



June 30th 2010

To: Clerk of the Board of Supervisors

Attn: Mr. Salud Carbajal - 1st District
Ms. Janet Wolf – 2nd District
Ms. Doreen Farr – 3rd District
Ms. Joni Gray – 4th District
Mr. Joseph Centeno – 5th District
105 East Anapamu Street Suite 407
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Sent via e-mail to the following:

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RE: Response to County of Santa Barbara rejection of Pavilion Construction Bid for the Courthouse Public Defender's Remodel Project.

Dear Santa Barbara County Supervisors:

It is with great dismay that we write this letter. We have attempted informally to resolve this matter, however our pleas were rejected without meaningful response. Our attorney discussed the issue with County Counsel, but was merely told that County Counsel did not want to argue the situation with him. No meaningful dialogue occurred.

As you will see from the attached documents, the portion of the Santa Barbara County Courthouse Public Defender Remodel relating to the Architectural Woodwork subcontractor is flawed. First, the section (let alone the entire bid documents) does not contain a definition of the term "local," which both the construction manager and County Counsel are now claiming is the controlling term. "Local" might mean the City of Santa Barbara, the County of Santa Barbara or some other geographical region. Without a definition, it is difficult to know. This confusion is compounded by the two "acceptable fabricators" identified in subsection. One is from Newbury Park, which as you all know is in Ventura County. That confounds an easy definition of "local" for a project sited in Santa Barbara. Further, Santa Barbara's own rules (along with the State of California's laws) do not allow for any local preferences on public works jobs. County counsel attempted to get around all of these problems by claiming that the "local" requirement was placed in the subject section so that the project manager could easily inspect prior work done by the selected subcontractor. However, this is neither delineated as a rationale in the bid documents, nor a valid justification for rejecting an otherwise validly qualified subcontractor, as it is merely a thinly veiled "local preference" by another name. Pavilion's subcontractor for this project did work as close as the San Francisco Bay Area, and we offered to cover transportation expenses of the project manager to inspect their work, if Pavilion was awarded the contract and the proper formalities of challenging the subcontractor were followed.

Further, as stated, the section set forth two "acceptable fabricators." Nowhere in the bid documents, or during the bid process, were the bidders told that "acceptable fabricators" in this section meant that a general contractor bidder could only provide a bid that would be acceptable to the County **only** if its Architectural Woodwork subcontract bid was from one of these two subcontractors. This "hidden" requirement was missed by almost half of the companies that submitted bids. Further, when Pavilion actually solicited bids from each of the two "acceptable fabricators," it discovered that Millworks, Etc. was not providing any bids for the job. This information was provided to County counsel. If requiring one of the "acceptable fabricators" to be the subcontractor on this job is actually a requirement for being the responsible low bidder, then the County of Santa Barbara just turned this into a sole source job for Architectural Millwork of Santa Barbara.

Additionally, Millworks, Etc., one of the "acceptable fabricators," is not qualified under the County staff's own interpretation of its bid documents. In communications with Millworks, Etc., Pavilion has determined that Millworks, Etc. has no historical renovation experience in Santa Barbara (so no "local" experience according to the hidden standards) and do little or no commercial work. Once again, it appears that whomever prepared the bid documents was setting Architectural Millwork of Santa Barbara up for a sole source job if the County is not going to allow bids outside of the "acceptable fabricators."

In light of the fact that Architectural Millwork of Santa Barbara provided Pavilion with a bid for its work that Pavilion viewed as higher than optimal, Pavilion obtained a bid from Northwestern Design for the Architectural Woodwork portion of the contract. Despite all of the misrepresentations of Pavilion's bid documents by Melchiori Construction in an attempt to discredit our bid, as you can see from our previous submissions and Northwestern Design's June 28 letter, Northwestern Design are fully capable of complying with being a sole source for the Architectural Woodwork portion of the contract. As such, Melchiori Construction's bid protest on those grounds must be rejected (and apparently was by staff, as the only reason currently provided for rejection is the "local" issue).

Pavilion's bid was approximately \$200,000 less than Melchiori Construction's for this contract. Curiously, in their most recent letter of June 25, Melchiori Construction shies away from the "local" issue, and attempts once again to undermine Northwestern's ability to perform as a sole source contractor. It is also extremely interesting that Melchiori Construction claims that its reliance on Architectural Millwork of Santa Barbara makes its scope of work in excess of \$200,000 higher.

Currently, staff is asking you to reject Pavilion's responsive low bid for this project simply because Northwestern Design does not have the "required" local experience and was not one of the "acceptable fabricators" identified in the bid documents. Despite the fact that three of the bidders submitted bids using a subcontractor for the Architectural Woodwork section other than one of the two "acceptable fabricators," staff "perceives" that somehow we obtained a competitive advantage by doing so. As Pavilion was not the only bidder to go outside the list of "acceptable fabricators," it is apparent that other bidders understood that term in the same manner as Pavilion, and elected to use another subcontractor in their bids for this element of their contract proposal.



