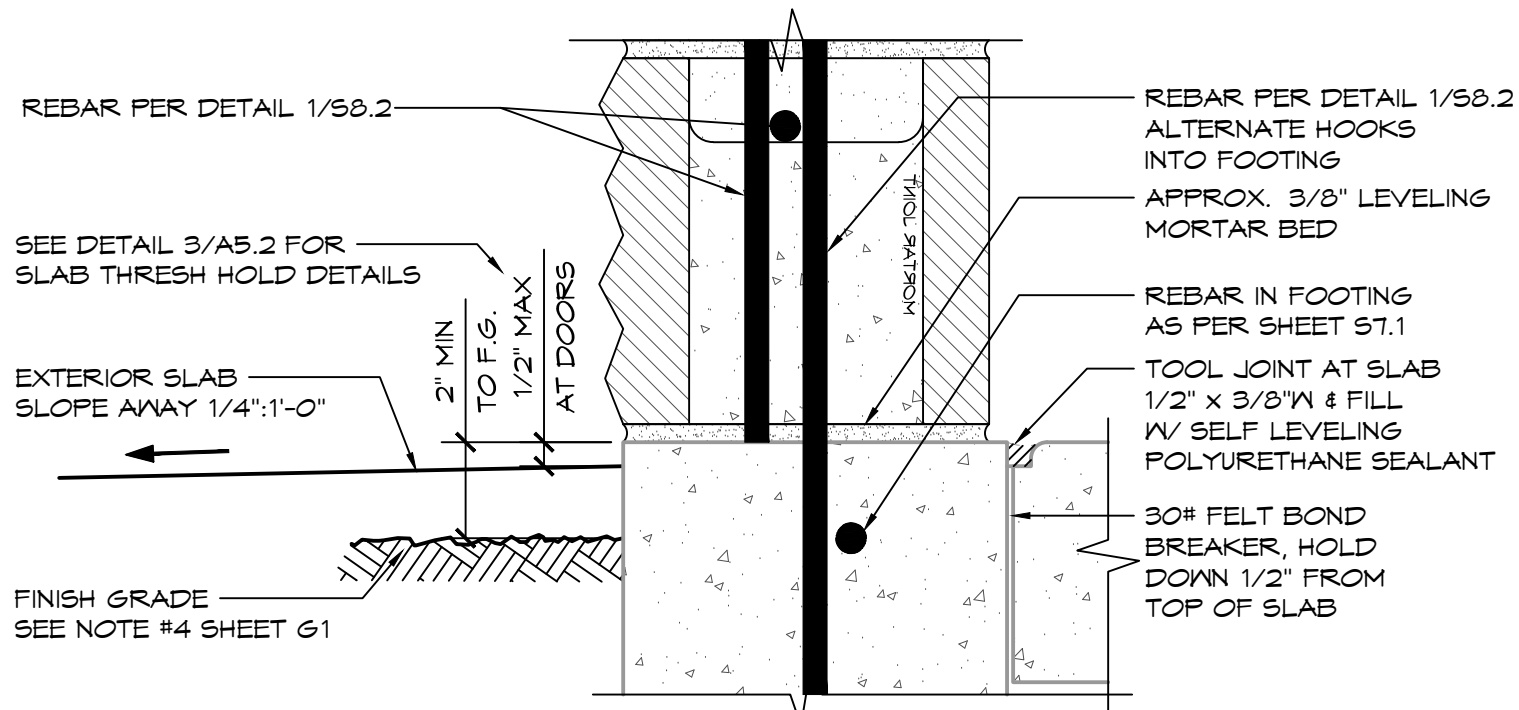
REGISTERED PROFESSIONAL ENGINEER
NABIL M. TAHA
PE-7719
DATE
NORTH DAKOTA

Exp. 12/31/2026

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1



2 WALL-SLAB CONNECTION - STEM

SCALE: 3" = 1'-0"

PROJECT: KLAUS PARK JAMESTOWN, ND

SHEET TITLE: FOUNDATION DETAILS

PROJECT #: KLA01

DATE: 08/24/26

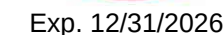
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REV.	DATE	BY
1	9-9-2026	HW

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SHEET NO. **S7.2**

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SCALE: 1" = 1'-0"



SCALE: 1" = 1'-0"

KLAUS PARK
 JAMESTOWN, ND
 SHEET TITLE: FOUNDATION DETAILS

REV. DATE: BY:

REVISIONS:

SHEET NO.

57.3

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WALL TYPE SCHEDULE	
	8" REINFORCED CONCRETE MASONRY BLOCK WALL WITH MORTAR JOINTS, GROUTED SOLID ALL CELLS RUNNING BOND PATTERN.

THE CMU BLOCK LAYOUT SHALL BE PER
THE BLOCK LAYOUT PLANS IN THE:
"FINAL"
ROMTEC SCOPE OF SUPPLY AND
DESIGN SUBMITTAL

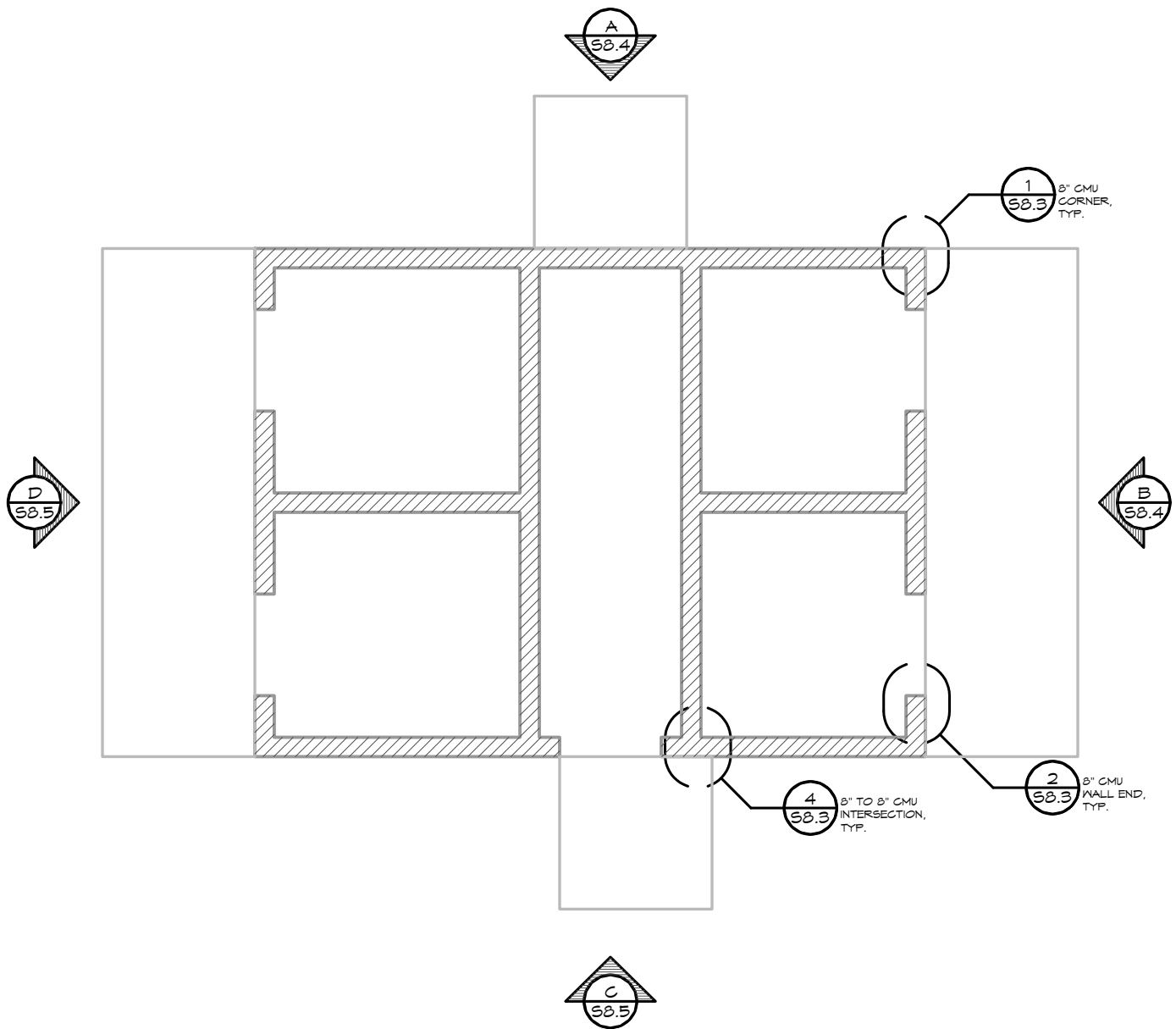


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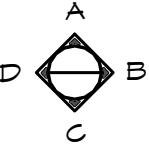

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1 STRUCTURAL CMU PLAN
SCALE: 3/16" = 1'-0"



PROJECT: KLAUS PARK
JAMESTOWN, ND
SHEET TITLE: STRUCTURAL CMU PLAN

PROJECT #: KLA01

DATE: 08/24/26

DRAWN BY: HW

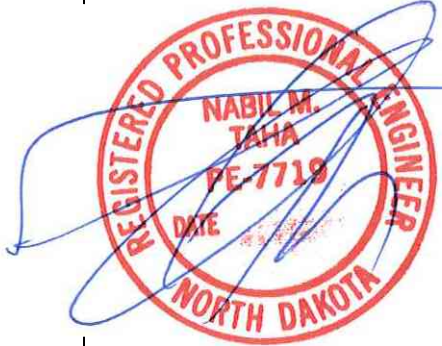
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1	9-9-2026	HW

REVISIONS:

SHEET NO. S8.1

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CMU REBAR SCHEDULE		
REBAR	MIN. LAP	BEND DIAMETER
#4	24"	3" MIN.
#5	30"	3-3/4" MIN.

