

Austin Police Association
Interior Building Renovation

SPECIFICATIONS MANUAL

BID SET

FOR

AUSTIN POLICE ASSOCIATION INTERIOR BUILDING RENOVATION



May 05, 2026

Architectural / Engineering Team:



106 E 6th St. STE 900-140 Austin, TX 78701 Tel.: 305.807.3800

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DIVISION 01 – GENERAL REQUIREMENTS

01 10 00 – SUMMARY

PART 1 – GENERAL

- 1.01 Project includes interior renovation of an existing office building. Work includes selective demolition, new partitions, finishes, doors, ceilings, flooring, and coordination with Owner-Furnished / Owner-Installed items.
- 1.02 Work is interior only. No exterior building envelope modifications are included except resealing of existing exterior door perimeter. Two additional alternates are listed if accepted by the client.

Add Alternate No. 1 - Storefront Door in Lieu of Garage Door: Replace existing overhead garage door with aluminum storefront door and glazing assembly to match the existing storefront system. Work includes framing modifications, glazing, hardware, and related finishes required for a complete installation. This would mean the project includes interior and exterior work.

Add Alternate No. 2 – Demolition of Kitchen Equipment: Provide demolition and removal of existing kitchen equipment, including disconnection and removal from the building. Coordinate with Owner and Contractor for scheduling and disposal.

- 1.03 Owner's Point of Contact:

Christopher Irwin
Austin Police Association
5817 Wilcab Rd
Austin, TX 78721
Phone: 512 913 1267

- 1.04 Administrative Responsibilities

- A. Maintain the Construction Schedule throughout Work.
- B. Contract Documents are not divided in any way to assume any division of labor. Examine all Contract Documents to avoid omissions or duplications.
- C. Understand conditions relating to the construction of the Project and the employment of necessary labor. Failure to do so will not relieve the obligation to provide all material and labor required to carry out the provisions of the Contract.
- D. Rodent and Pest Control: Provide control measures to keep snakes, rodents,

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birds, and other animals from nesting in the building(s) and storage areas during the construction period.

1. Provide localized control measures to eliminate all outbreaks of insect infestation such as ant colonies, hornet nests, or bee hives during the construction period.
2. Use only chemicals that bear a Federal registration number of the U.S. Environmental Protection Agency.
3. Employ methods that will not adversely affect the site or any adjacent sites.

1.05 Taxes: Taxes which are legally enacted at the time bids are received, whether or not effective, shall be paid by the contractor.

1.06 Permits, Fees and Notices:

- A. Other than general building permit, secure other permits, governmental fees, parking, and licenses necessary for the execution and completion of the Work. Fees to relocate utilities on Owner's property shall be included in the bid.
- B. Coordinate utility tie-ins with local utility company and other involved parties for minimum interruption of service.
- C. Coordinate inspections of installed Work with governing authorities. Leave Work uncovered until approved.
- D. Give notices and comply with laws, ordinances, rules, regulations, and orders of public authorities bearing on the performance of the Work. If the Contract Documents are at variance, notify the Architect in writing. Necessary changes will be adjusted by appropriate notification. If Work is performed while knowing it to be contrary to such laws, ordinances, rules, and regulations, and without such notice to the Architect, the portion of Work in question shall be corrected at no additional cost to the Project.

1.07 Labor and Materials

- A. Provide labor, materials, equipment, tools, construction equipment and machinery, water, heat, utilities, transportation, and other facilities and services necessary for the execution and completion of the Work, whether temporary or permanent and whether or not incorporated or to be incorporated.
- B. Enforce strict discipline and good working order among employees or other persons carrying out Work of this Contract. Do not permit employment of unfit person or persons or anyone not skilled in the task assigned to them.

1.08 Worker Conduct, Appearance and Work Rules

- A. The Owner reserves the right to require any worker to be banished from the Site.

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- B. Privacy: Conduct all work of the Contract with the maximum effort to maintain the privacy of the Owner's operations and staff.
- C. General Conduct and Demeanor: All construction workers shall treat all other workers, Owners staff, and the public with respect and courtesy.
- D. Physical Appearance: Require each worker to dress appropriately in a clean, neat, and professional manner.
- E. Entertainment Devices (including, but not limited to radios, CD players, MP3 players and televisions): The use of all entertainment devices, including personal devices (walk man type) with headphones or earphones, is strictly prohibited at all times.
 - a. Control the volume of communication radios and loudspeakers to avoid creating a nuisance.
- F. Language: Foul and rude language is strictly prohibited.
- G. Physical Actions: Running, horseplay, fighting, and other unprofessional conduct is prohibited. Fighting is a major infraction of the work rules.
- H. Contractor to register workers with APA. Workers to maintain identification with them at all times.