Before accepting staff's recommendation on this issue, there are several questions you must consider and answer for yourselves. Did Architectural Millwork of Santa Barbara, either accidentally or on purpose, become the sole source for providing the County of Santa Barbara the Architectural Woodwork subcontract work for this project? If so, did you, as the Board of Supervisors, approve this action? If you were unaware of this situation, are you willing to ratify it today by rejecting Pavilion's bid and accepting Melchiori Construction's bid? If you are, why are you not opening this portion of the job to competitive bidding? What is so special about the services that Architectural Millwork of Santa Barbara is providing that they should be paid a \$200,000 premium? Why should the taxpayers of the County of Santa Barbara pay \$200,000 more by accepting Melchiori Construction's bid than the bid of Pavilion Construction?

If you cannot comfortably answer all those questions for yourselves, then you have two options: (1) accept the lowest responsible bid of Pavilion and move this project forward immediately; or (2) throw out all the bids, direct staff to re-write the Architectural Woodwork portion of the bid package and put the contract out for bid again.

We thank you for your valuable time and consideration of these matters.

Regards,



**Rick Gerard
Regional Vice President
Pavilion Construction**

Cc: Derek Mannelin – CEO, Pavilion Construction
Brian Gerritz – President, Pavilion Construction
Celeste Manolas Project Manager Capital Project - County of Santa Barbara
Michael Ledbetter, Senior Deputy Counsel – County of Santa Barbara
JED Nicholson – Adamski, Moroski, Madden, & Green LLP



Attachments to
Pavilion Construction
Letter Dated June 30th 2010

SECTION 06400

ARCHITECTURAL WOODWORK

PART 1 - GENERAL

1.01 DESCRIPTION: Division 1 applies to this Section. Provide and perform architectural woodwork as indicated, specified, and required.

A. Work In This Section: Principal items include:

1. Hardwood glazed doors, including frames, sidelights, glass and glazing.
2. Hardwood solid doors, including frames.
3. Hardwood window frames, trim and moldings.
4. Wood cabinets, including hardware.
5. Wood mailboxes.
6. Wood base and trim.
7. Wood frames for toilet room mirrors.
8. Wood wall shelving with hanger poles.
9. Interior and exterior wood finish, trim and frames.
10. Factory finish of architectural woodwork.
11. Back priming to extent specified.
12. Installation of doors.
13. Installation of finish hardware except as otherwise specified.
14. Installation of marble countertops.

B. Related Work Not In This Section:


1. Furnishing and fabricating marble countertops.
2. Finish painting.
3. Furnishing finish hardware for doors.

1.02 QUALITY ASSURANCE:

A. The intent of this section is to reuse existing materials to maximum extent feasible, and to provide new materials where indicated and where required to match existing as closely as possible. Use care in handling existing historic materials not to damage them. Clean and repair existing items prior to reinstallation.

B. Historic Building - Required Care: Building materials and components shall be considered very fragile and shall be dismantled, removed, worked-on, and transported, and in general, handled with special care. Damaged historic materials may not be replaceable, and repair and restoration may be required. Costs of such repair and restoration may be significant and shall be borne by the Contractor. Protection of existing materials, surfaces and finishes is of great importance.

C. Work of this section shall conform to the Architectural Woodwork Standards (AWS), published by the Woodwork Institute, Premium grade, except as modified by more stringent requirements herein.

 D. Fabricator and installer of work of this section shall have not less than 10 years local experience in historical commercial work of the complexity of this project. Furnish references showing not less than 10 such projects.

E. Verify that wood blocking or metal backing is provided in walls for attachment of casework.

F. Quality Control: At any time, if the Architect determines that materials, fabrication or installation of casework fail to meet the specified requirements and the AWS, Architect may require an inspection of the defective items by a representative of the Woodwork Institute. Defective items shall be repaired or replaced as directed.

G. Wood Windows and Doors: Conform to Applicable requirements of WDMA "Industry Standard for Wood Windows", I.S. 2-93. Windows shall be designed so that glass installations conform to ANSI A 200.1, and Federal Safety Standard 16 CFR 1201. Windows shall conform to ANSI/AAMA Standard 101-85 and AAMA Spec. 1302.5 for Forced Entry Resistance, all bearing the AAMA "Quality Certified" label.

H. Fire Rated Doors: Where fire-rated doors are shown or required, fabricate doors to bear Underwriters' Laboratories or Warnock-Hersey (Intertec Testing) labels, conforming to manufacturer's standard procedures filed with and approved by the labelling agency. Make no changes to labelled doors in the field which could cause labels to become void.

1.03 SUBMITTALS:

A. Shop Drawings: Submit for the following items, bearing the WI Certified Compliance Grade Label.

1. Interior finish, trim and frames.
2. Wood panelling.
3. Wood windows, sash, doors and transoms.
4. Miscellaneous millwork, and mirror frames.
5. Steel backing plate or wood blocking locations required for anchoring of cabinets, casework, and other work of this section.
6. Marble countertops, installation details.
7. Hardwood casework.
8. Hardwood frames, trim and moldings, including door frame covers, crown molds, base, chair rails and other items indicated or required.

