HAMMEL ASSOCIATES ARCHITECTS, LLC
25 EAST GRANT STREET, SUITE 102 LANCASTER, PENNSYLVANIA 17602

Oakbrook Homes Recreational Field Improvements
1001 Scott Street
Reading, PA 19611

Architect's Project No: 2532

Addendum Issue Date: September 28, 2026

BID DUE DATE: **October 13, 2026**

ADDENDUM # 1:

Total pages: 4 page addendum with revision and clarifications.
2 drawings (some contain revision described below)
12 specifications pages
4 UCC pages

22 pages total

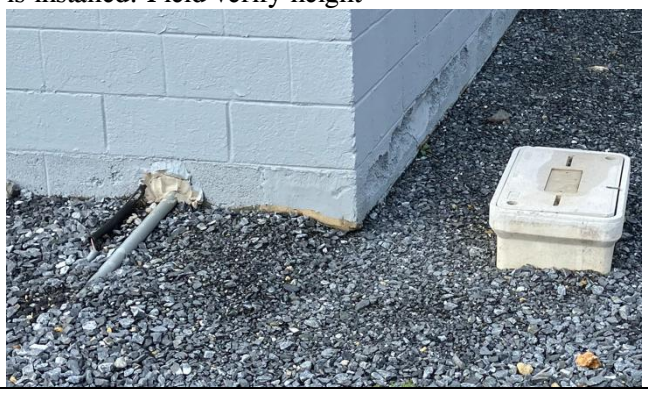
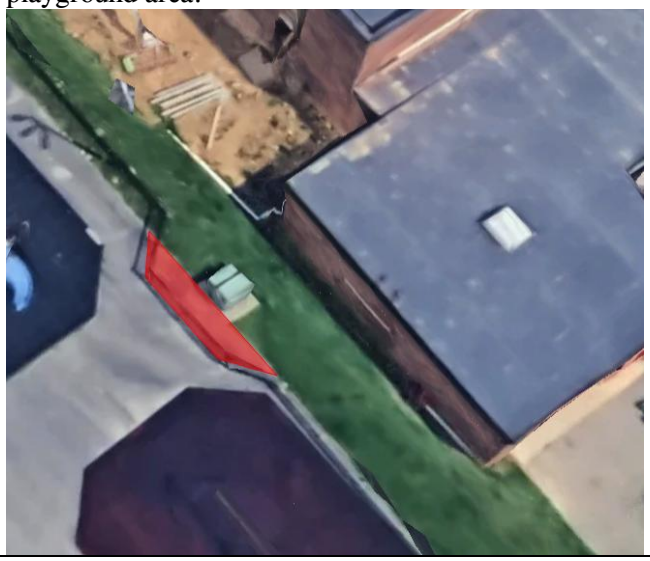
Attachments

Drawing: A1.0, A1.1
Specifications 011200 & 012300

THE CONTENTS OF THIS ADDENDUM ALTER AND AMEND DRAWINGS AND SPECIFICATIONS DATED **SEPTEMBER 2026** FOR THE ABOVE REFERENCED PROJECT. THIS ADDENDUM SUPERSEDES AND SUPPLEMENTS ALL PORTIONS OF THE CONTRACT DOCUMENTS WITH WHICH IT CONFLICTS. ALL ASPECTS OF THE GENERAL CONDITIONS APPLY TO THIS ADDENDUM. ALL OTHER PROVISIONS OF THE CONTRACT DOCUMENTS NOT ALTERED OR AMENDED REMAIN PART OF THE CONTRACT WORK. COSTS FOR ALL ITEMS ENUMERATED IN THIS ADDENDUM SHALL BE ADDED OR DELETED TO THE CONTRACTOR'S BID, AS APPROPRIATE.

FULL REPRINT ARCHITECTURAL, STRUCTURAL & CIVIL DRAWINGS ATTACHED
REVISED M.E.P. DRAWINGS ARE FORTHCOMING
NO STRUCTURAL DRAWING CHANGES

SPECIFICATION / DRAWING NO	ACTION	DESCRIPTION
GENERAL		
MULTIPLE PRIME	CLARIFY	All contracted primes need look at the entire drawing package. Arch drawings may contain MEP related notes and visa versa.
PERMIT	CLARIFY	All contracted primes need to submit and pay for their their own permit application
SCOPE	CLARIFY	Concession room A101 and A102 are previously completed and are not part of this project. This has been clarified on A1.1.
SPECIAL INSPECTIONS	ADD	Special inspections are required on this project. For reference the UCC form is attached. GC is to coordinate.
GC	CLARIFY	All footings for concession or playground is by general contractor. Coordination will be required.
EC	CLARIFY	Existing electrical utility vaults will need to be lowered to accommodate adjacent surrounding finish floor. This will need to be coordinated with the GC.
GC	CLARIFY	Site elevations listed on site are approximates. GC will need to coordinate the existing site elevations and address tie-ins accordingly.
GC & PC	CLARIFY	The gas line serving the generator is now part of GC's scope. All other PC related items are unchanged. Boring underneath new street for this is unchanged under the GC
GC	CLARIFY	The gas line as shown on the drawings is required for serving the generator but will need additional coordination. GC is to engage UGI and coordinate the final design tie-ins to the existing underground line systems. UGI design fees have to be assumed. Final installation can either be done by UGI or any other contractor capable for this work if UGI allows, including tie-ins and regulators/balancers.
GC & EC & PC	CLARIFY	Splashpad coordination: Each prime will require to coordinate the final installation of the splashpad features, lines and elec controls. EC: New splashpad timer configuration does not come with a temperature based controller. Existing owners temperature control switch is be wired into the circuit that would serve the water system. PC: Drawings call for a 2" line feed to a junction box/vault, and then feeding the water features. Assume additional coordination, modification and installation of a manifold serving the system w/ individual 1" lines instead of 2" lines directly. An additional backflow preventer is to be installed in the lines serving the splashpad features.
PC	CLARIFY	Plumbing contractor should also refer to EP100, A1.0 and A1.1 for splashpad clarification.

EC	CLARIFY / ADD	Existing utilities in the concession storage area will need to be relocated. 
EC & GC	CLARIFY / ADD	EC: Example of vault that will need be lowered to accommodate new finish. Unused conduits to be removed. GC: Concrete to be parged and painted as required when new slab is installed. Field verify height 
GC	CLARIFY / ADD	There is a small portion of pavement not specifically called out on the drawings near the existing elec utility closet. This is to be removed to accommodate a complete perimeter finish for the playground area. 

REVISIONS - SPECIFICATION		
011200	REVISION / CLARIFY	• Gas line for the backup generator moved from PC to GC
012300	REVISION / CLARIFY	• Gas line for the backup generator moved from PC to GC

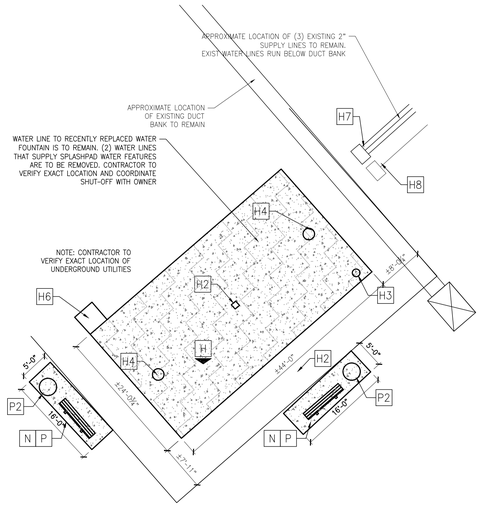
SPECIFICATION / DRAWING NO	ACTION	DESCRIPTION
REVISIONS - DRAWINGS		
A1.1	CLARIFY	• Concession room A101 and A102 are previously completed and are not part of this project.
A1.0	REVISION / CLARIFY	• Revision Keynote E & E2. Providing additional clarification on finishes around posts. Infill picket fence on south-west facing area including swing gates
A1.0	REVISION / CLARIFY	• Added keynote Q: Existing handrails are to be prepped, primed and painted.
A1.0	REVSION / ADD	• Additional information regarding water features is provided

BIDDERS ARE REQUIRED TO RETURN A SIGNED COPY OF THIS ADDENDUM WITH THE BID FOR CONSTRUCTION.

