

P r o j e c t M a n u a l

Island View Apartments

Portland, Maine
December 20, 2000



Development Team

Island View Apartments

Limited Partnership

c/o Silver Street Developmen Corp.
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INDEX OF CONTRACT DOCUMENTS

CONTRACT

1-8	A101	Standard Form of Agreement Between Owner and Contractor
1-24	A201	General Conditions of the Contract for Construction
5	MSHA	Supplemental Construction Standards
1	MSHA	Change Order Form
1	MSHA	Requisition Form
1	MSHA	Requisition Continuation Sheet
1	MSHA	Contractor's Final Certificate
1	MSHA	Owner / Agency Certificate of Completion
1-26		Geotechnical Investigation Report
1-15		Detention/Wetpond Subsurface Conditions Report
1		Detention/Wetpond Geotechnical Design Details
2		Detention/WETPOND RETAINING WALL REPORT
		<u>SPECIFICATIONS INDEX</u>

Division 1 – General Requirements

01001 1-13 Basic Requirements

Division 2 – Sitework – Prepared by Mitchell and Associates

02020 Erosion and Sedimentation Control Plan
 02100 Clearing and Grubbing
 02200 Site Earthwork
 02220 Excavating, Backfilling and Compaction for Utilities
 02400 Site Drainage
 02410 Detention Basin
 02420 Site Utilities
 02460 Site Improvements
 02462 Retaining Walls
 02470 Bituminous Concrete Paving
 02480 Curbing
 02905 3 Landscaping

Division 3 – Concrete

03300 1-19 Cast in Place Concrete

Division 4 – Masonry–

04100 1-2 Mortar and Masonry Grout
 04300 1-3 Unit Masonry System

Division 5 – Metals – Prepared by Becker Structural Engineers

05120 1-8 Structural Steel
 05500 1-9 Metal Fabrications

Division 6- Wood & Plastics

06100 1-5 Rough Carpentry
 06193 1-4 Metal Plate Pre-Fabricated Connected Wood Trusses
 06200 1-2 Finish Carpentry

Division 7 – Thermal & Moisture Protection

07210	1-2	Building Insulation
07311	1-3	Asphalt Shingles
07460	1-2	Siding
07900	1-3	Joint Sealers

Division 8 – Doors & Windows

08110	1-3	Steel Doors & Frames
08210	1-2	Wood Doors
08605	1-3	Wood Windows & Patio Doors
08631	1-3	Tubular Plastic Windows and Sliding Doors
08705	1-3	Door Hardware
DS	1-3	Door Schedule
WS	1	Window Schedule
HS	1	Hardware Schedule

Division 9 – Finishes

09260	1-3	Gypsum Board Systems
09650	1-3	Resilient Flooring
09680	1-3	Carpet
09900	1-4	Painting
FS	1-2	Finish Schedule

Division 10 – Specialties

10005	1-3	Miscellaneous Specialties
10800	1-3	Toilet & Bath Accessories

Division 11 – Equipment

11450	1-3	Residential Equipment
-------	-----	-----------------------

Division 12 – Furnishings

12370	1-3	Residential Casework
12511	1-2	Window Treatment

Division 13 – Special Construction – NOT USED

Division 14 – Conveying Systems

14245	1-5	Hydraulic Elevators
-------	-----	---------------------

Division 15 – Mechanical – Prepared by Design Build Mechanical Contractor

15100		Mechanical General Requirements
15250		Mechanical Insulation and Condensate Protection
15300		NFPA -13R Sprinkler System
15400		Plumbing
15488		Natural Gas
15510		Hot Water Piping System and Specialties
15620		Boilers
15750		Heating Terminal Units
15841		Ductwork and Accessories
15860		Fans
15880		Testing & Balancing

15991 Automatic Temperature Controls

Division 16 – Electrical – Prepared by Design Build Electrical Contractor

16000 N/A Electrical Specification on Drawings

...END OF SPECIFICATIONS INDEX.

DRAWINGS INDEXTITLE PAGE:

TP PROJECT TITLE PAGE

DATED 12/20/2000

GEOTECHNICAL:

2 BOREHOLE LOCATION PLAN

DATED 7/7/2000

LANDSCAPING:

1 EXISTING CONDITIONS PLAN
 2 DEMOLITION AND GRADING PLAN
 3 LAYOUT, LIGHTING, AND PLANTING PLAN
 4 GRADING AND DRAINAGE PLAN
 5 UTILITIES PLAN
 6 SITE DETAILS
 7 SITE DETAILS
 8 RESERVED
 9 PREDEVELOPMENT DRAINAGE PLAN
 10 POST DEVELOPMENT DRAINAGE PLAN
 11 DETAIL SHEET

DATED

STRUCTURAL:

S1 GENERAL NOTES / TYPICAL DETAILS
 S1a EXTERIOR SHEAR WALLS
 S1b INTERIOR SHEAR WALLS
 S2 FOUNDATION / BASEMENT PLAN
 S3 FIRST FLOOR FRAMING PLAN
 S4 SECOND FLOOR FRAMING PLAN
 S5 THIRD FLOOR / LOFT FRAMING PLAN
 S6 ROOF FRAMING PLAN
 S7 TRUSS ELEVATIONS AND DETAILS
 S8 CONCRETE SECTIONS AND DETAILS
 S9 CONCRETE SECTIONS AND DETAILS
 S10 SHEARWALL ELEVATIONS AND DETAILS
 S11 SHEARWALL ELEVATIONS AND DETAILS
 S12 FRAMING SECTIONS AND DETAILS
 S13 FOUNDATION / FLOOR FRAMING PLANS
 S14 FLOOR AND ROOF FRAMING PLANS
 S15 SHEARWALL ELEVATIONS AND DETAILS
 S16 CONCRETE SECTIONS AND DETAILS

DATED

ARCHITECTURAL:

A0.1 BUILDING KEY PLANS
 A0.2 PARTITION SCHEDULE
 A1.0a PARTIAL BASEMENT FLOOR PLANS
 A1.0b PARTIAL BASEMENT FLOOR PLANS
 A1.1a PARTIAL FIRST FLOOR PLANS
 A1.1b PARTIAL FIRST FLOOR PLANS
 A1.2a PARTIAL SECOND FLOOR PLANS
 A1.2b PARTIAL SECOND FLOOR PLANS
 A1.3a PARTIAL THIRD FLOOR PLANS
 A1.3b PARTIAL THIRD FLOOR PLANS
 A1.R ROOF PLAN
 A2.1 UNIT PLANS
 A2.2 UNIT PLANS
 A2.3 UNIT PLANS

DATED

A2.4 UNIT PLANS
A2.5 UNIT PLANS
A2.6 UNIT PLANS
A2.7 STAIR PLANS
A3.1 BUILDING ELEVATIONS
A3.2 BUILDING ELEVATIONS
A3.3 BUILDING ELEVATIONS
A3.4 BUILDING ELEVATIONS
A4.1 INTERIOR ELEVATIONS
A4.2 INTERIOR ELEVATIONS
A5.1 BUILDING SECTIONS
A5.2 BUILDING SECTIONS
A5.3 BUILDING SECTIONS
A5.4 BUILDING SECTIONS
A5.5 BUILDING SECTIONS
A5.7 BUILDING SECTIONS
A5.8 BUILDING SECTIONS
A6.1 VERTICAL CIRCULATION
A6.2 DECK CONSTRUCTION
A6.3 LOFT UNIT STAIRS
A6.4 BUILDING ENTRANCES
A7.1 DETAILS
A7.2 DETAILS
A7.3 DETAILS
A7.4 DETAILS
B0.1 PARTITION SCHEDULE
B1.1 FLOOR PLANS
B1.R ROOF PLAN
B3.1 BUILDING PLANS & ELEVS.
B3.2 BUILDING ELEVATIONS
B3.3 BUILDING ELEVATIONS
B4.1 INTERIOR ELEVATIONS
B5.1 BUILDING SECTION
B5.2 BUILDING SECTION
B5.3 BUILDING SECTION
B6.1 ALTERNATE ENTRY CONSTRUCT.
B7.1 DETAILS
B7.2 DETAILS
B7.3 DETAILS
B7.4 DETAILS

MECHANICAL:

DATED SEPTEMBER 29, 2000

M1.0 BUILDING A- BASEMENT FLOOR PLANS- MECHANICAL
M1.1 BUILDING A- PARTIAL FIRST FLOOR PLANS- MECHANICAL
M1.2 BUILDING A- PARTIAL FIRST FLOOR PLANS- MECHANICAL
M1.3 BUILDING A- PARTIAL SECOND FLOOR PLANS- MECHANICAL
M1.4 BUILDING A- PARTIAL SECOND FLOOR PLANS- MECHANICAL
M1.5 BUILDING A- PARTIAL THIRD FLOOR PLANS- MECHANICAL
M1.6 BUILDING A- PARTIAL THIRD FLOOR PLANS- MECHANICAL
M1.7 BUILDING B- TOWNHOUSE FLOOR PLANS- MECHANICAL
M2.1 SCHEDULES & DETAILS

LECTRICAL:

DATED OCTOBER 12, 2000

E1.1 EXTERIOR ELECTRICAL PLAN
E2.1 BASEMENT ELECTRICAL PLAN

E2.2	BASEMENT ELECTRICAL PLAN
E2.3	1 ST FLOOR ELECTRICAL PLAN
E2.4	1 ST FLOOR ELECTRICAL PLAN
E2.5	2 ND FLOOR ELECTRICAL PLAN
E2.6	2 ND FLOOR ELECTRICAL PLAN
E2.7	3 RD FLOOR ELECTRICAL PLAN
E2.8	3 RD FLOOR ELECTRICAL PLAN
E3.1	BASEMENT POWER PLAN
E3.2	BASEMENT POWER PLAN
E3.3	1 ST FLOOR POWER PLAN
E3.4	1 ST FLOOR POWER PLAN
E3.5	2 ND FLOOR POWER PLAN
E3.6	2 ND FLOOR POWER PLAN
E3.7	3 RD FLOOR POWER PLAN
E3.8	3 RD FLOOR POWER PLAN
E4.1	TYPICAL UNIT PLAN
E4.2	TYPICAL UNIT PLAN
E4.3	TYPICAL UNIT PLAN
E4.4	TYPICAL UNIT PLAN
E4.5	FLOOR PLAN
E5.1	SCHEDULES AND LEGEND

...END OF DRAWINGS INDEX.

Part I
Division 0

Bidding and Contract Requirements



AIA Document A101

Standard Form of Agreement Between Owner and Contractor

*where the basis of payment is a
STIPULATED SUM*

1987 EDITION

*THIS DOCUMENT HAS IMPORTANT LEGAL CONSEQUENCES; CONSULTATION WITH
AN ATTORNEY IS ENCOURAGED WITH RESPECT TO ITS COMPLETION OR MODIFICATION.*

*The 1987 Edition of AIA Document A201, General Conditions of the Contract for Construction, is adopted
in this document by reference. Do not use with other general conditions unless this document is modified.*

This document has been approved and endorsed by The Associated General Contractors of America.

AGREEMENT

made as of the _____ day of _____ in the year of
Nineteen Hundred and _____

BETWEEN the Owner:

(Name and address)

and the Contractor:

(Name and address)

The Project is:

(Name and location)

The Architect is:

(Name and address)

The Owner and Contractor agree as set forth below.

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ARTICLE 1
THE CONTRACT DOCUMENTS

The Contract Documents consist of this Agreement, Conditions of the Contract (General, Supplementary and other Conditions), Drawings, Specifications, Addenda issued prior to execution of this Agreement, other documents listed in this Agreement and Modifications issued after execution of this Agreement; these form the Contract, and are as fully a part of the Contract as if attached to this Agreement or repeated herein. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations or agreements, either written or oral. An enumeration of the Contract Documents, other than Modifications, appears in Article 9.

ARTICLE 2
THE WORK OF THIS CONTRACT

The Contractor shall execute the entire Work described in the Contract Documents, except to the extent specifically indicated in the Contract Documents to be the responsibility of others, or as follows:

ARTICLE 3
DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

3.1 The date of commencement is the date from which the Contract Time of Paragraph 3.2 is measured, and shall be the date of this Agreement, as first written above, unless a different date is stated below or provision is made for the date to be fixed in a notice to proceed issued by the Owner.

(Insert the date of commencement, if it differs from the date of this Agreement or, if applicable, state that the date will be fixed in a notice to proceed.)

Unless the date of commencement is established by a notice to proceed issued by the Owner, the Contractor shall notify the Owner in writing not less than five days before commencing the Work to permit the timely filing of mortgages, mechanic's liens and other security interests.

3.2 The Contractor shall achieve Substantial Completion of the entire Work not later than

(Insert the calendar date or number of calendar days after the date of commencement. Also insert any requirements for earlier Substantial Completion of certain portions of the Work, if not stated elsewhere in the Contract Documents.)

, subject to adjustments of this Contract Time as provided in the Contract Documents.

(Insert provisions, if any, for liquidated damages relating to failure to complete on time.)

ARTICLE 4
CONTRACT SUM

4.1 The Owner shall pay the Contractor in current funds for the Contractor's performance of the Contract the Contract Sum of Dollars (\$ _____), subject to additions and deductions as provided in the Contract Documents.

4.2 The Contract Sum is based upon the following alternates, if any, which are described in the Contract Documents and are hereby accepted by the Owner:

(State the numbers or other identification of accepted alternates. If decisions on other alternates are to be made by the Owner subsequent to the execution of this Agreement, attach a schedule of such other alternates showing the amount for each and the date until which that amount is valid.)

4.3 Unit prices, if any, are as follows:

ARTICLE 5
PROGRESS PAYMENTS

5.1 Based upon Applications for Payment submitted to the Architect by the Contractor and Certificates for Payment issued by the Architect, the Owner shall make progress payments on account of the Contract Sum to the Contractor as provided below and elsewhere in the Contract Documents.

5.2 The period covered by each Application for Payment shall be one calendar month ending on the last day of the month, or as follows:

5.3 Provided an Application for Payment is received by the Architect not later than the _____ day of a month, the Owner shall make payment to the Contractor not later than the _____ day of the _____ month. If an Application for Payment is received by the Architect after the application date fixed above, payment shall be made by the Owner not later than _____ days after the Architect receives the Application for Payment.

5.4 Each Application for Payment shall be based upon the Schedule of Values submitted by the Contractor in accordance with the Contract Documents. The Schedule of Values shall allocate the entire Contract Sum among the various portions of the Work and be prepared in such form and supported by such data to substantiate its accuracy as the Architect may require. This Schedule, unless objected to by the Architect, shall be used as a basis for reviewing the Contractor's Applications for Payment.

5.5 Applications for Payment shall indicate the percentage of completion of each portion of the Work as of the end of the period covered by the Application for Payment.

5.6 Subject to the provisions of the Contract Documents, the amount of each progress payment shall be computed as follows:

5.6.1 Take that portion of the Contract Sum properly allocable to completed Work as determined by multiplying the percentage completion of each portion of the Work by the share of the total Contract Sum allocated to that portion of the Work in the Schedule of Values, less retainage of _____ percent (_____ %). Pending final determination of cost to the Owner of changes in the Work, amounts not in dispute may be included as provided in Subparagraph 7.3.7 of the General Conditions even though the Contract Sum has not yet been adjusted by Change Order;

5.6.2 Add that portion of the Contract Sum properly allocable to materials and equipment delivered and suitably stored at the site for subsequent incorporation in the completed construction (or, if approved in advance by the Owner, suitably stored off the site at a location agreed upon in writing), less retainage of _____ percent (_____ %);

5.6.3 Subtract the aggregate of previous payments made by the Owner; and

5.6.4 Subtract amounts, if any, for which the Architect has withheld or nullified a Certificate for Payment as provided in Paragraph 9.5 of the General Conditions.

5.7 The progress payment amount determined in accordance with Paragraph 5.6 shall be further modified under the following circumstances:

5.7.1 Add, upon Substantial Completion of the Work, a sum sufficient to increase the total payments to _____ percent (_____ %) of the Contract Sum, less such amounts as the Architect shall determine for incomplete Work and unsettled claims; and

5.7.2 Add, if final completion of the Work is thereafter materially delayed through no fault of the Contractor, any additional amounts payable in accordance with Subparagraph 9.10.3 of the General Conditions.

5.8 Reduction or limitation of retainage, if any, shall be as follows:

(If it is intended, prior to Substantial Completion of the entire Work, to reduce or limit the retainage resulting from the percentages inserted in Subparagraphs 5.6.1 and 5.6.2 above, and this is not explained elsewhere in the Contract Documents, insert here provisions for such reduction or limitation.)

ARTICLE 6
FINAL PAYMENT

Final payment, constituting the entire unpaid balance of the Contract Sum, shall be made by the Owner to the Contractor when (1) the Contract has been fully performed by the Contractor except for the Contractor's responsibility to correct nonconforming Work as provided in Subparagraph 12.2.2 of the General Conditions and to satisfy other requirements, if any, which necessarily survive final payment; and (2) a final Certificate for Payment has been issued by the Architect; such final payment shall be made by the Owner not more than 30 days after the issuance of the Architect's final Certificate for Payment, or as follows:

ARTICLE 7
MISCELLANEOUS PROVISIONS

7.1 Where reference is made in this Agreement to a provision of the General Conditions or another Contract Document, the reference refers to that provision as amended or supplemented by other provisions of the Contract Documents.

7.2 Payments due and unpaid under the Contract shall bear interest from the date payment is due at the rate stated below, or in the absence thereof, at the legal rate prevailing from time to time at the place where the Project is located.

(Insert rate of interest agreed upon, if any.)

(Usury laws and requirements under the Federal Truth in Lending Act, similar state and local consumer credit laws and other regulations at the Owner's and Contractor's principal places of business, the location of the Project and elsewhere may affect the validity of this provision. Legal advice should be obtained with respect to deletions or modifications, and also regarding requirements such as written disclosures or waivers.)

7.3 Other provisions:

ARTICLE 8
TERMINATION OR SUSPENSION

8.1 The Contract may be terminated by the Owner or the Contractor as provided in Article 14 of the General Conditions.

8.2 The Work may be suspended by the Owner as provided in Article 14 of the General Conditions.

ARTICLE 9
ENUMERATION OF CONTRACT DOCUMENTS

- 9.1** The Contract Documents, except for Modifications issued after execution of this Agreement, are enumerated as follows:
- 9.1.1** The Agreement is this executed Standard Form of Agreement Between Owner and Contractor, AIA Document A101, 1987 Edition.
- 9.1.2** The General Conditions are the General Conditions of the Contract for Construction, AIA Document A201, 1987 Edition.
- 9.1.3** The Supplementary and other Conditions of the Contract are those contained in the Project Manual dated _____, and are as follows:

Document	Title	Pages
-----------------	--------------	--------------

- 9.1.4** The Specifications are those contained in the Project Manual dated as in Subparagraph 9.1.3, and are as follows:
(Either list the Specifications here or refer to an exhibit attached to this Agreement.)

Section	Title	Pages
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9.1.5 The Drawings are as follows, and are dated
(Either list the Drawings here or refer to an exhibit attached to this Agreement.)

unless a different date is shown below:

Number	Title	Date
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9.1.6 The Addenda, if any, are as follows:

Number	Date	Pages
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Portions of Addenda relating to bidding requirements are not part of the Contract Documents unless the bidding requirements are also enumerated in this Article 9.

9.1.7 Other documents, if any, forming part of the Contract Documents are as follows:

(List here any additional documents which are intended to form part of the Contract Documents. The General Conditions provide that bidding requirements such as advertisement or invitation to bid, Instructions to Bidders, sample forms and the Contractor's bid are not part of the Contract Documents unless enumerated in this Agreement. They should be listed here only if intended to be part of the Contract Documents.)

This Agreement is entered into as of the day and year first written above and is executed in at least three original copies of which one is to be delivered to the Contractor, one to the Architect for use in the administration of the Contract, and the remainder to the Owner.

OWNER

CONTRACTOR

(Signature)

(Signature)

(Printed name and title)

(Printed name and title)



AIA Document A201

General Conditions of the Contract for Construction

*THIS DOCUMENT HAS IMPORTANT LEGAL CONSEQUENCES; CONSULTATION
WITH AN ATTORNEY IS ENCOURAGED WITH RESPECT TO ITS MODIFICATION*

1987 EDITION TABLE OF ARTICLES

- | | |
|--|--|
| 1. GENERAL PROVISIONS | 8. TIME |
| 2. OWNER | 9. PAYMENTS AND COMPLETION |
| 3. CONTRACTOR | 10. PROTECTION OF PERSONS AND PROPERTY |
| 4. ADMINISTRATION OF THE CONTRACT | 11. INSURANCE AND BONDS |
| 5. SUBCONTRACTORS | 12. UNCOVERING AND CORRECTION OF WORK |
| 6. CONSTRUCTION BY OWNER OR BY
SEPARATE CONTRACTORS | 13. MISCELLANEOUS PROVISIONS |
| 7. CHANGES IN THE WORK | 14. TERMINATION OR SUSPENSION OF THE
CONTRACT |

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INDEX

- Acceptance of Nonconforming Work** 9.6.6, 9.9.3, 12.3
Acceptance of Work 9.6.6, 9.8.2, 9.9.3, 9.10.1, 9.10.3
Access to Work 3.16, 6.2.1, 12.1
Accident Prevention 4.2.3, 10
Acts and Omissions 3.2.1, 3.2.2, 3.3.2, 3.12.8, 3.18, 4.2.3, 4.3.2, 4.3.9, 8.3.1, 10.1.4, 10.2.5, 13.4.2, 13.7, 14.1
Addenda 1.1.1, 3.11
Additional Cost, Claims for 4.3.6, 4.3.7, 4.3.9, 6.1.1, 10.3
Additional Inspections and Testing 4.2.6, 9.8.2, 12.2.1, 13.5
Additional Time, Claims for 4.3.6, 4.3.8, 4.3.9, 8.3.2
ADMINISTRATION OF THE CONTRACT 3.3.3, 4, 9.4, 9.5
Advertisement or Invitation to Bid 1.1.1
Aesthetic Effect 4.2.13, 4.5.1
Allowances 3.8
All-risk Insurance 11.3.1.1
Applications for Payment 4.2.5, 7.3.7, 9.2, 9.3, 9.4, 9.5.1, 9.6.3, 9.8.3, 9.10.1, 9.10.3, 9.10.4, 11.1.3, 14.2.4
Approvals 2.4, 3.3.3, 3.5, 3.10.2, 3.12.4 through 3.12.8, 3.18.3, 4.2.7, 9.3.2, 11.3.1.4, 13.4.2, 13.5
Arbitration 4.1.4, 4.3.2, 4.3.4, 4.4.4, 4.5, 8.3.1, 10.1.2, 11.3.9, 11.3.10
Architect 4.1
Architect, Definition of 4.1.1
Architect, Extent of Authority 2.4, 3.12.6, 4.2, 4.3.2, 4.3.6, 4.4, 5.2, 6.3, 7.1.2, 7.2.1, 7.3.6, 7.4, 9.2, 9.3.1, 9.4, 9.5, 9.6.3, 9.8.2, 9.8.3, 9.10.1, 9.10.3, 12.1, 12.2.1, 13.5.1, 13.5.2, 14.2.2, 14.2.4
Architect, Limitations of Authority and Responsibility 3.3.3, 3.12.8, 3.12.11, 4.1.2, 4.2.1, 4.2.2, 4.2.3, 4.2.6, 4.2.7, 4.2.10, 4.2.12, 4.2.13, 4.3.2, 5.2.1, 7.4, 9.4.2, 9.6.4, 9.6.6
Architect's Additional Services and Expenses 2.4, 9.8.2, 11.3.1.1, 12.2.1, 12.2.4, 13.5.2, 13.5.3, 14.2.4
Architect's Administration of the Contract 4.2, 4.3.6, 4.3.7, 4.4, 9.4, 9.5
Architect's Approvals 2.4, 3.5.1, 3.10.2, 3.12.6, 3.12.8, 3.18.3, 4.2.7
Architect's Authority to Reject Work 3.5.1, 4.2.6, 12.1.2, 12.2.1
Architect's Copyright 1.3
Architect's Decisions 4.2.6, 4.2.7, 4.2.11, 4.2.12, 4.2.13, 4.3.2, 4.3.6, 4.4.1, 4.4.4, 4.5, 6.3, 7.3.6, 7.3.8, 8.1.3, 8.3.1, 9.2, 9.4, 9.5.1, 9.8.2, 9.9.1, 10.1.2, 13.5.2, 14.2.2, 14.2.4
Architect's Inspections 4.2.2, 4.2.9, 4.3.6, 9.4.2, 9.8.2, 9.9.2, 9.10.1, 13.5
Architect's Instructions 4.2.6, 4.2.7, 4.2.8, 4.3.7, 7.4.1; 12.1, 13.5.2
Architect's Interpretations 4.2.11, 4.2.12, 4.3.7
Architect's On-Site Observations 4.2.2, 4.2.5, 4.3.6, 9.4.2, 9.5.1, 9.10.1, 13.5
Architect's Project Representative 4.2.10
Architect's Relationship with Contractor 1.1.2, 3.2.1, 3.2.2, 3.3.3, 3.5.1, 3.7.3, 3.11, 3.12.8, 3.12.11, 3.16, 3.18, 4.2.3, 4.2.4, 4.2.6, 4.2.12, 5.2, 6.2.2, 7.3.4, 9.8.2, 11.3.7, 12.1, 13.5
Architect's Relationship with Subcontractors 1.1.2, 4.2.3, 4.2.4, 4.2.6, 9.6.3, 9.6.4, 11.3.7
Architect's Representations 9.4.2, 9.5.1, 9.10.1
Architect's Site Visits 4.2.2, 4.2.5, 4.2.9, 4.3.6, 9.4.2, 9.5.1, 9.8.2, 9.9.2, 9.10.1, 13.5
Asbestos 10.1
Attorneys' Fees 3.18.1, 9.10.2, 10.1.4
Award of Separate Contracts 6.1.1
Award of Subcontracts and Other Contracts for Portions of the Work 5.2
Basic Definitions 1.1
Bidding Requirements 1.1.1, 1.1.7, 5.2.1, 11.4.1
Boiler and Machinery Insurance 11.3.2
Bonds, Lien 9.10.2
Bonds, Performance and Payment 7.3.6.4, 9.10.3, 11.3.9, 11.4
Building Permit 3.7.1
Capitalization 1.4
Certificate of Substantial Completion 9.8.2
Certificates for Payment 4.2.5, 4.2.9, 9.3.3, 9.4, 9.5, 9.6.1, 9.6.6, 9.7.1, 9.8.3, 9.10.1, 9.10.3, 13.7, 14.1.1.3, 14.2.4
Certificates of Inspection, Testing or Approval 3.12.11, 13.5.4
Certificates of Insurance 9.3.2, 9.10.2, 11.1.3
Change Orders 1.1.1, 2.4.1, 3.8.2.4, 3.11, 4.2.8, 4.3.3, 5.2.3, 7.1, 7.2, 7.3.2, 8.3.1, 9.3.1.1, 9.10.3, 11.3.1.2, 11.3.4, 11.3.9, 12.1.2
Change Orders, Definition of 7.2.1
Changes 7.1
CHANGES IN THE WORK 3.11, 4.2.8, 7, 8.3.1, 9.3.1.1, 10.1.3
Claim, Definition of 4.3.1
Claims and Disputes 4.3, 4.4, 4.5, 6.2.5, 8.3.2, 9.3.1.2, 9.3.3, 9.10.4, 10.1.4
Claims and Timely Assertion of Claims 4.5.6
Claims for Additional Cost 4.3.6, 4.3.7, 4.3.9, 6.1.1, 10.3
Claims for Additional Time 4.3.6, 4.3.8, 4.3.9, 8.3.2
Claims for Concealed or Unknown Conditions 4.3.6
Claims for Damages 3.18, 4.3.9, 6.1.1, 6.2.5, 8.3.2, 9.5.1.2, 10.1.4
Claims Subject to Arbitration 4.3.2, 4.4.4, 4.5.1
Cleaning Up 3.15, 6.3
Commencement of Statutory Limitation Period 13.7
Commencement of the Work, Conditions Relating to 2.1.2, 2.2.1, 3.2.1, 3.2.2, 3.7.1, 3.10.1, 3.12.6, 4.3.7, 5.2.1, 6.2.2, 8.1.2, 8.2.2, 9.2, 11.1.3, 11.3.6, 11.4.1
Commencement of the Work, Definition of 8.1.2
Communications Facilitating Contract Administration 3.9.1, 4.2.4, 5.2.1
Completion, Conditions Relating to 3.11, 3.15, 4.2.2, 4.2.9, 4.3.2, 9.4.2, 9.8, 9.9.1, 9.10, 11.3.5, 12.2.2, 13.7.1
COMPLETION, PAYMENTS AND 9
Completion, Substantial 4.2.9, 4.3.5.2, 8.1.1, 8.1.3, 8.2.3, 9.8, 9.9.1, 12.2.2, 13.7
Compliance with Laws 1.3, 3.6, 3.7, 3.13, 4.1.1, 10.2.2, 11.1, 11.3, 13.1, 13.5.1, 13.5.2, 13.6, 14.1.1, 14.2.1.3
Concealed or Unknown Conditions 4.3.6
Conditions of the Contract 1.1.1, 1.1.7, 6.1.1
Consent, Written 1.3.1, 3.12.8, 3.14.2, 4.1.2, 4.3.4, 4.5.5, 9.3.2, 9.8.2, 9.9.1, 9.10.2, 9.10.3, 10.1.2, 10.1.3, 11.3.1, 11.3.1.4, 11.3.11, 13.2, 13.4.2
CONSTRUCTION BY OWNER OR BY SEPARATE CONTRACTORS 1.1.4, 6
Construction Change Directive, Definition of 7.3.1
Construction Change Directives 1.1.1, 4.2.8, 7.1, 7.3, 9.3.1.1
Construction Schedules, Contractor's 3.10, 6.1.3
Contingent Assignment of Subcontracts 5.4
Continuing Contract Performance 4.3.4
Contract, Definition of 1.1.2
CONTRACT, TERMINATION OR SUSPENSION OF THE 4.3.7, 5.4.1.1, 14
Contract Administration 3.3.3, 4, 9.4, 9.5
Contract Award and Execution, Conditions Relating to 3.7.1, 3.10, 5.2, 9.2, 11.1.3, 11.3.6, 11.4.1
Contract Documents, The 1.1, 1.2, 7
Contract Documents, Copies Furnished and Use of 1.3, 2.2.5, 5.3
Contract Documents, Definition of 1.1.1
Contract Performance During Arbitration 4.3.4, 4.5.3
Contract Sum 3.8, 4.3.6, 4.3.7, 4.4.4, 5.2.3, 6.1.3, 7.2, 7.3, 9.1, 9.7, 11.3.1, 12.2.4, 12.3, 14.2.4
Contract Sum, Definition of 9.1
Contract Time 4.3.6, 4.3.8, 4.4.4, 7.2.1.3, 7.3, 8.2.1, 8.3.1, 9.7, 12.1.1
Contract Time, Definition of 8.1.1