B. Samples and Product Data: Submit the following items for selection and approval:

1. Catalog data for each proposed new cabinet hardware item.
2. Samples of hardwood and hardwood veneer, not smaller than 12" square, with finish applied to one side. Show match with existing.
3. Sample window, not smaller than 18" square, showing frame, all hardware, methods of glazing, and construction of window and frame. Show match with existing.
4. Sample door, not smaller than 18" square, as specified above for window.
5. Wood panelling, 12" square samples showing pattern, match, extremes of grain pattern, and selected finish applied to 1/2 of the panel. Submit as many samples as are necessary to indicate full range of variation to be provided in the work.
6. Wood finish, each type, on samples specified above.

C. Certificates:

1. **WI Quality Assurance Certificate:** Submit WI Certified Compliance Certificates indicating each woodwork product for the Work and that all products will fully conform to WI grades and other requirements shown and specified.

1.04 DELIVERY, STORAGE AND ACCLIMATION

A. **Delivery:** Architectural woodwork shall be delivered only after rough work within the area in which the work is to be installed is complete, and the area is broom clean.

B. **Storage and Acclimation:** Architectural woodwork shall be stored in a clean area with temperatures between 60 degrees F and 90 degrees F and relative humidity between 45 percent and 65 percent. The material shall be stored for not less than 72 hours at these conditions prior to installation.

PART 2 - PRODUCTS

2.01 **ACCEPTABLE FABRICATORS:** All work of this section shall be fabricated and installed by one fabricator skilled in the manufacture and installation of doors, windows, frames and casework for historical construction. The following firms are acceptable:

Architectural Millwork of Santa Barbara
1 Nopal Street
Santa Barbara CA 93140
(805) 965-7011

Millworks Etc. Sash and Door
2586 Calcite Circle
Newbury Park CA 91320
(805) 490-3400

2.02 MATERIALS:

A. **Lumber:** Oak: Clear, white.

B. **Wood veneers** shall be assembled with moisture resistant adhesive. Cores shall be particleboard or plywood. Veneer shall be white oak, clear, rift sawn, match and figure to match existing, Premium grade.

C. **Particleboard:** Medium density fiberboard (MDF) conform to ANSI A 208.1, Grade 1-M-2 or 2-M-2 or better, minimum density 32 pounds per cubic foot.

D. **Plywood for Concealed Uses:** WI Economy grade, Type 1 adhesive, veneer core, Douglas fir faces.

E. **Marble for Countertops:** Refer to Section 10168.

F. **Sealer for Marble:** Refer to Section 10168.

G. **Cabinet Hardware:** Hardware shall be furnished and installed as required to provide a complete casework installation. All hardware shall have satin US10B, oil rubbed bronze plated finish over solid brass.



1. Hinges, Blum European 170, self-closing, or Soss Invisible Hinges, as required. Provide 3 hinges on doors over 48-inches high.
2. Door and drawer pulls, ornamental type as selected and approved. At accessible casework, provide "U" shaped pulls or other approved accessible hardware.
3. Drawer guides, full extension type, all ball bearing.
 - a. For drawers 24" wide or less, Accuride 7432, 100 pounds/pair capacity, rail mounted, full extension, progressive movement.
 - b. For drawers 24" to 42" wide, Accuride 3640, 200 pounds/pair capacity, bracket mounted slides with overtravel hold-in detent.
4. Keyboard tray: Accuride Model CBERGO-TRAY 300, with full extension slides, integral keyboard tray including gel palm rest, storage compartments, cable management and mouse pad.
5. Adjustable shelf standards: Knap & Vogt, KV255, where installed in cabinet sides, KV87 where supported from backs of cabinets.
6. Adjustable shelf supports: KV256, where supported from sides of cabinet; KV187 where supported from backs of cabinets.
7. Cabinet Locks: Provide locks for all cabinet doors and drawers, unless otherwise indicated. Key and masterkey locks as directed by Owner.
 - a. Cabinet door locks: Corbin 0737 MK, US10B brushed oil rubbed bronze finish.
 - b. Drawer Locks: Corbin 0738, brushed oil rubbed bronze finish.
8. Magnetic Catches: Stanley SP41 for single doors and Stanley SP41 for pairs of doors, and elbow catches for inactive leaf of locked pairs of doors. Provide two catches on doors over 48-inches high.
9. Base adjusters with covers.

2.03 FABRICATION - GENERAL: Conform to AWS work requirements for Premium Grade doors, windows, frames and casework, unless otherwise shown or specified. Details on Drawings and requirements specified herein govern the type, arrangement, sizes, construction, and fabrication. In all other respects, manufacture work of this section to conform to the WI grades specified.