CMU REBAR NOTES:
- BENDS: MIN. INSIDE BEND DIAMETER SHALL BE NOT LESS THAN 6d AS PER TMS 402-16 SECTION 6.1.8.2
- SPLICES: LAP SPLICES ARE PERMITTED AS PER TMS 402-16 SECTION 6.1.6.1.1

PIPES INSTALLED THROUGH CMU WALL NOTES:
- SUPPLY: THE FIXTURE SUPPLY LINE SHOULD BE BORED A 1/2" LARGER THAN REQUIRED LINE SIZE AND THE PORTION OF PIPE LOCATED IN CMU WALL SHALL BE WRAPPED WITH 10MIL BLACK TAPE
- WASTE PIPE: THE FIXTURE WASTE LINE SHOULD BE BORED A 1/2" LARGER THAN REQUIRED LINE SIZE.

(2) # 5 REBAR @ TOP COURSE

(1) ADDITIONAL 8'-0" # 5 REBAR EXTEND 24" BEYOND DOOR OPENINGS

VERTICAL # 4 REBAR @ 32 "oc
HORIZONTAL # 4 REBAR @ 32 "oc
4 REBAR EACH SIDE OF OPENINGS

CMU CORNER
DETAIL

NOT SHOWN: (2) # 4 REBAR ABOVE & BELOW MAJOR OPENINGS EXTEND 24" BEYOND OPENINGS (>2'-0" WIDE EXCEPT DOOR OPENINGS)
NOTE: HORIZONTAL REBAR TO GO AROUND VERTICAL REINFORCEMENT WITH STANDARD BEND AT ALL CORNERS, AND HORZ REBAR TO BEND UP OR DOWN AND LAP VERTICAL REBAR AT ALL OPENING LOCATIONS AS PER DETAILS ON S8.3

3
S8.3
TYP. REBAR
PLACEMENT
DETAIL

2
S8.3
CMU END
WALL
DETAIL

1ST COURSE
HORIZONTAL
REBAR BEND UP

F.F.

1 CMU REBAR LAYOUT DETAIL

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

PROJECT:

KLAUS PARK
JAMESTOWN, ND

SHEET TITLE:

STRUCTURAL CMU REBAR LAYOUT

PROJECT #: KLA01

DATE: 08/24/26

DRAWN BY: HW

REV.	DATE:	BY:

REVISIONS:

SHEET NO.

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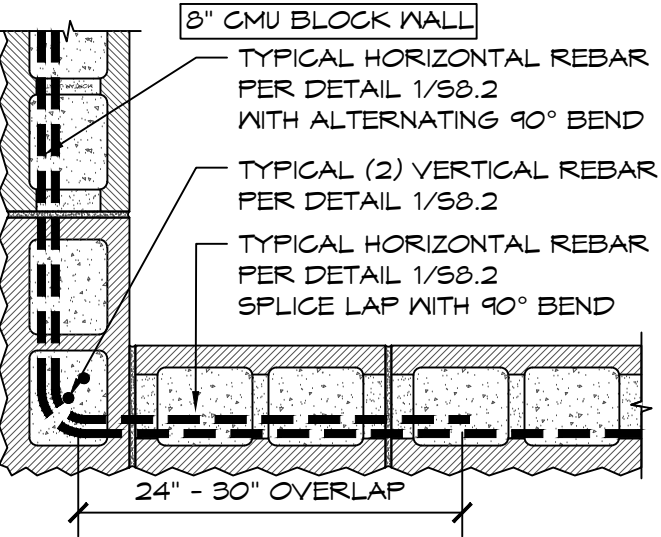
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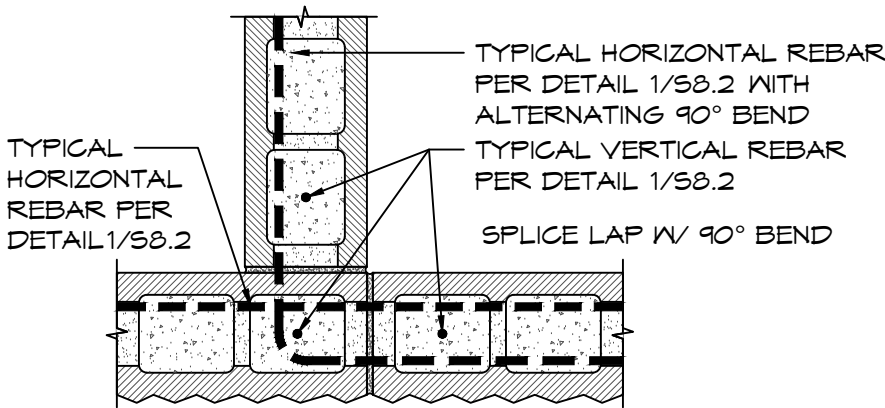


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ROMTEC # 226 099



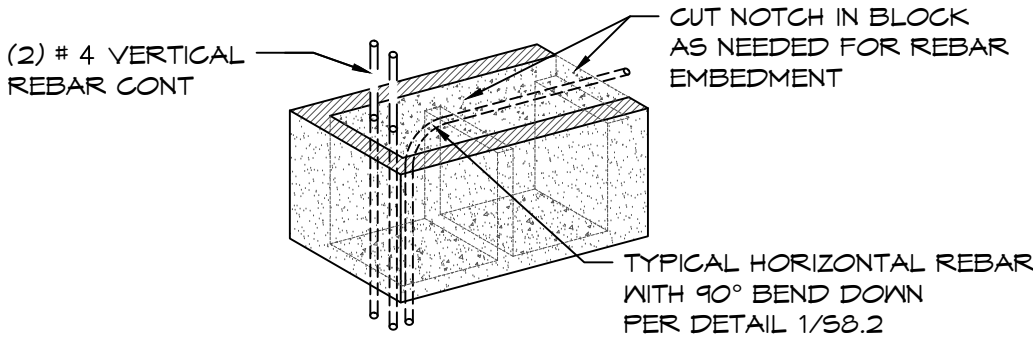
1 MORTAR JOINT
CMU CORNER DETAIL

SCALE: 1" = 1'-0"



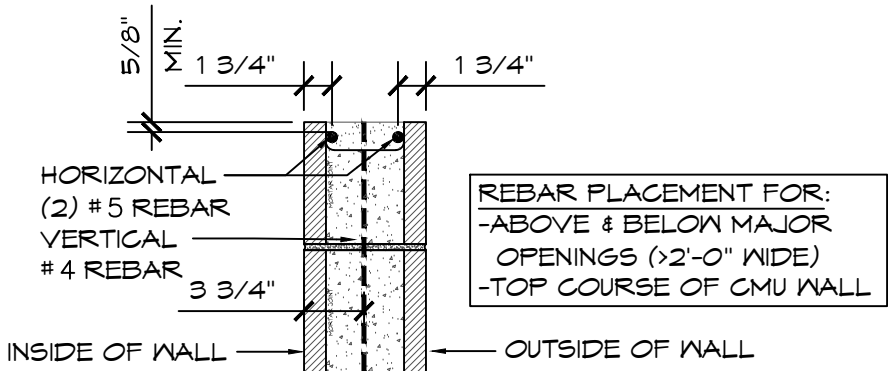
4 8" TO 8" MORTAR JOINT
CMU INTERSECTION DETAIL

SCALE: 1" = 1'-0"



2 MORTAR JOINT
CMU WALL END DETAIL

SCALE: 1" = 1'-0"



NOTE: REBAR INSTALLED AS PER
TMS 602-13/ACI 530.1-13/ASCE 6-13

3 8" CMU REBAR PLACEMENT

SCALE: 1" = 1'-0"

PROJECT: **KLAUS PARK
JAMESTOWN, ND**
SHEET TITLE: **STRUCTURAL CMU DETAILS**

PROJECT #: **KLA01**

DATE: **08/24/26**

DRAWN BY: **HW**

REV. DATE BY

REVISIONS:

SHEET NO.

58.3

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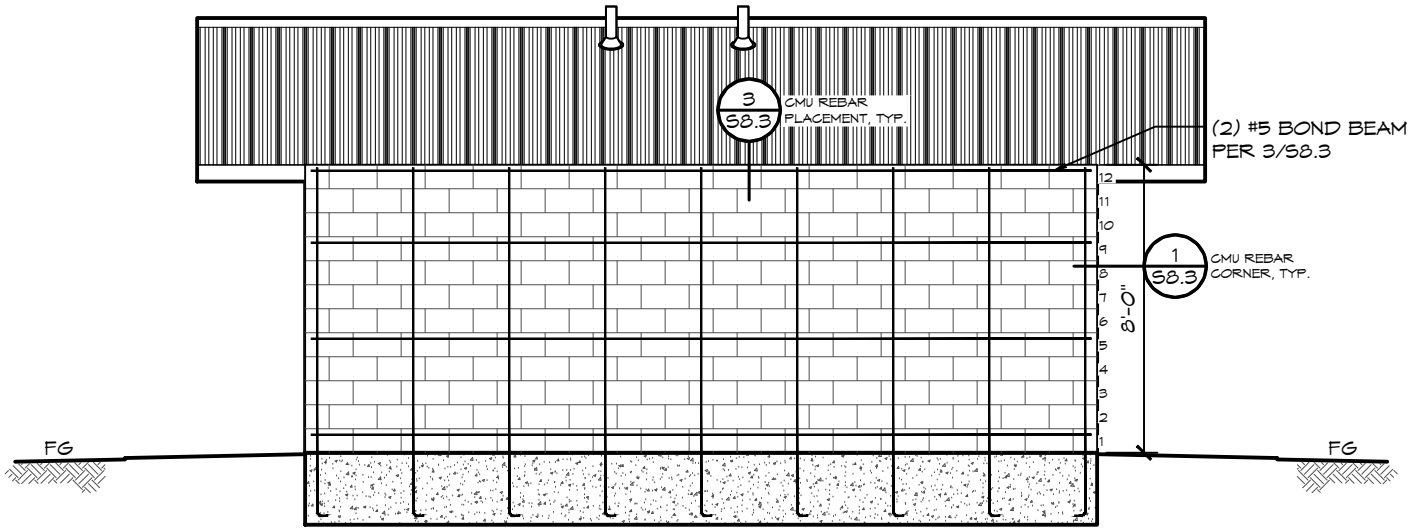
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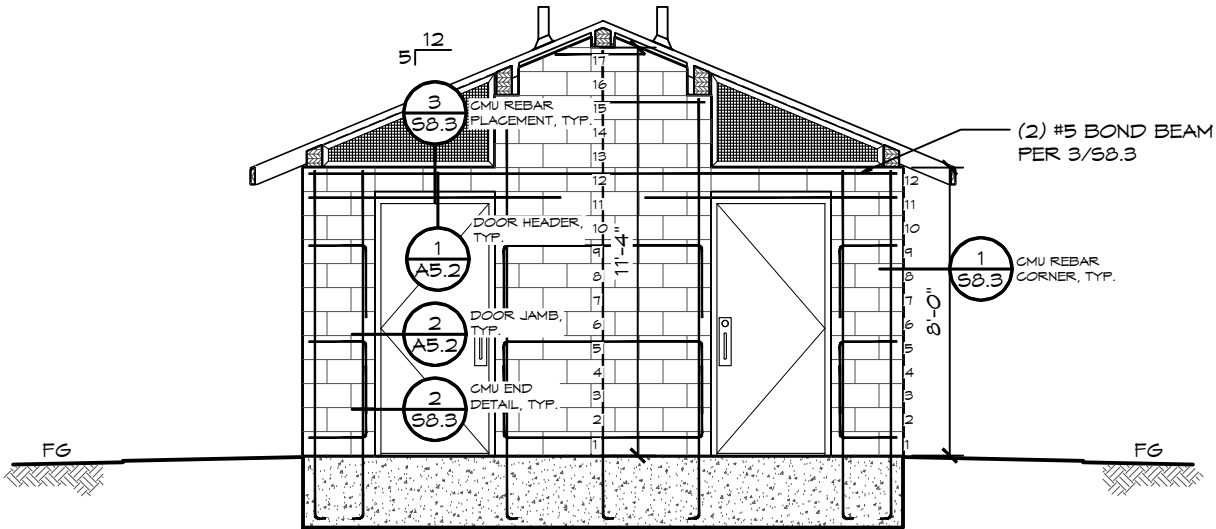
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A CMU ELEVATION VIEW
SCALE: 3/16" = 1'-0"