CONTRACTOR	3	Emergencies	4.3.7, 10.3
Contractor, Definition of	3.1, 6.1.2	Employees, Contractor's	3.3.2, 3.4.2, 3.8.1, 3.9, 3.18.1,
Contractor's Bid	1.1.1	3.18.2, 4.2.3, 4.2.6, 8.1.2, 10.2, 10.3, 11.1.1, 14.2.1.1	
Contractor's Construction Schedules	3.10, 6.1.3	Equipment, Labor, Materials and	1.1.3, 1.1.6, 3.4, 3.5.1,
Contractor's Employees	3.3.2, 3.4.2, 3.8.1, 3.9, 3.18, 4.2.3,	3.8.2, 3.12.3, 3.12.7, 3.12.11, 3.13, 3.15.1, 4.2.7,	
4.2.6, 8.1.2, 10.2, 10.3, 11.1.1, 14.2.1.1		6.2.1, 7.3.6, 9.3.2, 9.3.3, 11.3, 12.2.4, 14	
Contractor's Liability Insurance	11.1	Execution and Progress of the Work	1.1.3, 1.2.3, 3.2, 3.4.1,
Contractor's Relationship with Separate Contractors		3.5.1, 4.2.2, 4.2.3, 4.3.4, 4.3.8, 6.2.2, 7.1.3,	
and Owner's Forces	2.2.6, 3.12.5, 3.14.2, 4.2.4, 6, 12.2.5	7.3.9, 8.2, 8.3, 9.5, 9.9.1, 10.2, 14.2, 14.3	
Contractor's Relationship with Subcontractors	1.2.4, 3.3.2,	Execution, Correlation and Intent of the	
3.18.1, 3.18.2, 5.2, 5.3, 5.4, 9.6.2, 11.3.7, 11.3.8, 14.2.1.2		Contract Documents	1.2, 3.7.1
Contractor's Relationship with the Architect	1.1.2, 3.2.1, 3.2.2,	Extensions of Time	4.3.1, 4.3.8, 7.2.1.3, 8.3, 10.3.1
3.3.3, 3.5.1, 3.7.3, 3.11, 3.12.8, 3.16, 3.18, 4.2.3, 4.2.4, 4.2.6,		Failure of Payment by Contractor	9.5.1.3, 14.2.1.2
4.2.12, 5.2, 6.2.2, 7.3.4, 9.8.2, 11.3.7, 12.1, 13.5		Failure of Payment by Owner	4.3.7, 9.7, 14.1.3
Contractor's Representations	1.2.2, 3.5.1, 3.12.7, 6.2.2, 8.2.1, 9.3.3	Faulty Work (See Defective or Nonconforming Work)	
Contractor's Responsibility for Those		Final Completion and Final Payment	4.2.1, 4.2.9, 4.3.2,
Performing the Work	3.3.2, 3.18, 4.2.3, 10	4.3.5, 9.10, 11.1.2, 11.1.3, 11.3.5, 12.3.1, 13.7	
Contractor's Review of Contract Documents	1.2.2, 3.2, 3.7.3	Financial Arrangements, Owner's	2.2.1
Contractor's Right to Stop the Work	9.7	Fire and Extended Coverage Insurance	11.3
Contractor's Right to Terminate the Contract	14.1	GENERAL PROVISIONS	1
Contractor's Submittals	3.10, 3.11, 3.12, 4.2.7, 5.2.1, 5.2.3,	Governing Law	13.1
7.3.6, 9.2, 9.3.1, 9.8.2, 9.9.1, 9.10.2,		Guarantees (See Warranty and Warranties)	
9.10.3, 10.1.2, 11.4.2, 11.4.3		Hazardous Materials	10.1, 10.2.4
Contractor's Superintendent	3.9, 10.2.6	Identification of Contract Documents	1.2.1
Contractor's Supervision and Construction Procedures	1.2.4,	Identification of Subcontractors and Suppliers	5.2.1
3.3, 3.4, 4.2.3, 8.2.2, 8.2.3, 10		Indemnification	3.17, 3.18, 9.10.2, 10.1.4, 11.3.1.2, 11.3.7
Contractual Liability Insurance	11.1.1.7, 11.2.1	Information and Services Required of the Owner	2.1.2, 2.2,
Coordination and Correlation	1.2.2, 1.2.4, 3.3.1,	4.3.4, 6.1.3, 6.1.4, 6.2.6, 9.3.2, 9.6.1, 9.6.4, 9.8.3, 9.9.2,	
3.10, 3.12.7, 6.1.3, 6.2.1		9.10.3, 10.1.4, 11.2, 11.3, 13.5.1, 13.5.2	
Copies Furnished of Drawings and Specifications	1.3, 2.2.5, 3.11	Injury or Damage to Person or Property	4.3.9
Correction of Work	2.3, 2.4, 4.2.1, 9.8.2,	Inspections	3.3.3, 3.3.4, 3.7.1, 4.2.2,
9.9.1, 12.1.2, 12.2, 13.7.1.3		4.2.6, 4.2.9, 4.3.6, 9.4.2, 9.8.2, 9.9.2, 9.10.1, 13.5	
Cost, Definition of	7.3.6, 14.3.5	Instructions to Bidders	1.1.1
Costs	2.4, 3.2.1, 3.7.4, 3.8.2, 3.15.2, 4.3.6, 4.3.7, 4.3.8.1, 5.2.3,	Instructions to the Contractor	3.8.1, 4.2.8, 5.2.1, 7, 12.1, 13.5.2
6.1.1, 6.2.3, 6.3, 7.3.3.3, 7.3.6, 7.3.7, 9.7, 9.8.2, 9.10.2, 11.3.1.2,		Insurance	4.3.9, 6.1.1, 7.3.6.4, 9.3.2, 9.8.2, 9.9.1, 9.10.2, 11
11.3.1.3, 11.3.4, 11.3.9, 12.1, 12.2.1, 12.2.4, 12.2.5, 13.5, 14		Insurance, Boiler and Machinery	11.3.2
Cutting and Patching	3.14, 6.2.6	Insurance, Contractor's Liability	11.1
Damage to Construction of Owner or Separate Contractors	3.14.2,	Insurance, Effective Date of	8.2.2, 11.1.2
6.2.4, 9.5.1.5, 10.2.1.2, 10.2.5, 10.3, 11.1, 11.3, 12.2.5		Insurance, Loss of Use	11.3.3
Damage to the Work	3.14.2, 9.9.1, 10.2.1.2, 10.2.5, 10.3, 11.3	Insurance, Owner's Liability	11.2
Damages, Claims for	3.18, 4.3.9, 6.1.1, 6.2.5, 8.3.2, 9.5.1.2, 10.1.4	Insurance, Property	10.2.5, 11.3
Damages for Delay	6.1.1, 8.3.3, 9.5.1.6, 9.7	Insurance, Stored Materials	9.3.2, 11.3.1.4
Date of Commencement of the Work, Definition of	8.1.2	INSURANCE AND BONDS	11
Date of Substantial Completion, Definition of	8.1.3	Insurance Companies, Consent to Partial Occupancy	9.9.1, 11.3.11
Day, Definition of	8.1.4	Insurance Companies, Settlement with	11.3.10
Decisions of the Architect	4.2.6, 4.2.7, 4.2.11, 4.2.12, 4.2.13,	Intent of the Contract Documents	1.2.3, 3.12.4,
4.3.2, 4.3.6, 4.4.1, 4.4.4, 4.5, 6.3, 7.3.6, 7.3.8, 8.1.3, 8.3.1, 9.2,		4.2.6, 4.2.7, 4.2.12, 4.2.13, 7.4	
9.4, 9.5.1, 9.8.2, 9.9.1, 10.1.2, 13.5.2, 14.2.2, 14.2.4		Interest	13.6
Decisions to Withhold Certification	9.5, 9.7, 14.1.1.3	Interpretation	1.2.5, 1.4, 1.5, 4.1.1, 4.3.1, 5.1, 6.1.2, 8.1.4
Defective or Nonconforming Work, Acceptance,		Interpretations, Written	4.2.11, 4.2.12, 4.3.7
Rejection and Correction of	2.3, 2.4, 3.5.1, 4.2.1,	Joinder and Consolidation of Claims Required	4.5.6
4.2.6, 4.3.5, 9.5.2, 9.8.2, 9.9.1, 10.2.5, 12, 13.7.1.3		Judgment on Final Award	4.5.1, 4.5.4.1, 4.5.7
Defective Work, Definition of	3.5.1	Labor and Materials, Equipment	1.1.3, 1.1.6, 3.4, 3.5.1, 3.8.2,
Definitions	1.1, 2.1.1, 3.1, 3.5.1, 3.12.1, 3.12.2, 3.12.3, 4.1.1,	3.12.2, 3.12.3, 3.12.7, 3.12.11, 3.13, 3.15.1,	
4.3.1, 5.1, 6.1.2, 7.2.1, 7.3.1, 7.3.6, 8.1, 9.1, 9.8.1		4.2.7, 6.2.1, 7.3.6, 9.3.2, 9.3.3, 12.2.4, 14	
Delays and Extensions of Time	4.3.1, 4.3.8.1, 4.3.8.2,	Labor Disputes	8.3.1
6.1.1, 6.2.3, 7.2.1, 7.3.1, 7.3.4, 7.3.5, 7.3.8,		Laws and Regulations	1.3, 3.6, 3.7, 3.13, 4.1.1, 4.5.5, 4.5.7,
7.3.9, 8.1.1, 8.3, 10.3.1, 14.1.1.4		9.9.1, 10.2.2, 11.1, 11.3, 13.1, 13.4, 13.5.1, 13.5.2, 13.6	
Disputes	4.1.4, 4.3, 4.4, 4.5, 6.2.5, 6.3, 7.3.8, 9.3.1.2	Liens	2.1.2, 4.3.2, 4.3.5.1, 8.2.2, 9.3.3, 9.10.2
Documents and Samples at the Site	3.11	Limitation on Consolidation or Joinder	4.5.5
Drawings, Definition of	1.1.5	Limitations, Statutes of	4.5.4.2, 12.2.6, 13.7
Drawings and Specifications, Use and Ownership of	1.1.1, 1.3,	Limitations of Authority	3.3.1, 4.1.2, 4.2.1,
2.2.5, 3.11, 5.3		4.2.3, 4.2.7, 4.2.10, 5.2.2, 5.2.4, 7.4, 11.3.10	
Duty to Review Contract Documents and Field Conditions	3.2		
Effective Date of Insurance	8.2.2, 11.1.2		

Limitations of Liability	2.3, 3.2.1, 3.5.1, 3.7.3, 3.12.8, 3.12.11, 3.17, 3.18, 4.2.6, 4.2.7, 4.2.12, 6.2.2, 9.4.2, 9.6.4, 9.10.4, 10.1.4, 10.2.5, 11.1.2, 11.2.1, 11.3.7, 13.4.2, 13.5.2
Limitations of Time, General	2.2.1, 2.2.4, 3.2.1, 3.7.3, 3.8.2, 3.10, 3.12.5, 3.15.1, 4.2.1, 4.2.7, 4.2.11, 4.3.2, 4.3.3, 4.3.4, 4.3.6, 4.3.9, 4.5.4.2, 5.2.1, 5.2.3, 6.2.4, 7.3.4, 7.4, 8.2, 9.5, 9.6.2, 9.8, 9.9, 9.10, 11.1.3, 11.3.1, 11.3.2, 11.3.5, 11.3.6, 12.2.1, 12.2.2, 13.5, 13.7
Limitations of Time, Specific	2.1.2, 2.2.1, 2.4, 3.10, 3.11, 3.15.1, 4.2.1, 4.2.11, 4.3, 4.4, 4.5, 5.3, 5.4, 7.3.5, 7.3.9, 8.2, 9.2, 9.3.1, 9.3.3, 9.4.1, 9.6.1, 9.7, 9.8.2, 9.10.2, 11.1.3, 11.3.6, 11.3.10, 11.3.11, 12.2.2, 12.2.4, 12.2.6, 13.7, 14
Loss of Use Insurance	11.3.3
Material Suppliers	1.3.1, 3.12.1, 4.2.4, 4.2.6, 5.2.1, 9.3.1, 9.3.1.2, 9.3.3, 9.4.2, 9.6.5, 9.10.4
Materials, Hazardous	10.1, 10.2.4
Materials, Labor, Equipment and	1.1.3, 1.1.6, 3.4, 3.5.1, 3.8.2, 3.12.2, 3.12.3, 3.12.7, 3.12.11, 3.13, 3.15.1, 4.2.7, 6.2.1, 7.3.6, 9.3.2, 9.3.3, 12.2.4, 14
Means, Methods, Techniques, Sequences and Procedures of Construction	3.3.1, 4.2.3, 4.2.7, 9.4.2
Minor Changes in the Work	1.1.1, 4.2.8, 4.3.7, 7.1, 7.4
MISCELLANEOUS PROVISIONS	13
Modifications, Definition of	1.1.1
Modifications to the Contract	1.1.1, 1.1.2, 3.7.3, 3.11, 4.1.2, 4.2.1, 5.2.3, 7, 8.3.1, 9.7
Mutual Responsibility	6.2
Nonconforming Work, Acceptance of	12.3
Nonconforming Work, Rejection and Correction of	2.3.1, 4.3.5, 9.5.2, 9.8.2, 12, 13.7.1.3
Notice	2.3, 2.4, 3.2.1, 3.2.2, 3.7.3, 3.7.4, 3.9, 3.12.8, 3.12.9, 3.17, 4.3, 4.4.4, 4.5, 5.2.1, 5.3, 5.4.1.1, 8.2.2, 9.4.1, 9.5.1, 9.6.1, 9.7, 9.10, 10.1.2, 10.2.6, 11.1.3, 11.3, 12.2.2, 12.2.4, 13.3, 13.5.1, 13.5.2, 14
Notice, Written	2.3, 2.4, 3.9, 3.12.8, 3.12.9, 4.3, 4.4.4, 4.5, 5.2.1, 5.3, 5.4.1.1, 8.2.2, 9.4.1, 9.5.1, 9.7, 9.10, 10.1.2, 10.2.6, 11.1.3, 11.3, 12.2.2, 12.2.4, 13.3, 13.5.2, 14
Notice of Testing and Inspections	13.5.1, 13.5.2
Notice to Proceed	8.2.2
Notices, Permits, Fees and	2.2.3, 3.7, 3.13, 7.3.6.4, 10.2.2
Observations, Architect's On-Site	4.2.2, 4.2.5, 4.3.6, 9.4.2, 9.5.1, 9.10.1, 13.5
Observations, Contractor's	1.2.2, 3.2.2
Occupancy	9.6.6, 9.8.1, 9.9, 11.3.11
On-Site Inspections by the Architect	4.2.2, 4.2.9, 4.3.6, 9.4.2, 9.8.2, 9.9.2, 9.10.1
On-Site Observations by the Architect	4.2.2, 4.2.5, 4.3.6, 9.4.2, 9.5.1, 9.10.1, 13.5
Orders, Written	2.3, 3.9, 4.3.7, 7, 8.2.2, 11.3.9, 12.1, 12.2, 13.5.2, 14.3.1
OWNER	2
Owner, Definition of	2.1
Owner, Information and Services Required of the	2.1.2, 2.2, 4.3.4, 6, 9, 10.1.4, 11.2, 11.3, 13.5.1, 14.1.1.5, 14.1.3
Owner's Authority	3.8.1, 4.1.3, 4.2.9, 5.2.1, 5.2.4, 5.4.1, 7.3.1, 8.2.2, 9.3.1, 9.3.2, 11.4.1, 12.2.4, 13.5.2, 14.2, 14.3.1
Owner's Financial Capability	2.2.1, 14.1.1.5
Owner's Liability Insurance	11.2
Owner's Loss of Use Insurance	11.3.3
Owner's Relationship with Subcontractors	1.1.2, 5.2.1, 5.4.1, 9.6.4
Owner's Right to Carry Out the Work	2.4, 12.2.4, 14.2.2.2
Owner's Right to Clean Up	6.3

Owner's Right to Perform Construction and to Award Separate Contracts	6.1
Owner's Right to Stop the Work	2.3, 4.3.7
Owner's Right to Suspend the Work	14.3
Owner's Right to Terminate the Contract	14.2
Ownership and Use of Architect's Drawings, Specifications and Other Documents	1.1.1, 1.3, 2.2.5, 5.3
Partial Occupancy or Use	9.6.6, 9.9, 11.3.11
Patching, Cutting and	3.14, 6.2.6
Patents, Royalties and	3.17
Payment, Applications for	4.2.5, 9.2, 9.3, 9.4, 9.5.1, 9.8.3, 9.10.1, 9.10.3, 9.10.4, 14.2.4
Payment, Certificates for	4.2.5, 4.2.9, 9.3.3, 9.4, 9.5, 9.6.1, 9.6.6, 9.7.1, 9.8.3, 9.10.1, 9.10.3, 13.7, 14.1.1.3, 14.2.4
Payment, Failure of	4.3.7, 9.5.1.3, 9.7, 9.10.2, 14.1.1.3, 14.2.1.2
Payment, Final	4.2.1, 4.2.9, 4.3.2, 4.3.5, 9.10, 11.1.2, 11.1.3, 11.3.5, 12.3.1
Payment Bond, Performance Bond and	7.3.6.4, 9.10.3, 11.3.9, 11.4
Payments, Progress	4.3.4, 9.3, 9.6, 9.8.3, 9.10.3, 13.6, 14.2.3
PAYMENTS AND COMPLETION	9, 14
Payments to Subcontractors	5.4.2, 9.5.1.3, 9.6.2, 9.6.3, 9.6.4, 11.3.8, 14.2.1.2
PCB	10.1
Performance Bond and Payment Bond	7.3.6.4, 9.10.3, 11.3.9, 11.4
Permits, Fees and Notices	2.2.3, 3.7, 3.13, 7.3.6.4, 10.2.2
PERSONS AND PROPERTY, PROTECTION OF	10
Polychlorinated Biphenyl	10.1
Product Data, Definition of	3.12.2
Product Data and Samples, Shop Drawings	3.11, 3.12, 4.2.7
Progress and Completion	4.2.2, 4.3.4, 8.2
Progress Payments	4.3.4, 9.3, 9.6, 9.8.3, 9.10.3, 13.6, 14.2.3
Project, Definition of the	1.1.4
Project Manual, Definition of the	1.1.7
Project Manuals	2.2.5
Project Representatives	4.2.10
Property Insurance	10.2.5, 11.3
PROTECTION OF PERSONS AND PROPERTY	10
Regulations and Laws	1.3, 3.6, 3.7, 3.13, 4.1.1, 4.5.5, 4.5.7, 10.2.2, 11.1, 11.3, 13.1, 13.4, 13.5.1, 13.5.2, 13.6, 14
Rejection of Work	3.5.1, 4.2.6, 12.2
Releases of Waivers and Liens	9.10.2
Representations	1.2.2, 3.5.1, 3.12.7, 6.2.2, 8.2.1, 9.3.3, 9.4.2, 9.5.1, 9.8.2, 9.10.1
Representatives	2.1.1, 3.1.1, 3.9, 4.1.1, 4.2.1, 4.2.10, 5.1.1, 5.1.2, 13.2.1
Resolution of Claims and Disputes	4.4, 4.5
Responsibility for Those Performing the Work	3.3.2, 4.2.3, 6.1.3, 6.2, 10
Retainage	9.3.1, 9.6.2, 9.8.3, 9.9.1, 9.10.2, 9.10.3
Review of Contract Documents and Field Conditions by Contractor	12.2, 3.2, 3.7.3, 3.12.7
Review of Contractor's Submittals by Owner and Architect	3.10.1, 3.10.2, 3.11, 3.12, 4.2.7, 4.2.9, 5.2.1, 5.2.3, 9.2, 9.8.2
Review of Shop Drawings, Product Data and Samples by Contractor	3.12.5
Rights and Remedies	1.1.2, 2.3, 2.4, 3.5.1, 3.15.2, 4.2.6, 4.3.6, 4.5, 5.3, 6.1, 6.3, 7.3.1, 8.3.1, 9.5.1, 9.7, 10.2.5, 10.3, 12.2.2, 12.2.4, 13.4, 14
Royalties and Patents	3.17

Rules and Notices for Arbitration	4.5.2	Suspension by the Owner for Convenience	14.3
Safety of Persons and Property	10.2	Suspension of the Work	4.3.7, 5.4.2, 14.1.1.4, 14.3
Safety Precautions and Programs	4.2.3, 4.2.7, 10.1	Suspension or Termination of the Contract	4.3.7, 5.4.1.1, 14
Samples, Definition of	3.12.3	Taxes	3.6, 7.3.6.4
Samples, Shop Drawings, Product Data and	3.11, 3.12, 4.2.7	Termination by the Contractor	14.1
Samples at the Site, Documents and	3.11	Termination by the Owner for Cause	5.4.1.1, 14.2
Schedule of Values	9.2, 9.3.1	Termination of the Architect	4.1.3
Schedules, Construction	3.10	Termination of the Contractor	14.2.2
Separate Contracts and Contractors	1.1.4, 3.14.2, 4.2.4, 4.5.5, 6, 11.3.7, 12.1.2, 12.2.5	TERMINATION OR SUSPENSION OF THE CONTRACT	14
Shop Drawings, Definition of	3.12.1	Tests and Inspections	3.3.3, 4.2.6, 4.2.9, 9.4.2, 12.2.1, 13.5
Shop Drawings, Product Data and Samples	3.11, 3.12, 4.2.7	TIME	8
Site, Use of	3.13, 6.1.1, 6.2.1	Time, Delays and Extensions of	4.3.8, 7.2.1, 8.3
Site Inspections	1.2.2, 3.3.4, 4.2.2, 4.2.9, 4.3.6, 9.8.2, 9.10.1, 13.5	Time Limits, Specific	2.1.2, 2.2.1, 2.4, 3.10, 3.11, 3.15.1, 4.2.1, 4.2.11, 4.3, 4.4, 4.5, 5.3, 5.4, 7.3.5, 7.3.9, 8.2, 9.2, 9.3.1, 9.3.3, 9.4.1, 9.6.1, 9.7, 9.8.2, 9.10.2, 11.1.3, 11.3.6, 11.3.10, 11.3.11, 12.2.2, 12.2.4, 12.2.6, 13.7, 14
Site Visits, Architect's	4.2.2, 4.2.5, 4.2.9, 4.3.6, 9.4.2, 9.5.1, 9.8.2, 9.9.2, 9.10.1, 13.5	Time Limits on Claims	4.3.2, 4.3.3, 4.3.6, 4.3.9, 4.4, 4.5
Special Inspections and Testing	4.2.6, 12.2.1, 13.5	Title to Work	9.3.2, 9.3.3
Specifications, Definition of the	1.1.6	UNCOVERING AND CORRECTION OF WORK	12
Specifications, The	1.1.1, 1.1.6, 1.1.7, 1.2.4, 1.3, 3.11	Uncovering of Work	12.1
Statutes of Limitations	4.5.4.2, 12.2.6, 13.7	Unforeseen Conditions	4.3.6, 8.3.1, 10.1
Stopping the Work	2.3, 4.3.7, 9.7, 10.1.2, 10.3, 14.1	Unit Prices	7.1.4, 7.3.3.2
Stored Materials	6.2.1, 9.3.2, 10.2.1.2, 11.3.1.4, 12.2.4	Use of Documents	1.1.1, 1.3, 2.2.5, 3.12.7, 5.3
Subcontractor, Definition of	5.1.1	Use of Site	3.13, 6.1.1, 6.2.1
SUBCONTRACTORS	5	Values, Schedule of	9.2, 9.3.1
Subcontractors, Work by	1.2.4, 3.3.2, 3.12.1, 4.2.3, 5.3, 5.4	Waiver of Claims: Final Payment	4.3.5, 4.5.1, 9.10.3
Subcontractual Relations	5.3, 5.4, 9.3.1.2, 9.6.2, 9.6.3, 9.6.4, 10.2.1, 11.3.7, 11.3.8, 14.1.1, 14.2.1.2, 14.3.2	Waiver of Claims by the Architect	13.4.2
Submittals	1.3, 3.2.3, 3.10, 3.11, 3.12, 4.2.7, 5.2.1, 5.2.3, 7.3.6, 9.2, 9.3.1, 9.8.2, 9.9.1, 9.10.2, 9.10.3, 10.1.2, 11.1.3	Waiver of Claims by the Contractor	9.10.4, 11.3.7, 13.4.2
Subrogation, Waivers of	6.1.1, 11.3.5, 11.3.7	Waiver of Claims by the Owner	4.3.5, 4.5.1, 9.9.3, 9.10.3, 11.3.3, 11.3.5, 11.3.7, 13.4.2
Substantial Completion	4.2.9, 4.3.5.2, 8.1.1, 8.1.3, 8.2.3, 9.8, 9.9.1, 12.2.1, 12.2.2, 13.7	Waiver of Liens	9.10.2
Substantial Completion, Definition of	9.8.1	Waivers of Subrogation	6.1.1, 11.3.5, 11.3.7
Substitution of Subcontractors	5.2.3, 5.2.4	Warranty and Warranties	3.5, 4.2.9, 4.3.5.3, 9.3.3, 9.8.2, 9.9.1, 12.2.2, 13.7.1.3
Substitution of the Architect	4.1.3	Weather Delays	4.3.8.2
Substitutions of Materials	3.5.1	When Arbitration May Be Demanded	4.5.4
Sub-subcontractor, Definition of	5.1.2	Work, Definition of	1.1.3
Subsurface Conditions	4.3.6	Written Consent	1.3.1, 3.12.8, 3.14.2, 4.1.2, 4.3.4, 4.5.5, 9.3.2, 9.8.2, 9.9.1, 9.10.2, 9.10.3, 10.1.2, 10.1.3, 11.3.1, 11.3.1.4, 11.3.11, 13.2, 13.4.2
Successors and Assigns	13.2	Written Interpretations	4.2.11, 4.2.12, 4.3.7
Superintendent	3.9, 10.2.6	Written Notice	2.3, 2.4, 3.9, 3.12.8, 3.12.9, 4.3, 4.4.4, 4.5, 5.2.1, 5.3, 5.4.1.1, 8.2.2, 9.4.1, 9.5.1, 9.7, 9.10, 10.1.2, 10.2.6, 11.1.3, 11.3, 12.2.2, 12.2.4, 13.3, 13.5.2, 14
Supervision and Construction Procedures	1.2.4, 3.3, 3.4, 4.2.3, 4.3.4, 6.1.3, 6.2.4, 7.1.3, 7.3.4, 8.2, 8.3.1, 10, 12, 14	Written Orders	2.3, 3.9, 4.3.7, 7, 8.2.2, 11.3.9, 12.1, 12.2, 13.5.2, 14.3.1
Surety	4.4.1, 4.4.4, 5.4.1.2, 9.10.2, 9.10.3, 14.2.2		
Surety, Consent of	9.9.1, 9.10.2, 9.10.3		
Surveys	2.2.2, 3.18.3		

GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION

ARTICLE 1

GENERAL PROVISIONS

1.1 BASIC DEFINITIONS

1.1.1 THE CONTRACT DOCUMENTS

The Contract Documents consist of the Agreement between Owner and Contractor (hereinafter the Agreement), Conditions of the Contract (General, Supplementary and other Conditions), Drawings, Specifications, addenda issued prior to execution of the Contract, other documents listed in the Agreement and Modifications issued after execution of the Contract. A Modification is (1) a written amendment to the Contract signed by both parties, (2) a Change Order, (3) a Construction Change Directive or (4) a written order for a minor change in the Work issued by the Architect. Unless specifically enumerated in the Agreement, the Contract Documents do not include other documents such as bidding requirements (advertisement or invitation to bid, Instructions to Bidders, sample forms, the Contractor's bid or portions of addenda relating to bidding requirements).

1.1.2 THE CONTRACT

The Contract Documents form the Contract for Construction. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations or agreements, either written or oral. The Contract may be amended or modified only by a Modification. The Contract Documents shall not be construed to create a contractual relationship of any kind (1) between the Architect and Contractor, (2) between the Owner and a Subcontractor or Sub-subcontractor or (3) between any persons or entities other than the Owner and Contractor. The Architect shall, however, be entitled to performance and enforcement of obligations under the Contract intended to facilitate performance of the Architect's duties.

1.1.3 THE WORK

The term "Work" means the construction and services required by the Contract Documents, whether completed or partially completed, and includes all other labor, materials, equipment and services provided or to be provided by the Contractor to fulfill the Contractor's obligations. The Work may constitute the whole or a part of the Project.

1.1.4 THE PROJECT

The Project is the total construction of which the Work performed under the Contract Documents may be the whole or a part and which may include construction by the Owner or by separate contractors.

1.1.5 THE DRAWINGS

The Drawings are the graphic and pictorial portions of the Contract Documents, wherever located and whenever issued, showing the design, location and dimensions of the Work, generally including plans, elevations, sections, details, schedules and diagrams.

1.1.6 THE SPECIFICATIONS

The Specifications are that portion of the Contract Documents consisting of the written requirements for materials, equip-

ment, construction systems, standards and workmanship for the Work, and performance of related services.

1.1.7 THE PROJECT MANUAL

The Project Manual is the volume usually assembled for the Work which may include the bidding requirements, sample forms, Conditions of the Contract and Specifications.

1.2 EXECUTION, CORRELATION AND INTENT

1.2.1 The Contract Documents shall be signed by the Owner and Contractor as provided in the Agreement. If either the Owner or Contractor or both do not sign all the Contract Documents, the Architect shall identify such unsigned Documents upon request.

1.2.2 Execution of the Contract by the Contractor is a representation that the Contractor has visited the site, become familiar with local conditions under which the Work is to be performed and correlated personal observations with requirements of the Contract Documents.

1.2.3 The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the Work by the Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.

1.2.4 Organization of the Specifications into divisions, sections and articles, and arrangement of Drawings shall not control the Contractor in dividing the Work among Subcontractors or in establishing the extent of Work to be performed by any trade.

1.2.5 Unless otherwise stated in the Contract Documents, words which have well-known technical or construction industry meanings are used in the Contract Documents in accordance with such recognized meanings.

1.3 OWNERSHIP AND USE OF ARCHITECT'S DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS

1.3.1 The Drawings, Specifications and other documents prepared by the Architect are instruments of the Architect's service through which the Work to be executed by the Contractor is described. The Contractor may retain one contract record set. Neither the Contractor nor any Subcontractor, Sub-subcontractor or material or equipment supplier shall own or claim a copyright in the Drawings, Specifications and other documents prepared by the Architect, and unless otherwise indicated the Architect shall be deemed the author of them and will retain all common law, statutory and other reserved rights, in addition to the copyright. All copies of them, except the Contractor's record set, shall be returned or suitably accounted for to the Architect, on request, upon completion of the Work. The Drawings, Specifications and other documents prepared by the Architect, and copies thereof furnished to the Contractor, are for use solely with respect to this Project. They are not to be used by the Contractor or any Subcontractor, Sub-subcontractor or material or equipment supplier on other projects or for additions to this Project outside the scope of the

Work without the specific written consent of the Owner and Architect. The Contractor, Subcontractors, Sub-subcontractors and material or equipment suppliers are granted a limited license to use and reproduce applicable portions of the Drawings, Specifications and other documents prepared by the Architect appropriate to and for use in the execution of their Work under the Contract Documents. All copies made under this license shall bear the statutory copyright notice, if any, shown on the Drawings, Specifications and other documents prepared by the Architect. Submittal or distribution to meet official regulatory requirements or for other purposes in connection with this Project is not to be construed as publication in derogation of the Architect's copyright or other reserved rights.

1.4 CAPITALIZATION

1.4.1 Terms capitalized in these General Conditions include those which are (1) specifically defined, (2) the titles of numbered articles and identified references to Paragraphs, Subparagraphs and Clauses in the document or (3) the titles of other documents published by the American Institute of Architects.

1.5 INTERPRETATION

1.5.1 In the interest of brevity the Contract Documents frequently omit modifying words such as "all" and "any" and articles such as "the" and "an," but the fact that a modifier or an article is absent from one statement and appears in another is not intended to affect the interpretation of either statement.

ARTICLE 2

OWNER

2.1 DEFINITION

2.1.1 The Owner is the person or entity identified as such in the Agreement and is referred to throughout the Contract Documents as if singular in number. The term "Owner" means the Owner or the Owner's authorized representative.

2.1.2 The Owner upon reasonable written request shall furnish to the Contractor in writing information which is necessary and relevant for the Contractor to evaluate, give notice of or enforce mechanic's lien rights. Such information shall include a correct statement of the record legal title to the property on which the Project is located, usually referred to as the site, and the Owner's interest therein at the time of execution of the Agreement and, within five days after any change, information of such change in title, recorded or unrecorded.

2.2 INFORMATION AND SERVICES REQUIRED OF THE OWNER

2.2.1 The Owner shall, at the request of the Contractor, prior to execution of the Agreement and promptly from time to time thereafter, furnish to the Contractor reasonable evidence that financial arrangements have been made to fulfill the Owner's obligations under the Contract. *[Note: Unless such reasonable evidence were furnished on request prior to the execution of the Agreement, the prospective contractor would not be required to execute the Agreement or to commence the Work.]*

2.2.2 The Owner shall furnish surveys describing physical characteristics, legal limitations and utility locations for the site of the Project, and a legal description of the site.

2.2.3 Except for permits and fees which are the responsibility of the Contractor under the Contract Documents, the Owner shall secure and pay for necessary approvals, easements, assess-

ments and charges required for construction, use or occupancy of permanent structures or for permanent changes in existing facilities.

2.2.4 Information or services under the Owner's control shall be furnished by the Owner with reasonable promptness to avoid delay in orderly progress of the Work.

2.2.5 Unless otherwise provided in the Contract Documents, the Contractor will be furnished, free of charge, such copies of Drawings and Project Manuals as are reasonably necessary for execution of the Work.

2.2.6 The foregoing are in addition to other duties and responsibilities of the Owner enumerated herein and especially those in respect to Article 6 (Construction by Owner or by Separate Contractors), Article 9 (Payments and Completion) and Article 11 (Insurance and Bonds).

2.3 OWNER'S RIGHT TO STOP THE WORK

2.3.1 If the Contractor fails to correct Work which is not in accordance with the requirements of the Contract Documents as required by Paragraph 12.2 or persistently fails to carry out Work in accordance with the Contract Documents, the Owner, by written order signed personally or by an agent specifically so empowered by the Owner in writing, may order the Contractor to stop the Work, or any portion thereof, until the cause for such order has been eliminated; however, the right of the Owner to stop the Work shall not give rise to a duty on the part of the Owner to exercise this right for the benefit of the Contractor or any other person or entity, except to the extent required by Subparagraph 6.1.3.