A. Workmanship and Construction: All items covered by this section shall be of cabinetwork construction throughout. They shall be accurately machined in all of their parts, shall be completely assembled by expert cabinetmakers, and shall have as much work done on them as may be necessary to secure perfect fit and finish. All phases of the work as it progresses through the manufacturer's shop shall be open to inspection at any time for the purpose of determining if the manufacturer is rigidly following these drawings and specifications. All cabinetwork herein specified shall be mortised or doweled; with lockjoints glued, bolted or screwed together; with a minimum of nailing; and with all fastenings concealed. Cabinet design shall be flush overlay construction as detailed.

B. Assembly:

1. All fixtures shall be made at the shop of the manufacturer and assembled in single and complete units insofar as dimensions thereof will permit delivery and installation in the building. Large pieces requiring sectional construction shall have their several parts accurately fitted and aligned with each other, and be provided with ample screws, glue and bolt blocks, tongues, grooves and splines, dowels, mortises and tenons, bolts or suitable means of fastening as required to render the work substantial, rigid, and permanently secured.

2. Sufficient additional material shall be allowed to permit accurate scribing to walls and related work. All single and sectional units shall be provided with adequate cleating, blocking, crating or other forms of protection as required to preclude damages thereto during shipping and handling. Any exposed portion showing tool marks, bruises or imperfections of any kind shall be corrected as directed.

3. Members that are to be applied against plaster or other-surfaces shall be backed out. A mitered joint shall be fitted and glued in where the backing-out might show.

C. Interior Finish and Trim: WI Section 9. Fabricate of rift sawn white oak to profiles shown, in long lengths. End joints of running trim shall be beveled together. Joints shall be mitered, neat, and tightly fitted. Sand exposed surfaces of finish and trim with 4/0 sandpaper.

2.04 CABINETS AND CASEWORK

A. General:

1. Solid stock shall be used for all frames, jambs, heads, stops and edging. Plywood or particleboard shall be used for all body construction of cabinets where members are over 12 inches wide. When hardwood or laminated plastic veneers are used, all exposed edges must be trimmed with self-mitered edges matching the face veneer. All parts are to be well-glued under pressure.

2. All cabinets shall be assembled without face screws or nails, except where it may be necessary to attach trim items. All face screws or nails which are necessary for applying wood trim members shall be countersunk below the surface. Fill nail holes with plastic wood or putty to match finish.

3. All rabbets, dadoes, notching, grooving, and similar construction features shall be smoothly and accurately cut by machine to give rigidity to each piece.

4. All cutting for finish hardware shall be neatly and accurately done. All locks, handles and fittings shall be substantially applied and adjusted for easy and proper operation. Where special hardware is to be installed, the location and method of installation shall be indicated on the shop drawings.

B. Joints:

1. All joints shall be accurately and tightly made. Dowels or blind mortises and tenons may be used, unless otherwise specified. The method to be used, shall be indicated on the shop drawings. Dowels shall be spiral type hardwood. Preshrunk mortises and tenons, or dowel joints that show shrinkage in the finished work shall be unacceptable.

2. Joints subject to strain shall be reinforced with screws and/or bolts to assure their remaining tight. Such reinforcing shall be indicated on shop drawings.

3. A sufficiency of glue blocks shall be provided. They shall be triangular in cross section and of such length as not to come under strain.

4. All edge-to-edge joined solid lumber shall have matched tongues and grooves, or plywood splines, reinforced with dowels if necessary. Joints shall be glued under pressure. Edge-to-edge joined plywood shall have plywood splines or slip tongues.

C. Sanding:

1. All exposed surfaces, whether flat or molded, shall be belt sanded and hand sanded. All sharp arises shall be slightly rounded, but all external and internal angles and surfaces of mouldings shall be kept true to detail.

2. Belt sanding and hand sanding shall completely remove all tool marks, raised grain and other causes of unevenness or lack of smoothness.

D. Drawers:

1. All drawers shall have front, sides and backs dovetailed or lock-jointed. Drawer fronts shall be not less than 3/4-inch thick, and, if of plywood construction, top and side edges shall be edged with wood to match the face. Drawer box fronts, sides and backs shall be 1/2-inch thick hardwood of one species, except where extension slides are used, in which case, sides shall be 5/8-inch thick. Bottoms shall be grooved into the front and two sides and shall be 3-ply hardwood plywood at least 1/4-inch thick.

2. Entire inside surface of drawers shall be cleaned, sanded and corners eased.

3. All drawers shall be carefully fitted and adjusted by hand as required to assure smooth and quiet operation.

E. Cabinet doors shall be 3/4-inch veneered particleboard for doors 48 inches high and less. Doors 48 to 60 inches shall be 1-inch thick. Doors over 60 inches high shall be 1-3/8-inch thick solid core doors. All exposed edges of doors shall be trimmed with hardwood or laminated plastic edging to match the face. All doors shall be carefully fitted and adjusted by hand as required to assure smooth operation. Sliding doors shall be provided with stops.