B CMU ELEVATION VIEW
SCALE: 3/16" = 1'-0"

PROJECT:

KLAUS PARK
JAMESTOWN, ND

SHEET TITLE:

STRUCTURAL CMU ELEVATION VIEWS

PROJECT #: KLA01

DATE: 08/24/26

DRAWN BY: HW

REV.	DATE:	BY:
1	9-9-2026	HW

REVISIONS:

SHEET NO.

S8.4

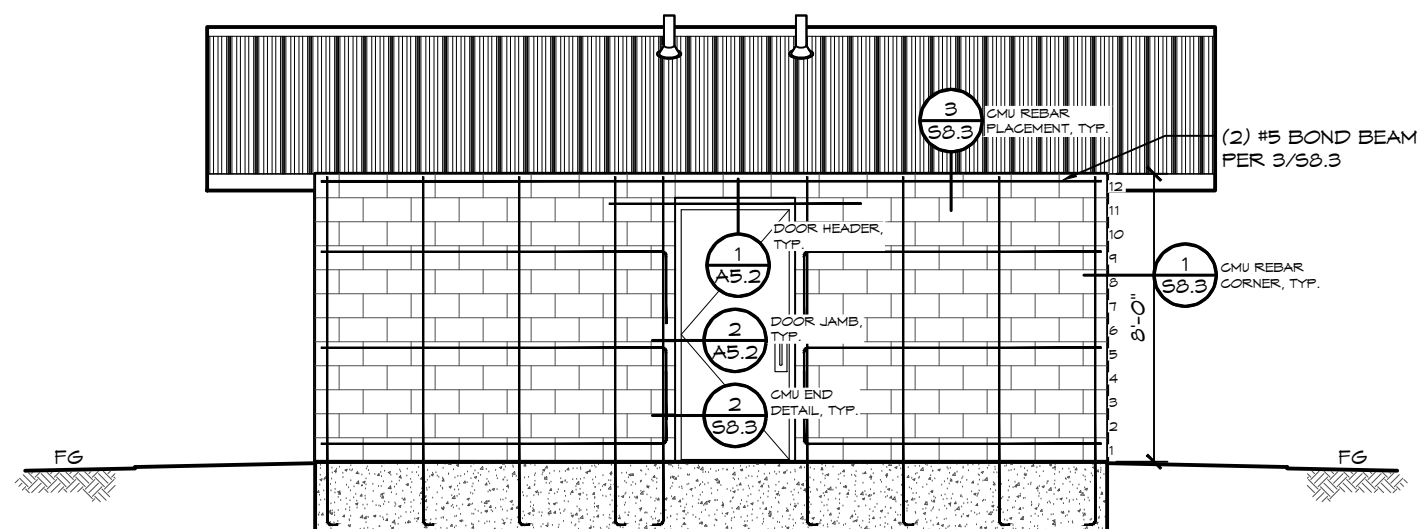
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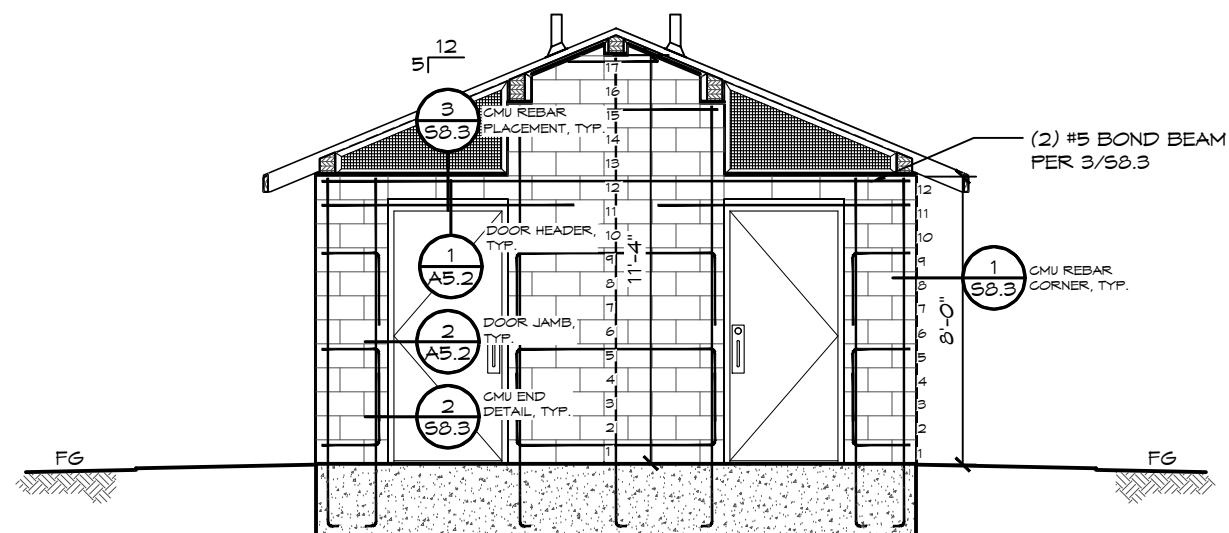
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CMU ELEVATION VIEW
SCALE: 3/16" = 1'-0"



D CMU ELEVATION VIEW
SCALE: 3/16" = 1'-0"

PROJECT:

KLAUS PARK
JAMESTOWN, ND

SHEET TITLE:

STRUCTURAL CMU ELEVATION VIEWS

PROJECT #: KLA01

DATE: 08/24/26

DRAWN BY: HW

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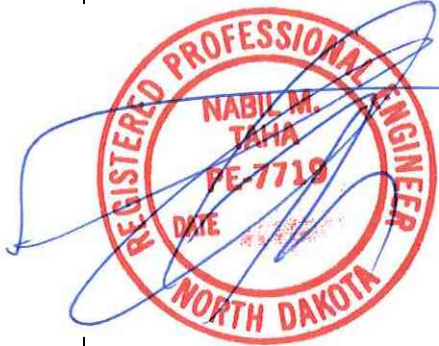
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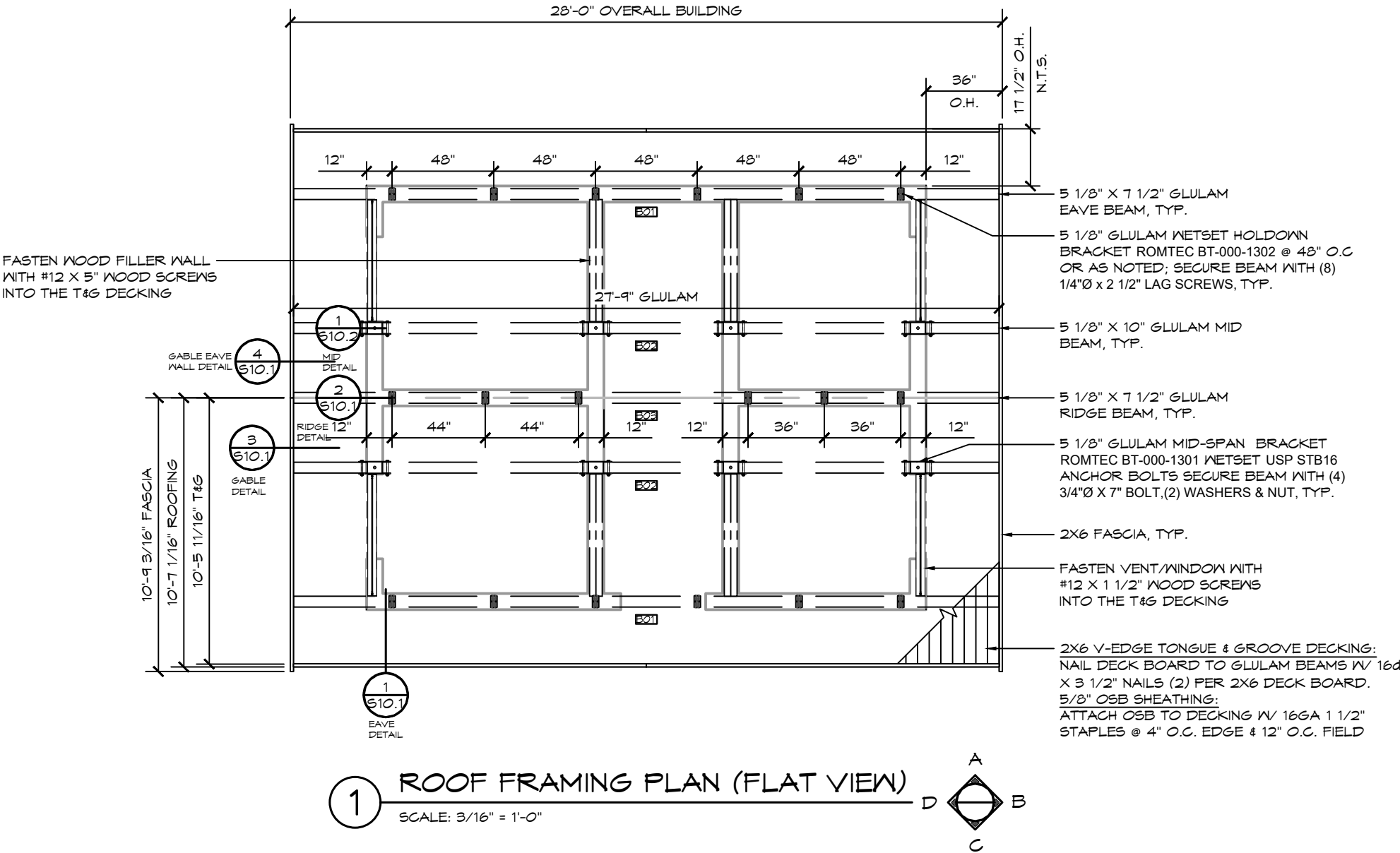
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1 ROOF FRAMING PLAN (FLAT VIEW)
SCALE: 3/16" = 1'-0"