2.4 OWNER'S RIGHT TO CARRY OUT THE WORK

2.4.1 If the Contractor defaults or neglects to carry out the Work in accordance with the Contract Documents and fails within a seven-day period after receipt of written notice from the Owner to commence and continue correction of such default or neglect with diligence and promptness, the Owner may after such seven-day period give the Contractor a second written notice to correct such deficiencies within a second seven-day period. If the Contractor within such second seven-day period after receipt of such second notice fails to commence and continue to correct any deficiencies, the Owner may, without prejudice to other remedies the Owner may have, correct such deficiencies. In such case an appropriate Change Order shall be issued deducting from payments then or thereafter due the Contractor the cost of correcting such deficiencies, including compensation for the Architect's additional services and expenses made necessary by such default, neglect or failure. Such action by the Owner and amounts charged to the Contractor are both subject to prior approval of the Architect. If payments then or thereafter due the Contractor are not sufficient to cover such amounts, the Contractor shall pay the difference to the Owner.

ARTICLE 3

CONTRACTOR

3.1 DEFINITION

3.1.1 The Contractor is the person or entity identified as such in the Agreement and is referred to throughout the Contract Documents as if singular in number. The term "Contractor" means the Contractor or the Contractor's authorized representative.

3.2 REVIEW OF CONTRACT DOCUMENTS AND FIELD CONDITIONS BY CONTRACTOR

3.2.1 The Contractor shall carefully study and compare the Contract Documents with each other and with information furnished by the Owner pursuant to Subparagraph 2.2.2 and shall at once report to the Architect errors, inconsistencies or omissions discovered. The Contractor shall not be liable to the Owner or Architect for damage resulting from errors, inconsistencies or omissions in the Contract Documents unless the Contractor recognized such error, inconsistency or omission and knowingly failed to report it to the Architect. If the Contractor performs any construction activity knowing it involves a recognized error, inconsistency or omission in the Contract Documents without such notice to the Architect, the Contractor shall assume appropriate responsibility for such performance and shall bear an appropriate amount of the attributable costs for correction.

3.2.2 The Contractor shall take field measurements and verify field conditions and shall carefully compare such field measurements and conditions and other information known to the Contractor with the Contract Documents before commencing activities. Errors, inconsistencies or omissions discovered shall be reported to the Architect at once.

3.2.3 The Contractor shall perform the Work in accordance with the Contract Documents and submittals approved pursuant to Paragraph 3.12.

3.3 SUPERVISION AND CONSTRUCTION PROCEDURES

3.3.1 The Contractor shall supervise and direct the Work, using the Contractor's best skill and attention. The Contractor shall be solely responsible for and have control over construction means, methods, techniques, sequences and procedures and for coordinating all portions of the Work under the Contract, unless Contract Documents give other specific instructions concerning these matters.

3.3.2 The Contractor shall be responsible to the Owner for acts and omissions of the Contractor's employees, Subcontractors and their agents and employees, and other persons performing portions of the Work under a contract with the Contractor.

3.3.3 The Contractor shall not be relieved of obligations to perform the Work in accordance with the Contract Documents either by activities or duties of the Architect in the Architect's administration of the Contract, or by tests, inspections or approvals required or performed by persons other than the Contractor.

3.3.4 The Contractor shall be responsible for inspection of portions of Work already performed under this Contract to determine that such portions are in proper condition to receive subsequent Work.

3.4 LABOR AND MATERIALS

3.4.1 Unless otherwise provided in the Contract Documents, the Contractor shall provide and pay for labor, materials, equipment, tools, construction equipment and machinery, water, heat, utilities, transportation, and other facilities and services necessary for proper execution and completion of the Work, whether temporary or permanent and whether or not incorporated or to be incorporated in the Work.

3.4.2 The Contractor shall enforce strict discipline and good order among the Contractor's employees and other persons carrying out the Contract. The Contractor shall not permit employment of unfit persons or persons not skilled in tasks assigned to them.

3.5 WARRANTY

3.5.1 The Contractor warrants to the Owner and Architect that materials and equipment furnished under the Contract will be of good quality and new unless otherwise required or permitted by the Contract Documents, that the Work will be free from defects not inherent in the quality required or permitted, and that the Work will conform with the requirements of the Contract Documents. Work not conforming to these requirements, including substitutions not properly approved and authorized, may be considered defective. The Contractor's warranty excludes remedy for damage or defect caused by abuse, modifications not executed by the Contractor, improper or insufficient maintenance, improper operation, or normal wear and tear under normal usage. If required by the Architect, the Contractor shall furnish satisfactory evidence as to the kind and quality of materials and equipment.

3.6 TAXES

3.6.1 The Contractor shall pay sales, consumer, use and similar taxes for the Work or portions thereof provided by the Contractor which are legally enacted when bids are received or negotiations concluded, whether or not yet effective or merely scheduled to go into effect.

3.7 PERMITS, FEES AND NOTICES

3.7.1 Unless otherwise provided in the Contract Documents, the Contractor shall secure and pay for the building permit and other permits and governmental fees, licenses and inspections necessary for proper execution and completion of the Work which are customarily secured after execution of the Contract and which are legally required when bids are received or negotiations concluded.

3.7.2 The Contractor shall comply with and give notices required by laws, ordinances, rules, regulations and lawful orders of public authorities bearing on performance of the Work.

3.7.3 It is not the Contractor's responsibility to ascertain that the Contract Documents are in accordance with applicable laws, statutes, ordinances, building codes, and rules and regulations. However, if the Contractor observes that portions of the Contract Documents are at variance therewith, the Contractor shall promptly notify the Architect and Owner in writing, and necessary changes shall be accomplished by appropriate Modification.

3.7.4 If the Contractor performs Work knowing it to be contrary to laws, statutes, ordinances, building codes, and rules and regulations without such notice to the Architect and Owner, the Contractor shall assume full responsibility for such Work and shall bear the attributable costs.

3.8 ALLOWANCES

3.8.1 The Contractor shall include in the Contract Sum all allowances stated in the Contract Documents. Items covered by allowances shall be supplied for such amounts and by such persons or entities as the Owner may direct, but the Contractor shall not be required to employ persons or entities against which the Contractor makes reasonable objection.

3.8.2 Unless otherwise provided in the Contract Documents:

- .1 materials and equipment under an allowance shall be selected promptly by the Owner to avoid delay in the Work;
- .2 allowances shall cover the cost to the Contractor of materials and equipment delivered at the site and all required taxes, less applicable trade discounts;

- .3 Contractor's costs for unloading and handling at the site, labor, installation costs, overhead, profit and other expenses contemplated for stated allowance amounts shall be included in the Contract Sum and not in the allowances;
- .4 whenever costs are more than or less than allowances, the Contract Sum shall be adjusted accordingly by Change Order. The amount of the Change Order shall reflect (1) the difference between actual costs and the allowances under Clause 3.8.2.2 and (2) changes in Contractor's costs under Clause 3.8.2.3.

3.9 SUPERINTENDENT

3.9.1 The Contractor shall employ a competent superintendent and necessary assistants who shall be in attendance at the Project site during performance of the Work. The superintendent shall represent the Contractor, and communications given to the superintendent shall be as binding as if given to the Contractor. Important communications shall be confirmed in writing. Other communications shall be similarly confirmed on written request in each case.

3.10 CONTRACTOR'S CONSTRUCTION SCHEDULES

3.10.1 The Contractor, promptly after being awarded the Contract, shall prepare and submit for the Owner's and Architect's information a Contractor's construction schedule for the Work. The schedule shall not exceed time limits current under the Contract Documents, shall be revised at appropriate intervals as required by the conditions of the Work and Project, shall be related to the entire Project to the extent required by the Contract Documents, and shall provide for expeditious and practicable execution of the Work.

3.10.2 The Contractor shall prepare and keep current, for the Architect's approval, a schedule of submittals which is coordinated with the Contractor's construction schedule and allows the Architect reasonable time to review submittals.

3.10.3 The Contractor shall conform to the most recent schedules.

3.11 DOCUMENTS AND SAMPLES AT THE SITE

3.11.1 The Contractor shall maintain at the site for the Owner one record copy of the Drawings, Specifications, addenda, Change Orders and other Modifications, in good order and marked currently to record changes and selections made during construction, and in addition approved Shop Drawings, Product Data, Samples and similar required submittals. These shall be available to the Architect and shall be delivered to the Architect for submittal to the Owner upon completion of the Work.

3.12 SHOP DRAWINGS, PRODUCT DATA AND SAMPLES

3.12.1 Shop Drawings are drawings, diagrams, schedules and other data specially prepared for the Work by the Contractor or a Subcontractor, Sub-subcontractor, manufacturer, supplier or distributor to illustrate some portion of the Work.

3.12.2 Product Data are illustrations, standard schedules, performance charts, instructions, brochures, diagrams and other information furnished by the Contractor to illustrate materials or equipment for some portion of the Work.

3.12.3 Samples are physical examples which illustrate materials, equipment or workmanship and establish standards by which the Work will be judged.

3.12.4 Shop Drawings, Product Data, Samples and similar submittals are not Contract Documents. The purpose of their submittal is to demonstrate for those portions of the Work for

which submittals are required the way the Contractor proposes to conform to the information given and the design concept expressed in the Contract Documents. Review by the Architect is subject to the limitations of Subparagraph 4.2.7.

3.12.5 The Contractor shall review, approve and submit to the Architect Shop Drawings, Product Data, Samples and similar submittals required by the Contract Documents with reasonable promptness and in such sequence as to cause no delay in the Work or in the activities of the Owner or of separate contractors. Submittals made by the Contractor which are not required by the Contract Documents may be returned without action.

3.12.6 The Contractor shall perform no portion of the Work requiring submittal and review of Shop Drawings, Product Data, Samples or similar submittals until the respective submittal has been approved by the Architect. Such Work shall be in accordance with approved submittals.

3.12.7 By approving and submitting Shop Drawings, Product Data, Samples and similar submittals, the Contractor represents that the Contractor has determined and verified materials, field measurements and field construction criteria related thereto, or will do so, and has checked and coordinated the information contained within such submittals with the requirements of the Work and of the Contract Documents.

3.12.8 The Contractor shall not be relieved of responsibility for deviations from requirements of the Contract Documents by the Architect's approval of Shop Drawings, Product Data, Samples or similar submittals unless the Contractor has specifically informed the Architect in writing of such deviation at the time of submittal and the Architect has given written approval to the specific deviation. The Contractor shall not be relieved of responsibility for errors or omissions in Shop Drawings, Product Data, Samples or similar submittals by the Architect's approval thereof.

3.12.9 The Contractor shall direct specific attention, in writing or on resubmitted Shop Drawings, Product Data, Samples or similar submittals, to revisions other than those requested by the Architect on previous submittals.

3.12.10 Informational submittals upon which the Architect is not expected to take responsive action may be so identified in the Contract Documents.

3.12.11 When professional certification of performance criteria of materials, systems or equipment is required by the Contract Documents, the Architect shall be entitled to rely upon the accuracy and completeness of such calculations and certifications.

3.13 USE OF SITE

3.13.1 The Contractor shall confine operations at the site to areas permitted by law, ordinances, permits and the Contract Documents and shall not unreasonably encumber the site with materials or equipment.

3.14 CUTTING AND PATCHING

3.14.1 The Contractor shall be responsible for cutting, fitting or patching required to complete the Work or to make its parts fit together properly.

3.14.2 The Contractor shall not damage or endanger a portion of the Work or fully or partially completed construction of the Owner or separate contractors by cutting, patching or otherwise altering such construction, or by excavation. The Contractor shall not cut or otherwise alter such construction by the

Owner or a separate contractor except with written consent of the Owner and of such separate contractor; such consent shall not be unreasonably withheld. The Contractor shall not unreasonably withhold from the Owner or a separate contractor the Contractor's consent to cutting or otherwise altering the Work.

3.15 CLEANING UP

3.15.1 The Contractor shall keep the premises and surrounding area free from accumulation of waste materials or rubbish caused by operations under the Contract. At completion of the Work the Contractor shall remove from and about the Project waste materials, rubbish, the Contractor's tools, construction equipment, machinery and surplus materials.

3.15.2 If the Contractor fails to clean up as provided in the Contract Documents, the Owner may do so and the cost thereof shall be charged to the Contractor.

3.16 ACCESS TO WORK

3.16.1 The Contractor shall provide the Owner and Architect access to the Work in preparation and progress wherever located.

3.17 ROYALTIES AND PATENTS

3.17.1 The Contractor shall pay all royalties and license fees. The Contractor shall defend suits or claims for infringement of patent rights and shall hold the Owner and Architect harmless from loss on account thereof, but shall not be responsible for such defense or loss when a particular design, process or product of a particular manufacturer or manufacturers is required by the Contract Documents. However, if the Contractor has reason to believe that the required design, process or product is an infringement of a patent, the Contractor shall be responsible for such loss unless such information is promptly furnished to the Architect.

3.18 INDEMNIFICATION

3.18.1 To the fullest extent permitted by law, the Contractor shall indemnify and hold harmless the Owner, Architect, Architect's consultants, and agents and employees of any of them from and against claims, damages, losses and expenses, including but not limited to attorneys' fees, arising out of or resulting from performance of the Work, provided that such claim, damage, loss or expense is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the Work itself) including loss of use resulting therefrom, but only to the extent caused in whole or in part by negligent acts or omissions of the Contractor, a Subcontractor, anyone directly or indirectly employed by them or anyone for whose acts they may be liable, regardless of whether or not such claim, damage, loss or expense is caused in part by a party indemnified hereunder. Such obligation shall not be construed to negate, abridge, or reduce other rights or obligations of indemnity which would otherwise exist as to a party or person described in this Paragraph 3.18.

3.18.2 In claims against any person or entity indemnified under this Paragraph 3.18 by an employee of the Contractor, a Subcontractor, anyone directly or indirectly employed by them or anyone for whose acts they may be liable, the indemnification obligation under this Paragraph 3.18 shall not be limited by a limitation on amount or type of damages, compensation or benefits payable by or for the Contractor or a Subcontractor under workers' or workmen's compensation acts, disability benefit acts or other employee benefit acts.

3.18.3 The obligations of the Contractor under this Paragraph 3.18 shall not extend to the liability of the Architect, the Archi-

tect's consultants, and agents and employees of any of them arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, Change Orders, designs or specifications, or (2) the giving of or the failure to give directions or instructions by the Architect, the Architect's consultants, and agents and employees of any of them provided such giving or failure to give is the primary cause of the injury or damage.

ARTICLE 4

ADMINISTRATION OF THE CONTRACT

4.1 ARCHITECT

4.1.1 The Architect is the person lawfully licensed to practice architecture or an entity lawfully practicing architecture identified as such in the Agreement and is referred to throughout the Contract Documents as if singular in number. The term "Architect" means the Architect or the Architect's authorized representative.

4.1.2 Duties, responsibilities and limitations of authority of the Architect as set forth in the Contract Documents shall not be restricted, modified or extended without written consent of the Owner, Contractor and Architect. Consent shall not be unreasonably withheld.

4.1.3 In case of termination of employment of the Architect, the Owner shall appoint an architect against whom the Contractor makes no reasonable objection and whose status under the Contract Documents shall be that of the former architect.

4.1.4 Disputes arising under Subparagraphs 4.1.2 and 4.1.3 shall be subject to arbitration.

4.2 ARCHITECT'S ADMINISTRATION OF THE CONTRACT

4.2.1 The Architect will provide administration of the Contract as described in the Contract Documents, and will be the Owner's representative (1) during construction, (2) until final payment is due and (3) with the Owner's concurrence, from time to time during the correction period described in Paragraph 12.2. The Architect will advise and consult with the Owner. The Architect will have authority to act on behalf of the Owner only to the extent provided in the Contract Documents; unless otherwise modified by written instrument in accordance with other provisions of the Contract.

4.2.2 The Architect will visit the site at intervals appropriate to the stage of construction to become generally familiar with the progress and quality of the completed Work and to determine in general if the Work is being performed in a manner indicating that the Work, when completed, will be in accordance with the Contract Documents. However, the Architect will not be required to make exhaustive or continuous on-site inspections to check quality or quantity of the Work. On the basis of on-site observations as an architect, the Architect will keep the Owner informed of progress of the Work, and will endeavor to guard the Owner against defects and deficiencies in the Work.

4.2.3 The Architect will not have control over or charge of and will not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the Work, since these are solely the Contractor's responsibility as provided in Paragraph 3.3. The Architect will not be responsible for the Contractor's failure to carry out the Work in accordance with the Contract Documents. The Architect will not have control over or charge of and will not be responsible for acts or omissions of the Con-

tractor, Subcontractors, or their agents or employees, or of any other persons performing portions of the Work.

4.2.4 Communications Facilitating Contract Administration. Except as otherwise provided in the Contract Documents or when direct communications have been specially authorized, the Owner and Contractor shall endeavor to communicate through the Architect. Communications by and with the Architect's consultants shall be through the Architect. Communications by and with Subcontractors and material suppliers shall be through the Contractor. Communications by and with separate contractors shall be through the Owner.

4.2.5 Based on the Architect's observations and evaluations of the Contractor's Applications for Payment, the Architect will review and certify the amounts due the Contractor and will issue Certificates for Payment in such amounts.

4.2.6 The Architect will have authority to reject Work which does not conform to the Contract Documents. Whenever the Architect considers it necessary or advisable for implementation of the intent of the Contract Documents, the Architect will have authority to require additional inspection or testing of the Work in accordance with Subparagraphs 13.5.2 and 13.5.3, whether or not such Work is fabricated, installed or completed. However, neither this authority of the Architect nor a decision made in good faith either to exercise or not to exercise such authority shall give rise to a duty or responsibility of the Architect to the Contractor, Subcontractors, material and equipment suppliers, their agents or employees, or other persons performing portions of the Work.

4.2.7 The Architect will review and approve or take other appropriate action upon the Contractor's submittals such as Shop Drawings, Product Data and Samples, but only for the limited purpose of checking for conformance with information given and the design concept expressed in the Contract Documents. The Architect's action will be taken with such reasonable promptness as to cause no delay in the Work or in the activities of the Owner, Contractor or separate contractors, while allowing sufficient time in the Architect's professional judgment to permit adequate review. Review of such submittals is not conducted for the purpose of determining the accuracy and completeness of other details such as dimensions and quantities, or for substantiating instructions for installation or performance of equipment or systems, all of which remain the responsibility of the Contractor as required by the Contract Documents. The Architect's review of the Contractor's submittals shall not relieve the Contractor of the obligations under Paragraphs 3.3, 3.5 and 3.12. The Architect's review shall not constitute approval of safety precautions or, unless otherwise specifically stated by the Architect, of any construction means, methods, techniques, sequences or procedures. The Architect's approval of a specific item shall not indicate approval of an assembly of which the item is a component.

4.2.8 The Architect will prepare Change Orders and Construction Change Directives, and may authorize minor changes in the Work as provided in Paragraph 7.4.

4.2.9 The Architect will conduct inspections to determine the date or dates of Substantial Completion and the date of final completion, will receive and forward to the Owner for the Owner's review and records written warranties and related documents required by the Contract and assembled by the Contractor, and will issue a final Certificate for Payment upon compliance with the requirements of the Contract Documents.

4.2.10 If the Owner and Architect agree, the Architect will provide one or more project representatives to assist in carrying

out the Architect's responsibilities at the site. The duties, responsibilities and limitations of authority of such project representatives shall be as set forth in an exhibit to be incorporated in the Contract Documents.

4.2.11 The Architect will interpret and decide matters concerning performance under and requirements of the Contract Documents on written request of either the Owner or Contractor. The Architect's response to such requests will be made with reasonable promptness and within any time limits agreed upon. If no agreement is made concerning the time within which interpretations required of the Architect shall be furnished in compliance with this Paragraph 4.2, then delay shall not be recognized on account of failure by the Architect to furnish such interpretations until 15 days after written request is made for them.

4.2.12 Interpretations and decisions of the Architect will be consistent with the intent of and reasonably inferable from the Contract Documents and will be in writing or in the form of drawings. When making such interpretations and decisions, the Architect will endeavor to secure faithful performance by both Owner and Contractor, will not show partiality to either and will not be liable for results of interpretations or decisions so rendered in good faith.

4.2.13 The Architect's decisions on matters relating to aesthetic effect will be final if consistent with the intent expressed in the Contract Documents.

4.3 CLAIMS AND DISPUTES

4.3.1 Definition. A Claim is a demand or assertion by one of the parties seeking, as a matter of right, adjustment or interpretation of Contract terms, payment of money, extension of time or other relief with respect to the terms of the Contract. The term "Claim" also includes other disputes and matters in question between the Owner and Contractor arising out of or relating to the Contract. Claims must be made by written notice. The responsibility to substantiate Claims shall rest with the party making the Claim.

4.3.2 Decision of Architect. Claims, including those alleging an error or omission by the Architect, shall be referred initially to the Architect for action as provided in Paragraph 4.4. A decision by the Architect, as provided in Subparagraph 4.4.4, shall be required as a condition precedent to arbitration or litigation of a Claim between the Contractor and Owner as to all such matters arising prior to the date final payment is due, regardless of (1) whether such matters relate to execution and progress of the Work or (2) the extent to which the Work has been completed. The decision by the Architect in response to a Claim shall not be a condition precedent to arbitration or litigation in the event (1) the position of Architect is vacant, (2) the Architect has not received evidence or has failed to render a decision within agreed time limits, (3) the Architect has failed to take action required under Subparagraph 4.4.4 within 30 days after the Claim is made, (4) 45 days have passed after the Claim has been referred to the Architect or (5) the Claim relates to a mechanic's lien.

4.3.3 Time Limits on Claims. Claims by either party must be made within 21 days after occurrence of the event giving rise to such Claim or within 21 days after the claimant first recognizes the condition giving rise to the Claim, whichever is later. Claims must be made by written notice. An additional Claim made after the initial Claim has been implemented by Change Order will not be considered unless submitted in a timely manner.

4.3.4 Continuing Contract Performance. Pending final resolution of a Claim including arbitration, unless otherwise agreed in writing the Contractor shall proceed diligently with performance of the Contract and the Owner shall continue to make payments in accordance with the Contract Documents.

4.3.5 Waiver of Claims: Final Payment. The making of final payment shall constitute a waiver of Claims by the Owner except those arising from:

- .1 liens, Claims, security interests or encumbrances arising out of the Contract and unsettled;
- .2 failure of the Work to comply with the requirements of the Contract Documents; or
- .3 terms of special warranties required by the Contract Documents.

4.3.6 Claims for Concealed or Unknown Conditions. If conditions are encountered at the site which are (1) subsurface or otherwise concealed physical conditions which differ materially from those indicated in the Contract Documents or (2) unknown physical conditions of an unusual nature, which differ materially from those ordinarily found to exist and generally recognized as inherent in construction activities of the character provided for in the Contract Documents, then notice by the observing party shall be given to the other party promptly before conditions are disturbed and in no event later than 21 days after first observance of the conditions. The Architect will promptly investigate such conditions and, if they differ materially and cause an increase or decrease in the Contractor's cost of, or time required for, performance of any part of the Work, will recommend an equitable adjustment in the Contract Sum or Contract Time, or both. If the Architect determines that the conditions at the site are not materially different from those indicated in the Contract Documents and that no change in the terms of the Contract is justified, the Architect shall so notify the Owner and Contractor in writing, stating the reasons. Claims by either party in opposition to such determination must be made within 21 days after the Architect has given notice of the decision. If the Owner and Contractor cannot agree on an adjustment in the Contract Sum or Contract Time, the adjustment shall be referred to the Architect for initial determination, subject to further proceedings pursuant to Paragraph 4.4.

4.3.7 Claims for Additional Cost. If the Contractor wishes to make Claim for an increase in the Contract Sum, written notice as provided herein shall be given before proceeding to execute the Work. Prior notice is not required for Claims relating to an emergency endangering life or property arising under Paragraph 10.3. If the Contractor believes additional cost is involved for reasons including but not limited to (1) a written interpretation from the Architect, (2) an order by the Owner to stop the Work where the Contractor was not at fault, (3) a written order for a minor change in the Work issued by the Architect, (4) failure of payment by the Owner, (5) termination of the Contract by the Owner, (6) Owner's suspension or (7) other reasonable grounds, Claim shall be filed in accordance with the procedure established herein.

4.3.8 Claims for Additional Time

4.3.8.1 If the Contractor wishes to make Claim for an increase in the Contract Time, written notice as provided herein shall be given. The Contractor's Claim shall include an estimate of cost and of probable effect of delay on progress of the Work. In the case of a continuing delay only one Claim is necessary.

4.3.8.2 If adverse weather conditions are the basis for a Claim for additional time, such Claim shall be documented by data

substantiating that weather conditions were abnormal for the period of time and could not have been reasonably anticipated, and that weather conditions had an adverse effect on the scheduled construction.

4.3.9 Injury or Damage to Person or Property. If either party to the Contract suffers injury or damage to person or property because of an act or omission of the other party, of any of the other party's employees or agents, or of others for whose acts such party is legally liable, written notice of such injury or damage, whether or not insured, shall be given to the other party within a reasonable time not exceeding 21 days after first observance. The notice shall provide sufficient detail to enable the other party to investigate the matter. If a Claim for additional cost or time related to this Claim is to be asserted, it shall be filed as provided in Subparagraphs 4.3.7 or 4.3.8.

4.4 RESOLUTION OF CLAIMS AND DISPUTES

4.4.1 The Architect will review Claims and take one or more of the following preliminary actions within ten days of receipt of a Claim: (1) request additional supporting data from the claimant, (2) submit a schedule to the parties indicating when the Architect expects to take action, (3) reject the Claim in whole or in part, stating reasons for rejection, (4) recommend approval of the Claim by the other party or (5) suggest a compromise. The Architect may also, but is not obligated to, notify the surety, if any, of the nature and amount of the Claim.

4.4.2 If a Claim has been resolved, the Architect will prepare or obtain appropriate documentation.

4.4.3 If a Claim has not been resolved, the party making the Claim shall, within ten days after the Architect's preliminary response, take one or more of the following actions: (1) submit additional supporting data requested by the Architect, (2) modify the initial Claim or (3) notify the Architect that the initial Claim stands.

4.4.4 If a Claim has not been resolved after consideration of the foregoing and of further evidence presented by the parties or requested by the Architect, the Architect will notify the parties in writing that the Architect's decision will be made within seven days, which decision shall be final and binding on the parties but subject to arbitration. Upon expiration of such time period, the Architect will render to the parties the Architect's written decision relative to the Claim, including any change in the Contract Sum or Contract Time or both. If there is a surety and there appears to be a possibility of a Contractor's default, the Architect may, but is not obligated to, notify the surety and request the surety's assistance in resolving the controversy.

4.5 ARBITRATION

4.5.1 Controversies and Claims Subject to Arbitration. Any controversy or Claim arising out of or related to the Contract, or the breach thereof, shall be settled by arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association, and judgment upon the award rendered by the arbitrator or arbitrators may be entered in any court having jurisdiction thereof, except controversies or Claims relating to aesthetic effect and except those waived as provided for in Subparagraph 4.3.5. Such controversies or Claims upon which the Architect has given notice and rendered a decision as provided in Subparagraph 4.4.4 shall be subject to arbitration upon written demand of either party. Arbitration may be commenced when 45 days have passed after a Claim has been referred to the Architect as provided in Paragraph 4.3 and no decision has been rendered.

4.5.2 Rules and Notices for Arbitration. Claims between the Owner and Contractor not resolved under Paragraph 4.4 shall, if subject to arbitration under Subparagraph 4.5.1, be decided by arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association currently in effect, unless the parties mutually agree otherwise. Notice of demand for arbitration shall be filed in writing with the other party to the Agreement between the Owner and Contractor and with the American Arbitration Association, and a copy shall be filed with the Architect.

4.5.3 Contract Performance During Arbitration. During arbitration proceedings, the Owner and Contractor shall comply with Subparagraph 4.3.4.

4.5.4 When Arbitration May Be Demanded. Demand for arbitration of any Claim may not be made until the earlier of (1) the date on which the Architect has rendered a final written decision on the Claim, (2) the tenth day after the parties have presented evidence to the Architect or have been given reasonable opportunity to do so, if the Architect has not rendered a final written decision by that date, or (3) any of the five events described in Subparagraph 4.3.2.

4.5.4.1 When a written decision of the Architect states that (1) the decision is final but subject to arbitration and (2) a demand for arbitration of a Claim covered by such decision must be made within 30 days after the date on which the party making the demand receives the final written decision, then failure to demand arbitration within said 30 days' period shall result in the Architect's decision becoming final and binding upon the Owner and Contractor. If the Architect renders a decision after arbitration proceedings have been initiated, such decision may be entered as evidence, but shall not supersede arbitration proceedings unless the decision is acceptable to all parties concerned.

4.5.4.2 A demand for arbitration shall be made within the time limits specified in Subparagraphs 4.5.1 and 4.5.4 and Clause 4.5.4.1 as applicable, and in other cases within a reasonable time after the Claim has arisen, and in no event shall it be made after the date when institution of legal or equitable proceedings based on such Claim would be barred by the applicable statute of limitations as determined pursuant to Paragraph 13.7.

4.5.5 Limitation on Consolidation or Joinder. No arbitration arising out of or relating to the Contract Documents shall include, by consolidation or joinder or in any other manner, the Architect, the Architect's employees or consultants, except by written consent containing specific reference to the Agreement and signed by the Architect, Owner, Contractor and any other person or entity sought to be joined. No arbitration shall include, by consolidation or joinder or in any other manner, parties other than the Owner, Contractor, a separate contractor as described in Article 6 and other persons substantially involved in a common question of fact or law whose presence is required if complete relief is to be accorded in arbitration. No person or entity other than the Owner, Contractor or a separate contractor as described in Article 6 shall be included as an original third party or additional third party to an arbitration whose interest or responsibility is insubstantial. Consent to arbitration involving an additional person or entity shall not constitute consent to arbitration of a dispute not described therein or with a person or entity not named or described therein. The foregoing agreement to arbitrate and other agreements to arbitrate with an additional person or entity duly consented to by parties to the Agreement shall be specifically enforceable under applicable law in any court having jurisdiction thereof.

4.5.6 Claims and Timely Assertion of Claims. A party who files a notice of demand for arbitration must assert in the demand all Claims then known to that party on which arbitration is permitted to be demanded. When a party fails to include a Claim through oversight, inadvertence or excusable neglect, or when a Claim has matured or been acquired subsequently, the arbitrator or arbitrators may permit amendment.

4.5.7 Judgment on Final Award. The award rendered by the arbitrator or arbitrators shall be final, and judgment may be entered upon it in accordance with applicable law in any court having jurisdiction thereof.

ARTICLE 5

SUBCONTRACTORS

5.1 DEFINITIONS

5.1.1 A Subcontractor is a person or entity who has a direct contract with the Contractor to perform a portion of the Work at the site. The term "Subcontractor" is referred to throughout the Contract Documents as if singular in number and means a Subcontractor or an authorized representative of the Subcontractor. The term "Subcontractor" does not include a separate contractor or subcontractors of a separate contractor.

5.1.2 A Sub-subcontractor is a person or entity who has a direct or indirect contract with a Subcontractor to perform a portion of the Work at the site. The term "Sub-subcontractor" is referred to throughout the Contract Documents as if singular in number and means a Sub-subcontractor or an authorized representative of the Sub-subcontractor.

5.2 AWARD OF SUBCONTRACTS AND OTHER CONTRACTS FOR PORTIONS OF THE WORK

5.2.1 Unless otherwise stated in the Contract Documents or the bidding requirements, the Contractor, as soon as practicable after award of the Contract, shall furnish in writing to the Owner through the Architect the names of persons or entities (including those who are to furnish materials or equipment fabricated to a special design) proposed for each principal portion of the Work. The Architect will promptly reply to the Contractor in writing stating whether or not the Owner or the Architect, after due investigation, has reasonable objection to any such proposed person or entity. Failure of the Owner or Architect to reply promptly shall constitute notice of no reasonable objection.

5.2.2 The Contractor shall not contract with a proposed person or entity to whom the Owner or Architect has made reasonable and timely objection. The Contractor shall not be required to contract with anyone to whom the Contractor has made reasonable objection.

5.2.3 If the Owner or Architect has reasonable objection to a person or entity proposed by the Contractor, the Contractor shall propose another to whom the Owner or Architect has no reasonable objection. The Contract Sum shall be increased or decreased by the difference in cost occasioned by such change and an appropriate Change Order shall be issued. However, no increase in the Contract Sum shall be allowed for such change unless the Contractor has acted promptly and responsively in submitting names as required.