NAME TITLE

COMPANY DATE

END OF ADDENDUM #2026.09.28



2 / A1.0 **SPLASH PAD**
3/32"= 1'-0"

SPLASH PAD FINISH INFORMATION: REF NR (2003311) 1
EQUIPMENT TO BE: SUNFLOWER-003-LOWFLOW-OMNI
6" BELLE SPRAY JET, LOW FLOW, OMNI, STAINLESS STEEL
(2) UPSTREAM JETS, OMNI, STAINLESS STEEL
CONTROLS TO BE: RAIN-DROP LEAF BOLLARD ACTIVATOR
1 TIMER FOR ONE ZONE
PRESSURE CONTROL VALVE

1 / A1.0 **SITE PLAN DIAGRAM**
3/32"= 1'-0"

PROPOSED KEYNOTES

- A — AREA TO BE INCORPORATED INTO PLAYGROUND
- A2 — RELOCATED FENCE POSTS & RETAINING WALL
- A3 — RETAINING WALL & NEW ALUM FENCE TO MATCH EXISTING
- B — POURED IN PLACE RUBBER & NEW PLAYGROUND ON RE-LEVELED SURFACE
- B2 — POURED IN PLACE RUBBER & NEW PLAYGROUND ON RE-LEVELED SURFACE
- B3 — NEW CONC PAD
- C — POURED IN PLACE RUBBER & NEW PLAYGROUND ON RE-LEVELED SURFACE
- D — INTERIOR CONCRETE SLAB REPLACEMENT
- D2 — ASPHALT PAD
- D3 — CONCRETE PAD - COLORED - SMOOTH FINISH
  NOTE: UNDERNEATH PAVILION AND ADJACENT PATIO TO BE SEPARATE POUR, COLOR & FINISH
- D4 — CONCRETE PAD - COLORED - CLEFT/SLATE TEXTURED STAMPED FINISH
  NOTE: UNDERNEATH PAVILION AND ADJACENT PATIO TO BE SEPARATE POUR, COLOR & FINISH
- E — INSTALL 8" WIDE x 12" HIGH CURB UNDERNEATH EXISTING METAL FENCE. CURB TO EXTEND ±2" ABOVE EXISTING GRADE. VERIFY CONDITIONS WHERE FENCE SLOPES WITH GRADING AND FIELD ADJUST ACCORDINGLY. CONCRETE CURB BECOMES EDGE FOR NEW POURED IN PLACE RUBBER AT PLAYGROUND. RAISED CURB ONLY TO EXTEND ALONG AREA WHERE RUBBER PLAYGROUND IS INTENDED. TRANSITION NEAR PAVILION AND SOUTH ATHLETIC SUPPORT BUILDING TO BE LEVEL W/ ADJACENT AREAS.
- E2 — NEW DRIVEWAY SEAL OVER EXISTING PAD TO REMAIN. INCLUDING RAILING FOOTERS
- F2 — EXISTING FENCE TO REMAIN. SWING GATE TO RECEIVE NEW PICKET INFILL PANEL TO MATCH EXISTING. NEW DRIVEWAY SEAL OVER EXISTING PAD TO REMAIN. INCLUDING RAILING FOOTERS.
  EXISTING OPENING IN FENCE FACING SOUTH-WEST TO RECEIVE PICKETS INFILL AND DOUBLE PICKET SWINGING FENCE GATE
- F — TOOTH-IN JAMB CONDITIONS, PAINT EXPOSED CMU & HEADER. REINSTALL RELOCATED OVERHEAD DOOR. INSTALL OPERATOR ON EXISTING ROLL-UP DOOR, SEE DOOR HARDWARE FOR SPECIFICATIONS
- F2 — TOOTH IN JAMB CONDITIONS, PAINT EXPOSED CMU & HEADER. NEW HM DOOR & FRAME, PNT.
- G — INFILL OPENING W/ NEW CMU. TOOTH IN JAMB CONDITIONS AS REQUIRED. INSTALL NEW HEADER TO ACCOMODATE HM, PNT MANDOOR. PAINT DOOR & CMU. SIZE TO MATCH ADJACENT DOOR OPENING
- G2 — VERIFY CONDITIONS IN FIELD: EXISTING DOOR HARDWARE TO BE EXCHANGED FOR NEW RESTROOM LOCKSETS. SEE DOOR HARDWARE FOR MORE INFORMATION. IF EXISTING DOOR AND FRAME CAN NOT ACCOMMODATE NEW HARDWARE CONFIGURATION, REPLACE DOOR & FRAME ENTIRELY. WITH NEW SET OF FRAME & DOOR AT NO ADDITIONAL COST.
  IN THAT CASE THE EXISTING, TO BE REMOVED, DOOR MAY BE REINSTALLED ON OPPOSITE WALL WHERE A STORAGE DOOR IS REQUIRED.
- H — NEW 6" CONCRETE SPLASH PAD. CUSTOM COLOR PAINTED, SLOPE TO DRAIN W 3-COAT TOPICAL (CLOVERLEAF) SAFE DECK COATING - MULTICOLOR
- H2 — NEW SPLASH PAD DRAIN AND DRAIN PIPE
- H3 — NEW SPLASH PAD CONTROLS. REPLACE PORTION OF CONDUITS BELOW SLAB AND ASPHALT TO ENSURE WATER TIGHT TIE-IN
- H4 — NEW WATER FEATURE. ADJUST 2" WATER SUPPLY LINES AS NEEDED
- H5 — NEW WATER FEATURE. ADJUST 2" WATER SUPPLY LINES AS NEEDED
- H6 — EXISTING DRINKING FOUNTAIN TO REMAIN. SUPPLY LINES TO BE REPLACED FROM JUNCTION BOX
- H7 — NEW JUNCTION BOX FOR NEW WATER SUPPLY LINES TO FEED WATER FEATURE. EXISTING LINES TO BE MODIFIED FOR NEW CONNECTION
- H8 — NEW JUNCTION BOX FOR NEW ELEC LINES TO FEED WATER FEATURE. EXISTING LINES TO BE MODIFIED FOR NEW CONNECTION
- I — NEW & MODIFIED FENCE NEAR PLAYGROUND. MODIFY TO TIE NEW INTO EXISTING.
- J — NEW GAS-STRUT WINDOW W/ ALUM INSULATED PANEL & CUSTOM CUT POLYCARBONATE PANEL IN OPENING. SEE A1.2 FOR ADDITIONAL DETAILS
- K — NEW LIGHT POST
- L — ELEC JUNTION BOX FOR FUTURE ELEC GATE
- M — NEW 34X20 PAVILION /W INTEGRAL LIGHTING
- N — CONC SLAB ON GRADE
- O — NEW EMERGENCY GENERATOR ON CONC PAD
- O2 — SHADOW BOX WD FENCE 6 FT HT
- P — PICNIC GROVE BENCHES
  BASIS OF DESIGN: FROG FURNITURE HERITAGE BRO - 8 FT LENGTH ON 14X5 FT CONCRETE PAD. CONCRETE PAD TO EXTEND 5 FT MIN FOR WHEELCHAIR SEATING ON 1 SIDE.
- P2 — TRASH CAN W/ FLAT LID
  BASIS OF DESIGN: FROG FURNITURE JACKSON PB36JACBLA OR ULINE H-2865BL
  ALL TRASH CANS MOUNTED TO 36" DEEP - 12" SONA-TUBE
- P3 — PICNIC GROVE TABLES: BASIS OF DESIGN: (3) BARCO GOLIATH KBM1455-GY + (1) GOLIATH KBM1460-GY
- 1 Q — EXISTING HANDRAILS TO REMAIN TO BE PREPARED, PRIMED AND PAINTED