NOTE:
1. TWO-INCH (51 MM) DECKING SHALL HAVE A MAXIMUM MOISTURE CONTENT OF 15 PERCENT. DECKING SHALL BE MACHINED WITH A SINGLE TONGUE-AND-GROOVE PATTERN. EACH DECKING PIECE SHALL BE NAILED TO EACH SUPPORT.
2. EACH PIECE OF DECKING SHALL BE TOENAILED AT EACH SUPPORT WITH ONE 16d COMMON NAIL THROUGH THE TONGUE AND FACE-NAILED WITH ONE 16d COMMON NAIL OR AS NOTED OTHERWISE.
3. CONTROLLED RANDOM PATTERN THERE SHALL BE A MINIMUM DISTANCE OF 24 INCHES (610 MM) BETWEEN END JOINTS IN ADJACENT COURSES. THE PIECES IN THE FIRST AND SECOND COURSES SHALL BEAR ON AT LEAST TWO SUPPORTS WITH END JOINTS IN THESE TWO COURSES OCCURRING ON ALTERNATE SUPPORTS. A MAXIMUM OF SEVEN INTERVENING COURSES SHALL BE PERMITTED BEFORE THIS PATTERN IS REPEATED.

PROJECT: KLAUS PARK
JAMESTOWN, ND
SHEET TITLE: ROOF FRAMING PLAN (FLAT VIEW)

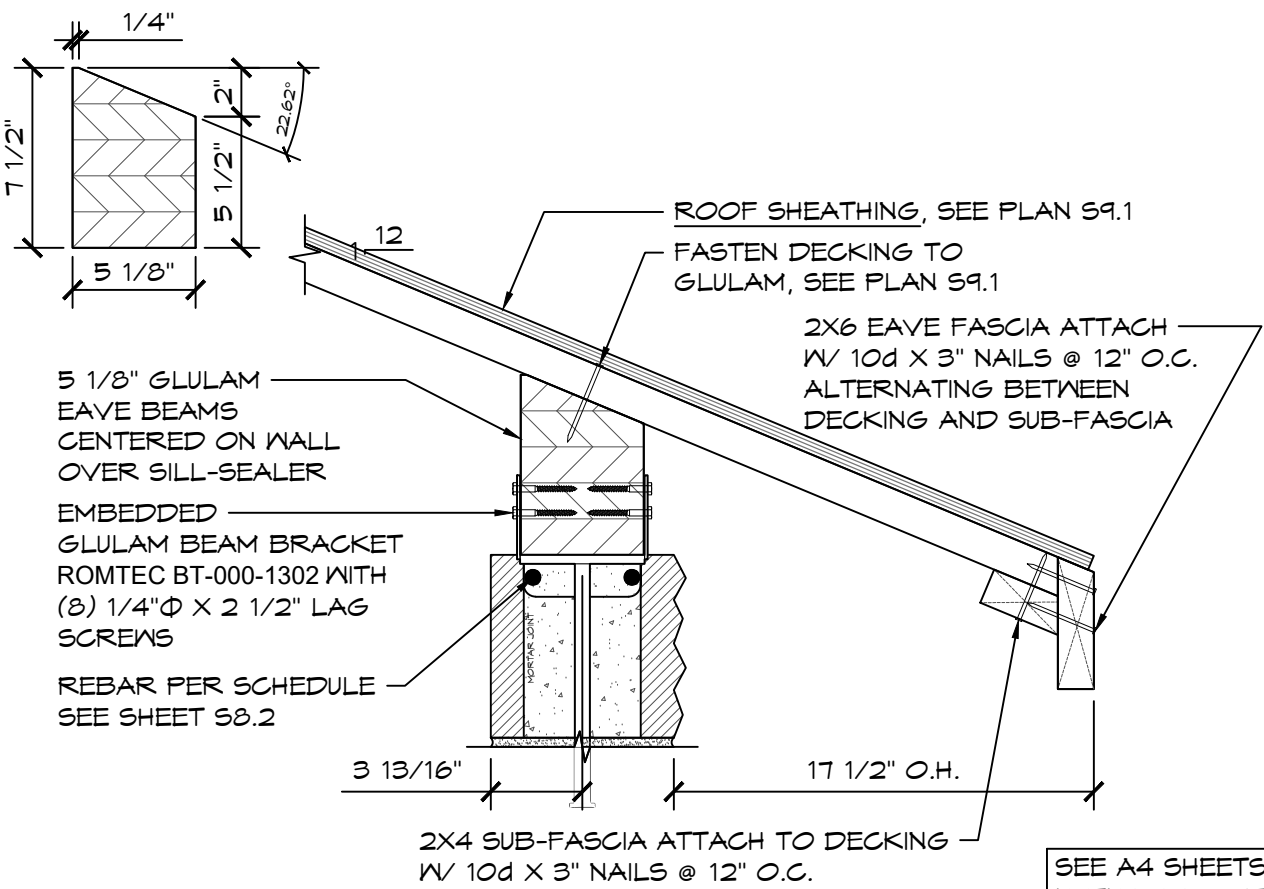
PROJECT #: KLA01
DATE: 08/24/26
DRAWN BY: HW

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1	9-9-2026	HW

REVISIONS:

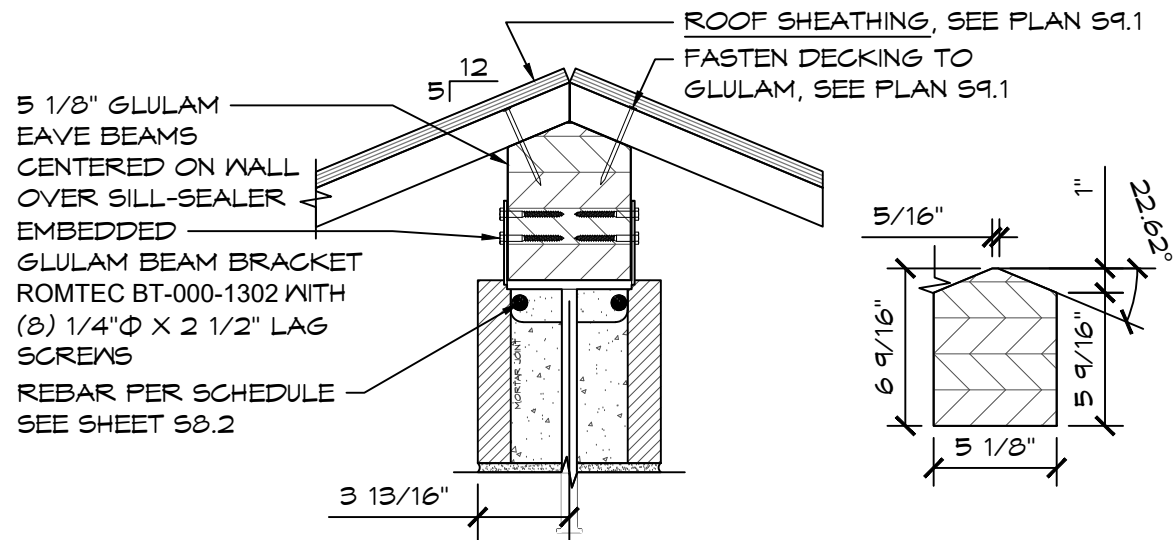
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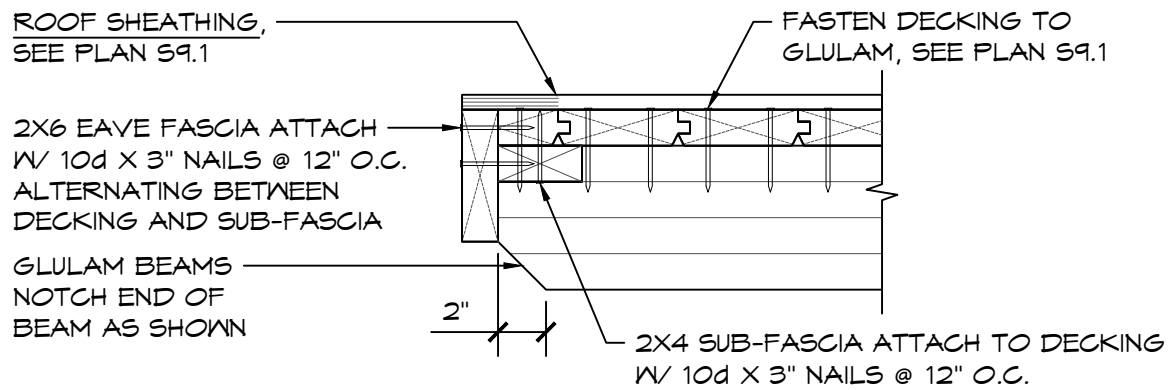