5.2.4 The Contractor shall not change a Subcontractor, person or entity previously selected if the Owner or Architect makes reasonable objection to such change.

5.3 SUBCONTRACTUAL RELATIONS

5.3.1 By appropriate agreement, written where legally required for validity, the Contractor shall require each Subcontractor, to the extent of the Work to be performed by the Subcontractor, to be bound to the Contractor by terms of the Contract Documents, and to assume toward the Contractor all the obligations and responsibilities which the Contractor, by these Documents, assumes toward the Owner and Architect. Each subcontract agreement shall preserve and protect the rights of the Owner and Architect under the Contract Documents with respect to the Work to be performed by the Subcontractor so that subcontracting thereof will not prejudice such rights, and shall allow to the Subcontractor, unless specifically provided otherwise in the subcontract agreement, the benefit of all rights, remedies and redress against the Contractor that the Contractor, by the Contract Documents, has against the Owner. Where appropriate, the Contractor shall require each Subcontractor to enter into similar agreements with Sub-subcontractors. The Contractor shall make available to each proposed Subcontractor, prior to the execution of the subcontract agreement, copies of the Contract Documents to which the Subcontractor will be bound, and, upon written request of the Subcontractor, identify to the Subcontractor terms and conditions of the proposed subcontract agreement which may be at variance with the Contract Documents. Subcontractors shall similarly make copies of applicable portions of such documents available to their respective proposed Sub-subcontractors.

5.4 CONTINGENT ASSIGNMENT OF SUBCONTRACTS

5.4.1 Each subcontract agreement for a portion of the Work is assigned by the Contractor to the Owner provided that:

- .1 assignment is effective only after termination of the Contract by the Owner for cause pursuant to Paragraph 14.2 and only for those subcontract agreements which the Owner accepts by notifying the Subcontractor in writing; and
- .2 assignment is subject to the prior rights of the surety, if any, obligated under bond relating to the Contract.

5.4.2 If the Work has been suspended for more than 30 days, the Subcontractor's compensation shall be equitably adjusted.

ARTICLE 6

CONSTRUCTION BY OWNER OR BY SEPARATE CONTRACTORS

6.1 OWNER'S RIGHT TO PERFORM CONSTRUCTION AND TO AWARD SEPARATE CONTRACTS

6.1.1 The Owner reserves the right to perform construction or operations related to the Project with the Owner's own forces, and to award separate contracts in connection with other portions of the Project or other construction or operations on the site under Conditions of the Contract identical or substantially similar to these including those portions related to insurance and waiver of subrogation. If the Contractor claims that delay or additional cost is involved because of such action by the Owner, the Contractor shall make such Claim as provided elsewhere in the Contract Documents.

6.1.2 When separate contracts are awarded for different portions of the Project or other construction or operations on the site, the term "Contractor" in the Contract Documents in each case shall mean the Contractor who executes each separate Owner-Contractor Agreement.

6.1.3 The Owner shall provide for coordination of the activities of the Owner's own forces and of each separate contractor with the Work of the Contractor, who shall cooperate with them. The Contractor shall participate with other separate contractors and the Owner in reviewing their construction schedules when directed to do so. The Contractor shall make any revisions to the construction schedule and Contract Sum deemed necessary after a joint review and mutual agreement. The construction schedules shall then constitute the schedules to be used by the Contractor, separate contractors and the Owner until subsequently revised.

6.1.4 Unless otherwise provided in the Contract Documents, when the Owner performs construction or operations related to the Project with the Owner's own forces, the Owner shall be deemed to be subject to the same obligations and to have the same rights which apply to the Contractor under the Conditions of the Contract, including, without excluding others, those stated in Article 3, this Article 6 and Articles 10, 11 and 12.

6.2 MUTUAL RESPONSIBILITY

6.2.1 The Contractor shall afford the Owner and separate contractors reasonable opportunity for introduction and storage of their materials and equipment and performance of their activities and shall connect and coordinate the Contractor's construction and operations with theirs as required by the Contract Documents.

6.2.2 If part of the Contractor's Work depends for proper execution or results upon construction or operations by the Owner or a separate contractor, the Contractor shall, prior to proceeding with that portion of the Work, promptly report to the Architect apparent discrepancies or defects in such other construction that would render it unsuitable for such proper execution and results. Failure of the Contractor so to report shall constitute an acknowledgment that the Owner's or separate contractors' completed or partially completed construction is fit and proper to receive the Contractor's Work, except as to defects not then reasonably discoverable.

6.2.3 Costs caused by delays or by improperly timed activities or defective construction shall be borne by the party responsible therefor.

6.2.4 The Contractor shall promptly remedy damage wrongfully caused by the Contractor to completed or partially completed construction or to property of the Owner or separate contractors as provided in Subparagraph 10.2.5.

6.2.5 Claims and other disputes and matters in question between the Contractor and a separate contractor shall be subject to the provisions of Paragraph 4.3 provided the separate contractor has reciprocal obligations.

6.2.6 The Owner and each separate contractor shall have the same responsibilities for cutting and patching as are described for the Contractor in Paragraph 3.14.

6.3 OWNER'S RIGHT TO CLEAN UP

6.3.1 If a dispute arises among the Contractor, separate contractors and the Owner as to the responsibility under their respective contracts for maintaining the premises and surrounding area free from waste materials and rubbish as described in Paragraph 3.15, the Owner may clean up and allocate the cost among those responsible as the Architect determines to be just.

ARTICLE 7

CHANGES IN THE WORK

7.1 CHANGES

7.1.1 Changes in the Work may be accomplished after execution of the Contract, and without invalidating the Contract, by Change Order, Construction Change Directive or order for a minor change in the Work, subject to the limitations stated in this Article 7 and elsewhere in the Contract Documents.

7.1.2 A Change Order shall be based upon agreement among the Owner, Contractor and Architect; a Construction Change Directive requires agreement by the Owner and Architect and may or may not be agreed to by the Contractor; an order for a minor change in the Work may be issued by the Architect alone.

7.1.3 Changes in the Work shall be performed under applicable provisions of the Contract Documents, and the Contractor shall proceed promptly, unless otherwise provided in the Change Order, Construction Change Directive or order for a minor change in the Work.

7.1.4 If unit prices are stated in the Contract Documents or subsequently agreed upon, and if quantities originally contemplated are so changed in a proposed Change Order or Construction Change Directive that application of such unit prices to quantities of Work proposed will cause substantial inequity to the Owner or Contractor, the applicable unit prices shall be equitably adjusted.

7.2 CHANGE ORDERS

7.2.1 A Change Order is a written instrument prepared by the Architect and signed by the Owner, Contractor and Architect, stating their agreement upon all of the following:

- .1 a change in the Work;
- .2 the amount of the adjustment in the Contract Sum, if any; and
- .3 the extent of the adjustment in the Contract Time, if any.

7.2.2 Methods used in determining adjustments to the Contract Sum may include those listed in Subparagraph 7.3.3.

7.3 CONSTRUCTION CHANGE DIRECTIVES

7.3.1 A Construction Change Directive is a written order prepared by the Architect and signed by the Owner and Architect, directing a change in the Work and stating a proposed basis for adjustment, if any, in the Contract Sum or Contract Time, or both. The Owner may by Construction Change Directive, without invalidating the Contract, order changes in the Work within the general scope of the Contract consisting of additions, deletions or other revisions, the Contract Sum and Contract Time being adjusted accordingly.

7.3.2 A Construction Change Directive shall be used in the absence of total agreement on the terms of a Change Order.

7.3.3 If the Construction Change Directive provides for an adjustment to the Contract Sum, the adjustment shall be based on one of the following methods:

- .1 mutual acceptance of a lump sum properly itemized and supported by sufficient substantiating data to permit evaluation;
- .2 unit prices stated in the Contract Documents or subsequently agreed upon;

.3 cost to be determined in a manner agreed upon by the parties and a mutually acceptable fixed or percentage fee; or

.4 as provided in Subparagraph 7.3.6.

7.3.4 Upon receipt of a Construction Change Directive, the Contractor shall promptly proceed with the change in the Work involved and advise the Architect of the Contractor's agreement or disagreement with the method, if any, provided in the Construction Change Directive for determining the proposed adjustment in the Contract Sum or Contract Time.

7.3.5 A Construction Change Directive signed by the Contractor indicates the agreement of the Contractor therewith, including adjustment in Contract Sum and Contract Time or the method for determining them. Such agreement shall be effective immediately and shall be recorded as a Change Order.

7.3.6 If the Contractor does not respond promptly or disagrees with the method for adjustment in the Contract Sum, the method and the adjustment shall be determined by the Architect on the basis of reasonable expenditures and savings of those performing the Work attributable to the change, including, in case of an increase in the Contract Sum, a reasonable allowance for overhead and profit. In such case, and also under Clause 7.3.3.3, the Contractor shall keep and present, in such form as the Architect may prescribe, an itemized accounting together with appropriate supporting data. Unless otherwise provided in the Contract Documents, costs for the purposes of this Subparagraph 7.3.6 shall be limited to the following:

- .1 costs of labor, including social security, old age and unemployment insurance, fringe benefits required by agreement or custom, and workers' or workmen's compensation insurance;
- .2 costs of materials, supplies and equipment, including cost of transportation, whether incorporated or consumed;
- .3 rental costs of machinery and equipment, exclusive of hand tools, whether rented from the Contractor or others;
- .4 costs of premiums for all bonds and insurance, permit fees, and sales, use or similar taxes related to the Work; and
- .5 additional costs of supervision and field office personnel directly attributable to the change.

7.3.7 Pending final determination of cost to the Owner, amounts not in dispute may be included in Applications for Payment. The amount of credit to be allowed by the Contractor to the Owner for a deletion or change which results in a net decrease in the Contract Sum shall be actual net cost as confirmed by the Architect. When both additions and credits covering related Work or substitutions are involved in a change, the allowance for overhead and profit shall be figured on the basis of net increase, if any, with respect to that change.

7.3.8 If the Owner and Contractor do not agree with the adjustment in Contract Time or the method for determining it, the adjustment or the method shall be referred to the Architect for determination.

7.3.9 When the Owner and Contractor agree with the determination made by the Architect concerning the adjustments in the Contract Sum and Contract Time, or otherwise reach agreement upon the adjustments, such agreement shall be effective immediately and shall be recorded by preparation and execution of an appropriate Change Order.

7.4 MINOR CHANGES IN THE WORK

7.4.1 The Architect will have authority to order minor changes in the Work not involving adjustment in the Contract Sum or extension of the Contract Time and not inconsistent with the intent of the Contract Documents. Such changes shall be effected by written order and shall be binding on the Owner and Contractor. The Contractor shall carry out such written orders promptly.

ARTICLE 8

TIME

8.1 DEFINITIONS

8.1.1 Unless otherwise provided, Contract Time is the period of time, including authorized adjustments, allotted in the Contract Documents for Substantial Completion of the Work.

8.1.2 The date of commencement of the Work is the date established in the Agreement. The date shall not be postponed by the failure to act of the Contractor or of persons or entities for whom the Contractor is responsible.

8.1.3 The date of Substantial Completion is the date certified by the Architect in accordance with Paragraph 9.8.

8.1.4 The term "day" as used in the Contract Documents shall mean calendar day unless otherwise specifically defined.

8.2 PROGRESS AND COMPLETION

8.2.1 Time limits stated in the Contract Documents are of the essence of the Contract. By executing the Agreement the Contractor confirms that the Contract Time is a reasonable period for performing the Work.

8.2.2 The Contractor shall not knowingly, except by agreement or instruction of the Owner in writing, prematurely commence operations on the site or elsewhere prior to the effective date of insurance required by Article 11 to be furnished by the Contractor. The date of commencement of the Work shall not be changed by the effective date of such insurance. Unless the date of commencement is established by a notice to proceed given by the Owner, the Contractor shall notify the Owner in writing not less than five days or other agreed period before commencing the Work to permit the timely filing of mortgages, mechanic's liens and other security interests.

8.2.3 The Contractor shall proceed expeditiously with adequate forces and shall achieve Substantial Completion within the Contract Time.

8.3 DELAYS AND EXTENSIONS OF TIME

8.3.1 If the Contractor is delayed at any time in progress of the Work by an act or neglect of the Owner or Architect, or of an employee of either, or of a separate contractor employed by the Owner, or by changes ordered in the Work, or by labor disputes, fire, unusual delay in deliveries, unavoidable casualties or other causes beyond the Contractor's control, or by delay authorized by the Owner pending arbitration, or by other causes which the Architect determines may justify delay, then the Contract Time shall be extended by Change Order for such reasonable time as the Architect may determine.

8.3.2 Claims relating to time shall be made in accordance with applicable provisions of Paragraph 4.3.

8.3.3 This Paragraph 8.3 does not preclude recovery of damages for delay by either party under other provisions of the Contract Documents.

ARTICLE 9

PAYMENTS AND COMPLETION

9.1 CONTRACT SUM

9.1.1 The Contract Sum is stated in the Agreement and, including authorized adjustments, is the total amount payable by the Owner to the Contractor for performance of the Work under the Contract Documents.

9.2 SCHEDULE OF VALUES

9.2.1 Before the first Application for Payment, the Contractor shall submit to the Architect a schedule of values allocated to various portions of the Work, prepared in such form and supported by such data to substantiate its accuracy as the Architect may require. This schedule, unless objected to by the Architect, shall be used as a basis for reviewing the Contractor's Applications for Payment.

9.3 APPLICATIONS FOR PAYMENT

9.3.1 At least ten days before the date established for each progress payment, the Contractor shall submit to the Architect an itemized Application for Payment for operations completed in accordance with the schedule of values. Such application shall be notarized, if required, and supported by such data substantiating the Contractor's right to payment as the Owner or Architect may require, such as copies of requisitions from Subcontractors and material suppliers, and reflecting retainage if provided for elsewhere in the Contract Documents.

9.3.1.1 Such applications may include requests for payment on account of changes in the Work which have been properly authorized by Construction Change Directives but not yet included in Change Orders.

9.3.1.2 Such applications may not include requests for payment of amounts the Contractor does not intend to pay to a Subcontractor or material supplier because of a dispute or other reason.

9.3.2 Unless otherwise provided in the Contract Documents, payments shall be made on account of materials and equipment delivered and suitably stored at the site for subsequent incorporation in the Work. If approved in advance by the Owner, payment may similarly be made for materials and equipment suitably stored off the site at a location agreed upon in writing. Payment for materials and equipment stored on or off the site shall be conditioned upon compliance by the Contractor with procedures satisfactory to the Owner to establish the Owner's title to such materials and equipment or otherwise protect the Owner's interest, and shall include applicable insurance, storage and transportation to the site for such materials and equipment stored off the site.

9.3.3 The Contractor warrants that title to all Work covered by an Application for Payment will pass to the Owner no later than the time of payment. The Contractor further warrants that upon submittal of an Application for Payment all Work for which Certificates for Payment have been previously issued and payments received from the Owner shall, to the best of the Contractor's knowledge, information and belief, be free and clear of liens, claims, security interests or encumbrances in favor of the Contractor, Subcontractors, material suppliers, or other persons or entities making a claim by reason of having provided labor, materials and equipment relating to the Work.

9.4 CERTIFICATES FOR PAYMENT

9.4.1 The Architect will, within seven days after receipt of the Contractor's Application for Payment, either issue to the

Owner a Certificate for Payment, with a copy to the Contractor, for such amount as the Architect determines is properly due, or notify the Contractor and Owner in writing of the Architect's reasons for withholding certification in whole or in part as provided in Subparagraph 9.5.1.

9.4.2 The issuance of a Certificate for Payment will constitute a representation by the Architect to the Owner, based on the Architect's observations at the site and the data comprising the Application for Payment, that the Work has progressed to the point indicated and that, to the best of the Architect's knowledge, information and belief, quality of the Work is in accordance with the Contract Documents. The foregoing representations are subject to an evaluation of the Work for conformance with the Contract Documents upon Substantial Completion, to results of subsequent tests and inspections, to minor deviations from the Contract Documents correctable prior to completion and to specific qualifications expressed by the Architect. The issuance of a Certificate for Payment will further constitute a representation that the Contractor is entitled to payment in the amount certified. However, the issuance of a Certificate for Payment will not be a representation that the Architect has (1) made exhaustive or continuous on-site inspections to check the quality or quantity of the Work, (2) reviewed construction means, methods, techniques, sequences or procedures, (3) reviewed copies of requisitions received from Subcontractors and material suppliers and other data requested by the Owner to substantiate the Contractor's right to payment or (4) made examination to ascertain how or for what purpose the Contractor has used money previously paid on account of the Contract Sum.

9.5 DECISIONS TO WITHHOLD CERTIFICATION

9.5.1 The Architect may decide not to certify payment and may withhold a Certificate for Payment in whole or in part, to the extent reasonably necessary to protect the Owner, if in the Architect's opinion the representations to the Owner required by Subparagraph 9.4.2 cannot be made. If the Architect is unable to certify payment in the amount of the Application, the Architect will notify the Contractor and Owner as provided in Subparagraph 9.4.1. If the Contractor and Architect cannot agree on a revised amount, the Architect will promptly issue a Certificate for Payment for the amount for which the Architect is able to make such representations to the Owner. The Architect may also decide not to certify payment or, because of subsequently discovered evidence or subsequent observations, may nullify the whole or a part of a Certificate for Payment previously issued, to such extent as may be necessary in the Architect's opinion to protect the Owner from loss because of:

- .1 defective Work not remedied;
- .2 third party claims filed or reasonable evidence indicating probable filing of such claims;
- .3 failure of the Contractor to make payments properly to Subcontractors or for labor, materials or equipment;
- .4 reasonable evidence that the Work cannot be completed for the unpaid balance of the Contract Sum;
- .5 damage to the Owner or another contractor;
- .6 reasonable evidence that the Work will not be completed within the Contract Time, and that the unpaid balance would not be adequate to cover actual or liquidated damages for the anticipated delay; or
- .7 persistent failure to carry out the Work in accordance with the Contract Documents.

9.5.2 When the above reasons for withholding certification are removed, certification will be made for amounts previously withheld.

9.6 PROGRESS PAYMENTS

9.6.1 After the Architect has issued a Certificate for Payment, the Owner shall make payment in the manner and within the time provided in the Contract Documents, and shall so notify the Architect.

9.6.2 The Contractor shall promptly pay each Subcontractor, upon receipt of payment from the Owner, out of the amount paid to the Contractor on account of such Subcontractor's portion of the Work, the amount to which said Subcontractor is entitled, reflecting percentages actually retained from payments to the Contractor on account of such Subcontractor's portion of the Work. The Contractor shall, by appropriate agreement with each Subcontractor, require each Subcontractor to make payments to Sub-subcontractors in similar manner.

9.6.3 The Architect will, on request, furnish to a Subcontractor, if practicable, information regarding percentages of completion or amounts applied for by the Contractor and action taken thereon by the Architect and Owner on account of portions of the Work done by such Subcontractor.

9.6.4 Neither the Owner nor Architect shall have an obligation to pay or to see to the payment of money to a Subcontractor except as may otherwise be required by law.

9.6.5 Payment to material suppliers shall be treated in a manner similar to that provided in Subparagraphs 9.6.2, 9.6.3 and 9.6.4.

9.6.6 A Certificate for Payment, a progress payment, or partial or entire use or occupancy of the Project by the Owner shall not constitute acceptance of Work not in accordance with the Contract Documents.

9.7 FAILURE OF PAYMENT

9.7.1 If the Architect does not issue a Certificate for Payment, through no fault of the Contractor, within seven days after receipt of the Contractor's Application for Payment, or if the Owner does not pay the Contractor within seven days after the date established in the Contract Documents the amount certified by the Architect or awarded by arbitration, then the Contractor may, upon seven additional days' written notice to the Owner and Architect, stop the Work until payment of the amount owing has been received. The Contract Time shall be extended appropriately and the Contract Sum shall be increased by the amount of the Contractor's reasonable costs of shut-down, delay and start-up, which shall be accomplished as provided in Article 7.

9.8 SUBSTANTIAL COMPLETION

9.8.1 Substantial Completion is the stage in the progress of the Work when the Work or designated portion thereof is sufficiently complete in accordance with the Contract Documents so the Owner can occupy or utilize the Work for its intended use.

9.8.2 When the Contractor considers that the Work, or a portion thereof which the Owner agrees to accept separately, is substantially complete, the Contractor shall prepare and submit to the Architect a comprehensive list of items to be completed or corrected. The Contractor shall proceed promptly to complete and correct items on the list. Failure to include an item on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents. Upon receipt of the Contractor's list, the Architect will make an inspection to determine whether the Work or design-

nated portion thereof is substantially complete. If the Architect's inspection discloses any item, whether or not included on the Contractor's list, which is not in accordance with the requirements of the Contract Documents, the Contractor shall, before issuance of the Certificate of Substantial Completion, complete or correct such item upon notification by the Architect. The Contractor shall then submit a request for another inspection by the Architect to determine Substantial Completion. When the Work or designated portion thereof is substantially complete, the Architect will prepare a Certificate of Substantial Completion which shall establish the date of Substantial Completion, shall establish responsibilities of the Owner and Contractor for security, maintenance, heat, utilities, damage to the Work and insurance, and shall fix the time within which the Contractor shall finish all items on the list accompanying the Certificate. Warranties required by the Contract Documents shall commence on the date of Substantial Completion of the Work or designated portion thereof unless otherwise provided in the Certificate of Substantial Completion. The Certificate of Substantial Completion shall be submitted to the Owner and Contractor for their written acceptance of responsibilities assigned to them in such Certificate.

9.8.3 Upon Substantial Completion of the Work or designated portion thereof and upon application by the Contractor and certification by the Architect, the Owner shall make payment, reflecting adjustment in retainage, if any, for such Work or portion thereof as provided in the Contract Documents.

9.9 PARTIAL OCCUPANCY OR USE

9.9.1 The Owner may occupy or use any completed or partially completed portion of the Work at any stage when such portion is designated by separate agreement with the Contractor, provided such occupancy or use is consented to by the insurer as required under Subparagraph 11.3.11 and authorized by public authorities having jurisdiction over the Work. Such partial occupancy or use may commence whether or not the portion is substantially complete, provided the Owner and Contractor have accepted in writing the responsibilities assigned to each of them for payments, retainage if any, security, maintenance, heat, utilities, damage to the Work and insurance, and have agreed in writing concerning the period for correction of the Work and commencement of warranties required by the Contract Documents. When the Contractor considers a portion substantially complete, the Contractor shall prepare and submit a list to the Architect as provided under Subparagraph 9.8.2. Consent of the Contractor to partial occupancy or use shall not be unreasonably withheld. The stage of the progress of the Work shall be determined by written agreement between the Owner and Contractor or, if no agreement is reached, by decision of the Architect.

9.9.2 Immediately prior to such partial occupancy or use, the Owner, Contractor and Architect shall jointly inspect the area to be occupied or portion of the Work to be used in order to determine and record the condition of the Work.

9.9.3 Unless otherwise agreed upon, partial occupancy or use of a portion or portions of the Work shall not constitute acceptance of Work not complying with the requirements of the Contract Documents.

9.10 FINAL COMPLETION AND FINAL PAYMENT

9.10.1 Upon receipt of written notice that the Work is ready for final inspection and acceptance and upon receipt of a final Application for Payment, the Architect will promptly make

such inspection and, when the Architect finds the Work acceptable under the Contract Documents and the Contract fully performed, the Architect will promptly issue a final Certificate for Payment stating that to the best of the Architect's knowledge, information and belief, and on the basis of the Architect's observations and inspections, the Work has been completed in accordance with terms and conditions of the Contract Documents and that the entire balance found to be due the Contractor and noted in said final Certificate is due and payable. The Architect's final Certificate for Payment will constitute a further representation that conditions listed in Subparagraph 9.10.2 as precedent to the Contractor's being entitled to final payment have been fulfilled.

9.10.2 Neither final payment nor any remaining retained percentage shall become due until the Contractor submits to the Architect (1) an affidavit that payrolls, bills for materials and equipment, and other indebtedness connected with the Work for which the Owner or the Owner's property might be responsible or encumbered (less amounts withheld by Owner) have been paid or otherwise satisfied, (2) a certificate evidencing that insurance required by the Contract Documents to remain in force after final payment is currently in effect and will not be cancelled or allowed to expire until at least 30 days' prior written notice has been given to the Owner, (3) a written statement that the Contractor knows of no substantial reason that the insurance will not be renewable to cover the period required by the Contract Documents, (4) consent of surety, if any, to final payment and (5), if required by the Owner, other data establishing payment or satisfaction of obligations, such as receipts, releases and waivers of liens, claims, security interests or encumbrances arising out of the Contract, to the extent and in such form as may be designated by the Owner. If a Subcontractor refuses to furnish a release or waiver required by the Owner, the Contractor may furnish a bond satisfactory to the Owner to indemnify the Owner against such lien. If such lien remains unsatisfied after payments are made, the Contractor shall refund to the Owner all money that the Owner may be compelled to pay in discharging such lien, including all costs and reasonable attorneys' fees.

9.10.3 If, after Substantial Completion of the Work, final completion thereof is materially delayed through no fault of the Contractor or by issuance of Change Orders affecting final completion, and the Architect so confirms, the Owner shall, upon application by the Contractor and certification by the Architect, and without terminating the Contract, make payment of the balance due for that portion of the Work fully completed and accepted. If the remaining balance for Work not fully completed or corrected is less than retainage stipulated in the Contract Documents, and if bonds have been furnished, the written consent of surety to payment of the balance due for that portion of the Work fully completed and accepted shall be submitted by the Contractor to the Architect prior to certification of such payment. Such payment shall be made under terms and conditions governing final payment, except that it shall not constitute a waiver of claims. The making of final payment shall constitute a waiver of claims by the Owner as provided in Subparagraph 4.3.5.

9.10.4 Acceptance of final payment by the Contractor, a Subcontractor or material supplier shall constitute a waiver of claims by that payee except those previously made in writing and identified by that payee as unsettled at the time of final Application for Payment. Such waivers shall be in addition to the waiver described in Subparagraph 4.3.5.

ARTICLE 10

PROTECTION OF PERSONS AND PROPERTY

10.1 SAFETY PRECAUTIONS AND PROGRAMS

10.1.1 The Contractor shall be responsible for initiating, maintaining and supervising all safety precautions and programs in connection with the performance of the Contract.

10.1.2 In the event the Contractor encounters on the site material reasonably believed to be asbestos or polychlorinated biphenyl (PCB) which has not been rendered harmless, the Contractor shall immediately stop Work in the area affected and report the condition to the Owner and Architect in writing. The Work in the affected area shall not thereafter be resumed except by written agreement of the Owner and Contractor if in fact the material is asbestos or polychlorinated biphenyl (PCB) and has not been rendered harmless. The Work in the affected area shall be resumed in the absence of asbestos or polychlorinated biphenyl (PCB), or when it has been rendered harmless, by written agreement of the Owner and Contractor, or in accordance with final determination by the Architect on which arbitration has not been demanded, or by arbitration under Article 4.

10.1.3 The Contractor shall not be required pursuant to Article 7 to perform without consent any Work relating to asbestos or polychlorinated biphenyl (PCB).

10.1.4 To the fullest extent permitted by law, the Owner shall indemnify and hold harmless the Contractor, Architect, Architect's consultants and agents and employees of any of them from and against claims, damages, losses and expenses, including but not limited to attorneys' fees, arising out of or resulting from performance of the Work in the affected area if in fact the material is asbestos or polychlorinated biphenyl (PCB) and has not been rendered harmless, provided that such claim, damage, loss or expense is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the Work itself) including loss of use resulting therefrom, but only to the extent caused in whole or in part by negligent acts or omissions of the Owner, anyone directly or indirectly employed by the Owner or anyone for whose acts the Owner may be liable, regardless of whether or not such claim, damage, loss or expense is caused in part by a party indemnified hereunder. Such obligation shall not be construed to negate, abridge, or reduce other rights or obligations of indemnity which would otherwise exist as to a party or person described in this Subparagraph 10.1.4.

10.2 SAFETY OF PERSONS AND PROPERTY

10.2.1 The Contractor shall take reasonable precautions for safety of, and shall provide reasonable protection to prevent damage, injury or loss to:

- .1 employees on the Work and other persons who may be affected thereby;
- .2 the Work and materials and equipment to be incorporated therein, whether in storage on or off the site, under care, custody or control of the Contractor or the Contractor's Subcontractors or Sub-subcontractors; and
- .3 other property at the site or adjacent thereto, such as trees, shrubs, lawns, walks, pavements, roadways, structures and utilities not designated for removal, relocation or replacement in the course of construction.

10.2.2 The Contractor shall give notices and comply with applicable laws, ordinances, rules, regulations and lawful orders of public authorities bearing on safety of persons or property or their protection from damage, injury or loss.

10.2.3 The Contractor shall erect and maintain, as required by existing conditions and performance of the Contract, reasonable safeguards for safety and protection, including posting danger signs and other warnings against hazards, promulgating safety regulations and notifying owners and users of adjacent sites and utilities.

10.2.4 When use or storage of explosives or other hazardous materials or equipment or unusual methods are necessary for execution of the Work, the Contractor shall exercise utmost care and carry on such activities under supervision of properly qualified personnel.

10.2.5 The Contractor shall promptly remedy damage and loss (other than damage or loss insured under property insurance required by the Contract Documents) to property referred to in Clauses 10.2.1.2 and 10.2.1.3 caused in whole or in part by the Contractor, a Subcontractor, a Sub-subcontractor, or anyone directly or indirectly employed by any of them, or by anyone for whose acts they may be liable and for which the Contractor is responsible under Clauses 10.2.1.2 and 10.2.1.3, except damage or loss attributable to acts or omissions of the Owner or Architect or anyone directly or indirectly employed by either of them, or by anyone for whose acts either of them may be liable, and not attributable to the fault or negligence of the Contractor. The foregoing obligations of the Contractor are in addition to the Contractor's obligations under Paragraph 3.18.

10.2.6 The Contractor shall designate a responsible member of the Contractor's organization at the site whose duty shall be the prevention of accidents. This person shall be the Contractor's superintendent unless otherwise designated by the Contractor in writing to the Owner and Architect.

10.2.7 The Contractor shall not load or permit any part of the construction or site to be loaded so as to endanger its safety.

10.3 EMERGENCIES

10.3.1 In an emergency affecting safety of persons or property, the Contractor shall act, at the Contractor's discretion, to prevent threatened damage, injury or loss. Additional compensation or extension of time claimed by the Contractor on account of an emergency shall be determined as provided in Paragraph 4.3 and Article 7.

ARTICLE 11

INSURANCE AND BONDS

11.1 CONTRACTOR'S LIABILITY INSURANCE

11.1.1 The Contractor shall purchase from and maintain in a company or companies lawfully authorized to do business in the jurisdiction in which the Project is located such insurance as will protect the Contractor from claims set forth below which may arise out of or result from the Contractor's operations under the Contract and for which the Contractor may be legally liable, whether such operations be by the Contractor or by a Subcontractor or by anyone directly or indirectly employed by any of them, or by anyone for whose acts any of them may be liable:

- .1 claims under workers' or workmen's compensation, disability benefit and other similar employee benefit acts which are applicable to the Work to be performed;

- .2 claims for damages because of bodily injury, occupational sickness or disease, or death of the Contractor's employees;
- .3 claims for damages because of bodily injury, sickness or disease, or death of any person other than the Contractor's employees;
- .4 claims for damages insured by usual personal injury liability coverage which are sustained (1) by a person as a result of an offense directly or indirectly related to employment of such person by the Contractor, or (2) by another person;
- .5 claims for damages, other than to the Work itself, because of injury to or destruction of tangible property, including loss of use resulting therefrom;
- .6 claims for damages because of bodily injury, death of a person or property damage arising out of ownership, maintenance or use of a motor vehicle; and
- .7 claims involving contractual liability insurance applicable to the Contractor's obligations under Paragraph 3.18.

11.1.2 The insurance required by Subparagraph 11.1.1 shall be written for not less than limits of liability specified in the Contract Documents or required by law, whichever coverage is greater. Coverages, whether written on an occurrence or claims-made basis, shall be maintained without interruption from date of commencement of the Work until date of final payment and termination of any coverage required to be maintained after final payment.

11.1.3 Certificates of Insurance acceptable to the Owner shall be filed with the Owner prior to commencement of the Work. These Certificates and the insurance policies required by this Paragraph 11.1 shall contain a provision that coverages afforded under the policies will not be cancelled or allowed to expire until at least 30 days' prior written notice has been given to the Owner. If any of the foregoing insurance coverages are required to remain in force after final payment and are reasonably available, an additional certificate evidencing continuation of such coverage shall be submitted with the final Application for Payment as required by Subparagraph 9.10.2. Information concerning reduction of coverage shall be furnished by the Contractor with reasonable promptness in accordance with the Contractor's information and belief.