F. Shelves and mailboxes shall be plywood, veneered with hardwood to match cabinet in which installed. Front edge of fixed shelves, and all edges of adjustable shelves shall be edged with same material as exterior of cabinet. Shelves shall be fabricated of 3/4-inch thick plywood for spans up to 3'-0". Over 3'-0" shelves shall be 1-inch thick plywood. Shelves shall have intermediate supports where span would exceed 4'-0". Particleboard shall not be used for shelves.

2.05 DOORS: Manufacture in accordance with Section 9 of the AWS.

A. Historic Doors: Reuse existing doors as indicated. If doors are not suitable for reuse, fabricate new doors to match existing as closely as possible and as approved. Carefully clean existing hardware, so as not to damage the finish, and reuse. Where new hardware is required, obtain new items to match existing.

1. Do not refinish existing historical doors.

2. Reuse existing hardware to maximum extent possible.

B. Stile and Rail Glazed Doors: Construct as detailed, by bonding hardwood veneer to glued-up soft-wood blocks to form stiles and rails. Stiles shall not be narrower than 5". Bottom rails shall conform to requirements for accessibility. Stiles and rails shall be mortised and tenoned or hardwood-dowelled, and well glued with Type I adhesive, and clamped together under pressure. Center rail shall be joined to stiles with hardwood dowels, so that boring for lockset will not weaken the joint. Provide matching glazing beads. Veneer for stiles and rails shall be white oak.

1. Glass for door panels shall be 1/4" thick clear float glass, with beveled edges as indicated, conforming to ASTM C 1036 and ASTM C 1048, manufactured by LOF Glass, Inc. or PPG Industries, Inc. Where indicated and where required by code, glass shall be fully tempered, heat strengthening is not acceptable. Perform tempering by horizontal roller gas hearth process only; processes making gripper or tong marks are not acceptable.

C. Fire Rated Wood Door Frames: Similar to frames manufactured by Hollyman Wood Products Ltd., 38 Adelaide St. N., London, Ontario (519)686-0717/FAX (519) 673-6182. Frames shall be fabricated of incombustible mineral core, with corners mitered, and casing and jamb joints tongued and grooved. Frames shall have backing plates factory installed at hinge locations. Frames shall be covered with wood veneer of species to match door, or as directed. Frames shall bear Warnock-Hersey labels for ratings as indicated and shall be approved for use in project location.

D. Wood Shelves and Poles: Shelves of Premium grade white oak surfaced plywood, minimum 3/4" thick, with edge banding of mortised and full glued oak strips. Furnish metal hanger poles 1-1/16" minimum diameter wood pole. Provide pole and shelf supports with oil rubbed bronze finish, supports shall be spaced at maximum 36" centers.

2.06 WOOD WINDOWS: Conform to applicable requirements of Section 6 of AWS and to NWWDA "Industry Standard for Wood Windows", I.S. 2. Provide windows designed so that glass installations conform to ANSI A200.1, and Federal Safety Standard 16 CFR 1201.

A. Frames: Clear white oak, profile of frames and casings as indicated. Corners shall be slot and tenoned, glued and nailed.

B. Glass: Factory glaze using glass of type indicated, as specified in Section 08800.

C. Hardware: Reuse existing. Where new is required, match existing as approved.

2.07 WOOD FRAMES FOR MIRRORS: Fabricate to profiles as shown. Coordinate size with Section 08800.

2.08 SHOP FINISH:

A. Back Priming: Use a tinted resin sealer on natural finished woodwork with care not to coat exposed surfaces. Back prime following items:

1. Items so specified.
2. Wood, particleboard, or hardboard against plaster and concrete.
3. Concealed surfaces of exterior wood opening frames.
4. Exterior wood trim and finish.

B. Stain and Lacquer Finish:

1. Exposed and Semi-Exposed Surfaces: Thoroughly hand sand. Cross sanding shall be removed by a final sanding in the direction of the grain. Apply one coat of stain (water or oil)

where required to achieve desired color. Hand sand areas where grain is raised. Apply one coat of lacquer sealer, sand all surfaces and, where required, apply one coat of toning material. Putty or plastic wood, where used, shall be pre-colored throughout to match the final tone of the finish, and shall be applied with a knife after the seal coat. Apply two coats of gloss lacquer, hand sand lightly after each coat. Apply final coat of lacquer to approved sheen.

2. Unexposed surfaces of drawers: Apply one coat of clear lacquer sealer on all inside surfaces and on the outside surfaces of drawer sides and back. Hand sand lightly. Apply one coat of semi-flat lacquer to all inside surfaces.

3. Exposed areas behind solid doors: Stain to match balance of cabinet. Apply one coat of clear lacquer sealer. Hand sand lightly. Apply one coat of semi-flat lacquer.