ALL DIMENSIONS, MEASUREMENTS AND PROJECT CONDITIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR. REFER ALL DIFFERENCES, IN WRITING, TO THE ARCHITECT FOR CONSIDERATION PRIOR TO PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BEAR THE COST OF RECTIFYING WORK NOT APPROVED BY THE ARCHITECT, CAUSED BY LACK OF COORDINATION AND OR NOTIFICATION.

STAMP

LEGEND:

- EXISTING WALL STRUCTURE TO REMAIN. PROVIDE ADDITIONAL FRAMING AND BLOCKING AS REQUIRED BY NEW CONSTRUCTION REQUIREMENT.
- EXISTING CONSTRUCTION TO BE REMOVED
- NOTE APPLIES TO CEILING, OR ABOVE
- # — KEYNOTE
- NOTE APPLIES TO FLOOR, OR ABOVE

GENERAL NOTES:
1. ALL DIMENSIONS ARE APPROXIMATE, VERIFY IN FIELD.
2. ALL CIRCUITS FOR NEW LIGHTS AND ELECTRICAL RECEPTACLES TO BE ARC FAULT PROTECTED IN ADDITION TO REQUIRED GROUND FAULTING
3. EXISTING EMERGENCY EXIT SIGNAGE & EGRESS LIGHTING TO REMAIN
4. EXISTING SMOKE DETECTORS AND FIRE DETECTION SYSTEM TO REMAIN. PROVIDE NEW STROBES/ANNUNCIATORS TO TIE IN WITH OPERATION OF EXISTING SYSTEM
5. ANY EXISTING GWB WALL TO REMAIN, THAT RECEIVES MEP UTILITIES ARE TO OPENED TO MINIMUM FOR INSTALLATION PURPOSES. PATCH AND PAINT SEAMLESS
6. ANY MEP SYSTEMS IN CMU AND NEW CONSTRUCTED BATHROOM TO BE INSTALLED RECESSED IN CMU WALL.
7. EXISTING GRADING INDICATERS ARE APPROXIMATES. GENERAL CONTRACTOR TO ESTABLISH BASE POINT AND ADJUST SLOPES EVENLY TO TIE INTO ADJACENT SURFACES.
8. GC TO COORINDATE ALL FOOTERS AND CAST-IN-PLACE FLOORING AND SUBGRADE REQUIREMENTS WITH SUPPLIER / INSTALLER AND ROTATE/SHIFT ACCORDINGLY TO AVOID EXISTING UNDERGROUND UTILITIES
9. ALL EXISTING FENCING TO REMAIN SURROUNDING THE PLAYGROUND IS TO BE PAINTED

REVISIONS
1 ADDENDUM #1 - 2026.09.28

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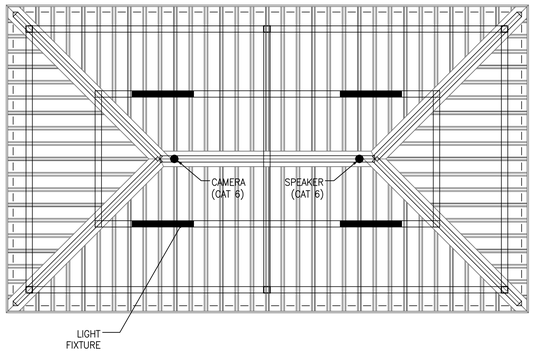
READING
HOUSING AUTHORITY

PROJECT DESCRIPTION
OAKBROOK HOMES
OPPORTUNITY HOUSE PLAYGROUND IMPROVEMENTS
1001 SCOTT STREET
READING, PA 19611

SHEET TITLE	SITE PLAN		
ISSUE DATE	2026.09.11	SCALE	AS NOTED
FILE NUMBER	2532	DRAWN BY SK	CHECKED BY SK

A1.0



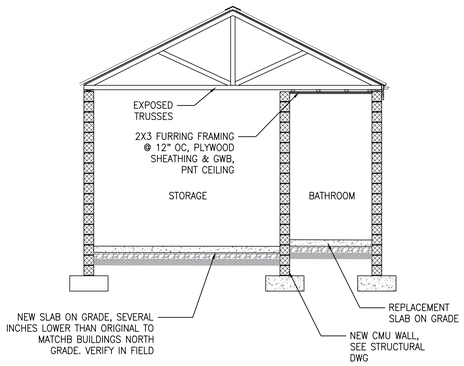
8 A1.1 **PAVILION RCP**
1/4" = 1'-0"

PLUMBING FIXTURES AND ACCESSORY SCHEDULE			
ITEM	DESCRIPTION	BASIS OF DESIGN MODEL #	REMARKS: PROVIDE ADA COMPLIANT FIXTURES, TRIM, ACCESSORIES AND INSTALLATION
CH2	COAT HOOK (2 HOOKS)	BOBRICK B-983	MOUNT @ ±4'-0" TO T.O. HOOKS FOR ADA 66" AT NON-ADA LOCATIONS AT ALL DOORS
GB18	GRAB BAR 18"	BOBRICK B-6806X18	CONCEALED FASTENERS
GB36	GRAB BAR 36"	BOBRICK B-6806X36	CONCEALED FASTENERS
GB42	GRAB BAR 42"	BOBRICK B-6806X42	CONCEALED FASTENERS
M	MIRROR	BOBRICK B-2908 2436: 24" W x 36" H (61 x 91cm)	STAINLESS STEEL FRAME
S1	SINK	ACORN 1953-1-DMS-04-M-GT-TPT	W/ VALVE COVER
T	TOILET - WALL MOUNT	ACORN MODEL 2100-W-ADA -1.28GPF-MVCFV-HPS-OFLC -3395-FTA-FVT-TF-CN	STAINLESS STEEL, WALL MOUNT, 1.28GPF, TIME TROL FLUSH VALVE & COVER-ACCESS PANEL, FLOOD-TROL AUTO RESET, W LID & SHIPPING COVER, CONCEALED NUTS, ADA w/ ZURN CARRIER
TPH	TOILET PAPER HOLDER	BOBRICK B-4288	W/ VALVE COVER
HD	TOILET PAPER HOLDER W/ SANITARY NAPKIN DISPOSAL	PINNACLE-PDC-R12	INSTALL ADA HT
FD	FLOOR DRAIN	SEE MEP	SLOPE TO DRAIN
WD	WASTE RECEPTACLE	BOBRICK B-35649	
SD	SOAP DISPENSER	BOBRICK B-26627	SURFACE-MOUNTED FOAM SOAP DISPENSER
ALL ELEC WIRING TO BE INSTALLED INSIDE CMU CELLS			