11.2 OWNER'S LIABILITY INSURANCE

11.2.1 The Owner shall be responsible for purchasing and maintaining the Owner's usual liability insurance. Optionally, the Owner may purchase and maintain other insurance for self-protection against claims which may arise from operations under the Contract. The Contractor shall not be responsible for purchasing and maintaining this optional Owner's liability insurance unless specifically required by the Contract Documents.

11.3 PROPERTY INSURANCE

11.3.1 Unless otherwise provided, the Owner shall purchase and maintain, in a company or companies lawfully authorized to do business in the jurisdiction in which the Project is located, property insurance in the amount of the initial Contract Sum as well as subsequent modifications thereto for the entire Work at the site on a replacement cost basis without voluntary deductibles. Such property insurance shall be maintained, unless otherwise provided in the Contract Documents or otherwise agreed in writing by all persons and entities who are beneficiaries of such insurance, until final payment has been made as provided in Paragraph 9.10 or until no person or entity

other than the Owner has an insurable interest in the property required by this Paragraph 11.3 to be covered, whichever is earlier. This insurance shall include interests of the Owner, the Contractor, Subcontractors and Sub-subcontractors in the Work.

11.3.1.1 Property insurance shall be on an all-risk policy form and shall insure against the perils of fire and extended coverage and physical loss or damage including, without duplication of coverage, theft, vandalism, malicious mischief, collapse, false-work, temporary buildings and debris removal including demolition occasioned by enforcement of any applicable legal requirements, and shall cover reasonable compensation for Architect's services and expenses required as a result of such insured loss. Coverage for other perils shall not be required unless otherwise provided in the Contract Documents.

11.3.1.2 If the Owner does not intend to purchase such property insurance required by the Contract and with all of the coverages in the amount described above, the Owner shall so inform the Contractor in writing prior to commencement of the Work. The Contractor may then effect insurance which will protect the interests of the Contractor, Subcontractors and Sub-subcontractors in the Work, and by appropriate Change Order the cost thereof shall be charged to the Owner. If the Contractor is damaged by the failure or neglect of the Owner to purchase or maintain insurance as described above, without so notifying the Contractor, then the Owner shall bear all reasonable costs properly attributable thereto.

11.3.1.3 If the property insurance requires minimum deductibles and such deductibles are identified in the Contract Documents, the Contractor shall pay costs not covered because of such deductibles. If the Owner or insurer increases the required minimum deductibles above the amounts so identified or if the Owner elects to purchase this insurance with voluntary deductible amounts, the Owner shall be responsible for payment of the additional costs not covered because of such increased or voluntary deductibles. If deductibles are not identified in the Contract Documents, the Owner shall pay costs not covered because of deductibles.

11.3.1.4 Unless otherwise provided in the Contract Documents, this property insurance shall cover portions of the Work stored off the site after written approval of the Owner at the value established in the approval, and also portions of the Work in transit.

11.3.2 **Boiler and Machinery Insurance.** The Owner shall purchase and maintain boiler and machinery insurance required by the Contract Documents or by law, which shall specifically cover such insured objects during installation and until final acceptance by the Owner; this insurance shall include interests of the Owner, Contractor, Subcontractors and Sub-subcontractors in the Work, and the Owner and Contractor shall be named insureds.

11.3.3 **Loss of Use Insurance.** The Owner, at the Owner's option, may purchase and maintain such insurance as will insure the Owner against loss of use of the Owner's property due to fire or other hazards, however caused. The Owner waives all rights of action against the Contractor for loss of use of the Owner's property, including consequential losses due to fire or other hazards however caused.

11.3.4 If the Contractor requests in writing that insurance for risks other than those described herein or for other special hazards be included in the property insurance policy, the Owner shall, if possible, include such insurance, and the cost thereof shall be charged to the Contractor by appropriate Change Order.

11.3.5 If during the Project construction period the Owner insures properties, real or personal or both, adjoining or adjacent to the site by property insurance under policies separate from those insuring the Project, or if after final payment property insurance is to be provided on the completed Project through a policy or policies other than those insuring the Project during the construction period, the Owner shall waive all rights in accordance with the terms of Subparagraph 11.3.7 for damages caused by fire or other perils covered by this separate property insurance. All separate policies shall provide this waiver of subrogation by endorsement or otherwise.

11.3.6 Before an exposure to loss may occur, the Owner shall file with the Contractor a copy of each policy that includes insurance coverages required by this Paragraph 11.3. Each policy shall contain all generally applicable conditions, definitions, exclusions and endorsements related to this Project. Each policy shall contain a provision that the policy will not be cancelled or allowed to expire until at least 30 days' prior written notice has been given to the Contractor.

11.3.7 Waivers of Subrogation. The Owner and Contractor waive all rights against (1) each other and any of their subcontractors, sub-subcontractors, agents and employees, each of the other, and (2) the Architect, Architect's consultants, separate contractors described in Article 6, if any, and any of their subcontractors, sub-subcontractors, agents and employees, for damages caused by fire or other perils to the extent covered by property insurance obtained pursuant to this Paragraph 11.3 or other property insurance applicable to the Work, except such rights as they have to proceeds of such insurance held by the Owner as fiduciary. The Owner or Contractor, as appropriate, shall require of the Architect, Architect's consultants, separate contractors described in Article 6, if any, and the subcontractors, sub-subcontractors, agents and employees of any of them, by appropriate agreements, written where legally required for validity, similar waivers each in favor of other parties enumerated herein. The policies shall provide such waivers of subrogation by endorsement or otherwise. A waiver of subrogation shall be effective as to a person or entity even though that person or entity would otherwise have a duty of indemnification, contractual or otherwise, did not pay the insurance premium directly or indirectly, and whether or not the person or entity had an insurable interest in the property damaged.

11.3.8 A loss insured under Owner's property insurance shall be adjusted by the Owner as fiduciary and made payable to the Owner as fiduciary for the insureds, as their interests may appear, subject to requirements of any applicable mortgage clause and of Subparagraph 11.3.10. The Contractor shall pay Subcontractors their just shares of insurance proceeds received by the Contractor, and by appropriate agreements, written where legally required for validity, shall require Subcontractors to make payments to their Sub-subcontractors in similar manner.

11.3.9 If required in writing by a party in interest, the Owner as fiduciary shall, upon occurrence of an insured loss, give bond for proper performance of the Owner's duties. The cost of required bonds shall be charged against proceeds received as fiduciary. The Owner shall deposit in a separate account proceeds so received, which the Owner shall distribute in accordance with such agreement as the parties in interest may reach, or in accordance with an arbitration award in which case the procedure shall be as provided in Paragraph 4.5. If after such loss no other special agreement is made, replacement of damaged property shall be covered by appropriate Change Order.

11.3.10 The Owner as fiduciary shall have power to adjust and settle a loss with insurers unless one of the parties in interest shall object in writing within five days after occurrence of loss to the Owner's exercise of this power; if such objection be made, arbitrators shall be chosen as provided in Paragraph 4.5. The Owner as fiduciary shall, in that case, make settlement with insurers in accordance with directions of such arbitrators. If distribution of insurance proceeds by arbitration is required, the arbitrators will direct such distribution.

11.3.11 Partial occupancy or use in accordance with Paragraph 9.9 shall not commence until the insurance company or companies providing property insurance have consented to such partial occupancy or use by endorsement or otherwise. The Owner and the Contractor shall take reasonable steps to obtain consent of the insurance company or companies and shall, without mutual written consent, take no action with respect to partial occupancy or use that would cause cancellation, lapse or reduction of insurance.

11.4 PERFORMANCE BOND AND PAYMENT BOND

11.4.1 The Owner shall have the right to require the Contractor to furnish bonds covering faithful performance of the Contract and payment of obligations arising thereunder as stipulated in bidding requirements or specifically required in the Contract Documents on the date of execution of the Contract.

11.4.2 Upon the request of any person or entity appearing to be a potential beneficiary of bonds covering payment of obligations arising under the Contract, the Contractor shall promptly furnish a copy of the bonds or shall permit a copy to be made.

ARTICLE 12

UNCOVERING AND CORRECTION OF WORK

12.1 UNCOVERING OF WORK

12.1.1 If a portion of the Work is covered contrary to the Architect's request or to requirements specifically expressed in the Contract Documents, it must, if required in writing by the Architect, be uncovered for the Architect's observation and be replaced at the Contractor's expense without change in the Contract Time.

12.1.2 If a portion of the Work has been covered which the Architect has not specifically requested to observe prior to its being covered, the Architect may request to see such Work and it shall be uncovered by the Contractor. If such Work is in accordance with the Contract Documents, costs of uncovering and replacement shall, by appropriate Change Order, be charged to the Owner. If such Work is not in accordance with the Contract Documents, the Contractor shall pay such costs unless the condition was caused by the Owner or a separate contractor in which event the Owner shall be responsible for payment of such costs.

12.2 CORRECTION OF WORK

12.2.1 The Contractor shall promptly correct Work rejected by the Architect or failing to conform to the requirements of the Contract Documents, whether observed before or after Substantial Completion and whether or not fabricated, installed or completed. The Contractor shall bear costs of correcting such rejected Work, including additional testing and inspection and compensation for the Architect's services and expenses made necessary thereby.

12.2.2 If, within one year after the date of Substantial Completion of the Work or designated portion thereof, or after the date

for commencement of warranties established under Subparagraph 9.9.1, or by terms of an applicable special warranty required by the Contract Documents, any of the Work is found to be not in accordance with the requirements of the Contract Documents, the Contractor shall correct it promptly after receipt of written notice from the Owner to do so unless the Owner has previously given the Contractor a written acceptance of such condition. This period of one year shall be extended with respect to portions of Work first performed after Substantial Completion by the period of time between Substantial Completion and the actual performance of the Work. This obligation under this Subparagraph 12.2.2 shall survive acceptance of the Work under the Contract and termination of the Contract. The Owner shall give such notice promptly after discovery of the condition.

12.2.3 The Contractor shall remove from the site portions of the Work which are not in accordance with the requirements of the Contract Documents and are neither corrected by the Contractor nor accepted by the Owner.

12.2.4 If the Contractor fails to correct nonconforming Work within a reasonable time, the Owner may correct it in accordance with Paragraph 2.4. If the Contractor does not proceed with correction of such nonconforming Work within a reasonable time fixed by written notice from the Architect, the Owner may remove it and store the salvable materials or equipment at the Contractor's expense. If the Contractor does not pay costs of such removal and storage within ten days after written notice, the Owner may upon ten additional days' written notice sell such materials and equipment at auction or at private sale and shall account for the proceeds thereof, after deducting costs and damages that should have been borne by the Contractor, including compensation for the Architect's services and expenses made necessary thereby. If such proceeds of sale do not cover costs which the Contractor should have borne, the Contract Sum shall be reduced by the deficiency. If payments then or thereafter due the Contractor are not sufficient to cover such amount, the Contractor shall pay the difference to the Owner.

12.2.5 The Contractor shall bear the cost of correcting destroyed or damaged construction, whether completed or partially completed, of the Owner or separate contractors caused by the Contractor's correction or removal of Work which is not in accordance with the requirements of the Contract Documents.

12.2.6 Nothing contained in this Paragraph 12.2 shall be construed to establish a period of limitation with respect to other obligations which the Contractor might have under the Contract Documents. Establishment of the time period of one year as described in Subparagraph 12.2.2 relates only to the specific obligation of the Contractor to correct the Work, and has no relationship to the time within which the obligation to comply with the Contract Documents may be sought to be enforced, nor to the time within which proceedings may be commenced to establish the Contractor's liability with respect to the Contractor's obligations other than specifically to correct the Work.

12.3 ACCEPTANCE OF NONCONFORMING WORK

12.3.1 If the Owner prefers to accept Work which is not in accordance with the requirements of the Contract Documents, the Owner may do so instead of requiring its removal and correction, in which case the Contract Sum will be reduced as appropriate and equitable. Such adjustment shall be effected whether or not final payment has been made.

ARTICLE 13

MISCELLANEOUS PROVISIONS

13.1 GOVERNING LAW

13.1.1 The Contract shall be governed by the law of the place where the Project is located.

13.2 SUCCESSORS AND ASSIGNS

13.2.1 The Owner and Contractor respectively bind themselves, their partners, successors, assigns and legal representatives to the other party hereto and to partners, successors, assigns and legal representatives of such other party in respect to covenants, agreements and obligations contained in the Contract Documents. Neither party to the Contract shall assign the Contract as a whole without written consent of the other. If either party attempts to make such an assignment without such consent, that party shall nevertheless remain legally responsible for all obligations under the Contract.

13.3 WRITTEN NOTICE

13.3.1 Written notice shall be deemed to have been duly served if delivered in person to the individual or a member of the firm or entity or to an officer of the corporation for which it was intended, or if delivered at or sent by registered or certified mail to the last business address known to the party giving notice.

13.4 RIGHTS AND REMEDIES

13.4.1 Duties and obligations imposed by the Contract Documents and rights and remedies available thereunder shall be in addition to and not a limitation of duties, obligations, rights and remedies otherwise imposed or available by law.

13.4.2 No action or failure to act by the Owner, Architect or Contractor shall constitute a waiver of a right or duty afforded them under the Contract, nor shall such action or failure to act constitute approval of or acquiescence in a breach thereunder, except as may be specifically agreed in writing.

13.5 TESTS AND INSPECTIONS

13.5.1 Tests, inspections and approvals of portions of the Work required by the Contract Documents or by laws, ordinances, rules, regulations or orders of public authorities having jurisdiction shall be made at an appropriate time. Unless otherwise provided, the Contractor shall make arrangements for such tests, inspections and approvals with an independent testing laboratory or entity acceptable to the Owner, or with the appropriate public authority, and shall bear all related costs of tests, inspections and approvals. The Contractor shall give the Architect timely notice of when and where tests and inspections are to be made so the Architect may observe such procedures. The Owner shall bear costs of tests, inspections or approvals which do not become requirements until after bids are received or negotiations concluded.

13.5.2 If the Architect, Owner or public authorities having jurisdiction determine that portions of the Work require additional testing, inspection or approval not included under Subparagraph 13.5.1, the Architect will, upon written authorization from the Owner, instruct the Contractor to make arrangements for such additional testing, inspection or approval by an entity acceptable to the Owner; and the Contractor shall give timely notice to the Architect of when and where tests and inspections are to be made so the Architect may observe such procedures.

The Owner shall bear such costs except as provided in Subparagraph 13.5.3.

13.5.3 If such procedures for testing, inspection or approval under Subparagraphs 13.5.1 and 13.5.2 reveal failure of the portions of the Work to comply with requirements established by the Contract Documents, the Contractor shall bear all costs made necessary by such failure including those of repeated procedures and compensation for the Architect's services and expenses.

13.5.4 Required certificates of testing, inspection or approval shall, unless otherwise required by the Contract Documents, be secured by the Contractor and promptly delivered to the Architect.

13.5.5 If the Architect is to observe tests, inspections or approvals required by the Contract Documents, the Architect will do so promptly and, where practicable, at the normal place of testing.

13.5.6 Tests or inspections conducted pursuant to the Contract Documents shall be made promptly to avoid unreasonable delay in the Work.

13.6 INTEREST

13.6.1 Payments due and unpaid under the Contract Documents shall bear interest from the date payment is due at such rate as the parties may agree upon in writing or, in the absence thereof, at the legal rate prevailing from time to time at the place where the Project is located.

13.7 COMMENCEMENT OF STATUTORY LIMITATION PERIOD

13.7.1 As between the Owner and Contractor:

- .1 Before Substantial Completion.** As to acts or failures to act occurring prior to the relevant date of Substantial Completion, any applicable statute of limitations shall commence to run and any alleged cause of action shall be deemed to have accrued in any and all events not later than such date of Substantial Completion;
- .2 Between Substantial Completion and Final Certificate for Payment.** As to acts or failures to act occurring subsequent to the relevant date of Substantial Completion and prior to issuance of the final Certificate for Payment, any applicable statute of limitations shall commence to run and any alleged cause of action shall be deemed to have accrued in any and all events not later than the date of issuance of the final Certificate for Payment; and
- .3 After Final Certificate for Payment.** As to acts or failures to act occurring after the relevant date of issuance of the final Certificate for Payment, any applicable statute of limitations shall commence to run and any alleged cause of action shall be deemed to have accrued in any and all events not later than the date of any act or failure to act by the Contractor pursuant to any warranty provided under Paragraph 3.5, the date of any correction of the Work or failure to correct the Work by the Contractor under Paragraph 12.2, or the date of actual commission of any other act or failure to perform any duty or obligation by the Contractor or Owner, whichever occurs last.

ARTICLE 14

TERMINATION OR SUSPENSION OF THE CONTRACT

14.1 TERMINATION BY THE CONTRACTOR

14.1.1 The Contractor may terminate the Contract if the Work is stopped for a period of 30 days through no act or fault of the Contractor or a Subcontractor, Sub-subcontractor or their agents or employees or any other persons performing portions of the Work under contract with the Contractor, for any of the following reasons:

- .1** issuance of an order of a court or other public authority having jurisdiction;
- .2** an act of government, such as a declaration of national emergency, making material unavailable;
- .3** because the Architect has not issued a Certificate for Payment and has not notified the Contractor of the reason for withholding certification as provided in Subparagraph 9.4.1, or because the Owner has not made payment on a Certificate for Payment within the time stated in the Contract Documents;
- .4** if repeated suspensions, delays or interruptions by the Owner as described in Paragraph 14.3 constitute in the aggregate more than 100 percent of the total number of days scheduled for completion, or 120 days in any 365-day period, whichever is less; or
- .5** the Owner has failed to furnish to the Contractor promptly, upon the Contractor's request, reasonable evidence as required by Subparagraph 2.2.1.

14.1.2 If one of the above reasons exists, the Contractor may, upon seven additional days' written notice to the Owner and Architect, terminate the Contract and recover from the Owner payment for Work executed and for proven loss with respect to materials, equipment, tools, and construction equipment and machinery, including reasonable overhead, profit and damages.

14.1.3 If the Work is stopped for a period of 60 days through no act or fault of the Contractor or a Subcontractor or their agents or employees or any other persons performing portions of the Work under contract with the Contractor because the Owner has persistently failed to fulfill the Owner's obligations under the Contract Documents with respect to matters important to the progress of the Work, the Contractor may, upon seven additional days' written notice to the Owner and the Architect, terminate the Contract and recover from the Owner as provided in Subparagraph 14.1.2.

14.2 TERMINATION BY THE OWNER FOR CAUSE

14.2.1 The Owner may terminate the Contract if the Contractor:

- .1** persistently or repeatedly refuses or fails to supply enough properly skilled workers or proper materials;
- .2** fails to make payment to Subcontractors for materials or labor in accordance with the respective agreements between the Contractor and the Subcontractors;
- .3** persistently disregards laws, ordinances, or rules, regulations or orders of a public authority having jurisdiction; or
- .4** otherwise is guilty of substantial breach of a provision of the Contract Documents.

14.2.2 When any of the above reasons exist, the Owner, upon certification by the Architect that sufficient cause exists to jus-

tify such action, may without prejudice to any other rights or remedies of the Owner and after giving the Contractor and the Contractor's surety, if any, seven days' written notice, terminate employment of the Contractor and may, subject to any prior rights of the surety:

- .1 take possession of the site and of all materials, equipment, tools, and construction equipment and machinery thereon owned by the Contractor;
- .2 accept assignment of subcontracts pursuant to Paragraph 5.4; and
- .3 finish the Work by whatever reasonable method the Owner may deem expedient.

14.2.3 When the Owner terminates the Contract for one of the reasons stated in Subparagraph 14.2.1, the Contractor shall not be entitled to receive further payment until the Work is finished.

14.2.4 If the unpaid balance of the Contract Sum exceeds costs of finishing the Work, including compensation for the Architect's services and expenses made necessary thereby, such excess shall be paid to the Contractor. If such costs exceed the unpaid balance, the Contractor shall pay the difference to the

Owner. The amount to be paid to the Contractor or Owner, as the case may be, shall be certified by the Architect, upon application, and this obligation for payment shall survive termination of the Contract.

14.3 SUSPENSION BY THE OWNER FOR CONVENIENCE

14.3.1 The Owner may, without cause, order the Contractor in writing to suspend, delay or interrupt the Work in whole or in part for such period of time as the Owner may determine.

14.3.2 An adjustment shall be made for increases in the cost of performance of the Contract, including profit on the increased cost of performance, caused by suspension, delay or interruption. No adjustment shall be made to the extent:

- .1 that performance is, was or would have been so suspended, delayed or interrupted by another cause for which the Contractor is responsible; or
- .2 that an equitable adjustment is made or denied under another provision of this Contract.

14.3.3 Adjustments made in the cost of performance may have a mutually agreed fixed or percentage fee.

MAINE STATE HOUSING AUTHORITY

Supplemental Construction Standards

I. Standards for Construction and Contractor's Warranty

The Development shall be constructed according to accepted working drawings and specifications, and in full compliance with applicable building codes and regulations. All materials and equipment shall be new, unless otherwise specified, and all construction shall be of good quality, free from faults and defects.

The Contractor warrants to the Developer, the Architect, and in consideration of the permanent financing of the Development by the Maine State Housing Authority, to the Authority that all construction will be accomplished in compliance with the Standards for Construction stated above.

II. Construction Contract Retainage

For construction contracts less than \$450,000 of Stipulated Sum or Guaranteed Maximum Cost there shall be a 10% retainage on all progress payments made to the Contractor during construction.

For construction contracts from \$450,000 to \$900,000, there shall be a 10% retainage on all progress payments until the total amount of retainage equals \$45,000.

For construction contracts greater than \$900,000, there shall be a 10% retainage on all progress payments until construction is 50% complete.

The Bank or the Maine State Housing Authority may determine that sufficient reasons or circumstances exist with respect to a particular Development as to require greater retainage.

The retainage shall be held by the Bank until the Development is substantially complete and until any incomplete work escrows have been funded as provided in Paragraph VIII hereof.

III. Required On-site Facilities

The Contractor shall provide the following on-site facilities:

- a) A site office of sufficient size for the review and discussion of the construction documents.
- b) A site phone
- c) A site toilet
- d) A current set of signed drawings, specifications, and other documents as amended and as accepted by MSHA for the use of MSHA's inspector at all times.
- e) A project sign which designates the project as an Equal Housing Opportunity project and includes references to the Project Name, Developer, Architect,

Contractor, Bank, and the MSHA. This sign should also provide a phone number for rental information, or the rental information may be provided for separately.

IV. MSHA Inspections

a. Contractor requests for MSHA inspection

Request for all "scheduled" inspections described herein shall be provided to MSHA at least two (2) working days prior to the desired inspection date either in writing or by telephone.

b. Scheduled Inspections

MSHA requires scheduled inspections of the construction to determine that work is proceeding according to the Standards for Construction stated in Paragraph I above. MSHA reserves the option to make additional inspections for the same purposes. The scheduled inspections shall be as follows:

1. Excavation completed: The following items shall be completed and visible for inspection:
 - i. all excavation for footings and foundations
 - ii. forms for footings and any required footing reinforcing steel in place; and
 - iii. batter boards or other suitable locating devices in place and wall lines established.
2. Foundation preparation: The following items shall be completed and visible for inspection:
 - i. forms for walls with any required reinforcing in place; and
 - ii. forms shall be aligned, securely braced, and properly oiled.
3. Foundation completed: The following items shall be complete and visible for inspection prior to placing backfill:
 - i. all footings, foundation walls, piers, and any other foundation work including rodent barriers;
 - ii. foundation water-proofing or damproofing; and
 - iii. footing drains and any other specified foundation drainage systems.
4. Concrete Slabs Preparation: The following items shall be complete and visible for inspection:
 - i. noncapillary bed,

- ii. slab vapor barrier,
 - iii. perimeter insulations, and
 - iv. reinforcing steel.
5. Close in: A “close in” inspection is required prior to the concealment of all building systems. The following construction shall be completed and visible for inspection:
- i. the structure shall be enclosed with all wall, ceiling and roof framing exposed;
 - ii. masonry veneer, if applicable, shall not be installed;
 - iii. interior wall and ceiling finish material and insulation shall not be installed, but roofing may be applied;
 - iv. plumbing, mechanical and electrical work shall be roughed in; and
 - v. footings and foundations for stoops, porches and terraces before backfilling, with any required reinforcing and flashing for slabs in place, before pouring slabs, if not inspected during previous inspections.
6. Final Inspection: At final inspection, all required construction shall be completed and ready for inspection. The Contractor shall arrange to have the building(s) open for the MSHA Inspector. The following items shall be completed and ready for inspection:
- i. the dwelling structure completed, cleaned and ready for occupancy. This shall include the installation and operation of permanent equipment, and on-site improvements except for those items specified and accepted as suitable for deferred completion in accordance with the provisions of an Incomplete Work Escrow (paragraph VIII).
 - ii. finish grading, seeding, sodding, and landscape planting; completed;
 - iii. paving of walks and drives, including their extension to the public walk, curb or pavement, and utilities installed including their extension and connection to off-site public mains;
 - iv. fences, garden walls, retaining walls, and other accessory structures;
 - v. off-site improvements, if any;

- vi. all non-compliances noted by MSHA Inspector during construction shall have been corrected and accepted by MSHA;
- vii. As-built survey received by MSHA five (5) business days prior to inspection.

c. Concealment

If the MSHA Inspector encounters construction that has been concealed before being inspected as required by a scheduled inspection or a follow-up thereto, he may require the uncovering of concealed work or an alternative verification acceptable to MSHA. MSHA shall not be liable for the cost of any such uncovering or alternative verification. The Inspector shall note on the Field Report any concealment.

d. Reinspection

Any inspection performed which MSHA in its sole discretion determines to be necessary due to an action, omission, or deficiency caused by the Contractor, Developer, or Architect shall be considered a reinspection and shall be billable to the Developer to cover the costs of labor and expense to the Maine State Housing Authority. The rate of charge shall be \$25 per man-hour from the MSHA office to site and return. The maximum charge per inspection shall be \$200.00.

Reinspection shall be made after corrections have been completed and the Contractor or Architect shall notify the Authority of readiness for reinspection as provided in Paragraph IV A above.

e. Inspection Reports

A Field Report is generally provided to the Contractor following each inspection or reinspection. The Contractor must carefully review his copy of the Field Report and correct any non-compliance

MSHA may, in order to avoid duplication of effort, rely upon the inspection and report of the Architect with respect to any required inspection covered by Paragraph IV "b" above.

V. Corrective Actions

Upon its sole determination at any time that the construction is not proceeding or has not proceeded or been completed in compliance with the Standards for Construction stated in Paragraph I above, MSHA without the consent of the Architect may require of either the Contractor or the Developer or both, any of the following corrective actions:

- a) Repair or correct non-compliance; then notify MSHA for reinspection.
- b) Stop construction in area of non-compliance until further notice.
- c) Employ a full time Project Representative of the Architect, as provided in the AIA Standard Form of Agreement Between Owner and Architect.

The one-year period referred to in § 13.2.2 of the General Conditions of the Contract for Construction for correction of the work shall commence no earlier than the date of issuance by MSHA of a certificate of Occupancy for the Development.

VI. Change Orders

Any modifications, including but not limited to additions, variations, substitutions, or revisions to the MSHA accepted Working Drawings and Specifications shall be submitted to MSHA, the Architect, Developer and the Bank for review and acceptance prior to the execution of those changes. All change orders shall be prepared utilizing the appropriate A. I. A. Change Order Form and shall be accompanied by adequate information describing the proposed changes including drawings and description of materials when needed. MSHA may request such additional information as it deems reasonably necessary under the circumstances.

VII. Contract Administration

It is the responsibility of the Bank and the Architect to administer the construction loan and, in addition, to determine that work conforms to the accepted plans and specifications and applicable building codes and regulations.

VIII. Incomplete Work Escrow

When completion of site improvements is prevented by seasonal conditions or other considerations acceptable to MSHA as being beyond the control of the Contractor, the final inspection shall not include the incomplete work provided MSHA finds that the development can be occupied without hazards caused by such incomplete work.

MSHA will require a detailed written description of the incomplete work, the holding in escrow of a sum of money equal to not less than one and one-half times the MSHA's estimated cost of completion, and establishment of a suitable date of completion for the incomplete work items. MSHA will require an inspection of the deferred work upon completion and prior to the release of any escrow amount.

Final Payment is not due the Contractor until completion of all deferred work which is the Contractor's responsibility under the Construction Contract.

IX. Interpretation

To the extent that these Supplemental Construction Standards may be inconsistent with any other provisions of the Construction Contract, these Supplemental Construction Standards shall prevail.

End of document

**MAINE STATE HOUSING AUTHORITY
CHANGE ORDER FORM**

PROJECT:
(name & address) _____

Change Order Number: _____

Initiation Date: _____

CONTRACTOR:
(name & address) _____

Contract For: _____

Contract Date: _____

You are directed to make the following changes in this Contract:

Provide labor and materials as per quote dated: _____

	\$	
	\$	
Total	\$	

Not valid until signed by the Owner, Architect and Construction Manager (when applicable), and MSHA Inspector.
Signature of the Contractor indicates agreement herewith, including any adjustment in the Contract Sum or Contract Time.

The original Contract Sum was	\$	
Net change by previously authorized Change Orders	\$	
The Contract Sum prior to this Change Order was	\$	
The Contract Sum cost will be: <input type="checkbox"/> increased <input type="checkbox"/> decreased <input type="checkbox"/> unchang	\$	
The new Contract Sum including this Change Order will be	\$	
The contract time will be : <input type="checkbox"/> increased <input type="checkbox"/> decreased <input type="checkbox"/> unchanged by _____	Days	
The date of substantial completion as of the date of this Change Order therefore is _____		

Recommended:
Construction Manager _____
Address _____

Approved:
Architect _____
Address _____

By:
Signature _____ Date _____

By:
Signature _____ Date _____

Agreed To:
Contractor _____
Address _____

Agreed To:
Owner _____
Address _____

By:
Signature _____ Date _____

By:
Signature _____ Date _____

MSHA APPROVAL: _____
Inspector

Date

CONTINUATION SHEET

MSHA DOCUMENT R102

PAGE OF PAGES

MSHA Document R101, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's/Owner's signed Certification, must be attached.

In tabulations below, amounts are to be stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO.:

APPLICATION DATE:

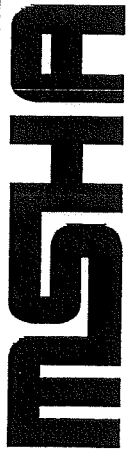
PERIOD TO:

MSHA PROJECT NO.:

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		E THIS PERIOD	F MATERIALS PRESENTLY STORED (NOT IN DORE)	G TOTAL COMPLETED AND STORED TO DATE (D + E + F)	H BALANCE TO FINISH (C - G)	I RETAINAGE (IF VARIABLE RATE)
			FROM PRIOR APPLICATION (D+E)						

Continuation sheet MSHA Document R102 checked by _____ inspector





MAINE STATE HOUSING AUTHORITY
 353 Water Street
 Augusta, Maine 04330-4633
 1-800-452-4668

APPLICATION AND CERTIFICATE FOR PAYMENT

MSHA DOCUMENT R101 _____ page one of _____ pages

TO: OWNER

PROJECT: _____

APPLICATION NO: _____

Distribution to

PERIOD TO: _____

Owner:

PROJECT NO: _____

Architect

FROM: CONTRACTOR

VIA ARCHITECT: _____

CONTRACT DATE: _____

Contractor: _____

MSHA: _____

CONTRACT FOR:

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract Continuation Sheet, MSHA Document R102, must be attached.

1. ORIGINAL CONTRACT SUM..... \$ _____
2. Net change by Change Orders..... \$ _____
3. CONTRACT SUM TO DATE (Line 1+/-2)..... \$ _____
4. TOTAL COMPLETED & STORED TO DATE..... \$ _____
 (Column G on R102)

5. RETAINAGE:

a. _____% Of Completed Work \$ _____
 (Columns D + E on R102)

b. _____% Of Stored Material \$ _____
 (Column F on R102)

Total Retainage (Line 5a + 5b or

Total in Column I of R102)..... \$ _____

6. TOTAL EARNED LESS RETAINAGE:..... \$ _____
 (Line 4 less Line 5 Total)

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT.... \$ _____
 (Line 6 from prior Certificate)

8. CURRENT PAYMENT DUE:..... \$ _____

9. BALANCE TO FINISH, INCLUDING RETAINAGE:..... \$ _____
 (Line 3 less Line 6)

CHANGE ORDER SUMMARY

Change order # _____

Change order # _____

Change order # _____

Change order # _____

NET CHANGES by Change Order

AMOUNT

\$ _____

\$ _____

\$ _____

\$ _____

\$ _____

DATE APPROVED

CONTRACTOR'S STATEMENT

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work which previous Certificates of Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:

By: _____ Date: _____

OWNER'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observation and the data comprising this application, the Owner certifies to MSHA that to the best of the Owner's knowledge, information and belief the work has progressed as indicated, the quality of the work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the Amount Certified.