4. Unexposed exteriors of cabinets against building walls: Back prime with one coat of wood primer.

2.09 FACTORY PREPARATION OF DOORS: Prefit and premachine wood doors for hardware at factory or mill.

A. Prefitting: Prefit doors in accordance with referenced standard except as otherwise detailed, lock stiles beveled to conform to the hardware. Apply clear resin sealer on edges after sizing.

B. Hardware Preparation: Prepare doors to receive finish hardware, including mortises for butts, lock and latchsets, concealed closers, and all other door hardware furnished under Section 08710. Obtain required templates. Coordinate placement with the metal frame supplier so that doors and frames are properly fitted and equipped when installed, 3/64" maximum tolerance allowed in placing hardware.

C. Sealing: Seal all mortises and cutouts with clear resin sealer.

2.10 SHOP GLAZING:

A. Materials: Glazing compound for glass in wood frames shall be acrylic latex caulk by Tremco, color to match finish of frames.

B. Standards: Perform glazing according to the "Glazing Manual" of Flat Glass Marketing Association and with PPG Technical Service Report #104 except as required herein. Comply also with printed recommendations of glass manufacturers, of WI, and manufacturers of glazing materials, as approved.

1. Glazing in Wood Frames: Set glass in frames, secure with glaziers points, and seal with glazing compound. Attach wood stops to conceal completely the points and compound.

PART 3 - EXECUTION

3.01 INTERIOR FINISH WORK:

A. Standing and Running Trim: Install with minimum number of joints practical, using full-length pieces from maximum lengths of lumber available. Do not use pieces less than 24 inches long, except where necessary. Stagger joints in adjacent and related standing and running trim. Cope at returns and miter at corners to produce tight-fitting joints with full-surface contact throughout length of joint. Use scarf joints for end-to-end joints. Plane backs of casings to provide uniform thickness across joints, where necessary for alignment.

Match color and grain pattern across joints. Install trim after gypsum board joint finishing operations are completed. Drill pilot holes in hardwood before fastening to prevent splitting. Fasten to prevent movement or warping. Countersink fastener heads on exposed carpentry work and fill holes.

B. Wall Panelling: Arrange panels in consecutive order to maintain continuous grain pattern. Cut with fine tooth saw, with face side up. Cut neatly around recessed and projected items in walls. Wall panels shall fit against ceiling and on top of base, or as shown on details; cut neatly to fit. Wall panels shall be cemented to drywall or plywood with waterproof adhesive. Cover entire back of panels with adhesive as recommended by manufacturer. Apply sheets over solid backing adhesive. Use molds at all joints and edges, and allow 1/16" expansion room in each molding.

3.02 INSTALLATION OF DOORS:

A. General: Install doors hardware when finishing operations have been completed which increase humidity and dust in building. Do not hang wood doors in areas where materials are not sufficiently dry so as to not affect the dimensional stability of the door. Install hardware, except hinges, after field painting or sealing is complete. Center doors in the opening or frame with contact surfaces fit tight and even without forcing or warping the components. Replace doors and frames that do not conform to hardware height requirements.

B. Fitting Wood Doors: Install according to WDMA requirements except as modified herein. Fit doors square and plumb with frames with allowance for possible swelling and shrinking, maximum 1/8" clearance at top, 1/16" on the hinge side, 1/8" on the lock side and between meeting edges of doors in pairs, with 3/8" clearance at sill unless otherwise indicated or required by floor or threshold finish. Round arrises to 1/16" radius. Bevel lock edge and meeting stile of single acting wood doors 1/8 inch for each 2 inches of door thickness. Immediately after fitting and cutting of wood doors for hardware, prime edges of doors as specified in Section 09900. Mortise wood doors for hardware using templates furnished under Section 08710. Cut sinkages for lock fronts, strikes, hinges and similar items same size as item installed.

C. Installing Doors and Builder's Hardware:

1. Install hardware at the location (heights) specified. Install in accordance with the manufacturer's printed instructions and CBC 1133B.2.5.2. Drill and tap screw holes in steel frames and doors for surface mounted hardware. Use shims only at hinges where required to provide uniform clearance and alignment of door. Cut shims from stainless steel sheet to same size as hinge. Do not drive screws in place. Carefully fit and securely attach hardware items to doors and frames.

2. Closers including those with hold-open features: Where closers are mounted on doors, mount with sex nuts and bolts; fasten foot to frame with machine. Mount to provide maximum door opening permitted by building construction or equipment. Use regular arm mounting except where door swing is less than 90 degrees or closer is on interior of exterior door or door is equipped with roller latch. Adjust closing speed to comply with accessibility requirements.

D. Finish hardware, except hinges, shall be removed for painting and finishing, and reapplied after painting and finishing are completed and dry. Perform final testing, and adjusting after reinstallation is completed. Doors shall swing smoothly but not loosely,

without sticking, binding, or hinge-bound conditions, with hardware properly adjusted and functioning.