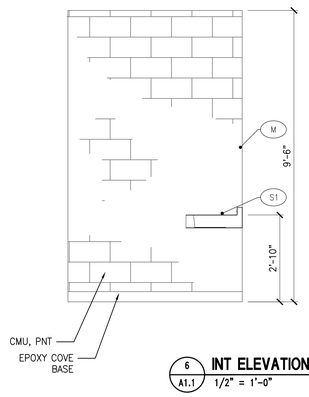
ROOM FINISH SCHEDULE

– = NOT APPLICABLE

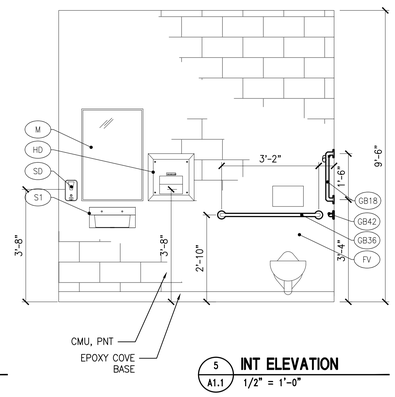
FLOOR REFERENCE	ROOM NUMBER	ROOM NAME	NOTE (1) FLOOR	(2) BASE	(3) WALL NORTH	(3) WALL SOUTH	(3) WALL EAST	(3) WALL WEST	(4) WALL PAINT	(5) CEILING	CEILING HT	(6) REMARKS
1ST FLOOR	A101	CONCESSION	–	–	–	–	–	–	–	–	–	–
	A102	CONCESSION STORAGE	–	–	–	–	–	–	–	–	–	–
	A103	STORAGE	A	A	A	A	A	A	A	–	–	–
	A104	RESTROOM	A	A	A	A	A	A	A	A	±9'-6"	–
	A105	RESTROOM	A	A	A	A	A	A	A	A	±9'-6"	–
NOTES:												



7 A1.1 **SECTION**
1/4" = 1'-0"



6 A1.1 **INT ELEVATION**
1/2" = 1'-0"



5 A1.1 **INT ELEVATION**
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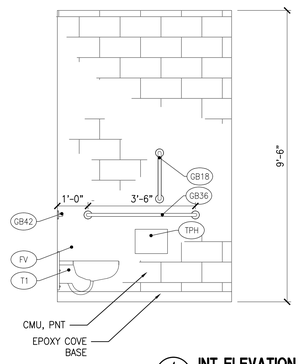

4 A1.1 **INT ELEVATION**
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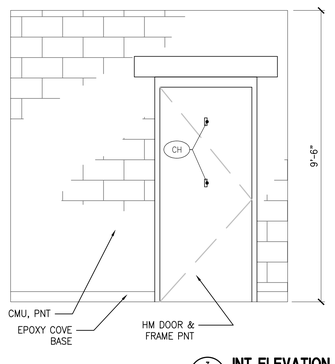

3 A1.1 **INT ELEVATION**
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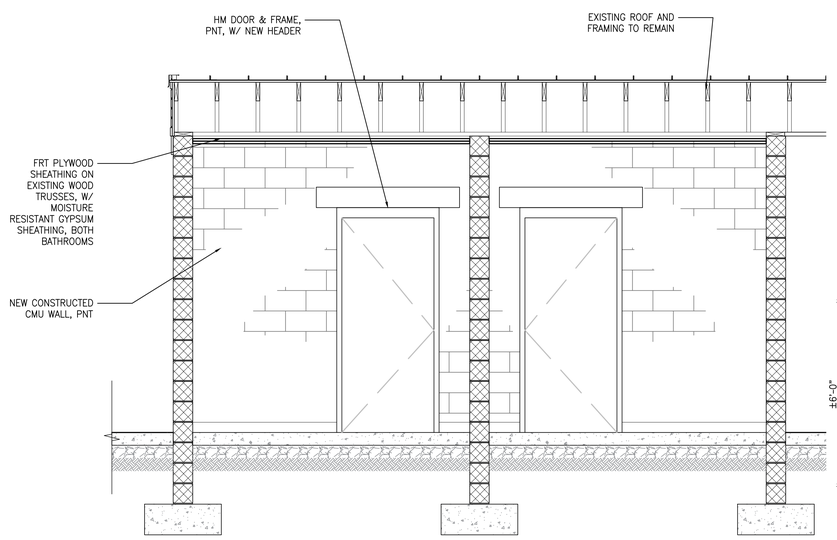
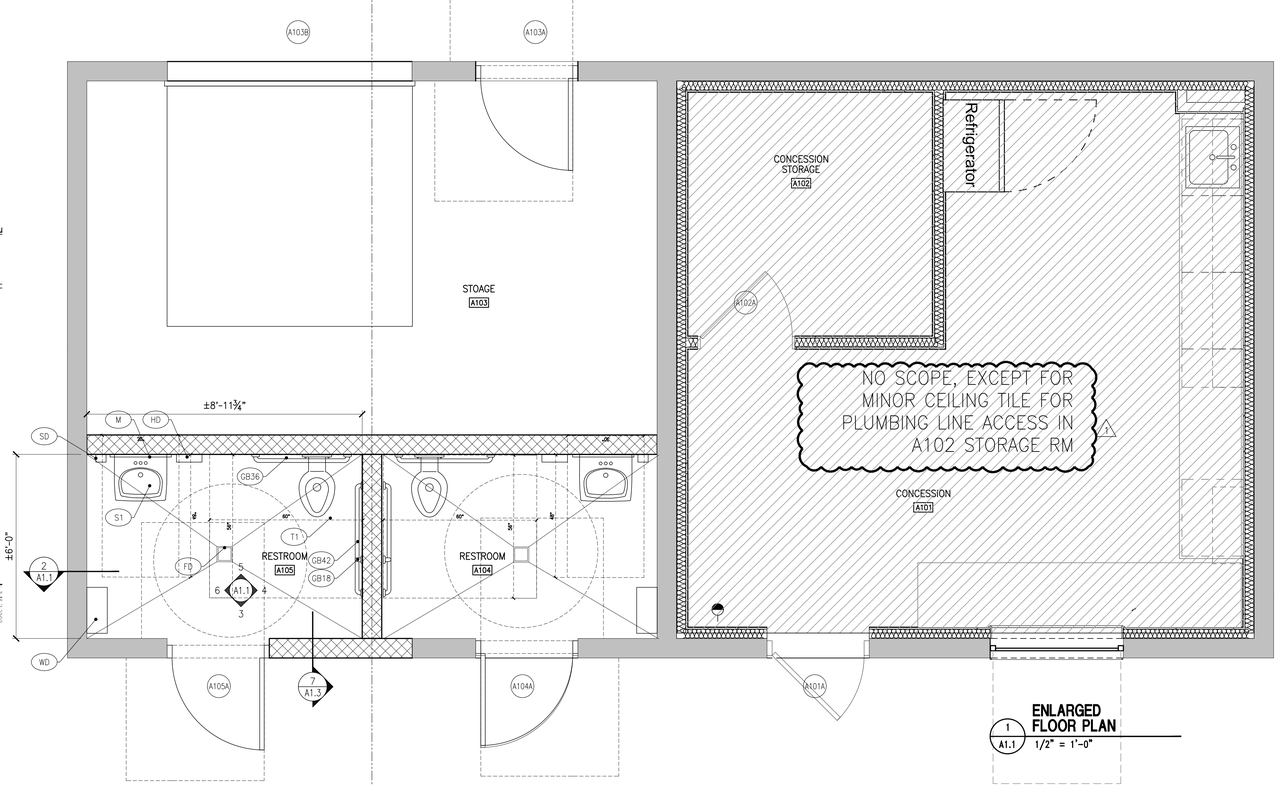


2 A1.1 **SECTION**
1/2" = 1'-0"



1 A1.1 **ENLARGED FLOOR PLAN**
1/2" = 1'-0"

ALL DIMENSIONS, MEASUREMENTS AND PROJECT CONDITIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR. REFER ALL DIFFERENCES, IN WRITING, TO THE ARCHITECT FOR CONSIDERATION PRIOR TO PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BEAR THE COST OF RECTIFYING WORK NOT APPROVED BY THE ARCHITECT, CAUSED BY LACK OF COORDINATION AND OR NOTIFICATION.