AMOUNT CERTIFIED.....\$ _____ (A)

OWNER

By: _____ Date: _____

MSHA APPROVAL

If applicable, reason(s) for difference between amount (A) and amount (B)

CURRENT PAYMENT DUE.....\$ _____ (B)

TECHNICAL SERVICES INSPECTOR:

By: _____ Date: _____

MAINE STATE HOUSING AUTHORITY

CONTRACTOR'S FINAL CERTIFICATE

Any material supplier or subcontractor who supplied material or labor with a value greater than or equal to \$2,000 must complete this form.

PROJECT: _____

Contract Date: _____

ADDRESS: _____

Contract Amount: _____

Contract For: _____

1. The undersigned certifies that there is due and payable under the above contract a final payment of \$_____.
2. The undersigned certifies that all work required under this contract has been performed in accordance with the terms of the contract and was completed on _____.
3. The undersigned certifies, that except as set forth above, there are no unpaid claims for materials, supplies or equipment and no claims of laborers or mechanics for unpaid wages arising out of the performance of the contract.
4. The undersigned releases any and all claims, other than for the final payment set forth above, arising under or by virtue of the contract and agrees to indemnify the Maine State Housing Authority and the owner against any such claims.
5. The undersigned certifies that lead-based paints have not been used in the painting of any interior surfaces or those exterior surfaces which are readily accessible to children under seven (7) years of age. Lead-based paints are defined as those paints containing more than 0.5% lead by weight in the non-volatile content of the paint.
6. The undersigned has attached to this certificate all manufacturers' and suppliers' written guarantees and warranties covering materials and equipment furnished under the contract.

Date: _____

Contractor: _____

Signature: _____

State of Maine
County of _____, ss.

Date: _____

Personally appeared the above-named _____ and gave oath to the foregoing.
Before me,

Notary Public of Maine/Attorney-at-Law

My Commission Expires: _____

MAINE STATE HOUSING AUTHORITY
OWNER/AGENCY CERTIFICATE OF COMPLETION

Owner(s): _____

Property Address: _____

Project #: _____ Number of Units After Rehabilitation: _____

The undersigned Owner(s) certifies as follows:

1. The loan funds I have received from the Maine State Housing Authority to undertake property improvements have now been spent.

2. The improvements for which I used the money have been completed to my satisfaction and are the same improvements listed in my Maine State Housing Authority Program Application and contractor estimates, or as amended with the prior written consent of the Maine State Housing Authority.

The undersigned Owner(s) swears under penalty of law that he/she/they have read and understood this Certificate and that to the best of his/her/their knowledge and belief it is true.

OWNER:

By: _____
Name:

Date: _____

By: _____
Name:

Date: _____

APPROVAL BY MSHA:

By: _____
Name:
Its:

Date: _____

MAINE STATE HOUSING AUTHORITY USE ONLY

For purposes of the Financial Assistance Agreement, the Qualified Project Period begins on: _____
Date

GEOTECHNICAL INVESTIGATION
for
PROPOSED ISLAND VIEW APARTMENTS
SILVER STREET DEVELOPMENT
PORTLAND, MAINE

Submitted to:

Silver Street Development
100 Silver Street
Portland, Maine 04101

Prepared by:

Jacques Whitford Company, Inc.
27 Congress Street
PO Box 4696
Portsmouth, New Hampshire 03802

July 10, 2000

JWC File No. NHP00217



TABLE OF CONTENTS

	<u>Page No.</u>
INTRODUCTION	1
SITE AND GEOLOGY	1
FIELD PROCEDURES	1
SOIL AND BEDROCK PROFILE	2
GROUNDWATER CONDITIONS	4
DISCUSSION AND RECOMMENDATIONS	4
Site Preparation	5
Spread Footings	6
Slabs-On-Grade	7
Structural Fill	8
General Construction Considerations	7
CLOSURE	9
FIGURES:	Figure 1 - Site Location Map
	Figure 2 - Borehole Location Plan
APPENDIX A:	Symbols and Terms used on Borehole and Test Pit Records
	Borehole Records (B-1 through B-6, AP-1, and AP-2)
APPENDIX B:	Geotechnical Laboratory Testing
APPENDIX C:	Specification for "Type 2 Fill - Granular Fill"



INTRODUCTION

As requested, Jacques Whitford Company, Inc. (JWC) has performed a geotechnical investigation for the proposed Island View Apartments in Portland, Maine. The purpose of the investigation was to evaluate the subsurface conditions at the site and to provide preliminary geotechnical recommendations for the design and construction of the proposed structures. This report has been prepared specifically and solely for the project described above: it contains all of our findings, and includes recommendations for the design and construction of the foundations and earthworks.

SITE AND GEOLOGY

The site of the proposed development is located just north of the intersection of North and Walnut Streets in Portland, Maine. The general location of the site is shown on the appended Site Location Map, Figure 1. A 25 to 30-foot soil berm/embankment is located along the northern and western portions of the property. The majority of the berm and adjacent areas are lightly vegetated with grass and/or shrubs. A 2.2 million gallon underground concrete water storage tank is located to the south of the berm in the approximate center of the property. Tennis courts (no longer in service) and a perimeter chain-link fence are located over the top of the underground tank. The southern end of the property is paved, but the majority of the parking lot has not been maintained in recent years. Existing ground surface elevations vary from approximately 122 to 158 feet in the vicinity of the soil berm and from roughly 134 to 145 feet across the remainder of the property.

Based on our conversations with the Portland Water District, the existing soil berm is what remains of a larger berm that encircled an open water reservoir in the center of the property until approximately 1971. At that time, the berm was removed from the southern and eastern portions of the property, and the underground water storage tank was constructed. Subsequently, the tennis courts and paved parking areas were constructed in 1974.

Surficial geologic maps compiled by the Maine Geological Survey characterize the site soils as glacial till (heterogeneous mixture of sand, silt, clay, and stones). The glacial till deposit may include many boulders. Stratification within the deposit is rare but beds and lenses of washed and stratified sediments may be found. Two varieties of the till are common. Basal till is fine grained and very compact with low permeability and poor drainage. Ablation till is loose, sandy and gravelly with moderate permeability and fair to good drainage. The glacial till unit generally overlies bedrock (Thompson and Prescott, Jr., 1977).

FIELD PROCEDURES

Dig Safe was contacted a minimum of 72 hours in advance of the drilling investigation in order to identify subsurface utilities in the vicinity of the proposed borehole locations.



Our field work was performed on June 22, 2000. Six test boreholes (B-1 through B-6) and two auger probes (AP-1 and AP-2) were drilled to depths ranging from 10 to 22 feet below the ground surface using a truck-mounted drill rig supplied by Great Works Pump & Test Boring, Inc. Boreholes B-1 through B-4 were completed around the perimeter of the existing soil berm in the vicinity of the proposed 3-story apartment building. Boreholes B-5 and B-6 were completed in the vicinity of the planned townhouse apartments. The two auger probes were completed in the proximity of proposed drainage lines/structures. The borehole and auger probe locations are shown on the appended Figure 2, Borehole Location Plan.

The boreholes and auger probes were advanced through overburden soils using solid-stem augers. In Boreholes B-1 through B-6, standard Penetration Tests (SPTs) were performed and soil samples were obtained using a 2-inch outside diameter split-spoon sampler. A JWC engineer supervised the drilling work, collected soil samples and logged the subsurface conditions encountered. Several of the boreholes were left open for the duration of the drilling operation in order to record groundwater levels. At the end of the day, each borehole was backfilled with soil cuttings.

All soil samples were stored in moisture tight containers and returned to our laboratory for further classification and testing. Samples will be kept in storage for a period of six months from the date of issue of this report. After this time, the samples will be discarded unless we are instructed otherwise.

The specific number, locations, and depths of our explorations were selected in relation to the existing and proposed site features, under the constraints of surface access and underground utility conflicts. We estimated the relative location of each borehole by measuring from current site features and scaling these measurements onto site plans provided to us by Silver Street Development and Mitchell & Associates. The ground surface elevations at the borehole locations were estimated by interpolating between the contour intervals shown on the plans. Consequently, the locations depicted on the appended Borehole Location Plan and the elevations referenced on the appended Borehole Records should be considered accurate only to the degree permitted by our data sources and implied by our measuring methods.

SOIL AND BEDROCK PROFILE

A 6 to 9 inch layer of topsoil/rootmat currently covers the majority of the proposed development area. A 3-inch layer of asphaltic concrete was encountered in the existing parking lot at the southern end of the property. In general, the subsurface soils consist of a granular fill over silty sand (Glacial till). Bedrock was not encountered in any of the boreholes.

The principal strata are described in the following paragraphs and on the appended Borehole Records. Soil classification was based on visual/manual methods and a limited amount of laboratory testing. For an explanation of the descriptions used on the boring logs, reference should be made to the Symbols and Terms used on Borehole and Test Pit Records included in Appendix A.



Fill

In Boreholes B-1 through B-6 inclusive, and in Auger Probes AP-1 and AP-2, granular fill consisting of brown, grayish brown and dark yellowish brown silty sand with gravel (SM) was encountered. Occasional cobbles, weathered rock fragments and rootlets were encountered within the fill deposit. Trace amounts of broken glass were observed in Borehole B-6. The overall thickness of the granular fill ranged from approximately 2.5 feet in Borehole B-3 to about 7 feet in Borehole B-5.

The results of a grain-size analysis completed for sample 2 of Borehole B-1 (at a depth of 2.6 feet) are included in Appendix B. The results indicate 21.3% gravel, 66.0% sand, and 12.7% silt/clay. Therefore, this sample was classified as a silty sand with gravel (SM). The moisture contents of selected samples ranged from 5% to 9%.

SPT N-values within the granular fill deposit were highly variable ranging from 10 to in excess of 50. These N-values indicate that the relative compactness of the granular fill is compact to very dense.

Compact to Very Dense Silty SAND (SM) (Glacial Till)

Olive gray to dark gray silty SAND (SM) was encountered directly beneath the granular fill in each of the boreholes. A few gravel-sized particles and trace to little amounts of clay were encountered throughout the deposit. Occasional moderate to highly weathered rock fragments were also observed. The overall thickness of the silty SAND deposit was not determined as each of the boreholes was terminated within the stratum at depths ranging from 17 to 22 feet below the ground surface.

Two grain-size analyses were completed for selected samples of silty SAND and are included in Appendix B. The grain-size analysis results for sample 2 from Borehole B-3 (at a depth of 6 feet) indicate 8.5% gravel, 54.3% sand, and 37.2% silt/clay. The results for sample 4 from Borehole B-6 (at a depth of 11 feet) indicate 13.6% gravel, 48.7% sand, and 37.7% silt/clay. Therefore, these samples were classified as silty SAND (SM). Natural moisture contents of selected samples ranged from 8% to 13%.

SPT N-values ranged from 17 to in excess of 50 and indicate that the relative compactness of the silty SAND deposit is compact to very dense.

Bedrock

Bedrock was not encountered in any of the completed boreholes or auger probes



GROUNDWATER CONDITIONS

Measurements completed in the open boreholes at the end of the drilling operation indicated the presence of groundwater at depths ranging from 10 to 19 feet below the ground surface in Boreholes B-1 and B-6 respectively. This translates to a groundwater elevation of 123.5 feet for Borehole B-1 and 124.7 feet for Borehole B-6. Groundwater was also measured in Borehole B-3 at a depth of 12.5 feet below the ground surface (elevation 110.0 feet). Groundwater levels should be expected to fluctuate in response to precipitation events, seasonal variations and site use.

DISCUSSION AND RECOMMENDATIONS

Development plans call for the construction of a new, three-story 56-unit apartment building and 16 townhouse apartments. The recommendations given in this report are limited to the design and construction of these.

Site plans indicate that the three-story, wood-framed building is planned in the vicinity of the existing soil berm along the northern edge of the property. Existing ground surface elevations within the footprint of the building vary from approximately 158 to 121 feet. We understand that the northeastern wing of the building will have a full basement and a finish-floor slab-on-grade elevation of 125 feet. Cuts and fills on the order of 12 feet and 4 feet, respectively, are anticipated for this portion of the building. The remainder of the building is planned at a finish-floor elevation of 135 feet. Cuts and fills on the order of 23 feet and 3 feet, respectively, are anticipated in this area. Grading and drainage plans indicate that the exterior grades planned adjacent to the basement will vary from 134 to 125 feet and that exterior grades for the remainder of the 3-story building will vary from 134 to 127 feet.

Site plans indicate that the 16 wood-framed townhouse apartments are planned along North Street in the vicinity of the existing soil berm at the western edge of the property. Existing ground surface elevations within the footprint of the townhouse apartments vary from approximately 158 to 142 feet. We understand that finish-floor elevations for the townhouses will vary from approximately 143.5 to 138 feet (from south to north). Excavations of up to 20 feet will be required in this area.

Foundation loads for the 3-story apartment building were provided by Becker Structural Engineers. Loads for interior and exterior bearing walls are anticipated at 4.6 kips/linear foot and 2.3 kips/linear foot, respectively. Foundation loads for the townhouse apartments have been assumed to be on the order of 1.6 kips/linear foot.



Based on our understanding of the project and the soil and groundwater conditions encountered at the site, conventional shallow foundations and slab-on-grade construction can be utilized to provide support for the proposed structures. However, due to the potential variability of the existing fill, JWC does not recommend that footings be founded on or above existing fill materials. Foundation subgrade improvements will require the excavation of all existing fill within the influence zone of the footings and replacement with compacted structural fill. Excavation and replacement (with compacted structural fill) will also be required for existing fill materials within 2 feet of the slab-on-grade subgrade elevation.

The following sections give our recommendations for site preparation and foundation design.

Site Preparation

The construction area beneath the proposed structures should be cleared and stripped of all asphaltic concrete, vegetation, topsoil, rootmat, debris, and other deleterious materials. Our explorations indicate that an average thickness of 6 to 9 inches of topsoil/rootmat and 3 inches of asphaltic concrete will be encountered across the site. Roots and stumps from plants and small trees will extend deeper and should be completely removed.

After clearing and stripping is complete, foundation subgrade improvements, as outlined in the Spread Footings section of this report, will necessitate the excavation and replacement (with structural fill) of the existing granular fill beneath the foundations of the proposed structures.

Some of the existing granular fill may remain in place beneath the proposed slab-on-grade floors provided that a minimum of 2 feet of the existing fill is excavated from below the underside of the slab-on-grade base material and replaced in compacted lifts. The excavated fill can be re-used provided the moisture content of the material is conducive to achieving 95% of the Modified Proctor Maximum Dry Density (MPMDD) throughout the thickness of each lift. This fill should be placed and compacted in accordance with the Structural Fill section of this report. We also recommend that the base of this excavation be compacted with a 15-ton highway roller to achieve 95% of the MPMDD to a minimum depth of 12 inches. Any soft areas revealed during compaction of the base of the excavation should be excavated and replaced with structural fill as described in the Structural Fill section of this report. Additionally, fill placement necessary to raise existing site grades to the underside of the required base course gravel layer (for slabs-on-grade) should be completed in accordance with the Structural Fill section of this report.

At the northeast wing of the 3-story apartment building, the subgrade should be compacted to achieve 95% of the MPMDD to a minimum depth of 12 inches. Over-excavation, other than that required for the moisture barrier requirements, will not be necessary where foundation/slab-on-grade excavations extend into the native dense to very dense soils encountered at the site.



Spread Footings

We recommend that the apartment buildings be supported on conventional strip/spread footings founded on native olive gray to dark gray silty SAND (Glacial till) or upon compacted structural fill placed atop the native silty SAND. In order to improve foundation subgrade conditions, all existing fill and other deleterious materials within the influence zone of the spread footings should be excavated and replaced with structural fill. The excavation for the footings should be taken down to the native silty SAND and extend beyond the perimeter of the footings a distance sufficient to accommodate a 45-degree splay of bearing. Our explorations indicate that up to 4 feet of granular fill may be encountered in building areas along the perimeter of the existing soil berm and that up to 7 feet of fill may be encountered in the proximity of the townhouses at the southern end of the site.

Significant variations should be anticipated. Following excavation and prior to backfilling, the exposed subgrade should be proof-rolled under the supervision of a geotechnical engineer to a compact and unyielding condition. Structural fill should then be placed in accordance with the Structural Fill section of this report to achieve the planned foundation elevations.

Footings founded directly on the native silty SAND deposit or upon compacted structural fill placed atop the native silty SAND can be proportioned for a maximum net allowable bearing pressure of 4000 pounds per square foot (psf). The recommended allowable bearing pressure is valid for strip footings at least 18 inches wide and for isolated column footings at least 30 inches wide.

All footing bearing surfaces should consist of undisturbed, non-yielding silty SAND (Glacial till) or compacted structural fill. Footings should never be cast on loose, soft, or frozen soil, slough, debris, existing uncontrolled fill, or surfaces covered by standing water. We recommend that a qualified geotechnical engineer observe all footing bearing surfaces prior to concrete placement.

We estimate that total post-construction settlements of properly designed footings bearing on properly prepared subgrades will not exceed 1 inch. Differential settlements between adjacent footings could approach three-fourths of the actual total settlement.

For frost protection, the base of all exterior footings should bear at least 4 feet below adjacent exterior grades. Within heated interior spaces, the bottoms of footings should bear at least 24 inches below the finish-floor level of the surrounding slab-on-grade. In order to protect foundation components from adfreezing, backfill used against foundations to a depth of 4 feet should consist of non frost-susceptible granular backfill material placed and compacted in accordance with the Structural Fill section of this report. Lightweight compaction equipment should be utilized within 5 feet of foundation walls.



Foundation wall backfill should meet the specifications of MEDOT 703.06, Type B or the gradation specifications for Type 2 Fill included in Appendix C. Where foundation walls are only backfilled on one side, they should be designed to resist lateral earth pressures. We recommend designing for an "at-rest" condition using, as a minimum, a lateral earth pressure coefficient (K_0) of 0.5. Full hydrostatic conditions should be considered in retaining wall design when retaining wall backfill is exposed to precipitation conditions. Otherwise an inclined drainage layer of washed uniform stone should be provided from the heel of the retaining wall footing to the ground surface at an angle of 50° from vertical. The drainage layer should extend along the length of the wall, have a minimum thickness of 12 inches, and be enveloped in a geotextile filter fabric to prevent the migration of fine grained soils into the drainage stone that could lead to clogging. An alternative to providing the drainage layer is to provide a positive system which prevents rain water infiltration into the retaining wall backfill. This is often accomplished by providing a low permeable barrier at the ground surface which slopes away from the building at a grade of at least 2%. The low permeable material should be at least 12 inches thick and have a design hydraulic conductivity of 1×10^{-7} cm/sec.

Around the basement area of the 3-story apartment building we recommend providing a perimeter drainage system. The drain should consist of a minimum 4-inch diameter perforated pipe within an envelope of pea gravel or washed stone. The drain pipe should be enveloped in 12 inches of drainage stone all the way around the pipe. The gravel/stone should be wrapped with a geotextile filter fabric to prevent the infiltration of fine-grained soils which could clog the system. As a minimum, the foundation drain should have a slope of 1%. However, a slope on the order of 2% or more will likely improve the long-term performance of the drain. An additional drop on the order of 1/2 inch should be provided near each bend/corner of the drainage pipe. The drain invert should be installed no more than 8 inches below the base of the perimeter footings.

The remainder of the building areas do not require a perimeter drainage system provided that exterior grades are on the order of 6 inches below the finished-floor elevation and that the grades are designed to direct storm water away from the building.

Slabs-On-Grade

We recommend the installation of a vapor barrier directly below concrete slabs-on-grade. Plastic sheeting (such as Moistop) should be placed atop a 6-inch layer of compacted stone placed directly over the improved subgrade as outlined previously in this report. The stone should meet the gradation requirements of No. 67 stone specified in ASTM C33.

Slabs-on-grade constructed as recommended above may be designed using a soil modulus of subgrade reaction, k , of 200 tons per cubic foot. Separation between slabs-on-grade and all load bearing walls and columns should be accommodated.



REFERENCES

Thompson, W.B. and Prescott, Jr., G.C., 1977, "Reconnaissance Surficial Geology of the Portland East Quadrangle, Maine," Maine Geological Survey, Department of Conservation, Open-File No. 77-40, scale 1:24,000.

Thompson, W.B. and Borns, Jr., H.W., 1985, "Surficial Geologic Map of Maine," Maine Geological Survey, Department of Conservation, scale 1:500,000.



Structural Fill

Structural fill refers to the backfill materials placed under foundations and slabs-on-grade as noted in this report. Structural fill materials should be placed in horizontal lifts not exceeding 12 inches in loose thickness and compacted to at least 95% of the MPMDD.

Regardless of material or location, all structural fill should be placed over undisturbed and compact subgrades. A geotechnical engineer should verify the condition of all subgrades prior to the placement of fill. In the event of winter construction, structural fill should be placed and compacted in an unfrozen condition. In addition, the compaction of structural fill should be verified by means of in-place density testing during fill placement.

General Construction Considerations

The limited scope of work the 1-day field investigation did not enable a thorough investigation of the fill materials that comprise the existing soil berm along the northern and western portions of the site. Based on visual observations of the exposed soils along the top and sides of the berm and on the granular fill encountered in the boreholes along the perimeter of the berm, the berm materials should be suitable for re-use as structural fill on the site. The on-site fill materials and the native silty SAND (Glacial till) encountered during our explorations can be re-used for foundation subgrade and slab-on-grade subgrade preparation provided that the natural moisture content at the time of placement and compaction is at or slightly below optimum moisture as determined by the MPMDD. In addition, the on-site soils must be free of all organic materials, vegetation, rootlets, debris and deleterious materials. The soils encountered at the site should not be utilized as backfill against foundations or as slab-on-grade base material due to moisture sensitivity and frost-susceptibility.

The on-site soils contain significant percentages of silt, clay, and fine sand. They will be easily disturbed by construction equipment and may degrade to a slurry-like consistency when subjected to construction traffic or other disturbance in wet conditions.

Based on the groundwater conditions observed at the time of drilling, we do not anticipate that groundwater will present any difficulty during most foundation excavations. However, groundwater may be encountered during the 10 to 15-foot excavations required for the basement/foundations in the northeast wing of the three-story apartment building. If groundwater is observed during the excavations, we anticipate that excavation dewatering can be accomplished with sump holes with pumps in the excavation.

The contractor should be responsible for slope stability during on-site excavations. As a minimum, excavations should be sloped in accordance with OSHA safety requirements. If an excavation cannot be properly sloped or benched, the contractor should install a temporary engineered shoring system.



Excavation slopes should be checked regularly for signs of instability and flattened as required. Temporary slopes should be protected from surface-runoff erosion by means of berms and swales located along the top of the slope and by means of plastic sheeting placed over the slope.

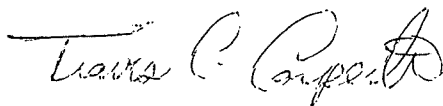
CLOSURE

The recommendations given in this report are in accordance with our present understanding of the project. A soils investigation is a random sampling of a site. Should any conditions at the site be encountered which differ from those at the test locations, we require that we be notified immediately in order to permit reassessment of our recommendations.

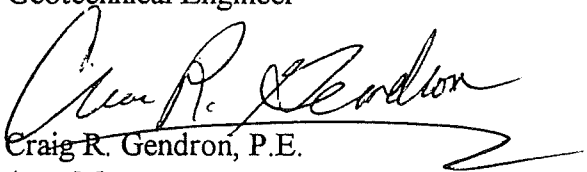
We trust that this report meets your requirements at this time. Please contact us if you have any questions or if we can be of further assistance.

Respectfully submitted,

JACQUES WHITFORD COMPANY, INC.

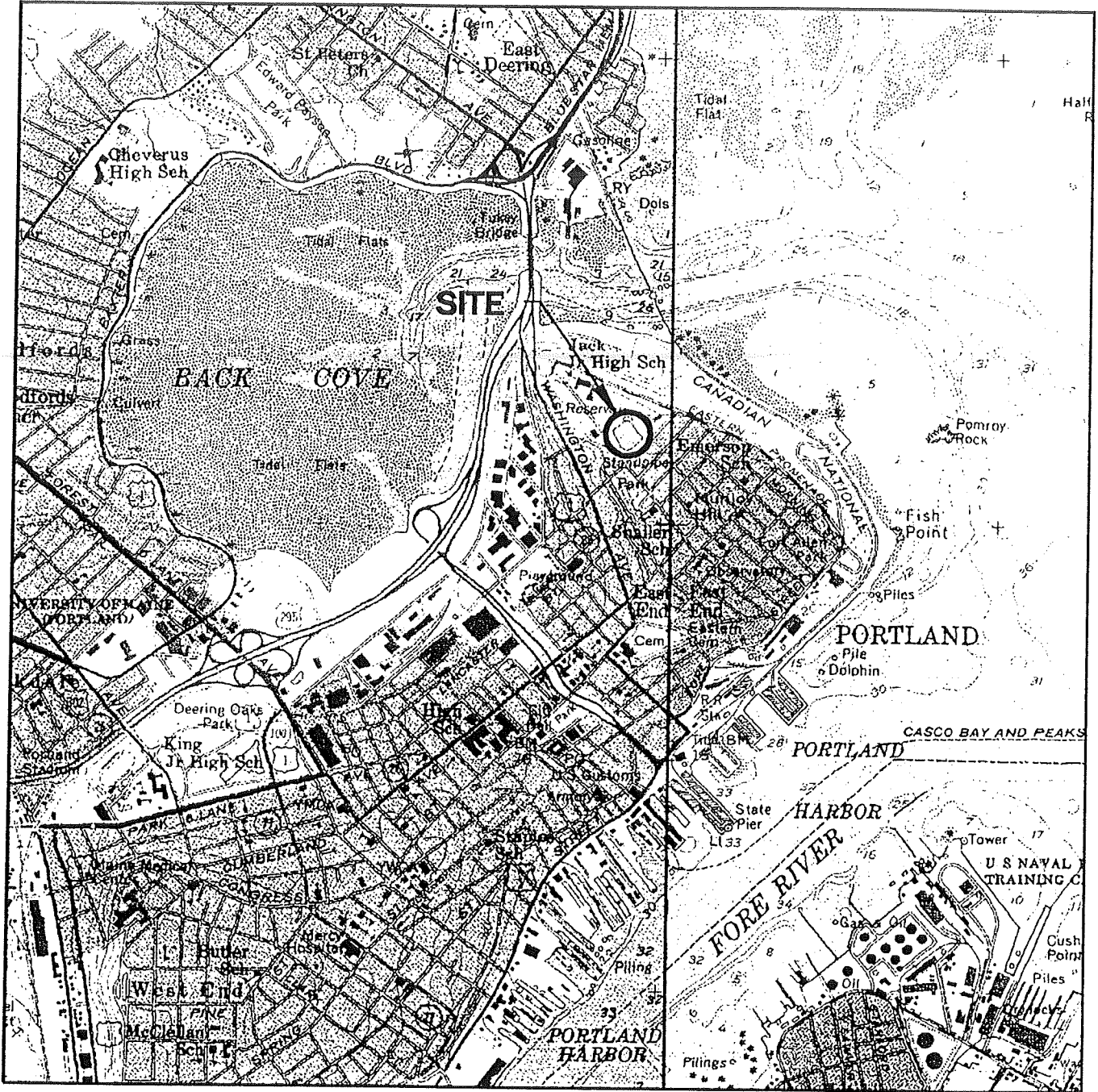


Travis C. Carpenter
Geotechnical Engineer



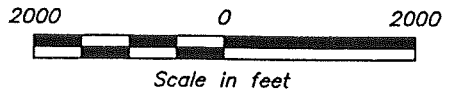
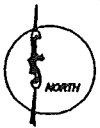
Craig R. Gendron, P.E.
Area Manager





MAP SOURCE: DELORME

3-D TOPO QUADS
PORTLAND, MAINE



Jacques Whitford Company, Inc.



JACQUES WHITFORD LOCATION: PORTSMOUTH, NEW HAMPSHIRE				
DATE PREPARED: 06-28-00	DESIGNED BY: TCC	DRAWN BY: LJT	CHECKED BY: TCC	REVIEWED BY: CRG
REVISION DATE:	REVISION NO.:	DRAWN BY:	CHECKED BY:	REVIEWED BY:
PROJECT NAME/FILE NAME: ISLAND VIEW/LOCUS		PROJECT NUMBER/PHASE: NHP00217/1		SCALE: 1:24000

DRAWING TITLE: SITE LOCATION MAP NORTH & WALNUT STREETS PORTLAND, MAINE	FIGURE NO. 1
PREPARED FOR: SILVER STREET DEVELOPEMENT	

SYMBOLS AND TERMS USED ON BOREHOLE AND TEST PIT RECORDS

SOIL DESCRIPTION

Terminology describing common soil genesis:

- Topsoil* - mixture of soil and humus capable of supporting good vegetative growth
- Peat* - fibrous aggregate of visible and invisible fragments of decayed organic matter
- Till* - unstratified glacial deposit which may range from clay to boulders
- Fill* - any materials below the surface identified as placed by humans (excluding buried services)

Terminology describing soil structure:

- Desiccated* - having visible signs of weathering by oxidation of clay minerals, shrinkage cracks, etc.
- Fissured* - having cracks, and hence a blocky structure
- Varved* - composed of regular alternating layers of silt and clay
- Stratified* - composed of alternating successions of different soil types, e.g. silt and sand
- Layer* - >75 mm
- Seam* - 2 mm to 75 mm
- Parting* - < 2 mm
- Well Graded* - having wide range in grain sizes and substantial amounts of all intermediate particle sizes
- Uniformly Graded* - predominantly of one grain size

Terminology describing soils on the basis of grain size and plasticity is based on the Unified Soil Classification System (USCS) (ASTM D-2488). The classification excludes particles larger than 3 inches (76 mm). This system provides a group symbol (e.g. SM) and group name (e.g. silty sand) for identification.

Terminology describing materials outside the USCS, (e.g. particles larger than 3 inches, visible organic matter, construction debris) is based upon the proportion of these materials present:

- Trace, or occasional* Less than 10%
- Some* 10-20%
- Frequent* Greater than 20%

The standard terminology to describe cohesionless soils includes the compactness (formerly "relative density"), as determined by laboratory test or by the Standard Penetration Test 'N' - value.

Relative Density	'N' Value	Compactness %
<i>Very Loose</i>	<4	<15
<i>Loose</i>	4-10	15-35
<i>Compact</i>	10-30	35-65
<i>Dense</i>	30-50	65-85
<i>Very Dense</i>	>50	>85

The standard terminology to describe cohesive soils includes the consistency, which is based on undrained shear strength as measured by insitu vane tests, penetrometer tests, unconfined compression tests, or occasionally by standard penetration tests.



Consistency	Undrained Shear Strength		'N' Value
	kips/sq.ft.	kPa	
<i>Very Soft</i>	< 0.25	< 12.5	< 2
<i>Soft</i>	0.25 - 0.5	12.5 - 25	2-4
<i>Firm</i>	0.5 - 1.0	25 - 50	4 - 8
<i>Stiff</i>	1.0 - 2.0	50 - 100	8 - 15
<i>Very Stiff</i>	2.0 - 4.0	100 - 200	15 - 30
<i>Hard</i>	> 4.0	> 200	> 30

ROCK DESCRIPTION

Rock Quality Designation (RQD)

The classification is based on a modified core recovery percentage in which all pieces of sound core over 100 mm long are counted as recovery. The smaller pieces are considered to be due to close shearing, jointing, faulting, or weathering in the rock mass and are not counted. RQD was originally intended to be done on N-size (45 mm) core; however, it can be used on different core sizes if the bulk of the fractures caused by drilling stresses are easily distinguishable from *in situ* fractures.

RQD	ROCK QUALITY
90 - 100	Excellent, intact, very sound
75 - 90	Good, massive, moderately jointed or sound
50 - 75	Fair, blocky and seamy, fractured
25 - 50	Poor, shattered and very seamy or blocky, severely fractured
0 - 25	Very poor, crushed, very severely fractured

Terminology describing rock mass:

Spacing (mm)	Bedding, Laminations, Bands	Discontinuities
2000-6000	<i>Very Thick</i>	<i>Very Wide</i>
600-2000	<i>Thick</i>	<i>Wide</i>
200-600	<i>Medium</i>	<i>Moderate</i>
60-200	<i>Thin</i>	<i>Close</i>
20-60	<i>Very Thin</i>	<i>Very Close</i>
<20	<i>Laminated</i>	<i>Extremely Close</i>
<6	<i>Thinly Laminated</i>	

Strength Classification	Uniaxial Compressive Strength (MPa)
<i>Very Weak</i>	1 - 25
<i>Weak</i>	25 - 50
<i>Strong</i>	50 - 100
<i>Very Strong</i>	100 - 250
<i>Extremely Strong</i>	> 250

Terminology describing weathering:

- Slight* - Weathering limited to the surface of major discontinuities. Typically iron stained
- Moderate* - Weathering extends throughout rock mass. Rock is not friable.
- High* - Weathering extends throughout rock mass. Rock is friable.