E. Keys: If supplied with the locks, properly tag keys and deliver to the Owner upon completion.

F. Cleaning and Adjusting: Adjust doors, including hardware to operate as designed without binding or deformation of the members. After installation, clean surfaces, remove temporary labels, paint spots and other defacement. Clean prefinished and plated items and items fabricated from bronze and copper alloys, as recommended by the manufacturer.

3.03 INSTALLATION OF FRAMES AND SASH:

A. Wood Door Frames: Set plumb and square. Provide solid blocking at not more than 16-inches on centers for each jamb. Position blocking to occur behind hinges and lock strikes. Double wedge frames and fasten with finishing nails. Set nails for putty stopping.

B. Windows and Louvers: Fit to rough openings, miter all corners, sand to smooth surfaces. Set drip flashings at heads, and sill flashings at sills as windows are installed. Install hardware, test for smooth operation, and adjust as necessary. Leave glazing stops tacked loosely for glazing as specified under Section 08800.

3.04 INSTALLATION OF FINISH HARDWARE:

A. Install finish hardware items for wood doors as furnished under Section 08710. Install accurately and securely without marking or defacing hardware or finish work. Items of finish hardware shall be fastened at all points where fasteners are indicated or required. Drill pilot holes for screws and screw home; hammer driving of screws is not permitted.

B. Finish hardware, except hinges, shall be removed for painting and finishing, and reapplied after painting and finishing are completed and dry. Perform final testing, and adjusting after reinstallation is completed. Doors shall swing smoothly but not loosely, without sticking, binding, or hinge-bound conditions, with hardware properly adjusted and functioning.

C. Keys: If supplied with the locks, properly tag keys and deliver to the Owner upon completion.

3.05 INSTALLATION OF MIRRORS: Install on toilet room walls as indicated. Use theft-resistant fasteners.

3.06 INSTALLATION OF CABINETS: Install cabinets and casework level, plumb, and tight against adjacent walls. Installation shall conform to WI Casework Installation Requirements and as follows.

A. Anchoring: Secure cabinets to walls with fasteners spaced not less than 16" centers, but not less than 4 fasteners per cabinet, using Phillips truss head screws for attachment to wood or metal studs and masonry screw anchors for attachment to masonry or concrete. Cabinet sections shall be attached together with not less than 4 fasteners per cabinet, using oval or pan head screws.

B. Scribing: Cases and countertops shall be scribed to walls and where applicable, to floors and ceilings. The use of sealants to conceal poorly fitting units will not be acceptable.

C. Make cutouts for fixtures to templates supplied by fixture manufacturer. Carefully locate cutouts for pipes so that edges of holes will be covered by escutcheons. All installation shall conform to the standards as set forth in appropriate sections of the WI Manual of Millwork for each item.

D. Cabinet Hardware: Fit and install cabinet hardware at the shop. After cabinets are in place, readjust each hardware item and leave in correct working condition.

E. Countertops shall be set and secured to cabinets with concealed angles and wood screws. Provide all cutouts in countertops for sinks, sink trim and other devices as shown or required for complete installation. Cutouts shall be carefully made to be completely concealed by the standard escutcheon plate accompanying the trim or other device. Where field joints are made in tops, they shall be completely finished.

3.07 INSTALLATION OF MARBLE COUNTERTOPS: Marble countertops are brittle. Use care in handling and fabricating so as not to damage them. Countertops shall be set and secured to cabinets with concealed angles and appropriate fasteners. Provide all cutouts in countertops for sinks, sink trim and other devices as shown or required for complete installation. Cutouts shall be carefully made to be completely concealed by the standard escutcheon plate accompanying the trim or other device.

A. Upon completion, apply one coat of sealer of same type provided under Section 10168 on all exposed surfaces.

3.08 CLEANING OF GLASS

A. Remove and replace glass which is broken, chipped, cracked abraded or damaged in other ways during construction period, including natural causes, accidents and vandalism.

B. Wash glass on both faces not more than 4 days prior to date scheduled for final acceptance of project. Wash glass by method recommended by glass manufacturer. Do not use any harsh cleaning agents, caustics, abrasives, or acids for cleaning. Polish glass both sides and leave free of soiling, streaks, and labels.

3.09 TOUCH-UP: Touch up factory finish in the field after installation. Remove handling marks, dirt, dust from finished surfaces. If required for uniform finish, apply final coat of finish material after installation.

3.09 FIELD QUALITY CONTROL: At completion of work of this Section, obtain inspection by an authorized representative of the Woodwork Institute, perform all remedial work necessitated as a result of said inspection, and upon completion, issue to the Owner a certificate by the Woodwork Institute attesting that all work of this section is manufactured and installed in accordance with their requirements, except for more stringent requirements specified herein.

END OF SECTION



605 SE J Street ~ Grants Pass, OR 97526 ~ P. 541-471-0900 ~ F. 541-471-0094

June 28, 2010

Rick Gerard
Pavilion Construction
805-896-0516

Rick,

I have reviewed the letter that you sent me, written by Melchiori Construction Company, dated June 25th, 2010. I have been unable to discover who Melchiori Construction talked to in our office, but I can assure you that NWD can fabricate doors and frames and is more than capable of supplying the millwork for this project and fully complying with the bid day specifications.