STAMP

1: FLOOR
A: EPOXY

2: WALL BASE
A: INTEGRAL COVE BASE

3: WALL FINISH
A: CMU, PNT

4: WALL PAINT
A: EPOXY

5: CEILING
A: GWB, PNT

REVISIONS
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READING
HOUSING AUTHORITY

PROJECT DESCRIPTION
OAKBROOK HOMES
OPPORTUNITY HOUSE PLAYGROUND IMPROVEMENTS
1001 SCOTT STREET
READING, PA 19611

SHEET TITLE FLOOR PLAN, ELEVATION, SECTION

ISSUE DATE 2026.09.11 | SCALE AS NOTED

FILE NUMBER 2532 | DRAWN BY SK | CHECKED BY SK

A1.1

SECTION 011200 - MULTIPLE CONTRACT SUMMARY

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. All drawings and general provisions of the Contract, including General and Supplementary Conditions and other Specification Sections, apply to this Section.

1.2 SUMMARY

A. Section includes a summary of each contract, including responsibilities for coordination and temporary facilities and controls.

B. Specific requirements for Work of each contract are also indicated in individual Specification Sections and on Drawings.

C. Related Requirements:

1. Section 011000 "Summary" for the Work covered by the Contract Documents, restrictions on use of Project site, coordination with occupants, and work restrictions.
2. Section 013100 "Project Management and Coordination" for general coordination requirements.

1.3 DEFINITIONS

A. Permanent Enclosure: As determined by Architect, the condition at which roofing is insulated and weathertight; exterior walls are insulated and weathertight; and openings are closed with permanent construction or substantial temporary closures equivalent in weather protection to permanent construction.

1.4 PROJECT COORDINATOR

A. Project coordinator shall be responsible for coordination between the General Construction & Electrical Contract
1. The **General Construction Contract** is responsible for project coordinator

B. Project coordinator shall coordinate all primes

C. Project coordinator shall be MEPFP coordinator

1.5 PROJECT COORDINATOR RESPONSIBILITIES

A. Project coordinator shall perform Project coordination activities for the multiple contracts, including, but not limited to, the following:

1. Conduct **bi-weekly** job progress meetings between the Owner, Architect and all Prime Contractors, as well as prepare and distribute meeting minutes, 3 week look ahead construction schedules as well as maintain overall project schedule.

2. Provide typical overall coordination of the Work.
3. Coordinate shared access to workspaces.
4. Provide overall coordination of temporary facilities and controls.
5. Coordinate, schedule, and approve interruptions of permanent and temporary utilities, including those necessary to make connections for temporary services.
6. Coordinate construction and operations of the Work with work performed by each Contract.
7. Coordinate sequencing and scheduling of the Work. Include the following:

    a. Initial Coordination Meeting: At earliest possible date, arrange and conduct a meeting with contractors for sequencing and coordinating the Work; negotiate reasonable adjustments to schedules.
    b. Prepare combined Contractors' Construction Schedule for entire Project. Base schedule on preliminary construction schedule. Secure time commitments for performing critical construction activities from contractors. Show activities of each contract on a separate sheet. Prepare a simplified summary sheet indicating combined construction activities of contracts.

        1) Submit schedules for approval.
        2) Distribute copies of approved schedules to contractors.
8. Locate existing permanent benchmarks, control points, and similar reference points, and establish permanent benchmarks on Project site.
9. Coordinate progress cleaning of areas or pieces of equipment where more than one contractor has worked.
10. Coordinate cutting and patching.
11. Coordinate protection of the Work.
12. Coordinate firestopping.
13. Coordinate completion of interrelated punch list items.
14. Coordinate preparation of Project Record Documents if information from more than one contractor is to be integrated with information from other contractors to form one combined record.
15. Collect record Specification Sections from contractors, collate Sections into numeric order, and submit complete set.
16. Coordinate preparation of operation and maintenance manuals if information from more than one contractor is to be integrated with information from other contractors to form one combined record.
17. Temporary facilities, including the following:
    a. Site enclosure fencing

B. MEPFP Coordinator: Coordination activities of MEPFP coordinator include, but are not limited to, the following:
1. Coordinate the preparation and resolution of coordination drawings.
2. Schedule and sequence mechanical and electrical activities.
3. Coordinate sharing access to workspaces by mechanical and electrical contractors.
4. Coordinate integration of mechanical and electrical work into limited spaces.
5. Coordinate protection of mechanical and electrical contractors' work.
6. Coordinate cutting and patching for mechanical and electrical work.

7. Prepare mechanical and electrical coordination drawings.
8. Coordinate tests and inspections for mechanical and electrical work.
9. Coordinate mechanical and electrical temporary services and facilities.

1.6 GENERAL REQUIREMENTS OF CONTRACTS

A. Extent of Contract: Unless the Agreement contains a more specific description of the Work of each Contract, requirements indicated on Drawings and in Specification Sections determine which contract includes a specific element of Project.

1. **General, Electrical and Plumbing contractor should familiarize themselves with drawings of other trades. Information needed for each trade is spread through civil/structural/arch/MEP drawings.**

2. Unless otherwise indicated, the work described in this Section for each contract shall be complete systems and assemblies, including products, components, accessories, and installation required by the Contract Documents.
3. Each contractor is responsible to obtain and pay for all required permits and plan review fees for its own work.
4. Exterior trenches and other excavation for the work of each contract shall be the work of the Each contract for their own work.
5. Blocking, backing panels, sleeves, and metal fabrication supports for the work of each contract shall be the work of each contract for its own work.
6. Furnishing of access panels for the work of each contract shall be the work of each contract for its own work. Installation of access panels shall be the work of each contract for its own work. All access panels must be provided by the same manufacturer,
7. Interior equipment pads for the work of each contract shall be the work of each contract for its own work.
8. Painting for the work of each contract shall be the work of each contract for its own work.
9. Coordinate product selections for compatibility shall be the work of each contract for its own work.
10. Provide photographic documentation of existing conditions shall be the work of each contract for its own work.
11. Providing storage and office trailers for each contractor shall be the work of each contractor, including connection and disconnection of utilities.
12. Provide quality-assurance and quality-control services specified in Section 014000 "Quality Requirements" shall be the work of each contract for its own work.
13. Coordinate sequence of activities to accommodate tests and inspections, and coordinate schedule of tests and inspections shall be the work of each contract for its own work.
14. Provide information necessary to adjust, move, or relocate existing utility structures affected by construction shall be the work of each contract for its own work.
15. Prepare coordination drawings in collaboration with each contractor to coordinate work by more than one contract shall be the work of each contract for its own work.
16. Cutting and Patching: Provided by the General Construction Contract. General contractor shall be responsible to review mechanical, electrical, plumbing and sprinkler drawings to determine the location and extent of all cutting and patching.
17. Through-penetration firestopping for the work of each contract shall be provided by each contract for its own work.

18. Contractors' Startup Construction Schedule: Within five working days after startup horizontal bar-chart-type construction schedule submittal has been received from Project coordinator, submit a matching startup horizontal bar-chart schedule showing construction operations sequenced and coordinated with overall construction.