STRATA PLOT

Strata plots symbolize the soil or bedrock description. They are combinations of the following basic symbols:

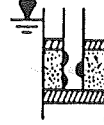


Boulders Cobbles Gravel	Sand	Silt	Clay	Organics	Asphalt	Concrete	Fill	Igneous Bedrock	Metamorphic Bedrock	Sedimentary
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WATER LEVEL MEASUREMENT



Borehole or
Standpipe



Piezometer

SAMPLE TYPE

SS	Split spoon sample (obtained by performing the standard Penetration Test)	AS	Auger Sample
ST	Shelby tube or thin wall tube	BS	Bulk Sample
PS	Piston sample	WS	Wash Sample
		HQ, NQ, BQ, etc.	Rock core samples obtained with the use of standard size diamond drilling bits

N-VALUE

Numbers in this column are the results of the Standard Penetration Test: the number of blows of a 140 pound (64 kg) hammer falling 30 inches (760 mm), required to drive a 2 inch (50.8 mm) O.D. split spoon sampler one foot (305 mm) into the soil. For split spoon samples where insufficient penetration was achieved and 'N' values cannot be presented, the number of blows are reported over sampler penetration in inches (e.g. 50/5").

OTHER TESTS

Symbols in this column indicate that the following laboratory tests have been carried out and the results are presented separately.

S	Sieve analysis	H	Hydrometer analysis
G _s	Specific gravity of soil particles	γ	Unit weight
k	Permeability (cm/sec)	C	Consolidation
↓	Single packer permeability test; test interval from depth shown to bottom of borehole.	CD	Consolidated drained triaxial
↓	Double packer permeability test; test interval as indicated	CU	Consolidated undrained triaxial with pore pressure measurements
↓	Falling head permeability test using casing	UU	Unconsolidated undrained triaxial
↓	Falling head permeability test using well point or piezometer	DS	Direct shear
		Q _u	Unconfined compression
		I _p	Point Load Index (I _p on Borehole Record equals I _p (50); the index corrected to a reference diameter of 50 mm)

BOREHOLE RECORD

B-1

CLIENT Silver Street Development

PROJECT No. NHP00217

LOCATION Island View Apartments - North & Walnut Streets - Portland, Maine

BOREHOLE No. B-1

DATES: BORING 06/22/00 WATER LEVEL 06/21/00

DATUM MSL

DEPTH (ft)	ELEVATION (ft)	SOIL DESCRIPTION	STRATA PLOT	WATER LEVEL	SAMPLES				OTHER TESTS	STRENGTH TESTS - ksf								
					TYPE	NUMBER	RECOVERY	N-VALUE OR RQD		WATER CONTENT & ATTERBERG LIMITS								
										1	2	3	4					
										Wp <input type="checkbox"/> W <input type="checkbox"/> L <input type="checkbox"/>								
										STANDARD PENETRATION TEST, BLOWS/1 ft. ●								
										10	20	30	40	50	60	70	80	
0	133.5																	
	133.0	Topsoil/rootmat						ins										
1		Compact to very dense, brown to dark yellowish brown, silty sand with gravel (SM), occasional weathered rock fragments, moist: FILL - trace rootlets to 1.5' Dense to very dense, olive gray, silty SAND (SM), few gravel-sized particles, occasional weathered rock fragments, trace to little clay, moist - cobble at 10.6'																
2			SS	1	14	19												
3			SS	2	9	89/3"			S									
4	129.5																	
6																		
10																		
11																		
15																		
16																		
16	116.5																	
17		End of borehole																
18																		
19																		
20																		
21																		
22																		
23																		
24																		
25																		

- △ Undisturbed Field Vane Test
- * Pocket Penetrometer
- Torvane Test



BOREHOLE RECORD

B-2

CLIENT Silver Street Development

PROJECT No. NHP00217

LOCATION Island View Apartments - North & Walnut Streets - Portland, Maine

BOREHOLE No. B-2

DATES: BORING 06/22/00 WATER LEVEL Not observed

DATUM MSL

DEPTH (ft)	ELEVATION (ft)	SOIL DESCRIPTION	STRATA PLOT	WATER LEVEL	SAMPLES				OTHER TESTS	STRENGTH TESTS - ksf			
					TYPE	NUMBER	RECOVERY	N-VALUE OR RQD		WATER CONTENT & ATTERBERG LIMITS			
										1	2	3	4
										STANDARD PENETRATION TEST, BLOWS/1 ft.			
0	130.0												
	129.5	Topsoil/rootmat											
1		Compact to dense, brown to dark yellowish brown, silty sand with gravel (SM), occasional weathered rock fragments, moist: FILL - trace rootlets to 4.0' - occasional cobbles from 2.5' to 4.5'											
2			SS 1	8	10								
3			SS 2	7	49								
4	125.8												
5													
6		Dense, olive gray to dark gray, silty SAND (SM), few gravel-sized particles, occasional weathered rock fragments, trace to little clay, moist - 2" seam of oxide mottled brown weathered rock at 6.5'											
7			SS 3	21	39								
8													
9													
10		- 3" seam of gray weathered rock at 11.5'											
11			SS 4	16	43								
12													
13													
14													
15													
16													
17	113.0												
18		End of borehole											
19													
20													
21													
22													
23													
24													
25													

- △ Undisturbed Field Vane Test
- ★ Pocket Penetrometer
- Torvane Test



CLIENT Silver Street Development

PROJECT No. NHP00217

LOCATION Island View Apartments - North & Walnut Streets - Portland, Maine

BOREHOLE No. B-3

DATES: BORING 06/22/00 WATER LEVEL 06/21/00

DATUM MSL

DEPTH (ft)	ELEVATION (ft)	SOIL DESCRIPTION	STRATA PLOT	WATER LEVEL	SAMPLES				OTHER TESTS	STRENGTH TESTS - ksf							
					TYPE	NUMBER	RECOVERY	N-VALUE OR RQD		WATER CONTENT & ATTERBERG LIMITS							
										1	2	3	4				
										STANDARD PENETRATION TEST, BLOWS/1 ft.							
										10	20	30	40	50	60	70	80
0	122.5																
	121.8	Topsoil/rootmat															
1		Dense, brown to dark yellowish brown, silty sand with gravel (SM), occasional cobbles and weathered rock fragments, moist: FILL - trace rootlets to 1.5' - cobble at 1.5'															
2			SS	1	9	43											
3	119.3																
4																	
5		Very dense, olive gray to dark gray, silty SAND (SM), few gravel-sized particles, occasional weathered rock fragments, trace to little clay, moist															
6			SS	2	20	90	S										
7																	
8																	
9																	
10																	
11																	
12		- becomes wet at 12'															
13																	
14																	
15																	
16																	
17																	
18																	
19																	
20																	
21																	
22	100.5	- 3" seam of gray sand at 21.5'															
23		End of borehole															
24																	
25																	

- △ Undisturbed Field Vane Test
- * Pocket Penetrometer
- Torvane Test



BOREHOLE RECORD

B-4

CLIENT Silver Street Development

PROJECT No. NHP00217

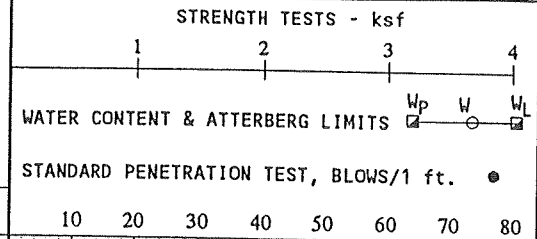
LOCATION Island View Apartments - North & Walnut Streets - Portland, Maine

BOREHOLE No. B-4

DATES: BORING 06/22/00 WATER LEVEL Not observed

DATUM MSL

DEPTH (ft)	ELEVATION (ft)	SOIL DESCRIPTION	STRATA PLOT	WATER LEVEL	SAMPLES				OTHER TESTS	STRENGTH TESTS - ksf								
					TYPE	NUMBER	RECOVERY	N-VALUE OR ROD		1	2	3	4					
0	133.5																	
	132.8	Topsoil/rootmat																
1		Compact to dense, grayish brown, silty sand with gravel (SM), occasional weathered rock fragments, moist: FILL - trace rootlets to 3' Compact to very dense, olive gray to dark gray, silty SAND (SM), few gravel-sized particles, occasional weathered rock fragments, trace to little clay, moist - 3" seam of orange brown oxide mottled weathered rock at 11' - inclusion of olive gray clay at 11.5' - inclusion of olive gray clay at 15.5'																
2			SS	1	18	24												
3	130.5		SS	2	14	32												
4																		
6			SS	3	16	20												
11			SS	4	17	17												
16		SS	5	20	31													
21		SS	6	22	60													
22	111.5	End of borehole																



- △ Undisturbed Field Vane Test
- ★ Pocket Penetrometer
- Torvane Test



BOREHOLE RECORD

B-5

CLIENT Silver Street Development

LOCATION Island View Apartments - North & Walnut Streets - Portland, Maine

PROJECT No. NHP00217

DATES: BORING 06/22/00

WATER LEVEL Not observed

BOREHOLE No. B-5

DATUM MSL

DEPTH (ft)	ELEVATION (ft)	SOIL DESCRIPTION	STRATA PLOT	WATER LEVEL	SAMPLES				OTHER TESTS	STRENGTH TESTS - ksf											
					TYPE	NUMBER	RECOVERY	N-VALUE OR RQD		1	2	3	4								
0	143.7																				
0	143.5	Asphaltic concrete																			
1		Compact to very dense, brown to dark yellowish brown, silty sand with gravel (SM), occasional cobbles and weathered rock fragments, moist: FILL - cobble at 2.75' - cobble at 5.5'																			
2			SS	1	12	24															
3			SS	2	1	50/0"															
4																					
5																					
6																					
7	136.7	Very dense, olive gray to dark gray, silty SAND (SM), few gravel-sized particles, occasional weathered rock fragments, trace to little clay, moist																			
8																					
9																					
10																					
11																					
12																					
13																					
14																					
15																					
16																					
17	126.7																				
18		End of borehole																			
19																					
20																					
21																					
22																					
23																					
24																					
25																					

- △ Undisturbed Field Vane Test
- * Pocket Penetrometer
- Torvane Test



CLIENT Silver Street Development

PROJECT No. NHP00217

LOCATION Island View Apartments - North & Walnut Streets - Portland, Maine

BOREHOLE No. B-6

DATES: BORING 06/22/00 WATER LEVEL 06/21/00

DATUM MSL

DEPTH (ft)	ELEVATION (ft)	SOIL DESCRIPTION	STRATA PLOT	WATER LEVEL	SAMPLES				OTHER TESTS	STRENGTH TESTS - ksf							
					TYPE	NUMBER	RECOVERY	N-VALUE OR RQD		WATER CONTENT & ATTERBERG LIMITS							
										1	2	3	4				
										Wp W WL							
										STANDARD PENETRATION TEST, BLOWS/1 ft. •							
										10	20	30	40	50	60	70	80
0	143.7						ins										
	143.2	Topsoil/rootmat															
1		Dense, dark grayish brown, silty sand with gravel (SM), occasional weathered rock fragments, dry to moist:				SS	1	13	39								
2																	
3	140.7	FILL				SS	2	8	49								
4		- trace rootlets and glass fragments to 2.5'															
5		Dense to very dense, olive gray to dark gray, silty SAND (SM), few gravel-sized particles, occasional weathered rock fragments, trace to little clay, moist															
6						SS	3	22	23								
7																	
8																	
9		- trace oxide mottling to 12'															
10																	
11						SS	4	24	32	S							
12																	
13																	
14																	
15																	
16						SS	5	21	61								
17																	
18																	
19																	
20																	
21		- becomes wet				SS	6	24	44								
22	121.7	End of borehole															
23																	
24																	
25																	

- △ Undisturbed Field Vane Test
- * Pocket Penetrometer
- Torvane Test



CLIENT Silver Street Development
 LOCATION Island View Apartments - North & Walnut Streets - Portland, Maine
 DATES: BORING 06/22/00 WATER LEVEL Not observed

PROJECT No. NHP00217
 BOREHOLE No. AP-1
 DATUM MSL

DEPTH (ft)	ELEVATION (ft)	SOIL DESCRIPTION	STRATA PLOT	WATER LEVEL	SAMPLES				OTHER TESTS	STRENGTH TESTS - ksf											
					TYPE	NUMBER	RECOVERY	N-VALUE OR QD		1	2	3	4								
0	134.5						ins														
1	133.8	Topsoil/rootmat																			
2		Brown to dark yellowish brown, silty sand with gravel (SM), occasional cobbles and weathered rock fragments, moist: FILL	[Cross-hatched pattern]																		
3																					
4																					
5	129.5	Olive gray, silty SAND (SM), few gravel-sized particles, occasional weathered rock fragments, trace to little clay, moist	[Dotted pattern]																		
6																					
7																					
8																					
9																					
10	124.5	End of borehole																			
11																					
12																					
13																					
14																					
15																					
16																					
17																					
18																					
19																					
20																					
21																					
22																					
23																					
24																					
25																					

- △ Undisturbed Field Vane Test
- * Pocket Penetrometer
- Torvane Test



BOREHOLE RECORD

AP-2

CLIENT Silver Street Development

PROJECT No. NHP00217




LOCATION Island View Apartments - North & Walnut Streets - Portland, Maine

BOREHOLE No. AP-2

DATES: BORING 06/22/00

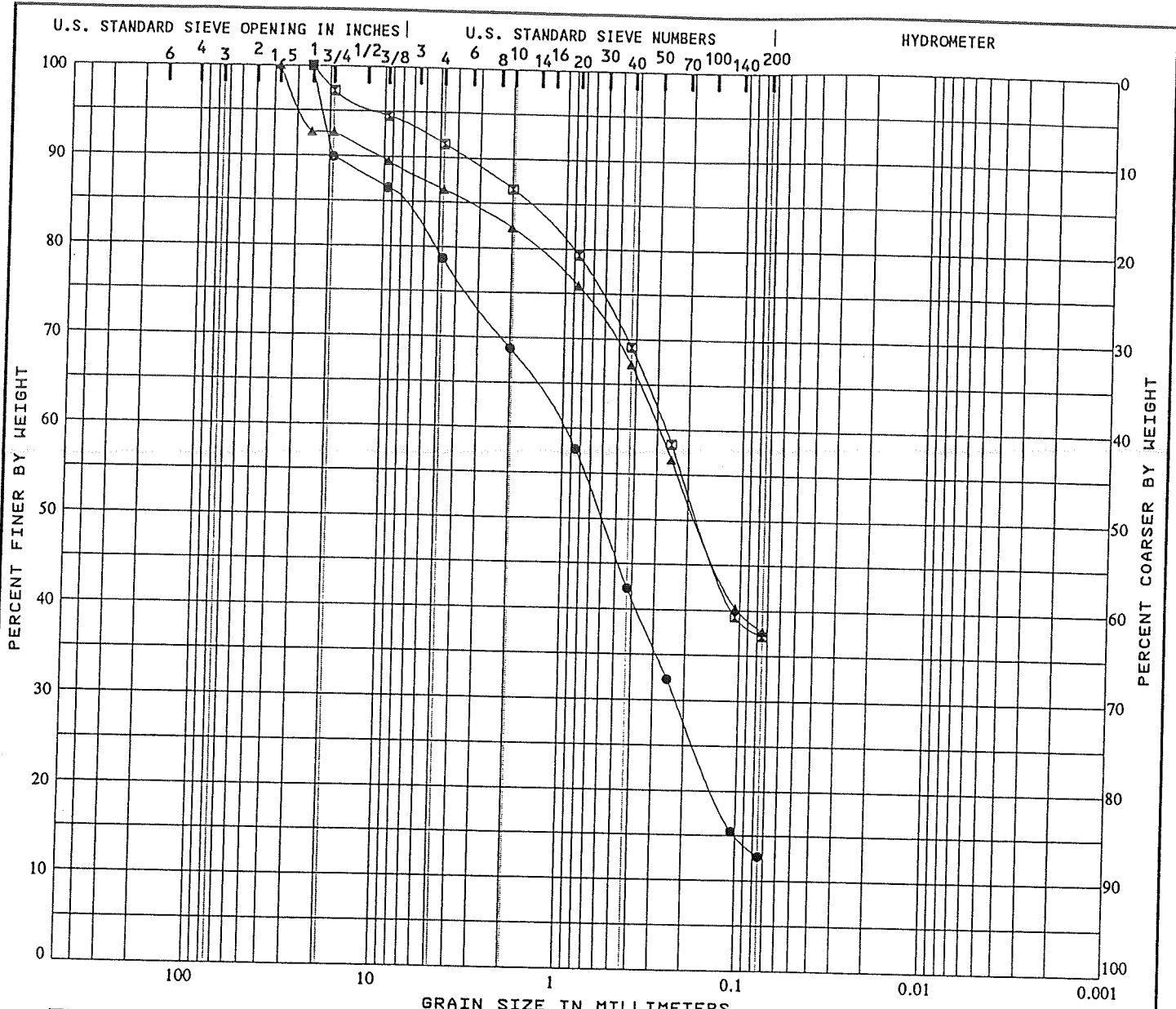
WATER LEVEL Not observed

DATUM MSL

DEPTH (ft)	ELEVATION (ft)	SOIL DESCRIPTION	STRATA PLOT	WATER LEVEL	SAMPLES				OTHER TESTS	STRENGTH TESTS - ksf							
					TYPE	NUMBER	RECOVERY	N-VALUE OR ROD		WATER CONTENT & ATTERBERG LIMITS							
										1	2	3	4				
										W_p W W_L							
										STANDARD PENETRATION TEST, BLOWS/1 ft. ●							
										10	20	30	40	50	60	70	80
0	142.0																
	141.8	Asphaltic concrete															
1		Brown, silty sand with gravel (SM), occasional cobbles and weathered rock fragments, moist: FILL															
3	139.0	Olive brown to olive gray, silty SAND (SM), few gravel-sized particles, occasional weathered rock fragments, trace to little clay, moist															
15	127.0	End of borehole															
16																	
17																	
18																	
19																	
20																	
21																	
22																	
23																	
24																	
25																	

- △ Undisturbed Field Vane Test
- * Pocket Penetrometer
- Torvane Test





TYPE 2 FILL - GRANULAR FILL

<u>Sieve Size</u>		<u>Percent Passing</u>
5"	(125 mm)	100
4"	(100 mm)	95-100
3"	(75 mm)	82-100
2"	(50 mm)	62-100
1"	(25 mm)	39-100
3/4"	(19 mm)	30-94
3/8"	(9.5 mm)	22-80
No. 4	(4.75 mm)	16-66
No. 8	(2.36 mm)	12-55
No. 16	(1.18 mm)	9-44
No. 50	(300 μ m)	4-25
No. 200	(75 μ m)	0-5

NOTE

Fill Materials shall be hard, durable pit gravel or quarried rock, free from silt, clay, slate, friable particles, cementation, frozen material, organic matter and other deleterious substances.





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and Associates Limited

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Alberta • British Columbia • Saskatchewan • Ontario • Quebec • New Brunswick • Nova Scotia • Prince Edward Island • Newfoundland & Labrador
Maine • New Hampshire • Vermont • New York • Trinidad • Russia • Argentina

October 20, 2000

Bob Metcalf
Mitchell & Associates Landscape Architects
The Staples School
70 Center Street
Portland, Maine, 04101

Project No. NHP00217-2

Dear Bob:

**Re: Detention/Wetpond Retaining Wall, Island View Apartment Development, Portland
Maine**

As requested, Jacques Whitford Company, Inc. (JWC) has performed a test pit investigation for the proposed Island View Apartments development in Portland, Maine. The purpose of the investigation was to evaluate the subsurface conditions at the site of the proposed detention/wetpond and provide geotechnical input for the design and construction of the proposed retaining wall structure.

Jacques Whitford has undertaken the current work subsequent to an initial soils investigation reported on July 10, 2000. Reference should be made to this report for a site description and regional geological conditions.

SOIL AND GROUNDWATER CONDITIONS

Detailed logs of the strata encountered during this investigation are given on the attached Test Pit Records. Soil classification was based on visual/manual methods and a limited amount of laboratory testing. For an explanation of the descriptions used on the soil logs, reference should be made to the attached Symbols and Terms used on Borehole and Test Pit Records.

On October 16, 2000, three test pits were excavated within the area of the proposed detention/wetpond to depths ranging between 11 feet and 12.5 feet (approximately to elevations 122 to 124 feet). The locations of the test pits are shown on the attached Test Pit Location Plan (Figure 2) In general, the soils encountered were silty to clayey sands with varying amounts of gravel. In the upper 3 to 4 feet the soil generally had more gravel and occasional cobbles. Below the top 3 to 4 feet the soil was finer grained. Granite curb stones were also encountered to a depth of 11 feet which indicates the soils encountered within the detention/wetpond area are fill materials.

During the field work, the test pits were left open for a short period of time to observe water conditions. During the short time the test pits were open, no groundwater conditions were observed.



Geotechnical Engineering • Materials Engineering • Mining Engineering • Petroleum Engineering
Air Quality • Environmental Sciences • Environmental Engineering • Hydrogeology
Environmental Management Systems • Integrated Risk Management Services



For more detail on the classification and occurrence of the strata encountered, reference should be made to the attached Test Pit Records. Laboratory test results for selected samples are also attached.

The specific number, locations, and depths of our explorations were selected in relation to the existing and proposed site features, and under the constraints of surface access and underground utility conflicts. We estimated the relative location of each test pit by measuring from current site features and scaling these measurements onto site plans provided to us by Silver Street Development and Mitchell & Associates. The ground surface elevations at the test pit locations were estimated by interpolating between the contour intervals shown on the plans. Consequently, the locations depicted on the attached Test Pit Location Plan (Figure 2) and the elevations referenced on the attached Test Pit Records should be considered accurate only to the degree permitted by our data sources and implied by our measuring methods

DISCUSSION AND RECOMMENDATIONS

Based on discussions with you, and your memorandum of October 10, 2000, we understand the following regarding the proposed detention/wetpond for the Island View Apartment development:

- the approximate dimensions of the detention/wetpond will be 30'x120'x6',
- the detention/wetpond was designed to handle a 25 year storm event,
- the sides of the detention/wetpond will be constructed using the Anchor Diamond wall block system as manufactured by Genest Concrete in Sanford, Maine,
- the detention/wetpond can be completely drained in approximately four hours from the full condition,
- there is an adjacent car port on the north east side of the proposed detention/wetpond some 25 feet away,
- the car port is parallel with the proposed location of the detention/wetpond, and
- the floor of the car port is approximately 6 feet lower than the floor of the proposed detention/wetpond.

Based on our understanding of the project, and based on the concerns outlined in your October 10, 2000, memorandum, we present Figure 1 attached to address the geotechnical aspects of the work. Figure 1 summarizes our recommendations for geotechnical considerations. We recommend installing an inclined drainage system rather than the vertical drainage system initially proposed. By design, an inclined drainage system eliminates pore water pressure effects on a retaining structure. A vertical drain at the back side of a retaining wall does provide drainage, however, there is still a water pressure component that has to be accounted for in the stability of the wall. The proposed retaining wall should be designed based on the lateral pressure diagram given on Figure 1. We assume that the retaining wall design is being done by others.

The soils encountered at the site are dominantly sands and given the close proximity of the neighboring car port, there is a possibility of seepage to the car port from the detention/wetpond. We



therefore, recommend that the detention/wetpond be lined with compacted clay as detailed on Figure 1 attached. The clay liner should be at least 2 feet in thickness. A thinner liner would be susceptible to degradation from freeze-thaw cycles. We also recommend that a cut-off wall be constructed as outlined on Figure 1. The cut-off wall should also be constructed of compacted clay.

The permeability of the in-situ compacted clay should be less than 1×10^{-7} cm/sec. In order to achieve this permeability in the field, permeability test results on laboratory samples should be 1×10^{-8} cm/sec. Clay should also be compacted within 1% to 3% wet of the optimum moisture content for a range of maximum dry densities (i.e. standard Proctor and modified Proctor effort). Field densities of the clay vs. moisture content should plot in the range given on Figure 1.

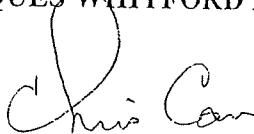
CLOSURE

The recommendations given in this report are in accordance with our present understanding of the project. A soils investigation is a random sampling of a site. Should any conditions at the site be encountered which differ from those at the test locations, we require that we be notified immediately in order to permit reassessment of our recommendations.

We trust that this report meets your requirements at this time. Please contact us if you have any questions or if we can be of further assistance.

Respectfully submitted,

JACQUES WHITFORD ASSOCIATES LIMITED



Chris R. Carr, P. Eng.



SYMBOLS AND TERMS USED ON BOREHOLE AND TEST PIT RECORDS

SOIL DESCRIPTION

Terminology describing common soil genesis:

<i>Topsoil</i>	-	mixture of soil and humus capable of supporting good vegetative growth
<i>Peat</i>	-	fibrous aggregate of visible and invisible fragments of decayed organic matter
<i>Till</i>	-	unstratified glacial deposit which may range from clay to boulders
<i>Fill</i>	-	any materials below the surface identified as placed by humans (excluding buried services)

Terminology describing soil structure:

<i>Desiccated</i>	-	having visible signs of weathering by oxidation of clay minerals, shrinkage cracks, etc.
<i>Fissured</i>	-	having cracks, and hence a blocky structure
<i>Varved</i>	-	composed of regular alternating layers of silt and clay
<i>Stratified</i>	-	composed of alternating successions of different soil types, e.g. silt and sand
<i>Layer</i>	-	>75 mm
<i>Seam</i>	-	2 mm to 75 mm
<i>Parting</i>	-	< 2 mm
<i>Well Graded</i>	-	having wide range in grain sizes and substantial amounts of all intermediate particle sizes
<i>Uniformly Graded</i>	-	predominantly of one grain size

Terminology describing soils on the basis of grain size and plasticity is based on the Unified Soil Classification System (USCS) (ASTM D-2488). The classification excludes particles larger than 76 mm (3 inches). This system provides a group symbol (e.g. SM) and group name (e.g. silty sand) for identification.

Terminology describing materials outside the USCS, (e.g. particles larger than 76 mm, visible organic matter, construction debris) is based upon the proportion of these materials present:

<i>Trace, or occasional</i>	Less than 10%
<i>Some</i>	10-20%
<i>Frequent</i>	Greater than 20%

The standard terminology to describe cohesionless soils includes the compactness (formerly "relative density"), as determined by laboratory test or by the Standard Penetration Test 'N' - value.

Relative Density	'N' Value	Compactness %
<i>Very Loose</i>	<4	<15
<i>Loose</i>	4-10	15-35
<i>Compact</i>	10-30	35-65
<i>Dense</i>	30-50	65-85
<i>Very Dense</i>	>50	>85

The standard terminology to describe cohesive soils includes the consistency, which is based on undrained shear strength as measured by insitu vane tests, penetrometer tests, unconfined compression tests, or occasionally by standard penetration tests.

Consistency	Undrained Shear Strength		'N' Value
	kips/sq.ft.	kPa	
<i>Very Soft</i>	< 0.25	< 12.5	< 2
<i>Soft</i>	0.25 - 0.5	12.5 - 25	2-4
<i>Firm</i>	0.5 - 1.0	25 - 50	4 - 8
<i>Stiff</i>	1.0 - 2.0	50 - 100	8 - 15
<i>Very Stiff</i>	2.0 - 4.0	100 - 200	15 - 30
<i>Hard</i>	> 4.0	> 200	> 30

ROCK DESCRIPTION

Rock Quality Designation (RQD)

The classification is based on a modified core recovery percentage in which all pieces of sound core over 100 mm long are counted as recovery. The smaller pieces are considered to be due to close shearing, jointing, faulting, or weathering in the rock mass and are not counted. RQD was originally intended to be done on N-size (45 mm) core; however, it can be used on different core sizes if the bulk of the fractures caused by drilling stresses are easily distinguishable from *in situ* fractures.

RQD	ROCK QUALITY
90 - 100	Excellent, intact, very sound
75 - 90	Good, massive, moderately jointed or sound
50 - 75	Fair, blocky and seamy, fractured
25 - 50	Poor, shattered and very seamy or blocky, severely fractured
0 - 25	Very poor, crushed, very severely fractured

Terminology describing rock mass:

Spacing (mm)	Bedding, Laminations, Bands	Discontinuities
2000-6000	<i>Very Thick</i>	<i>Very Wide</i>
600-2000	<i>Thick</i>	<i>Wide</i>
200-600	<i>Medium</i>	<i>Moderate</i>
60-200	<i>Thin</i>	<i>Close</i>
20-60	<i>Very Thin</i>	<i>Very Close</i>
<20	<i>Laminated</i>	<i>Extremely Close</i>
<6	<i>Thinly Laminated</i>	

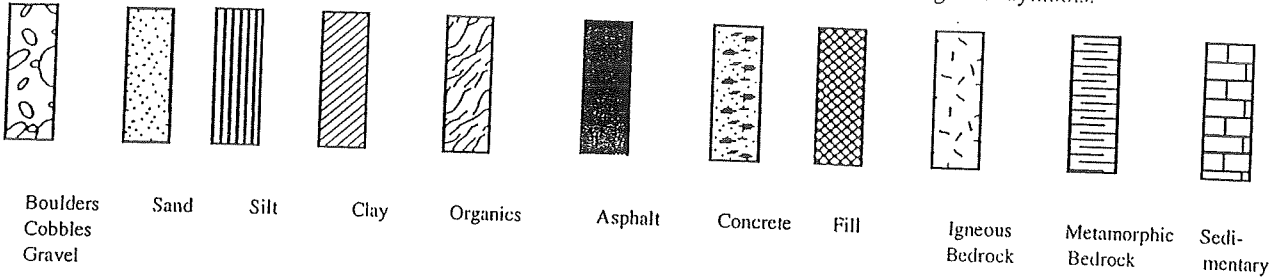
Strength Classification	Uniaxial Compressive Strength (MPa)
<i>Very Weak</i>	1 - 25
<i>Weak</i>	25 - 50
<i>Strong</i>	50 - 100
<i>Very Strong</i>	100 - 250
<i>Extremely Strong</i>	> 250

Terminology describing weathering:

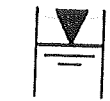
- Slight* - Weathering limited to the surface of major discontinuities. Typically iron stained.
- Moderate* - Weathering extends throughout rock mass. Rock is not friable.
- High* - Weathering extends throughout rock mass. Rock is friable.

STRATA PLOT

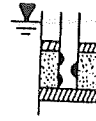
Strata plots symbolize the soil or bedrock description. They are combinations of the following basic symbols:



WATER LEVEL MEASUREMENT



Borehole or
Standpipe



Piezometer

SAMPLE TYPE

SS	Split spoon sample (obtained by performing the standard Penetration Test)	AS	Auger Sample
ST	Shelby tube or thin wall tube	BS	Bulk Sample
PS	Piston sample	WS	Wash Sample
		HQ, NQ, BQ, etc.	Rock core samples obtained with the use of standard size diamond drilling bits

N-VALUE

Numbers in this column are the results of the Standard Penetration Test: the number of blows of a 140 pound (64 kg) hammer falling 30 inches (760 mm), required to drive a 2 inch (50.8 mm) O.D. split spoon sampler one foot (305 mm) into the soil. For split spoon samples where insufficient penetration was achieved and 'N' values cannot be presented, the number of blows are reported over sampler penetration in millimeters (e.g. 50/75).

OTHER TESTS

Symbols in this column indicate that the following laboratory tests have been carried out and the results are presented separately.