1.09 Work Restrictions

- A. Existing Utility Interruptions: Do not interrupt utilities serving facilities occupied by Owner or others unless permitted under the following conditions and then only after arranging to provide temporary utility services according to requirements indicated:
 - a. Notify Owner not less than two days in advance of proposed utility interruptions.
 - b. Do not proceed with utility interruptions without Owner's written permission.

PART 2 – PRODUCTS

2.01 Materials

- A. Permit Posting Board: Provide a permit posting board with weatherproof cover for posting all permits and other information requested by the Owner. Coordinate size and location with Owner's Representative.

PART 3 – EXECUTION (Not Applicable)

DIVISION 02 – EXISTING CONDITIONS

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02 41 19 – SELECTIVE DEMOLITION

PART 1 – GENERAL

Remove interior construction as indicated on drawings. Protect adjacent construction.

PART 2 – PRODUCTS

Not Used.

PART 3 – EXECUTION

Remove materials neatly and dispose legally.

DIVISION 03 – CONCRETE

03 01 30 – MAINTENANCE OF CAST-IN-PLACE CONCRETE

PART 1 – GENERAL

Patch and repair existing concrete slabs as required for new flooring.

PART 2 – PRODUCTS

Repair materials compatible with existing concrete.

PART 3 – EXECUTION

Prepare surfaces smooth and level.

DIVISION 04 – MASONRY

04 01 00 – MAINTENANCE OF MASONRY

PART 1 – GENERAL

Minor non-structural masonry repair only.

PART 2 – PRODUCTS

Compatible repair materials.

PART 3 – EXECUTION

No new openings or lintels.

DIVISION 07 – THERMAL AND MOISTURE PROTECTION

07 84 00 – FIRESTOPPING

PART 1 – GENERAL

Firestopping at penetrations through rated assemblies.

PART 2 – PRODUCTS

UL-listed firestopping systems.

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PART 3 – EXECUTION

Install per UL details and code.

07 92 00 – JOINT SEALANTS

PART 1 – GENERAL

Interior joint sealants and resealing of existing exterior door perimeter. Provide sealants at perimeter of hollow metal frames and sidelites.

PART 2 – PRODUCTS

Interior and exterior-grade silicone sealants as appropriate. Exterior locations: weatherproof silicone sealant, UV resistant and suitable for exterior exposure. Colors to match adjacent finishes.

PART 3 – EXECUTION

Remove deteriorated sealant and install new continuous seal.

DIVISION 08 – OPENINGS

08 11 13 – HOLLOW METAL DOORS AND FRAMES

PART 1 – GENERAL

Interior PLAM doors with hollow metal frames to match existing including frames with sidelites; one glazed door.

PART 2 – PRODUCTS

PLAM-faced solid core doors; hollow metal frames.

Include sidelite frames with integral mullions

PART 3 – EXECUTION

Install plumb, square, and aligned. Coordinate with adjacent construction. Adjust for proper operation.

08 41 13 – ALUMINUM- FRAMED STOREFRONT (ONLY APPLICABLE IF AD ALT NO. 1 IS ACCEPTED)

PART 1 – GENERAL

Provide Aluminum- framed storefront systems including: doors, sidelites, clerestory, framing and glazing. Coordinate with 08 80 00 Glazing and 07 92 00 Joint Sealants.

PART 2 – PRODUCTS

Storefront System: Aluminum-framed storefront, thermally broken (exterior condition). Powder coated to match adjacent exterior storefronts.

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Framing: extruded aluminum members. Provide vertical mullions and horizontal members as required. Include framing for sidelites, clerestory and door openings.

Doors: Aluminum storefront doors with glass infill. Fully glazed.

Glazing: Provided safety glazing at doors, clerestory and sidelites per 08 80 00.

Sealants and Gaskets: Manufacturer's standard gaskets. Exterior sealant at perimeter joints.

PART 3 – EXECUTION

Install plumb, level and aligned.

Anchor securely to structure.

Provide continuous perimeter seal for weatherproofing.

Ensure system is weathertight and free of air/water infiltration.