B. Substitutions: Each contractor shall cooperate with other contractors involved to coordinate approved substitutions with remainder of the work.

1. Project coordinator shall coordinate substitutions.

C. Temporary Facilities and Controls: In addition to specific responsibilities for temporary facilities and controls indicated in this Section and in Section 015000 "Temporary Facilities and Controls," each contractor is responsible for the following:

1. Installation, operation, maintenance, and removal of each temporary facility necessary for its own normal construction activity, and costs and use charges associated with each facility, except as otherwise provided for in this Section.
2. Plug-in electric power cords and extension cords, supplementary plug-in task lighting, and special lighting necessary exclusively for its own activities.
3. Its own field office, complete with necessary furniture, utilities, and telephone service.
4. Its own storage and fabrication sheds.
5. Temporary enclosures for its own construction activities.
6. Staging and scaffolding for its own construction activities.
7. General hoisting facilities for its own construction activities, up to 2 tons (2000 kg).
8. Progress cleaning of work areas affected by its operations on a daily basis.
9. Secure lockup of its own tools, materials, and equipment.
10. Construction aids and miscellaneous services and facilities necessary exclusively for its own construction activities.

D. Temporary Heating, Cooling, and Ventilation: The **General Construction Contract** is responsible for temporary heating, cooling, and ventilation before weathertight enclosure of building is complete. The **General Construction Contract** is responsible for temporary heating, cooling, and ventilation after permanent enclosure of building is complete. (since HVAC is not a separate prime)

1.7 GENERAL CONSTRUCTION CONTRACT

A. Work of the General Construction Contract includes, but is not limited to, the following:

1. Remaining work not identified as work under other contracts.
2. Site preparation, including clearing, earthwork, grading, asphalt and concrete paving and similar work.
3. Site improvements, including, pedestrian paving, site development furnishings and equipment, and landscaping.
4. Traffic controls related to sitework and improvements along streets
5. Selective demolition.
6. Cutting and patching of concrete /asphalt slab for the work of this contract and all other contracts
7. Interior trenching, excavation and concrete patching for utilities required by other contracts

8. Foundations, including footings, foundation walls and underpinning.
9. Slabs-on-grade, including earthwork, and insulation.
10. Railings, stairs and guardrails
11. Below-grade building construction, including excavation, backfill, and insulation and water/dampproofing.
12. Steel structure, including floor and roof and canopy work
13. Masonry construction include concrete masonry units.
14. Exterior closure, including walls, parapets, doors, and windows.
15. Cast-in-place concrete work
16. Roofing, including roof insulation, coverings, flashings, gutters and downspouts. Includes EPDM
17. Interior construction, including partitions, doors, interior glazed openings, and fittings.
18. Hollow metal doors and frames
19. Wood doors
20. Door hardware
21. Interior & Exterior stairs, including railings and finishes.
22. Interior finishes finish carpentry architectural woodwork interior specialties, wall, floor and ceiling finishes.
23. Wood casework.
24. Interior and exterior painting
25. Exterior concrete slabs required for equipment provided by other contracts
26. Hydraulic elevator conveyance systems.
27. Site furnishings, sitework, finishes, equipment
28. Sprinkler system working drawing/shop drawings coordination with utilities and permit coordination where required
29. Coordination of sprinkler heads and piping with architectural, structural, mechanical, electrical drawings, and field conditions.
30. Playground field equipment & furnishings including retaining walls, fences and finishes
31. Pavilion and all footers – cut outs for electric
32. Unpiped toilet fixtures
33. Supply and Install operator on existing relocated garage door.
34. All excavating and boring all boring under roads and pathways where indicated to serve MEP
35. **Gas piping for backup generator**

B. Temporary facilities and controls in the General Construction Contract include, but are not limited to, the following:

1. Temporary facilities and controls that are not otherwise specifically assigned to the Plumbing Contract, HVAC Contract, Electrical Contract and Sprinkler Contract.
2. General waste disposal facilities, including collection and legal disposal of hazardous, dangerous, unsanitary, or other harmful waste materials for all prime contracts.
3. Sediment and erosion control.
4. Unpiped sewers and drainage, including drainage ditches, dry wells, stabilization ponds, and containers.
5. Stormwater control.

6. Unpiped temporary toilet fixtures, wash facilities, and drinking water facilities, including disposable supplies. A minimum of 2 temporary toilets shall be provided and maintained throughout the duration of the construction period.
7. Temporary enclosure for building exterior, except as indicated.
8. Temporary roads and paved areas.
9. Dewatering facilities and drains.
10. Excavation support and protection, unless required solely for the Work of another contract.
11. Temporary signs.
12. Pest control.
13. Protection of permanent stairs used by all prime contractors during construction
14. Temporary fire-protection facilities.
15. Covered walkways.
16. Security enclosure and lockup.
17. Environmental protection.
18. Maintenance and restoration of Owner's existing facilities used as temporary facilities.
19. Perform all work assigned in accordance with OSHA regulations.
20. Coordinating, verifying and providing documentation of background checks for all employees and subcontractors working on the jobsite.

C. PLUMBING CONTRACTOR SCOPE

D. Work of the Plumbing Contract includes, but is not limited to, the following:

~~**1. Gas piping for backup generator**~~
2. Plumbing fixtures material and equipment. (sink + toilet)
3. Domestic water distribution.
4. Sanitary waste drains and vent systems.
5. Water heater system
6. Plumbing connections to equipment furnished by the General Construction Contract, Plumbing Contract, Mechanical Contract and Electrical Contract and Sprinkler contract.
~~7. Excavation, trenching, patching of asphalt paving and/or concrete walks, seeding and other associated site restoration required for installation of exterior utilities associated with this contract~~
8. Exterior splashpad fountain features including water control device **and fixtures**
9. Misc plumbing rework near splash pad
10. Exhaust piping for bathroom exhaust fans

E. Temporary facilities and controls in the Plumbing Contract include, but are not limited to, the following:

1. Piped sewerage and drainage.
2. Piped gas service.
3. Piped water service.
4. Perform all work assigned in accordance with OSHA regulations.
5. Coordinating, verifying and providing documentation of background checks for all employees and subcontractors working on the jobsite.

~~F. MECHANICAL DUTIES UNDER GENERALS CONTRACTOR SCOPE~~

~~G. Work of the Mechanical Contract includes, but is not limited to, the following:~~

~~1. Energy supply, including heating and cooling systems.~~
~~2. HVAC systems and equipment.~~
~~3. HVAC instrumentation and controls.~~
~~4. HVAC testing, adjusting, and balancing.~~
~~5. Radiant heating systems and equipment~~
~~6. Automatic Temperature control.~~
~~7. Mechanical connections to existing and new equipment furnished by the General Construction Contract Plumbing Contract HVAC Contract and Electrical Contract.~~
~~8. Excavation, trenching, patching of asphalt paving and/or concrete walks, seeding and other associated site restoration required for installation of exterior utilities associated with this contract~~

H. Temporary facilities and controls in the Mechanical SUB-Contract (And Therefore the General contractor) include, but are not limited to, the following:

1. Temporary heat required after the building is enclosed.

2. Perform all work assigned in accordance with OSHA regulations.
3. Coordinating, verifying and providing documentation of background checks for all employees and subcontractors working on the jobsite

1.8 ELECTRICAL CONTRACT

A. Work of the Electrical Contract includes, but is not limited to, the following:

1. Site electrical distribution.

~~2. Excavation, trenching, patching of asphalt paving and/or concrete walks, seeding and other associated site restoration required for installation of exterior utilities~~
3. Exterior and interior lighting.
4. Electrical items related to backup generator, ATS & Wiring
5. Communication and security, including conduit with pull string and boxes for communications systems to be provided and installed by owner.
6. Access control systems, including card reader.
7. Fire alarm system.