1 EAVE CONNECTION DETAIL
SCALE: 1 1/2" = 1'-0"

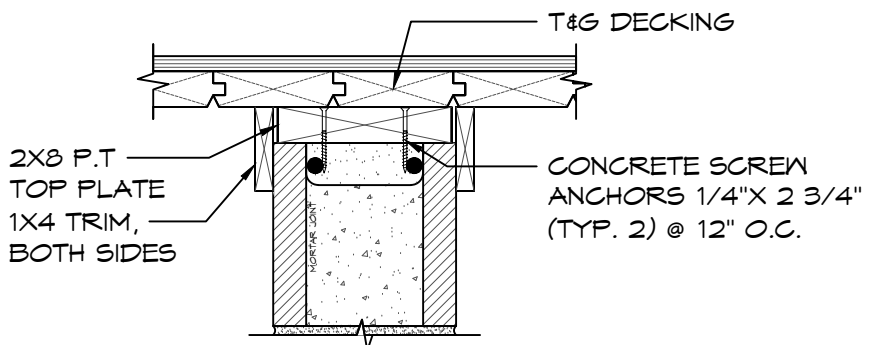
SEE A4 SHEETS FOR EXTERIOR & INTERIOR FINISH DETAILS INCLUDING SIDING, TRIM, & FASTENERS.



2 RIDGE CONNECTION DETAIL
SCALE: 1 1/2" = 1'-0"

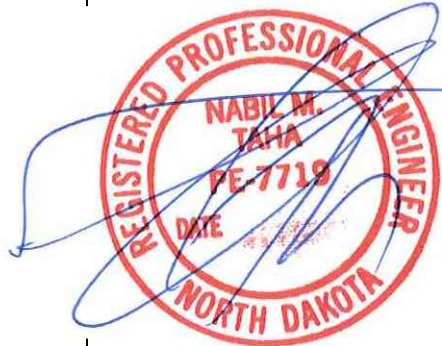


3 GABLE DETAIL, TYP
SCALE: 1 1/2" = 1'-0"



4 GABLE WALL DETAIL
SCALE: 1 1/2" = 1'-0"

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PROJECT: **KLAUS PARK**
JAMESTOWN, ND
SHEET TITLE: **ROOF CONNECTION DETAILS**

PROJECT #: **KLA01**
DATE: **08/24/26**
DRAWN BY: **HW**
REV. DATE: BY:
REVISIONS:

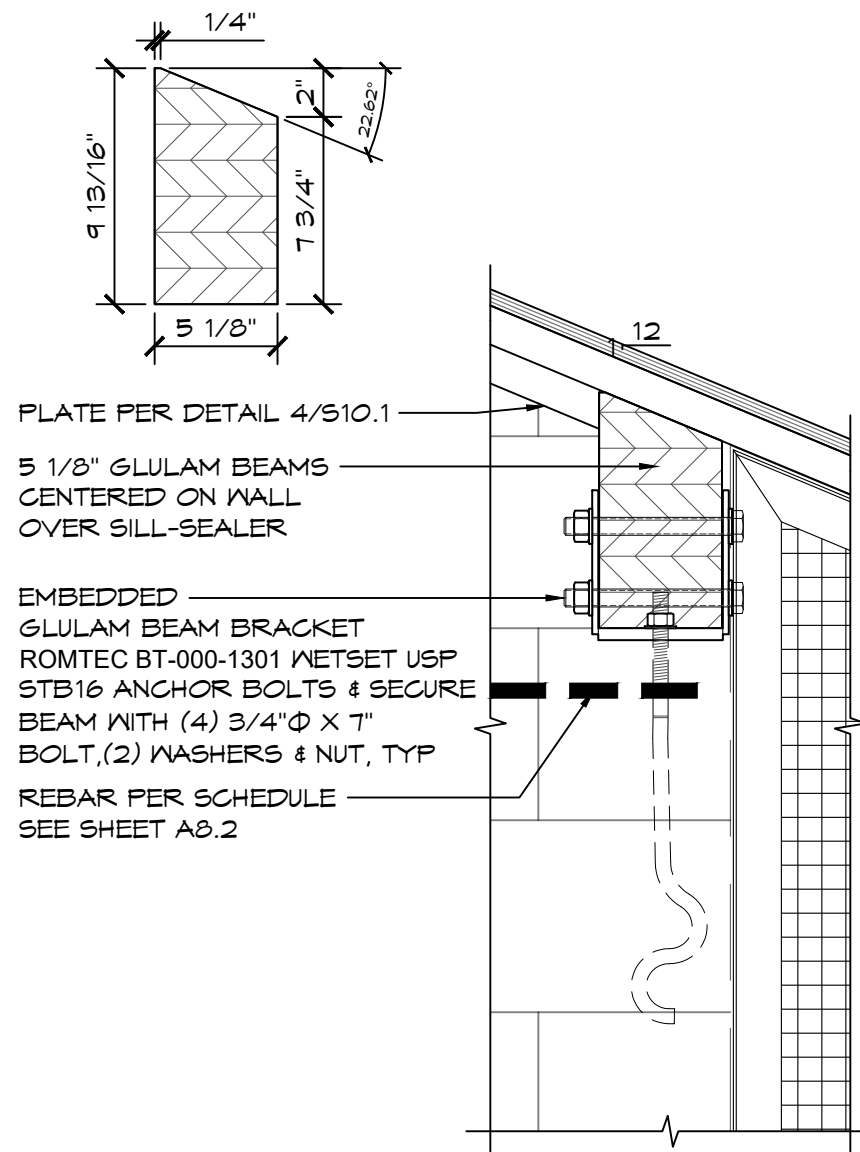
SHEET NO. **S10.1**



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1 MID BEAM CONNECTION DETAIL

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

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

PROJECT:

KLAUS PARK
JAMESTOWN, ND

SHEET TITLE:

ROOF CONNECTION DETAILS

PROJECT #: KLA01

DATE: 08/24/26

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REVISIONS:

SHEET NO. S10.2

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NOTE:
FLASHING SECTIONS OVER
10'-6" IN LENGTH SHALL BE
OVERLAPPED BY 4" AND
EVERY EFFORT MUST BE
MADE TO ENSURE A
SYMMETRICAL APPEARANCE

09/14/2026

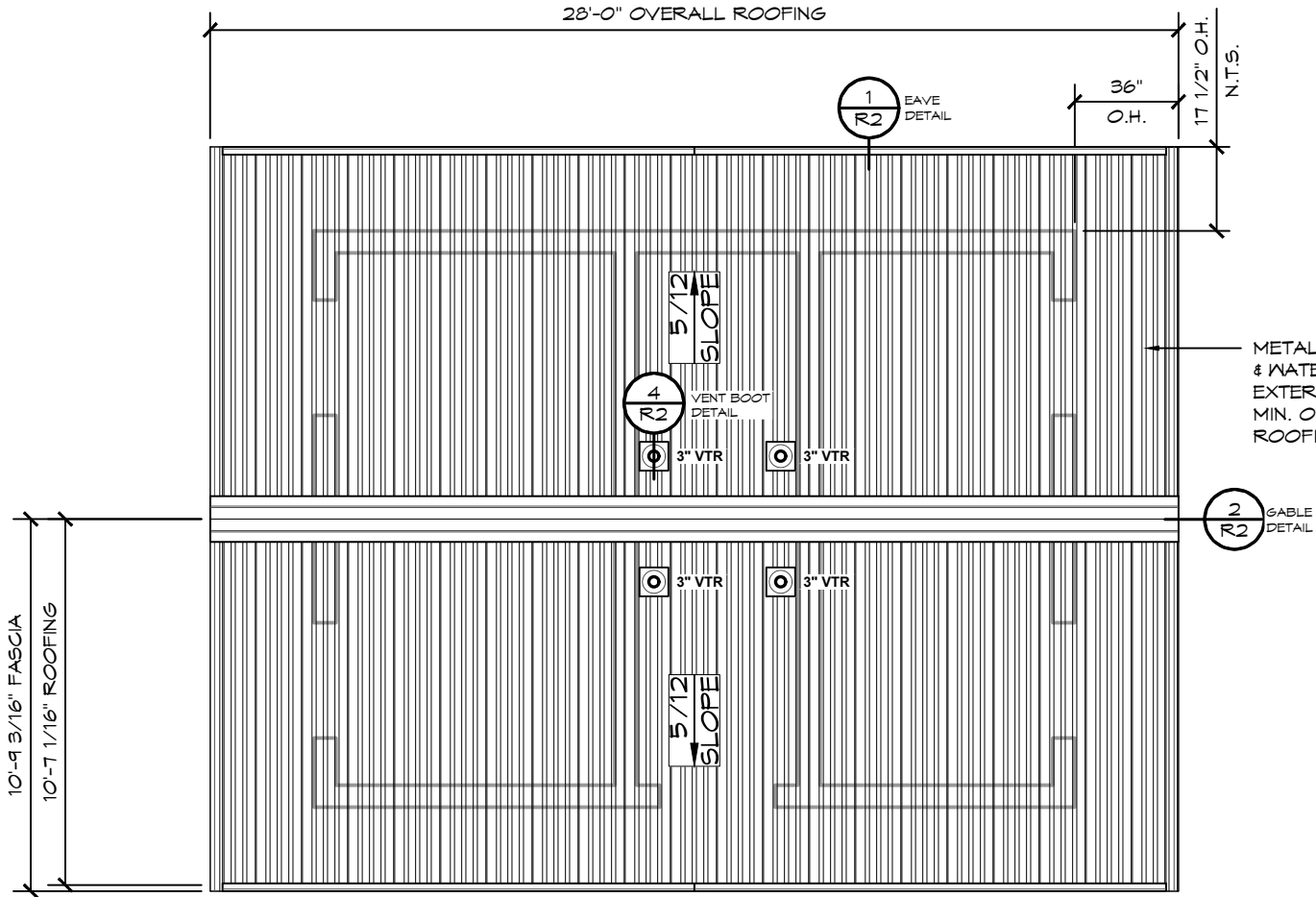


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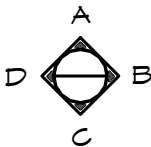
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1 ROOFING PLAN (FLAT VIEW)
SCALE: 3/16" = 1'-0"