Respectfully

A handwritten signature in black ink, appearing to read "Tim Kasdorf", with a long horizontal flourish extending to the right.

Tim Kasdorf
Sales Manager
NWD, Inc

MILLWORKS ETC. INC.

Pavilion Construction
315 Meigs Rd. # A404
Santa Barbra, Ca 93109

Re: Santa Barbara Historic Courthouse Public Defender Remodel - Santa Barbara, CA

Tom,

Unforuntaly we received plans 4 days before the bid was due. Regretfully we are not able to put together a comprehensive bid package as requested. Millworks Etc. is fully capable of fulfilling such scope of work and hopes to be able to bid future jobs. We appreciate the opportunity.

Thank You,

Brian Friedmann

Millworks Etc.
2586 Calcite Cir.
Newbury Park, Ca 91320

DESIGNATION OF SUBCONTRACTORS

The bidder agrees if this proposal is accepted, that he will contract with the County of Santa Barbara to do all work and furnish all labor, materials, machinery, tools and apparatus necessary to completely perform said Contracts in the manner and time prescribed by said Contract.

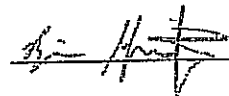
County of Santa Barbara
 Santa Barbara Historic Courthouse Public Defender Remodel
 1100 Anacapa Street, Santa Barbara, CA 93101
 Project No. 8661
 Bid Date: 3:00 P.M., May 17, 2010

In compliance with the provisions of Section 4100-4107 of the Public Contract Code of the State of California, and any amendments, thereof, the undersigned bidder has set forth below the name and location of the place of business of each subcontractor who will perform work or labor or render service to the undersigned in or about the construction of the work to be performed. That portion of the work which will be done by each subcontractor for each subcontract in excess of one-half of one percent of the undersigned's total aggregate bid shall be listed.

DIVISION OF WORK	SUBCONTRACTOR	LIC NO.	LOCATION
Demolition	Channel Coast Construction	776027	Santa Barbara
Concrete	Matt Lopez concrete	TR 1174	Paul Fire
Structural Steel	Engstrom Construction	782-765	Updell
* Cabinets	Artistic Interiors woodwork - Northwest Design	51728	Grand Pass Oregon
Countertops	G.O. surfaces	472-567	Ventura
Insulation	Musea Services	221-617	Santa Barbara
Roofing	Channel Island Roofing	395828	Okmond
Glass and Glazing	Santa Barbara Glass	24557	Santa Barbara
Framing and Drywall	Send	924543	Thousand Oaks
Interior Plaster	TPT	848689	Santa Barbara
Ceramic Tile	Concepts tile	798-872	Lompoc
Acoustic Ceilings	Chamney company	762-715	Valencia
Carpet and Resilient Flooring	Fiber Connection	665-417	Santa Barbara

COMPANY: Pavilion Construction CA

BY:



NOTE: This form may be reproduced and attached behind this page to list additional Subcontractors.

DESIGNATION OF SUBCONTRACTORS

The bidder agrees if this proposal is accepted, that he will contract with the County of Santa Barbara to do all work and furnish all labor, materials, machinery, tools and apparatus necessary to completely perform said Contracts in the manner and time prescribed by said Contract.

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DIVISION OF WORK	SUBCONTRACTOR	LIC NO.	LOCATION
<u>Painting</u>	<u>DUNFEE PAINT</u>	<u>681 M/R</u>	<u>Santa Barbara</u>
<u>Toilet Partitions and Accessories</u>			
<u>Roller Shades</u>			
<u>Bullet Proof Panels</u>	<u>Santa Barbara Glass</u>	<u>24557</u>	<u>Santa Barbara</u>
<u>Elevator</u>	<u>Hyssom Corp</u>	<u>651371</u>	<u>Kenosha Wisconsin</u>
<u>Plumbing Systems</u>	<u>ST RAYNS plumbing</u>	<u>545995</u>	<u>Urbana</u>
<u>HVAC Systems</u>	<u>DDT</u>	<u>799671</u>	<u>Santa Maria</u>
<u>Electrical Systems</u>	<u>Fusion Electric</u>	<u>876260</u>	<u>Santa Barbara</u>
<u>Standby Generator and Transfer Switch</u>			
<u>Ornamental Iron</u>	<u>Ornamental construction</u>	<u>382715</u>	<u>Urbana</u>
<u>Concrete Stairways</u>	<u>SCS Flooring systems</u>	<u>679890</u>	<u>Los Angeles</u>
<u>Concrete demolition</u>	<u>ICC</u>	<u>543208</u>	<u>Menard</u>

COMPANY: Pavilion Construction CA BY: [Signature]

NOTE: This form may be reproduced and attached behind this page to list additional Subcontractors.