   Electrical connections to equipment furnished by the General Construction Contract, Plumbing Contract, ~~HVAC Contract, Electrical Contract and Sprinkler Contract.~~
8. Coordinating, verifying and providing documentation of background checks for all employees and subcontractors working on the jobsite
9. Security cameras & IT wiring
10. Provide and coordinate existing security provider.
~~11. Bring Power all electronic hardware components. Power up the power supply, incl batteries and wiring, Power up all the elec components and bring cable to center point. Coordinate installation and programming with owners building security provider~~
12. Coordinate and install internet / data cables, equipment and power, coordinate locations with owner & elec drawings.

13. Install and wire all interior & exterior cameras and speakers. Coordinate with owners building security about hook-up. EC to bring all cables to hook-up points
14. Coordinate powering up of IT equipment with owners building service provider
15. Hook up controls fountain control feature
16. Misc electric rework near splash pad
17. Wire operator for relocated existing garage door operator
18. bathroom exhaust fan and associated wiring.
19. Adjusting heights of existing electrical vault boxes on site

B. Temporary facilities and controls in the Electrical Contract include, but are not limited to, the following:

1. Electric power service and distribution.
2. General OSHA compliant construction lighting, including site lighting.
3. Electrical connections to existing systems and temporary facilities and controls furnished by the General Construction Contract, Plumbing Contract, HVAC Contract, Electrical Contract and Sprinkler Contract.
4. Perform all work assigned in accordance with OSHA regulations.

1.9 FIRE PROTECTION CONTRACT – NOT APPLICCABLE

~~A. Work of the Fire Protection Contract includes, but is not limited to, the following:~~
~~1. Sprinkler system working drawing/shop drawings and coordination with utilities and permits where required~~
~~2. Coordination of sprinkler heads and piping with architectural, structural, mechanical, electrical drawings, and field conditions.~~
~~3. Wet and/or Dry sprinkler system~~
~~4. Concrete slabs required for the equipment provided under this contract~~

~~B. Temporary facilities and controls in the Fire Protection Contract include, but are not limited to, the following:~~
~~1. Perform all work assigned in accordance with OSHA regulations.~~
~~2. Coordinating, verifying and providing documentation of background checks for all employees and subcontractors working on the jobsite~~

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION 011200

SECTION 012300 - ALTERNATES

PART 1 - GENERAL

1.1 RELATED REQUIREMENTS:

A. All drawings and general provisions of the Contract, including General and Supplementary Conditions and other Specification Sections, apply to this Section.

1.2 SUMMARY

A. Section includes administrative and procedural requirements for alternates.

1.3 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Specification Sections, apply to this section.

1.4 DEFINITIONS

A. Alternate: An amount proposed by bidders and stated on the Bid Form for certain work defined in the Bidding Requirements that may be added to or deducted from the base bid amount if Owner decides to accept a corresponding change either in the amount of construction to be completed or in the products, materials, equipment, systems, or installation methods described in the Contract Documents.

1. Alternates described in this Section are part of the Work only if enumerated in the Agreement.
2. The cost or credit for each alternate is the net addition to or deduction from the Contract Sum to incorporate alternate into the Work. No other adjustments are made to the Contract Sum.

1.5 PROCEDURES

A. Coordination: Modify or adjust affected adjacent work as necessary to completely integrate work of the alternate into Project.

1. Include as part of each alternate, miscellaneous devices, accessory objects, and similar items incidental to or required for a complete installation whether or not indicated as part of alternate.

B. Notification: Immediately following award of the Contract, notify each party involved, in writing, of the status of each alternate. Indicate if alternates have been accepted, rejected, or deferred for later consideration. Include a complete description of negotiated modifications to alternates.

C. Execute accepted alternates under the same conditions as other work of the Contract.

D. Schedule: A schedule of alternates is included at the end of this Section. Specification Sections referenced in schedule contain requirements for materials necessary to achieve the work described under each alternate.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 SCHEDULE OF ALTERNATES

BASE BID: WHOLE PACKAGE: ALL MEP/STRUCTURAL/CIVIL PER INDIVIDUAL TRADE
Reading Housing Authority may utilize any combination Deduct alternatives
Any deduct value should be listed individually

DEDUCT ALTERNATE 1: PAVILION BUILDING

1. GENERAL CONSTRUCTION - DEDUCT ALTERNATE 1:
   a. Delete the cost of supply and install pavilion building as indicated on drawings; Including footers and slab underneath the pavilion
   b. Delete the cost of supply and install 4 tables underneath the pavilion.
   c. Delete the cost of excavation and boring as required for the Electrical and Plumbing contractor.

2. ELECTRICAL DEDUCT ALTERNATE 1:
   a. Delete the cost of supply and installation any electrical equipment inside the pavilion building: wiring, additional conduits, camera or speaker .
   b. Relocating / adjusting adjacent electrical vaults to accommodate grading is to be kept in scope.
   c. Excavation & Boring is by general contractor

3. PLUMBING DEDUCT ALTERNATE 1:
   a. There is no plumbing deduct associated with Pavilion building

DEDUCT ALTERNATE 2: BACKUP GENERATOR

4. GENERAL CONSTRUCTION - DEDUCT ALTERNATE 2:
   a. Delete the cost of supply and install concrete pad & fencing around the electrical generator.
   b. Delete the cost of excavation and boring as required for the Electrical and Plumbing contractor.
   c. Delete the cost of supply and installation gas supply line serving backup generator .

5. ELECTRICAL DEDUCT ALTERNATE 2:
   a. Delete the cost of supply and installation of electrical generator backup generator, associated wiring for both buildings including ATS and other modifications required.
   b. Any adjacent demo work near the generator, or work related transformers is to remain in base bid

c. Contractor is required to familiarize itself with the buildings and electrical diagrams in such matter that any deviations or assumptions made with this electrical deduct may not result in a non functional facility
d. Excavation & Boring is by general contractor

~~6. PLUMBING DEDUCT ALTERNATE 2:~~
~~a. Delete the cost of supply and installation gas supply line serving backup generator~~
~~b. Excavation & Boring is by general contractor~~

DEDUCT ALTERNATE 3: SPLASH PAD

7. GENERAL CONSTRUCTION - DEDUCT ALTERNATE 3:
   a. Delete the cost of supply and install of new concrete slab & coating. Including the approximate 5x5 patch on the east side of the splash pad.
   b. Keep the original pad as is in its current condition. Remove demo from scope
   c. Eliminate the cost of required excavation for Electrical & Plumbing contractors

8. ELECTRICAL DEDUCT ALTERNATE 3:
   a. Delete the cost any electrical work related to the splashpad area including but not limited to:
      1) Demo of existing wiring
      2) New electrical feed required for control of fountain
      3) Install electrical vault box and intercept and replace existing electrical lines
   b. In surrounding coordination for any work associated with the backup generator should not be included or excluded in this alternate.
   c. Excavation & Boring is by general contractor

9. PLUMBING DEDUCT ALTERNATE 3:
   a. Delete the cost any plumbing work related to the splashpad area including but not limited to:
      1) Demo of existing supply lines
      2) Install plumbing vault box and intercept and replace water electrical lines
      3) Demo and replacement existing water lines
      4) Demo and replacement of existing water features
   b. Excavation & Boring is by general contractor

DEDUCT ALTERNATE 4: GAS STRUT WINDOW

10. GENERAL CONSTRUCTION - DEDUCT ALTERNATE 4:
    a. Delete the cost of supply and install gas strut window at concession building
    b. Delete the cost of supply and install polycarbon screen and removal clips

11. ELECTRICAL DEDUCT ALTERNATE 4:
    a. There is no Electrical deduct associated with Gas-Strut window

12. PLUMBING DEDUCT ALTERNATE 4:
    a. There is no plumbing deduct associated with Gas-Strut window

DEDUCT ALTERNATE 5: PLAYGROUND EQUIPMENT

13. GENERAL CONSTRUCTION - DEDUCT ALTERNATE 5:
    a. General contractor is to provide a deduct value for individual items:
    b. Deduct number are mapped on duplicate playground drawing in set, marked in blue
    c. Removing pieces of equipment may result in shifting few features around more optimal. Coordination of shifting should not bear any cost
    d. Item list below:
    e. Poured in place rubber should be accounted for the full area filled.