PROJECT:

KLAUS PARK
JAMESTOWN, ND

SHEET TITLE:

ROOFING PLAN (FLAT VIEW)

PROJECT #: KLA01

DATE: 08/24/26

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REV.	DATE:	BY:

REVISIONS:

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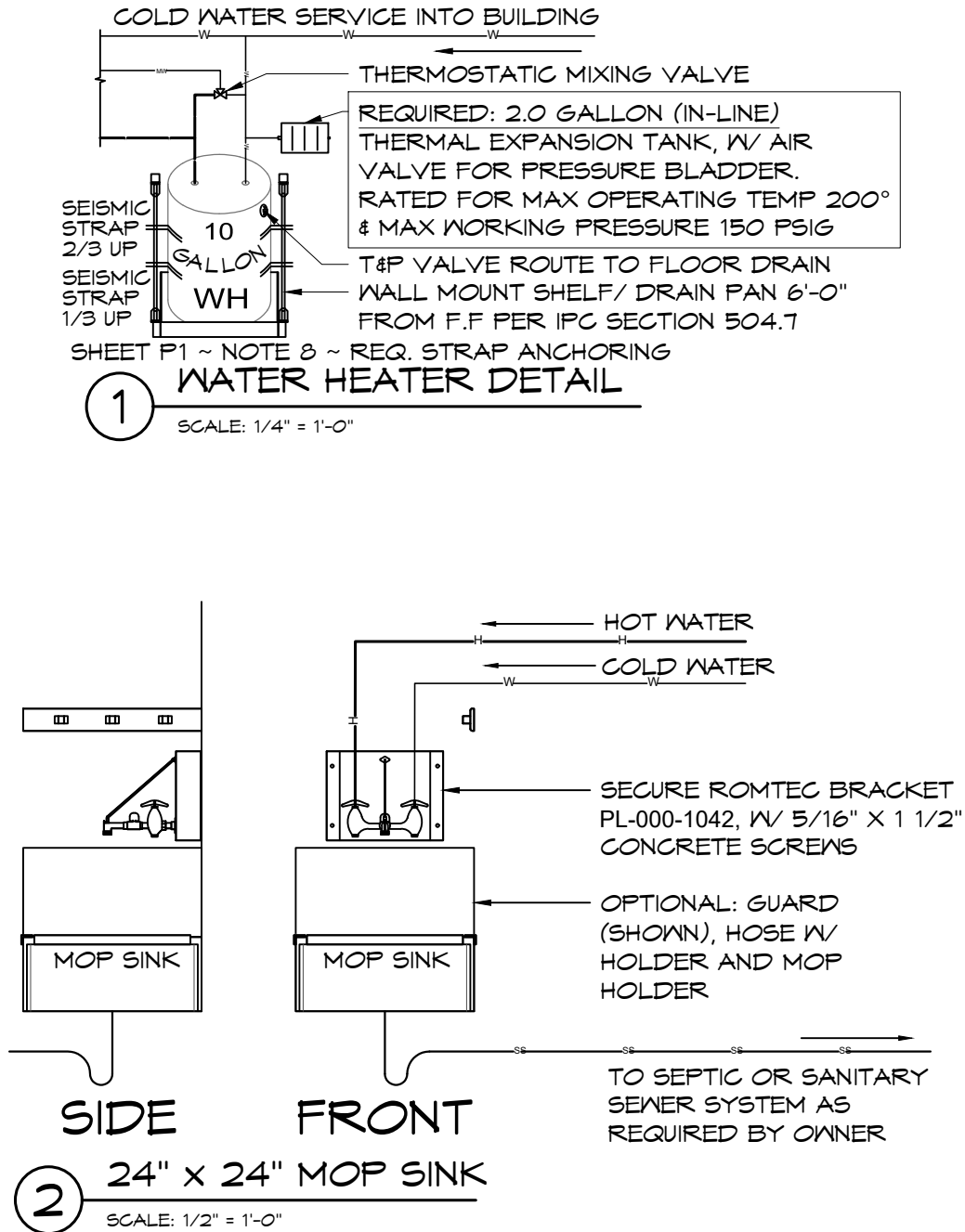
UNIFORM PLUMBING CODE

SYM	FIXTURE TYPE	SEWER	VENT	COLD WATER	HOT WATER	MIXED WATER	NO OF FIXT.	W. FIXT. UNITS/EA	TOTAL W. FIXT UNITS	DR. FIXT UNITS	TOTAL DR. FIXT. UNITS
WC-1	ADA TOILET	3"	2"	1"	X	-	4	40,30,20,15,10	105	4	16
LV-1	HAND SINK	1 1/4"	1 1/2"	1/2"	X	1/2"	4	1	4	1	4
S-1	UTILITY/MOP SINK	2"	1 1/2"	1/2"	1/2"	-	1	3	3	3	3
DF-1	DRINKING FOUNTAIN	1 1/2"	1 1/2"	1/2"	X	-	3	.5	1.5	.5	1.5
HB-1	WALL HYDRANT ANTI-FREEZE	X	X	3/4"	X	-	2	2.5	5	NA	NA
HB-2	WALL FAUCET	X	X	1/2"	X	-	1	1	1	NA	NA
FD-1	FLOOR DRAIN	3"	1 1/2"	X	X	-	4	NA	NA	2	8
FD-2	FLOOR DRAIN (EMERGENCY)	3"	1 1/2"	X	X	-	1	NA	NA	NA	NA
WH-1	WATER HEATER (TANK)	X	X	3/4"	3/4"	1/2"	1	NA	NA	NA	NA
TOTAL									119.5	TOTAL	32.5

SIoux CHIEF
(3" W/6" STRAINER)

GENERAL PLUMBING NOTES:

1. ALL PIPE (WATER, SEWER, VENT), JOINTS, AND WORK SHALL CONFORM TO UNIFORM PLUMBING CODE, STATE CODES, COUNTY AND LOCAL CODES AND ORDINANCES.
2. CONTRACTOR TO CONFIRM LOCATIONS OF SEWER AND WATER TIE-INS.
3. CONTRACTOR TO SOLIDLY BRACE ALL PIPING TIGHT AGAINST WALLS. FOR LONG OR COMPLICATED RUNS, SECURELY MOUNT USING UNI-STRUT, IN STRAIGHT AND UNIFORM MANNER FOR FINISHED APPEARANCE. PIPING SHOWN IS DIAGRAMMATIC ONLY AND ACTUAL DESIGN BY CONTRACTOR.
4. CONTRACTOR MAY CHANGE PIPE SIZING IN FIELD TO PROVIDE ADEQUATE WATER PRESSURE TO ALL PLUMBING FIXTURES AS APPROVED BY INSPECTOR. ROMTEC BUILDINGS ARE DESIGNED TO HAVE 40-60 PSI WATER PRESSURE FOR THE PLUMBING FIXTURES. IF THE SITE HAS A PRESSURE OTHER THAN THIS, IT IS THE OWNER'S RESPONSIBILITY TO PROVIDE THE PRESSURE REDUCER OR BOOSTER PUMP NECESSARY.
5. CONTRACTOR TO DETERMINE AND PROVIDE MEANS FOR GRAVITY DRAINING ALL PLUMBING FIXTURES TO SEPTIC OR SANITARY SEWER SYSTEM. INSTALLER TO PROVIDE A CLEAN-OUT BENEATH ALL SINKS AND LAVATORY AS REQUIRED BY CODE.
6. CONTRACTOR TO DETERMINE AND PROVIDE MEANS FOR SUPPLYING WATER TO ALL PLUMBING FIXTURES AND INSTALL WATER SERVICE SHUTOFF VALVE; TYPICALLY LOCATED WITHIN THE MECHANICAL ROOM.
7. IF THE SITE REQUIRES AN ACCESSIBLE BACK FLOW PREVENTER AND/OR PRESSURE REDUCER OR BOOSTER PUMP IT IS THE OWNER'S RESPONSIBILITY TO PROVIDE.
8. WHEN INCLUDED WATER TANKS REQUIRE A PRESSURE RELIEF VALVE AND A DRAIN LINE TO THE EXTERIOR OF THE BUILDING PER 2009 NSPC SECTION 10.16. CONTRACTOR TO PROVIDE AND INSTALL TWO STRAPS TO THE NEAREST WALL, ONE STRAP AT TOP 1/3 OF TANK AND ONE STRAP AT BOTTOM 1/3 OF TANK.
9. FLUSHOMETERS ASSOCIATED WITH TOILETS USE NO MORE THAN 1.6 GALLONS PER FLUSH. FLUSHOMETERS ASSOCIATED WITH URINALS USE NO MORE THAN 1.0 GALLON PER FLUSH. BOTH SHALL COMPLY WITH 2009 NSPC SECTION 7.4.2 AND ANSI/ASME A112.19.2M.
10. WHEN FIXTURES REQUIRE WALL CARRIERS THE WALL CARRIER SHALL BE SUPPLIED BY CONTRACTOR.
11. UNLESS SPECIFIED IN THE ROMTEC SUBMITTAL, ROMTEC DOES NOT SUPPLY INSULATION OR "FREEZE PROTECTION" FOR PLUMBING. "THE OWNER MAY NEED TO WINTERIZE THEIR BUILDING."



09/14/2026



Exp. 12/31/2026



PROJECT:

KLAUS PARK
JAMESTOWN, ND

SHEET TITLE:

PLUMBING SCHEDULE

PROJECT #:

KLA01

DATE:

08/24/26

DRAWN BY:

HW

REV.

DATE:

BY:

REVISIONS:

SHEET NO.