08 71 00 – DOOR HARDWARE

PART 1 – GENERAL

Provide ADA-compliant hardware.

PART 2 – PRODUCTS

Lever handles, closers, hinges, and accessories.

PART 3 – EXECUTION

Install and adjust for proper operation.

08 80 00 – GLAZING

PART 1 – GENERAL

Provide glazing for doors and sidelites.

PART 2 – PRODUCTS

Tempered safety glass. Thickness as required.

PART 3 – EXECUTION

Install per manufacturer requirements. Provide safety glazing at all sidelites adjacent to doors.

DIVISION 09 – FINISHES

09 21 16 – GYPSUM BOARD ASSEMBLIES

PART 1 – GENERAL

Metal stud partitions and gypsum board assemblies.

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PART 2 – PRODUCTS

Cold-formed metal studs; gypsum board.

PART 3 – EXECUTION

Install plumb and level; coordinate MEP.

09 29 00 – GYPSUM BOARD FINISHING

PART 1 – GENERAL

Finishing of gypsum board.

PART 2 – PRODUCTS

Joint compounds and accessories.

PART 3 – EXECUTION

Provide Level 4 finish.

09 51 00 – ACOUSTICAL CEILINGS

PART 1 – GENERAL

Suspended ACT ceilings.

PART 2 – PRODUCTS

Mineral fiber tiles and T-grid.

PART 3 – EXECUTION

Install level and coordinated.

09 65 00 – RESILIENT FLOORING

PART 1 – GENERAL

Luxury vinyl plank or tile flooring.

PART 2 – PRODUCTS

Commercial-grade LVT/LVP.

PART 3 – EXECUTION

Install per manufacturer instructions.

09 65 13 – RESILIENT BASE

PART 1 – GENERAL

Resilient base at flooring.

PART 2 – PRODUCTS

Vinyl or rubber base.

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PART 3 – EXECUTION

Install tight to surfaces.

09 91 23 – INTERIOR PAINTING

PART 1 – GENERAL

Interior painting of new and affected surfaces.

PART 2 – PRODUCTS

Low-VOC paints.

PART 3 – EXECUTION

Surface prep and finish coats.

DIVISION 11 – EQUIPMENT

11 00 00 – EQUIPMENT

PART 1 – GENERAL

Owner-Furnished / Owner-Installed televisions; coordination only.

PART 2 – PRODUCTS

Owner-furnished televisions and mounts.

PART 3 – EXECUTION

Coordinate locations and rough-ins.

DIVISION 22 – PLUMBING

PART 1 – GENERAL

Plumbing work per Plumbing Engineer documents.

PART 2 – PRODUCTS

Not Used.

PART 3 – EXECUTION

Not Used.

DIVISION 23 – HVAC

PART 1 – GENERAL

HVAC work per Mechanical Engineer documents.

PART 2 – PRODUCTS

Not Used.

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PART 3 – EXECUTION

Not Used.

DIVISION 26 – ELECTRICAL

26 00 00 – ELECTRICAL

PART 1 – GENERAL

Provide complete electrical system as indicated on drawings. Comply with National electrical Code & Local AHJ requirements. Drawings and electrical general notes govern for: scope, materials and installation requirements.

PART 2 – PRODUCTS

Materials and Equipment: as specified in electrical drawings and schedules.

Provide: commercial grade devices, code compliant wiring, conduit and equipment

PART 3 – EXECUTION

Install per electrical drawings, manufacturer requirements and applicable codes. Provide complete and operation system, all connections, supports and coordination required. Coordinate with mechanical systems (HVAC equipment, dampers), fire alarm system and low voltage systems).

DIVISION 28 – ELECTRONIC SAFETY & SECURITY

28 00 00– SPECIAL SYSTEMS

PART 1 – GENERAL

Provide infrastructure for special systems as indicated on drawings, including: fire alarm, telecommunications/ data, security/access control, audio/ visual. Coordinate with electrical drawings, owner vendors and specialty contractors

PART 2 – PRODUCTS

Not Used.

PART 3 – EXECUTION

Electrical contractor shall provide: conduit, boxes, power for all special systems. Final systems, devices and wiring by specialty contractors. Provide complete infrastructure required for fully operation systems.

28 31 00– FIRE ALARM SYSTEM

PART 1 – GENERAL

Per Electrical Engineer documents.

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PART 2 – PRODUCTS

Not Used.

PART 3 – EXECUTION

Not Used.