1 – 30'-9" x 24'9" x 12'-0" Structure
2 – 18'-11" x 18'1" x 13'-4" Structure
3 – 13'2" x 13'8" x 9'" Structure
4 – 4 bay swing
5 – Curved Balance Beam
6 – Ridge grip spinner
7- Truck
8 – Graden sensory panel
9 – Canoe
10 – Infant fun center
11 - Fish
12 – Turtle
13 – spin cup
14 – Unity ring
15 – Turn & Twist
16 – T-Swing
17 – Quattro Seesaw

14. ELECTRICAL DEDUCT ALTERNATE 5:
    a. There is no plumbing deduct associated with this deduct alternate.

15. PLUMBING DEDUCT ALTERNATE 5:
    a. There is no plumbing deduct associated with this deduct alternate.

END OF SECTION 012300

pennsylvania
DEPARTMENT OF LABOR & INDUSTRY
BUREAU OF OCCUPATIONAL & INDUSTRIAL SAFETY

File No.: _____
Permit No.: _____
Date: _____

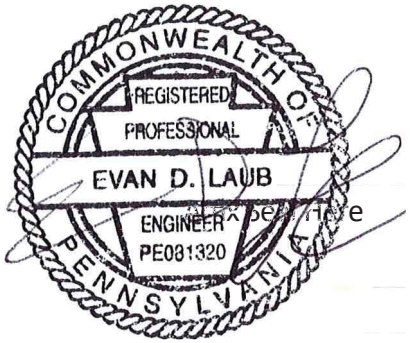
Uniform Construction Code

SPECIAL INSPECTIONS AND OBSERVATIONS STATEMENT

This statement must accompany permit applications for all construction for which special inspections and observations are required in Chapter 17 of the ***International Building Code 2018*** *(IBC)*	
Project name: RHA - Oakbrook Homes: Playground Improvements	
Project address: 1001 Scott Street, 19611 Reading PA	
Owner: Reading Housing Authority	Telephone: 610-775-4813

This is to certify that all the inspections and observations that I have checked on pages 2-3 **and** on page 4 of this statement are required for the project named above and will be performed by the designated individuals or firms. By signing this statement, I also acknowledge that:

- these inspections and observations must be performed by competent individuals in accordance with the requirements of the IBC Chapter 17 (as applicable) and that the construction work must comply with the department-approved plans and specifications and all applicable provisions of the uniform construction code;
- records of all required special inspections and testing observations (including any discrepancies and methods of correction of these discrepancies) will be retained and made available to department representatives, upon request; and,
- the final report section of this statement must be signed by me and a copy of this statement submitted to the department inspector, at the time that the final inspection is performed and before a certificate of occupancy is issued.



Evan D. Laub
Name of Design Professional in Responsible Charge

Signature of Design Professional in Responsible Charge

PE081320
PA License Number

09 / 10 / 2026-
Date signed (Month/day/year)

CHECK EACH THAT APPLIES	TYPE OF SPECIAL INSPECTION OR OBSERVATION	NAME AND ADDRESS OF INDIVIDUAL AND/OR FIRM PERFORMING INSPECTION OR OBSERVATION	CREDENTIALS (Enter acronym from page 4. If "Other," please specify special training or basis for competency to perform work.)
☒	**Inspection of Steel Construction Section 1705.2**	FIRM PERFORMING INSPECTION TO BE DETERMINED	
☒	**Inspection of Concrete Construction Section 1705.3**	FIRM PERFORMING INSPECTION TO BE DETERMINED	
☒	**Inspection of Masonry Construction Section 1705.4**	FIRM PERFORMING INSPECTION TO BE DETERMINED	
☐	**Inspection of Wood Construction Section 1705.5**		
☒	**Inspection of Soil Conditions Section 1705.6**	FIRM PERFORMING INSPECTION TO BE DETERMINED	
☐	**Inspection of Driven Deep Foundations Section 1705.7**		
☐	**Inspection of Cast-in-Place Deep Foundations Section 1705.8**		
☐	**Inspection of Helical Pile Foundations Section 1705.9**		

CHECK EACH THAT APPLIES	TYPE OF SPECIAL INSPECTION OR OBSERVATION	NAME AND ADDRESS OF INDIVIDUAL AND/OR FIRM PERFORMING INSPECTION OR OBSERVATION	CREDENTIALS (Enter acronym from page 4. If "Other," please specify special training or basis for competency to perform work.)
☐	**Inspection of Fabricated Items Section 1705.10**		
☐	**Inspection for Wind Resistance Section 1704.6; 1705.11**		
☐	**Inspection and Testing for Seismic Resistance Section 1704.6;1705.12;1705.13**		
☐	**Inspection of Sprayed Fire-Resistant Materials Section 1705.14**		
☐	**Inspection of Mastic and Intumescent Fire-Resistant Coatings Section 1705.15**		
☐	**Inspection of Exterior Insulation and Finish System (EIFS) Section 1705.16**		
☐	**Inspection of Fire-Resistant Penetrations and Joints Section 1705.17**		
☐	**Testing for Smoke Control Section 1705.18**		

FINAL REPORT

Required special inspections or observations:

- ☐ Inspection of Steel Construction
- ☐ Inspection of Concrete Construction
- ☐ Inspection of Masonry Construction
- ☐ Inspection of Wood Construction
- ☐ Inspection of Soil Conditions
- ☐ Inspection of Driven Deep Foundations
- ☐ Inspection of Cast-in-Place Deep Foundations
- ☐ Inspection of Helical Pile Foundations
- ☐ Inspection of Fabricated Items
- ☐ Inspection for Wind Resistance
- ☐ Inspection and Testing for Seismic Resistance
- ☐ Inspection of Sprayed Fire-Resistant Materials
- ☐ Inspection of Mastic and Intumescent Fire-Resistant Coatings
- ☐ Inspection of Exterior Insulation and Finish System (EIFS)
- ☐ Inspection of Fire-Resistant Penetrations and Joints
- ☐ Testing for Smoke Control

I certify that I have reviewed the report on each of the inspections or observations checked above. These reports indicate that the covered work is in compliance with the department-approved plans and specifications and all applicable provisions of the uniform construction code.

Signature of Design Professional in Responsible Charge:

_____

Date signed:

_____/_____/_____
(Day/month/year)

KEY for use in **CREDENTIALS** column:
(on pages 2, 3 and 4)

ACI	American concrete institute certified concrete field testing technician
AWS	American welding society certified welding inspector
ASNT	American society of non-destructive testing
AWCI	Association of wall and ceiling industries
MCA	Model code agency (ICC, BOCA, SBCCI, ICBO) special inspection certification
PA	Professional architect (currently licensed)
PE	Professional engineer (currently licensed)
OTHER	Specialized training coursework or other basis for competency deemed acceptable