P1

09/14/2026



Exp. 12/31/2026



WATER-PLUMBING LEGEND

- COLD WATER
- MIXED WATER
- HOT WATER

SEWER-PLUMBING LEGEND

- SANITARY SEWER

*FIXTURES ARE SYMBOLIC ONLY,
REFER TO SPECIFICATIONS &
PRODUCT LITERATURE FOR THE
FIXTURE ROUGH-IN MEASUREMENTS &
INSTALLATION DETAILS.

UPC NOTES

- NOTES:
- WATER PIPE SIZE AND PRESSURE REQUIREMENTS MUST BE CONFIRMED BY PLUMBING CONTRACTOR BASED ON LOCAL SUPPLY.
 - FIXTURE & FIXTURE CONNECTIONS ARE SYMBOLIC IN NATURE ONLY. REFER TO MANUFACTURER LITERATURE FOR EXACT FIXTURE SPECIFICATIONS.
 - ALL SANITARY AND DRAIN LINES SHALL BE SCHEDULE 40 PVC OR ABS.
 - ALL WATER LINES SHALL BE COPPER OR PER LOCAL CODE. NO JOINTS BENEATH THE SLAB.
 - WATER PIPE SIZING IS A MINIMUM SUGGESTION. PLUMBING CONTRACTOR WILL MAKE THE FINAL DETERMINATION.

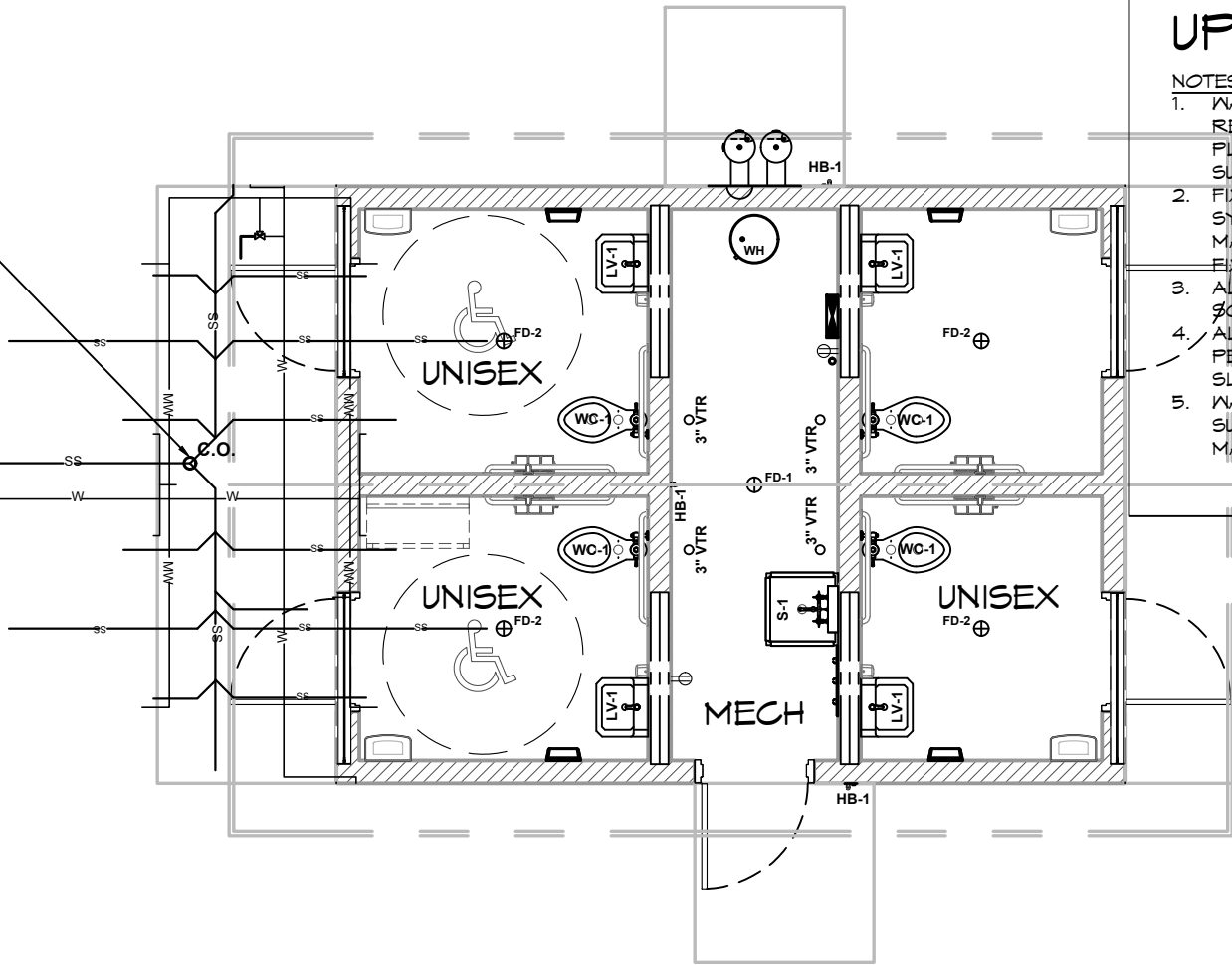
COMBINED TEE-WYE
WITH CLEANOUT
LOCATED IN MECH
ROOM OF BUILDING

DOUBLE TWO WAY
CLEANOUT WITHIN
2' OF BUILDING

TO SANITARY
SEWER SYSTEM
AS REQUIRED
BY OWNER

6" SEWER

1 1/2" WATER PIPE
WATER SERVICE
INTO BUILDING



1 PLUMBING PLAN
SCALE: 3/16" = 1'-0"

PROJECT:

KLAUS PARK
JAMESTOWN, ND
PLUMBING WATER PLAN

PROJECT #: KLA01

DATE: 08/24/26

DRAWN BY: HW

REV.	DATE:	BY:

REVISIONS:

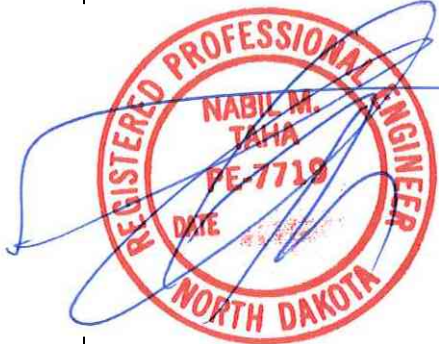
SHEET NO.

P2

GENERAL ELECTRICAL NOTES:

1. ALL WORK SHALL COMPLY WITH NATIONAL ELECTRICAL CODE, STATE AND LOCAL CODES.
2. OWNER TO PROVIDE TEMPORARY POWER AS REQUIRED DURING COURSE OF CONSTRUCTION.
3. ELECTRICAL SERVICE EQUIPMENT SUPPLIED BY OTHERS UNDER SEPARATE SUBMITTAL.
4. THE AIC VALUES SHOWN ON THESE ROMTEC PLANS ARE TO BE MADE CLEARLY AVAILABLE TO THE ELECTRICAL ENGINEER OF RECORD THAT WILL DESIGN THE MAIN SERVICE.
5. THE INSTALLER SHALL FURNISH & INSTALL SPECIFICATION GRADE CIRCUIT BREAKERS, WIRING, CONDUIT, SWITCHES AND GFI RECEPTACLES THROUGHOUT. INTERIOR RECEPTACLES & SWITCHES SHALL HAVE STAINLESS STEEL COVERPLATES AND EXTERIOR RECEPTACLES SHALL BE INSTALLED WITH A WEATHERPROOF IN USE COVER.
6. ELECTRICAL CONDUIT IS TO BE RUN WITHIN THE WALL WHEN POSSIBLE, EXCEPT IN THE MECHANICAL ROOM.
7. FOR MECHANICAL ROOM ALL EXPOSED CONDUIT IS TO BE SURFACE MOUNTED AND RUN TIGHT TO CEILING AS REQUIRED.
8. COORDINATE AC OUTLET HEIGHTS WITH OWNER PRIOR TO ROUGH-IN.

09/14/2026



Exp. 12/31/2026



ELECTRICAL SCHEDULE & SYMBOL LEGEND:

QTY	SYMBOL	DESCRIPTION
1		100 AMP BREAKER PANEL
PER PLAN		HOME RUN TO BREAKER PANEL
PER PLAN		110 VAC DUPLEX RECEPTACLE, GROUND FAULT PROTECTED MOUNTED MIN OF 15" TO MAX OF 48" ABOVE THE FLOOR CONFIRM EXACT LOCATION & HEIGHT WITH OWNER OR OWNERS REPRESENTATIVE.
1		SWITCH, SINGLE POLE MOUNTED A MAX OF 48" ABOVE THE FLOOR
1		LIGHT FIXTURE, WALL MOUNT UL LISTED TO U.S. SAFETY STANDARDS FOR ALL WET LOCATIONS WALL MOUNT, LED WALL PACK W/ PHOTOCCELL, LITHONIA OLWP: (18.5W)
5		48" LED VAPOR TIGHT CEILING/WALL MOUNT LIGHT MAXLITE LSV4U23WCSCR 299OLM 35K/40K/50K: (48W) (0.19A)
1		PHOTO CELL, W/ WEATHER PROOF COVER
4		OCCUPANCY SENSOR WALL MOUNT ACUITY SENSOR SWITCH WVR PDT 16 WIDE VIEW SENSOR: (120/277,347 VAC 13 AMPS/POLE 347 VAC MUST BE SAME PHASE)
4		HAND DRYER WALL MOUNT, THINAIR TA-SB: (915W) (8.318A)
1		TANK WATER HEATER (ELECTRIC) PROVIDE A WATER HEATER DISCONNECT CAPABLE OF SIMULTANEOUSLY DISCONNECTING ALL UNGROUNDED CONDUCTORS. THE DISCONNECTING MEANS SHALL BE WITHIN SIGHT OF. WHERE THE DISCONNECTING MEANS IS OUT OF THE LINE OF SIGHT FROM ANY SECTION THAT IS ABLE TO BE ENERGIZED, THE DISCONNECTING MEANS SHALL BE CAPABLE OF BEING LOCKED IN THE OPEN POSITION. 10 GAL TANK, BRADFORD WHITE RE110U6 120 VOLT, 1500 WATTS, NON-SIMULTANEOUS

PROJECT:

KLAUS PARK
JAMESTOWN, ND

SHEET TITLE:

ELECTRICAL SCHEDULE

PROJECT #:

KLA01

DATE:

08/24/26

DRAWN BY:

HW

REV.

DATE:

BY:

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NOTE: BREAKER PANEL MAY BE RELOCATED AT THE DISCRETION OF THE INSTALLER, PANEL MUST MAINTAIN ALL APPLICABLE CODE CLEARANCES.

UNDERGROUND ELECTRICAL SERVICE VERIFY REQUIREMENTS FOR TYING INTO SERVICE UTILITY EQUIPMENT BY OTHERS.

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ELECTRICAL PLAN

[illegible]

E2

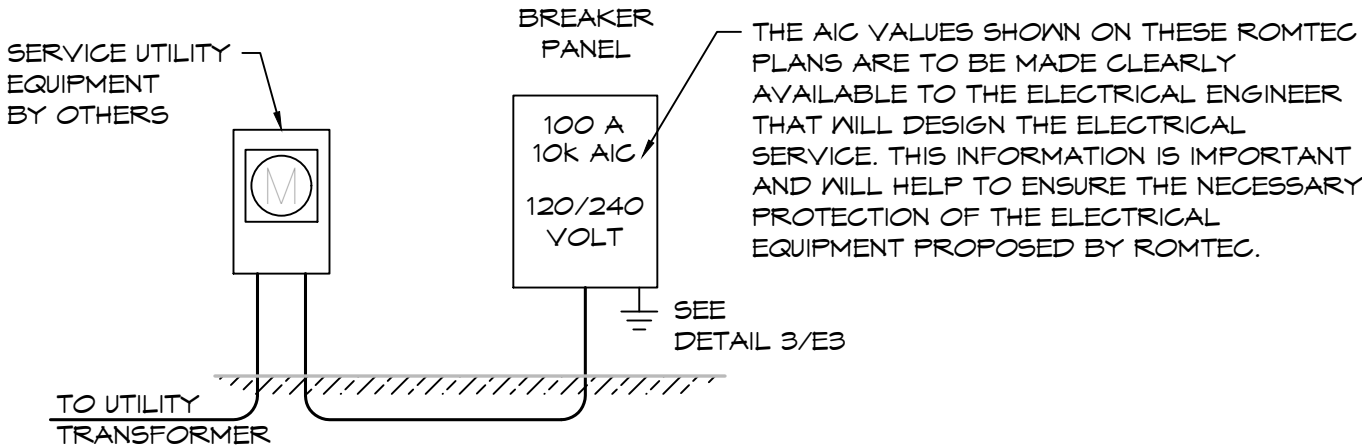
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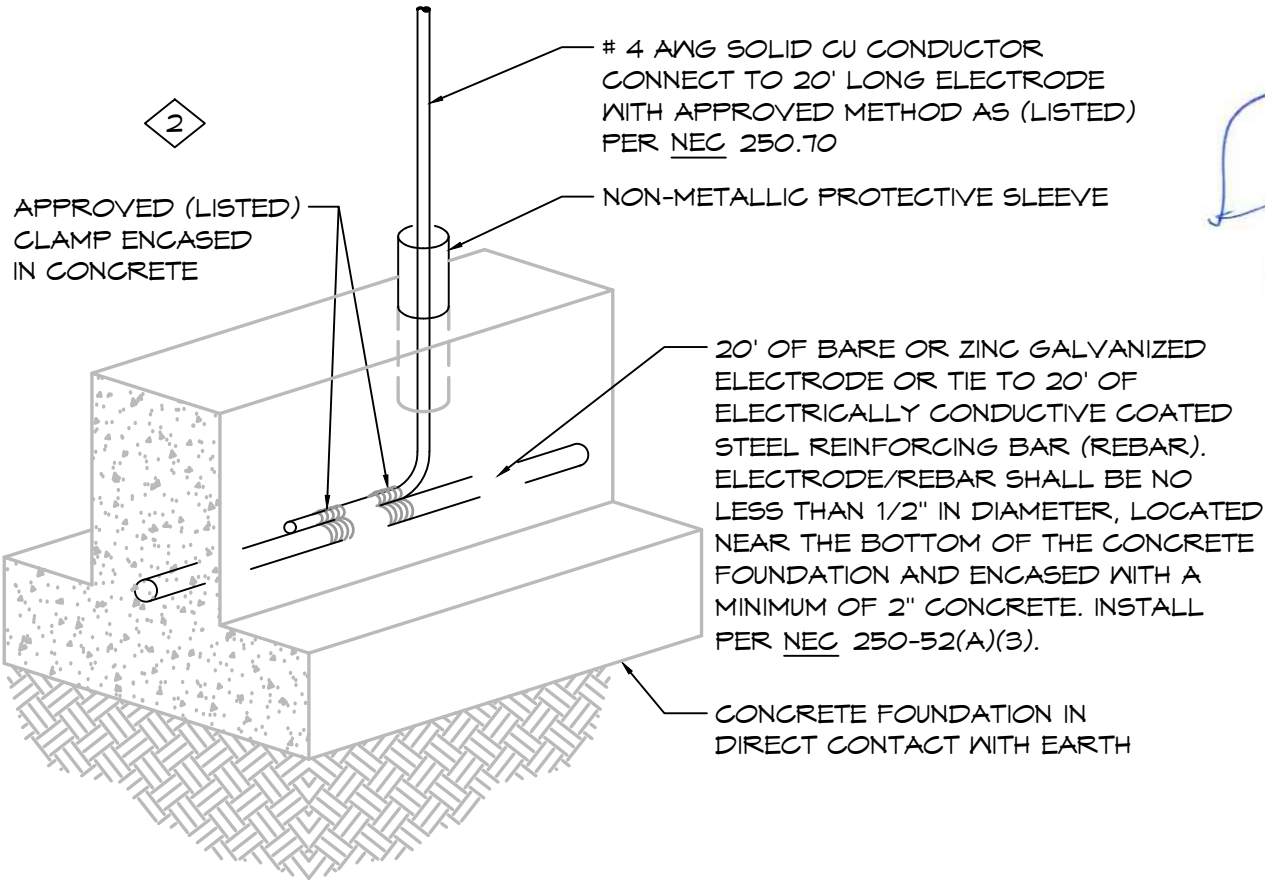
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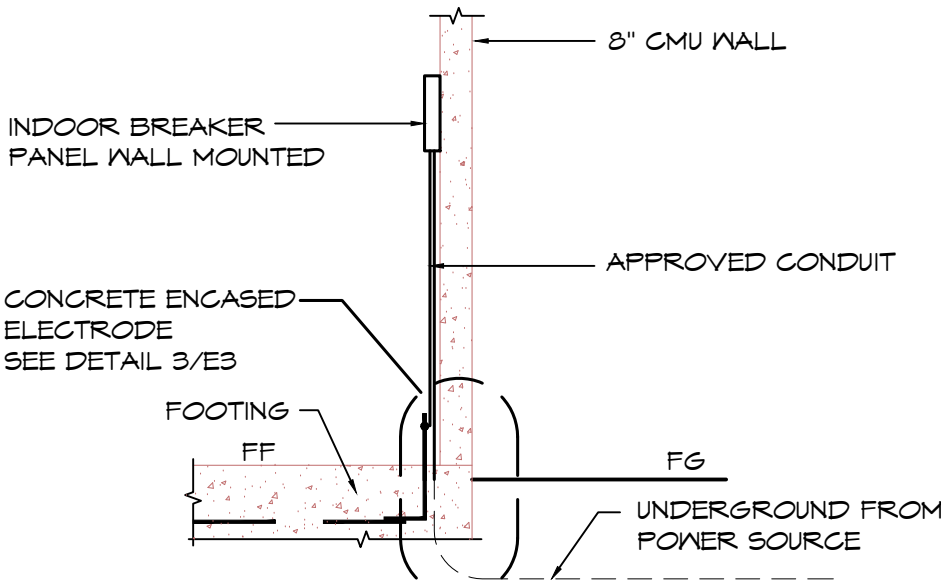
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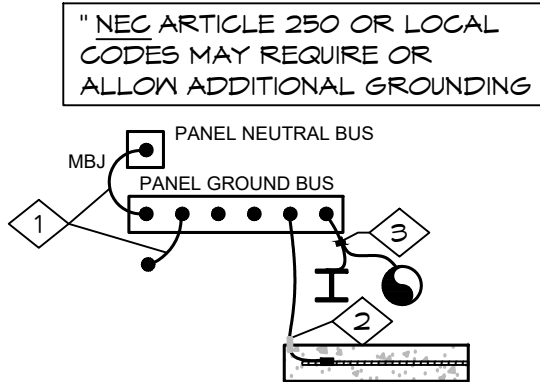
1 ONE-LINE DIAGRAM
SCALE: NONE



3 CONCRETE ENCASED SERVICE GROUND
SCALE: NONE



2 RISER DIAGRAM
SCALE: NONE



4 GROUNDING/BONDING DETAIL
SCALE: NONE

KEYED NOTES

- 1 #4 CU MAIN BONDING JUMPER AND EQUIPMENT BONDING JUMPER PER NEC 250.28(D), 250.102(C) AND TABLE 250.66. DO NOT BOND THE NEUTRAL TO THE GROUND BUS IF THIS IS NOT A SERVICE ENTRANCE
- 2 #4 CU TO CONCRETE ENCASED ELECTRODE PER NEC 250.52(A)(3), 250.66(B) AND 250.70
- 3 WHERE REQUIRED, BOND PIPING SYSTEMS AND EXPOSED STRUCTURAL STEEL PER NEC 250.104

PROJECT: KLAUS PARK, JAMESTOWN, ND
SHEET TITLE: ELECTRICAL RISER DETAILS
PROJECT #: KLA01
DATE: 08/24/26
DRAWN BY: HW
REV. DATE BY:
REVISIONS:
SHEET NO. E3