S	Sieve analysis	H	Hydrometer analysis
G _s	Specific gravity of soil particles	γ	Unit weight
k	Permeability (cm/sec)	C	Consolidation
	Single packer permeability test; test interval from depth shown to bottom of borehole.	CD	Consolidated drained triaxial
	Double packer permeability test; test interval as indicated	CU	Consolidated undrained triaxial with pore pressure measurements
	Falling head permeability test using casing	UU	Unconsolidated undrained triaxial
	Falling head permeability test using well point or piezometer	DS	Direct shear
		Q _u	Unconfined compression
		I _p	Point Load Index (I _p on Borehole Record equals I _p (50); the index corrected to a reference diameter of 50 mm)

JACQUES WHITFORD
& ASSOCIATES LIMITED

TEST PIT RECORD

TP-1

CLIENT Mitchell & Associates Landscape Architects

PROJECT No. NHP00217-2

LOCATION Proposed Wetpond, Island View Apartments, Portland, Maine

TP DIMENSIONS _____

DATES: DUG Oct 16, 2000 WATER LEVEL Not Encountered

DATUM Assumed

DEPTH (ft)	ELEVATION (ft)	SOIL DESCRIPTION	STRATA PLOT	WATER LEVEL	SAMPLES		VOC's	REMARKS
					TYPE	NUMBER		
0	134.3							
	133.8	TOPSOIL/ROOTMAT						
		Dense brown to dark yellowish brown silty sand with gravel, occasional cobbles: FILL			BS	1		
	131.3	Compact olive to dark grey silty sand, with some granite curb stones: FILL - some gravel						
5								
	125.3	Compact greyish brown clayey silty sand: FILL - trace of gravel			BS	2		
-10								
	121.8	End of Test Pit			BS	3		
15								









JACQUES WHITFORD
& ASSOCIATES LIMITED

TEST PIT RECORD

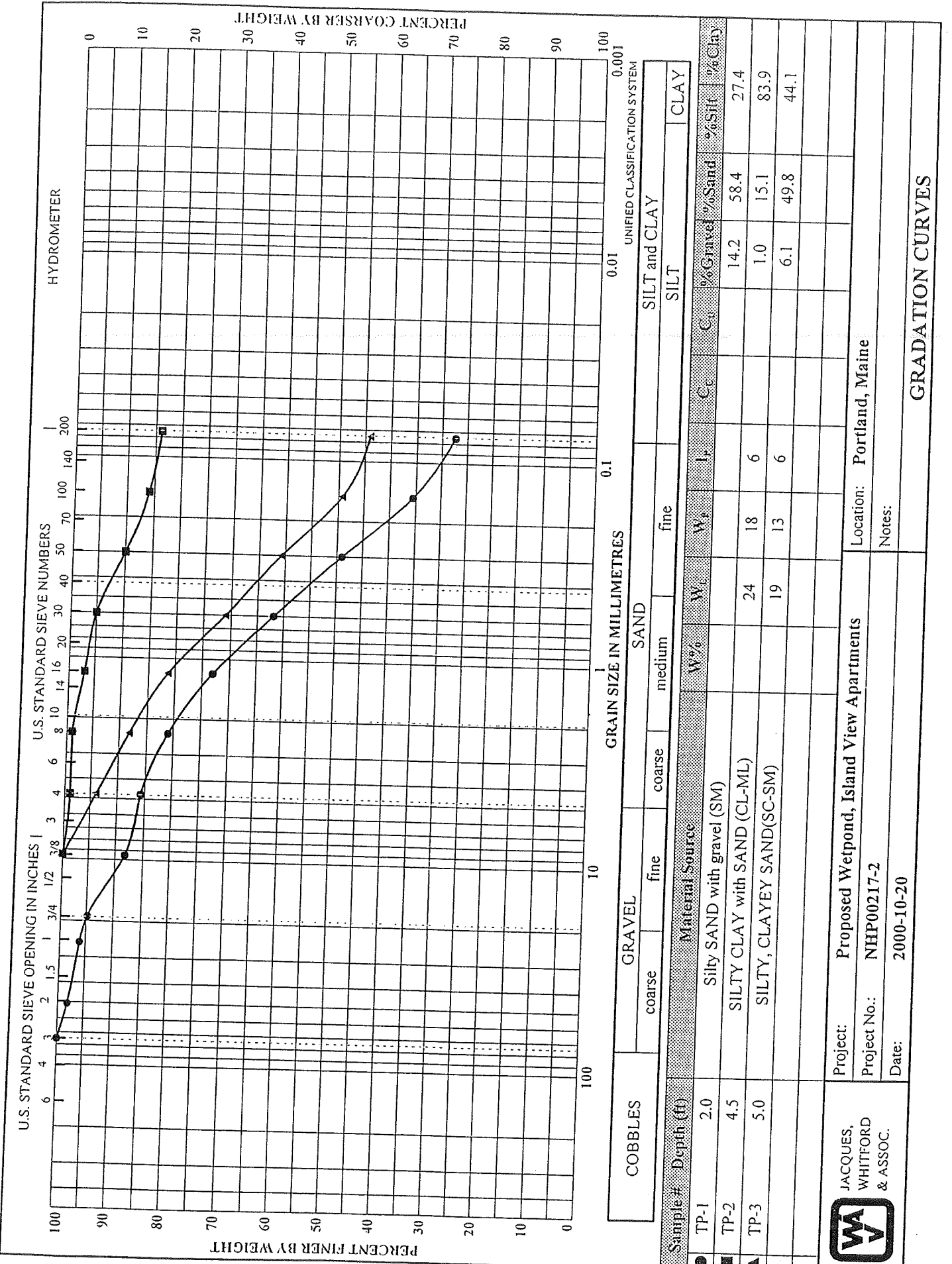
TP-3

CLIENT Mitchell & Associates Landscape Architects
 LOCATION Proposed Wetpond, Island View Apartments, Portland, Maine
 DATES: DUG Oct 16, 2000 WATER LEVEL Not Encountered

PROJECT No. NHP00217-2
 TP DIMENSIONS _____
 DATUM Assumed

DEPTH (ft)	ELEVATION (ft)	SOIL DESCRIPTION	STRATA PLOT	WATER LEVEL	SAMPLES		VOC's	REMARKS
					TYPE	NUMBER		
0	134.9							
	134.4	TOPSOIL/ROOTMAT						
		Dense brown to dark yellowish brown silty sand with gravel, occasional cobbles and granite curb stones: FILL						
	130.9	Compact olive to dark grey silty clayey sand: FILL						
5		- trace of gravel				BS 1		
	126.4	Compact greyish brown clayey to silty sand with some gravel, and occasional granite curb stones: FILL						
10						BS 2		
	123.9	End of Test Pit						
15								





JACQUES,
WHITFORD
& ASSOC.

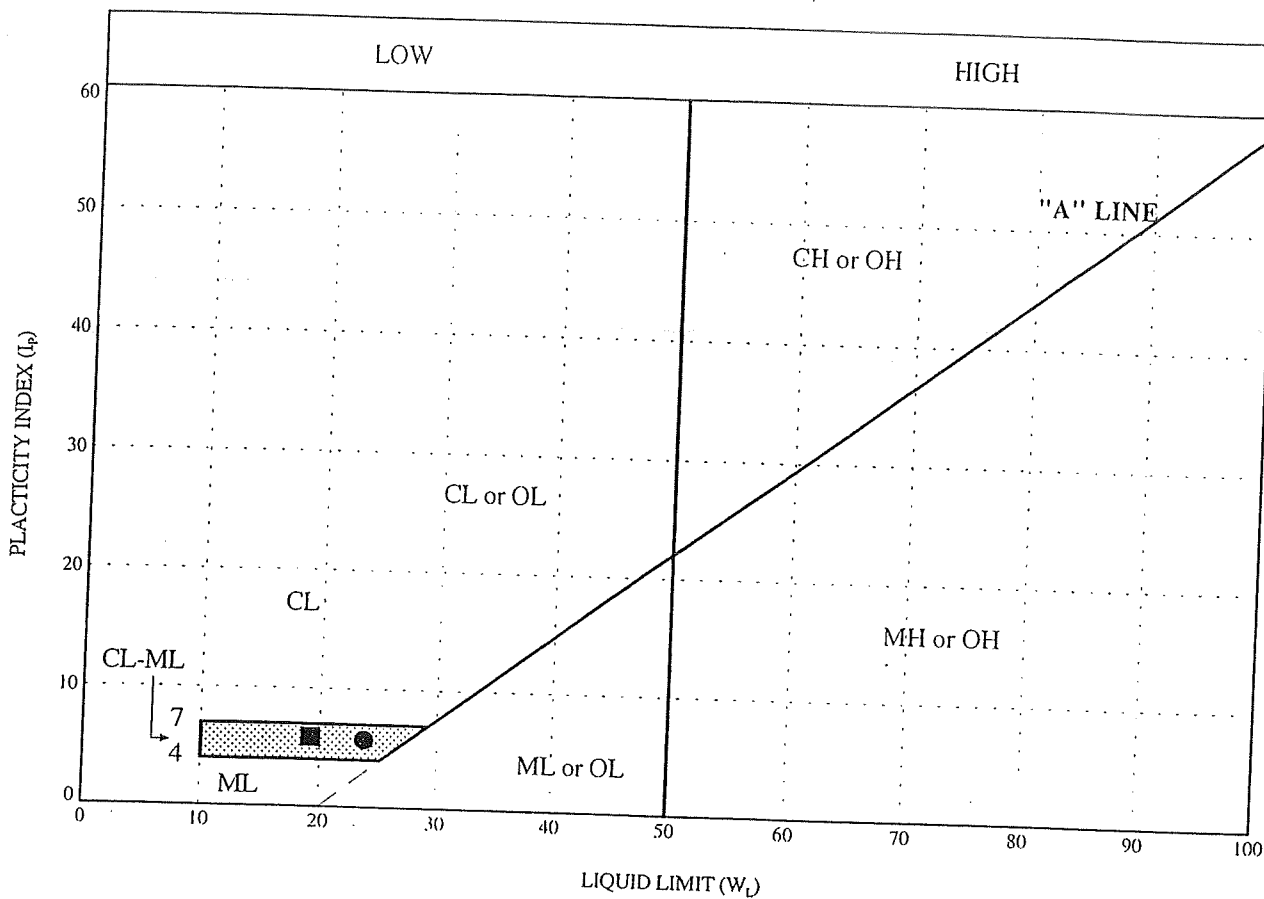
Project: Proposed Wetpond, Island View Apartments
 Project No.: NHP00217-2
 Date: 2000-10-20

Location: Portland, Maine
 Notes:

GRADATION CURVES

PLASTICITY CHART

UNIFIED CLASSIFICATION SYSTEM
ASTM D2487



SYM	SOURCE	Depth (ft)	LL	PL	I_p	W%	CLASSIFICATION
●	TP-2	4.5	24	18	6		SILTY CLAY with SAND (CL-ML)
■	TP-3	5.0	19	13	6		SILTY, CLAYEY SAND(SC-SM)

Letter Designation

Primary

M: Silt
C: Clay
O: Organic Soil

Secondary

L: Of Low plasticity ($LL < 50$)
H: Of High plasticity ($LL > 50$)



JACQUES,
WHITFORD
& ASSOC.

Project: Proposed Wetpond, Island View Apartments, Portland, Maine

Project No.: NHP00217-2

Date: 2000-10-20

Notes:

SOIL PLASTICITY



JACQUES WHITFORD

Consulting Engineers
Environmental Scientists

424 - 7th Street South
Suite 100
Lethbridge, Alberta
Canada, T1J 2G6

Tel: 403 382-3580
Fax: 403 382-3589

LETTER OF TRANSMITTAL

Date: October 23, 2000

Project No: NHP00217-2

TO: Bob Metcalf
Mitchell & Associates Landscape Architects
The Staples School
70 Center Street
Portland, Maine, 04101

RE: Detention/Wetpond Retaining Wall
Island View Apartment Development
Portland, Maine

- WE ARE SENDING YOU:**
- Attached
 - Under separate cover via _____
 - Draft Report
 - Copy of Letter
 - Plans
 - Samples
 - Specifications
 - Final Report (Rev.)
 - Prints
 - Change Order
 - Other _____

COPIES	DATE	NO.	DESCRIPTION
2	10/23/00	217-2	Copy of Report

THESE ITEMS ARE TRANSMITTED:

- For Approval
- Approved as Submitted
- Other _____
- For Your Use
- Approved as Noted
- _____
- As Requested
- For Review & Comment
- _____

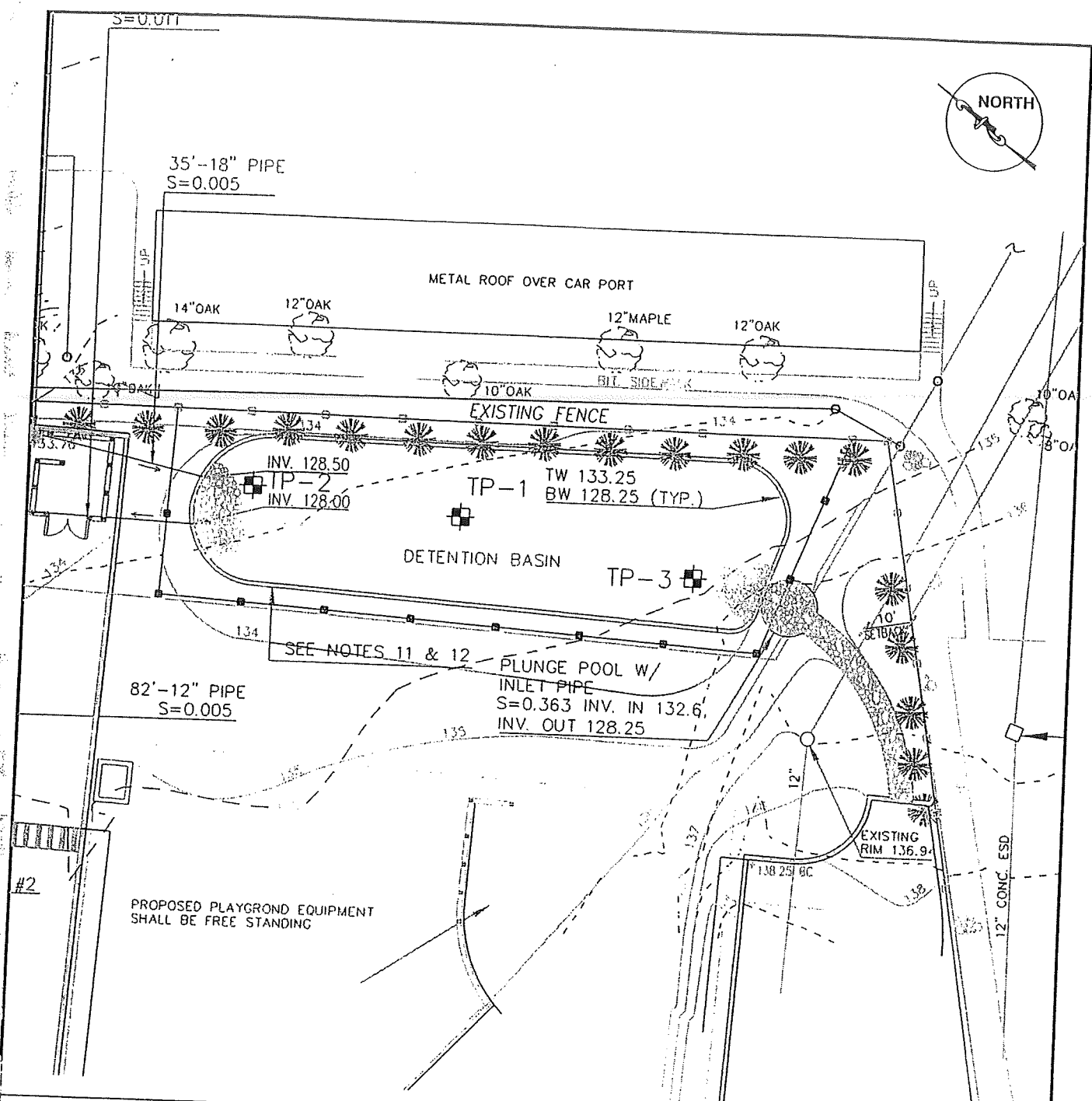
REMARKS:

COPY TO: Travis C. Carpenter

P:\Portsmouth Projects\nhp00217\TRANSMI1.WPD

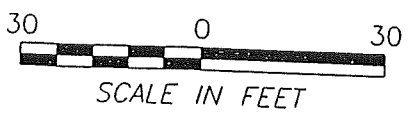
SIGNED: *[Signature]*

1- copy - T. C. CARPENTER



Legend

TP-2 TEST PIT LOCATION



Jacques Whitford Company, Inc.

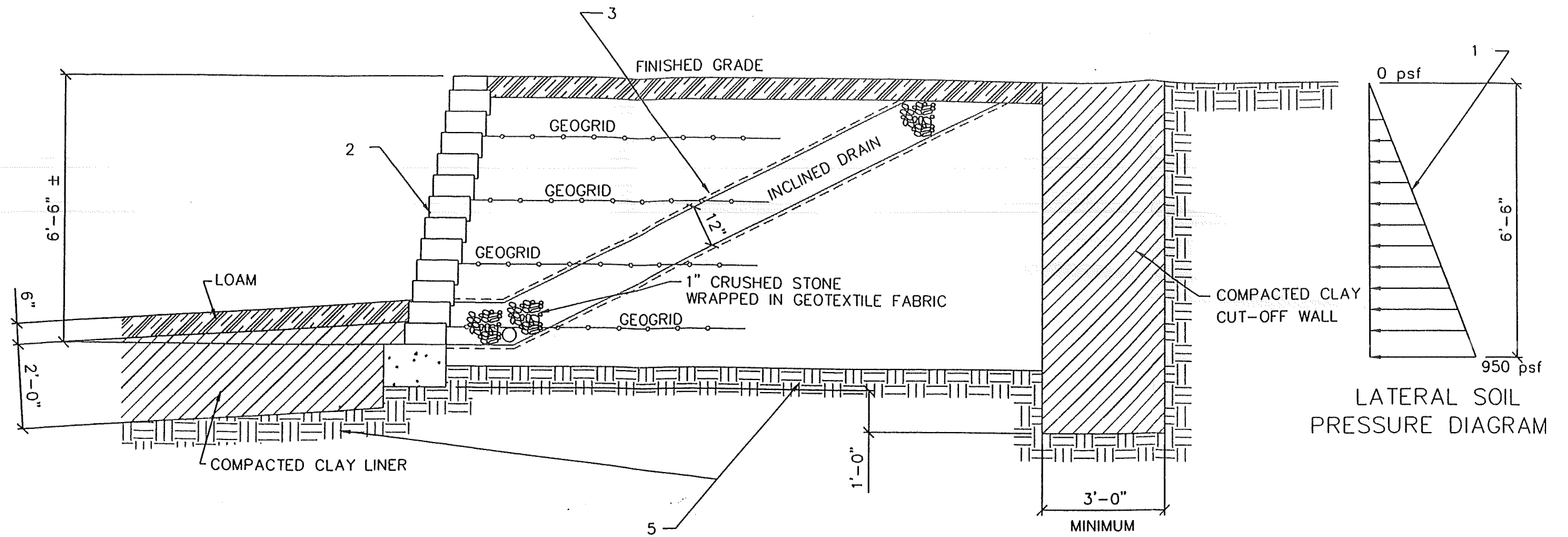


JACQUES WHITFORD LOCATION: PORTSMOUTH, NEW HAMPSHIRE				
DATE PREPARED: 10-20-00	DESIGNED BY: KM	DRAWN BY: BSB	CHECKED BY: KM	REVIEWED BY: CC
REVISION DATE:	REVISION NO.:	DRAWN BY:	CHECKED BY:	REVIEWED BY:
PROJECT NAME/FILE NAME: ISLAND/BOREHOLELOCA		PROJECT NUMBER/PHASE: NHP00217		SCALE: 1"=30'

DRAWING TITLE:
TEST PIT LOCATION PLAN
PROPOSED DETENTION/WETPOND
ISLAND VIEW APARTMENTS - PORTLAND MAINE

PREPARED FOR:
MITCHELL & ASSOCIATES, LANDSCAPE ARCHITECTS

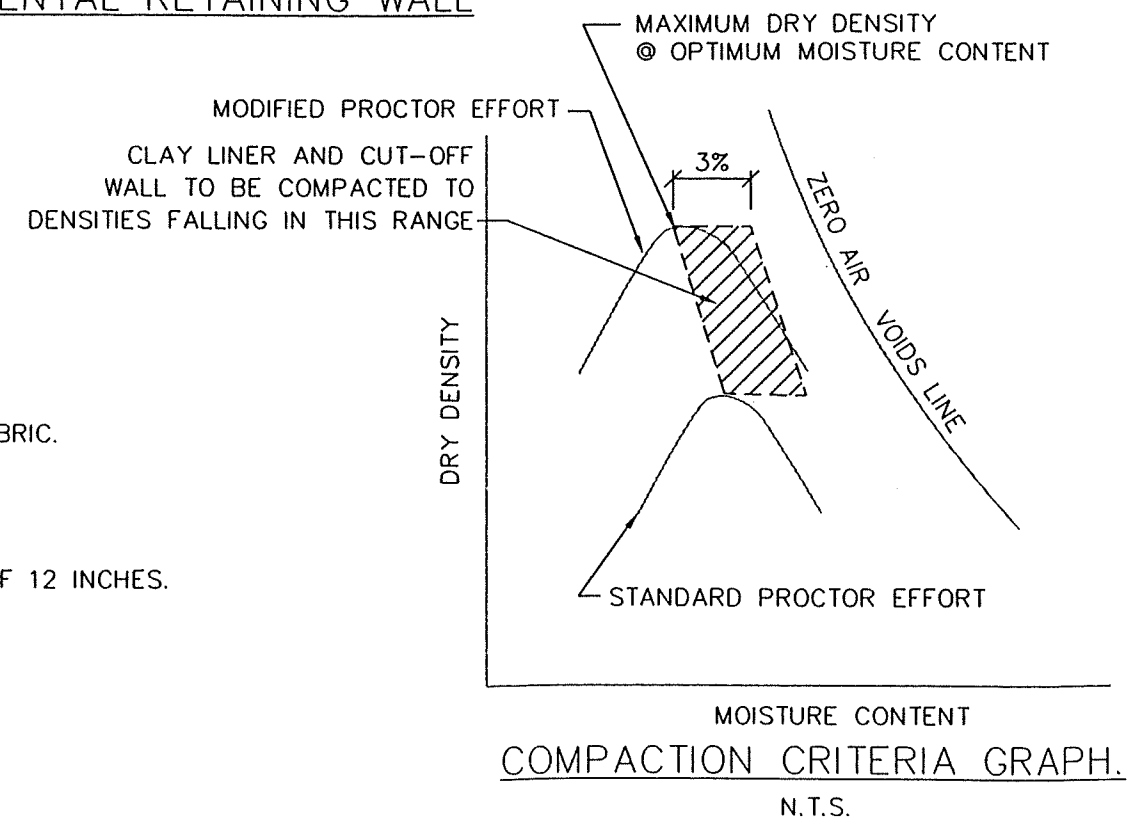
FIGURE NO. **2**



DETENTION/WETPOND CONCRETE SEGMENTAL RETAINING WALL

NOTES:

1. RETAINING WALL TO BE DESIGNED BASED ON THE SOIL PRESSURE DIAGRAM SHOWN.
2. GEOGRID REINFORCEMENT AND RETAINING WALL TO BE DESIGNED BY OTHERS.
3. THE DRAINAGE STONE OF THE INCLINED DRAIN SHALL BE ENVELOPED WITHIN A GEOTEXTILE FABRIC.
4. RETAINING WALL BACKFILL SHOULD BE WELL GRADED GRAVEL WITH LESS THAN 10% FINER THAN THE #200 SIEVE.
5. THE SUBGRADE SHOULD BE COMPACTED WITH A 15 TON VIBRATORY ROLLER TO ACHIEVE 98% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY TO A MINIMUM DEPTH OF 12 INCHES.
6. THE CLAY CUT-OFF WALL AND LINER SHALL BE COMPACTED 1% TO 3% WET OF THE OPTIMUM MOISTURE CONTENT FOR THE STANDARD PROCTOR MAXIMUM DRY DENSITY, AND MODIFIED PROCTOR MAXIMUM DRY DENSITY (SEE COMPACTION CRITERIA GRAPH)
7. THE IN-SITU PERMEABILITY OF THE CLAY SHALL BE LESS THAN 1×10^{-7} CM/SEC
8. THE CLAY SHALL BE PLACED IN LIFTS NOT EXCEEDING 6" LOOSE THICKNESS AND BE COMPACTED WITH A PAD FOOT ROLLER.



GEOTECHNICAL DESIGN DETAILS
ISLAND VIEW APARTMENTS
DETENTION/WETPOND,
PORTLAND, MAINE



Jacques Whitford
Consulting Engineers
Environmental Scientists

THIS DRAWING IS THE PROPERTY OF JACQUES WHITFORD LOANED TO THE RECIPIENT WHO AGREES THAT IT SHALL NOT BE GIVEN OUT, COPIED OR DUPLICATED FOR THE USE OF ANOTHER BUT SHALL BE USED ONLY BY THE RECIPIENT FOR THE PURPOSE FOR WHICH IT WAS LOANED.

DATE:
00 10 19

PROJECT:
NHP 00217-2

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

FIGURE:
1

BECKER

structural engineers

December 18, 2000

Robert B. Metcalf
Mitchell & Associates Landscape Architects
The Staples School
70 Center Street
Portland, ME 04101

WO605.10
Island View Apartments Detention/Wetpond Retaining Wall
Portland, ME

Dear Mr. Metcalf,

In accordance with your request, we are submitting this letter engineering report summarizing our findings and opinions regarding the potential structural impact of the proposed detention/wetpond on the existing carport on the Promenade East Property. Our findings are based on visual observations of the proposed site, existing carport and review of the geotechnical report prepared by Jacques, Whitford & Associates (dated 10/20/2000) and the preliminary retaining wall design (dated 10/16/2000) prepared by Anchor Wall Systems.

We discussed the site conditions and geotechnical report recommendations with Mr. Chris Carr, P. Eng. of the Alberta office of Jacques, Whitford & Associates. Their recommendations include the use of a 2'-0" thick compacted clay liner beneath the detention/wet pond and a 3'-0" wide vertical clay cutoff wall to extend a minimum of 1'-0" below the bottom of the retaining wall. The cutoff wall is to be located as close to the retaining wall as possible without hampering or interfering with the geogrid tiebacks. In addition, an inclined drain 12" thick shall be installed around the perimeter of the detention/wet pond to reduce lateral pressure on the retaining wall caused by saturated soil behind the wall. The inclined drain would be tied to a perimeter drain system. The report states the existing carport is located approximately 25'-0" from the new detention/wet pond. We clarified with Mr. Carr the design loads noted on his Figure 1. The 950 psf soil pressure is intended to represent the lateral thrust on the retaining wall based on a saturated soil unit weight of 130 pcf, a Rankine k_a of 0.33 and a 6'-6" height of wall.

Our review of the design recommendations presented by Jacques, Whitford & Associates finds their design has provided for control of infiltration to existing sandy soils by the use of the clay liner below the detention/wet pond. The drain

WO605.10
Island View Apartments Detention/Wetpond Retaining Wall
Portland, ME
Page 2

time for the pond in a 25-year storm is estimated at four hours. With this drain time, the clay liner will prevent seepage below the wall. Furthermore, the use of the vertical clay cutoff wall provides a secondary means of preventing seepage from impacting the existing carport structure. The retaining wall will make use of the Vertica Block by Anchor Wall Systems. A Registered Engineer will provide the final wall design based on the recommendations of the geotechnical report.

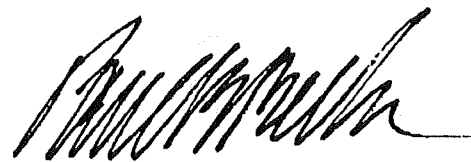
Our review of the existing conditions at the Promenade East Carport indicates the carport structure appears to be distressed in its current state. The concrete retaining wall at the rear of the carport is severely cracked and appears to be out of plumb. The steel columns at the driveway side also appear to be out of plumb by several inches. These conditions indicate the existing structure is failing due to the lateral pressures being exerted on the wall by the existing soils. Based on the existing conditions and date of construction, it seems unlikely that any tieback or dead man system was used in the construction of the existing carport.

Closing

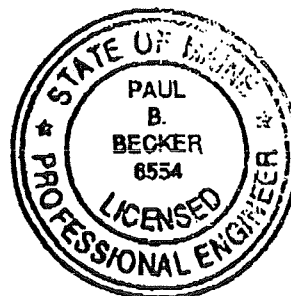
Based on our review of the design recommendations provided by Jacques, Whitford & Associates it is our opinion that construction of the detention/wetpond, will not have any adverse effect on the existing carport structure. It is our opinion that the existing carport structure is distressed and should be reviewed for structural integrity, irrespective of the proposed detention/wet pond construction.

We trust this overview of the structural impact of the detention/wet pond construction addresses your concerns at this time and will be helpful in your planning needs. This letter report should be understood in the context it is provided. It is based upon our limited site observations and review of existing engineering reports and documentation. It has been prepared to provide an overview of the structural issues associated with construction of the proposed detention/wet pond. Please call if you have any questions. We are available to answer any questions, which you may have.

Sincerely,
Becker Structural Engineers, Inc.



Paul B. Becker, P.E.
Principal



Part II
Division 1

General Requirement

SECTION 01001

BASIC REQUIREMENTS

1 PART 1 GENERAL

1.1 SECTION INCLUDES

- A. Summary of Work: Contract, work by owner, contractor use of premises, future work.
- B. Contract Considerations: Cash allowances, contingency allowance, inspection and testing allowances, schedule of values, applications for payment, change procedures, alternates.
- C. Coordination and Meetings: Coordination, field engineering, cutting and patching, meetings, progress meetings, equipment electrical characteristics and components, examination, preparation, cutting and patching.
- D. Submittals: Submittal procedures, construction progress schedules, proposed products list, shop drawings, product data, samples, manufacturers' installation instructions, manufacturers' certificates.
- E. Quality Control: Quality assurance - control of installation, Tolerances, References, Mock-ups, Inspection and testing laboratory services, Manufacturers' field services and reports.
- F. Construction Facilities and Temporary Controls: Temporary electricity, temporary lighting for construction purposes, temporary heat, temporary ventilation, telephone service, temporary water service, temporary sanitary facilities, barriers and fencing, water control, exterior enclosures, interior enclosures, protection of installed work, security, access roads, parking, progress cleaning and waste removal, project identification, field offices and sheds, removal of utilities, facilities, and controls.
- G. Material and Equipment: Products, transportation, handling, storage, and protection, products options, substitutions.
- H. Starting of Systems: Starting systems, demonstration and instructions, testing, adjusting and balancing.
- I. Contract Closeout: Contract closeout procedures, final cleaning, adjusting, project record documents, operation and maintenance data, spare parts and maintenance materials, warranties.

1.2 WORK BY OWNER

- A. Items noted as NIC (Not in Contract), will be furnished and installed by Owner beginning at Substantial Completion.

1.3 CONTRACTOR USE OF PREMISES

- A. Limit use of premises to allow:
 - 1. Owner occupancy.
 - 2. Work by others and work by owner.
 - 3. Use of premises by public.

1.4 SCHEDULE OF VALUES

- A. Submit schedule on AIA Form G703 Contractor's standard form, similar electronic media printout will be considered.
- B. Submit Schedule of Values in duplicate within 15 days after date of Owner-Contractor Agreement.

1.5 APPLICATIONS FOR PAYMENT

- A. Submit five copies of each application on AIA Form G702 and G703, similar electronic media printout will be considered.
- B. Content and Format: Utilize Schedule of Values for listing items in Application for Payment.
- C. Payment Period: Monthly.

1.6 CHANGE PROCEDURES

- A. Stipulated Sum/Price Change Order: Based on Proposal Request and Contractor's fixed price quotation or Contractor's request for a Change Order as approved by Architect/Engineer.
- B. Change Order Forms: AIA G701, similar electronic media printout will be considered. Provide signature line for Maine State Housing Authority.
- C. Change Orders must be approved by Maine State Housing Authority.

1.7 COORDINATION

- A. Coordinate scheduling, submittals, and Work of the various sections of specifications to ensure efficient and orderly sequence of installation of interdependent construction elements. No claims for additional Time will be considered if the Work has not been properly coordinated.
- B. Verify utility requirement characteristics of operating equipment are compatible with building utilities.
- C. Coordinate space requirements and installation of mechanical and electrical work which are indicated diagrammatically on Drawings. Follow routing shown for pipes, ducts, and conduit, as closely as practicable.
- D. In finished areas, conceal pipes, ducts, and wiring within the construction.

1.8 FIELD ENGINEERING

- A. Employ a Land Surveyor to locate a reference datum and protect survey control and reference points.
- B. Establish elevations, lines, and levels and certify that elevations and locations of the Work conform with the Contract Documents.
- C. Verify that field measurements are as indicated on shop drawings or as instructed by the manufacturer.

1.9 PRECONSTRUCTION PREINSTALLATION MEETINGS

- A. Owner will schedule a preconstruction meeting for all affected parties.
- B. When required in individual specification section, convene a preinstallation meeting at Project site prior to commencing work of the section.

1.10 PROGRESS MEETINGS

- A. Schedule and administer meetings throughout progress of the Work at maximum monthly intervals.
- B. Preside at meetings, record minutes, and distribute copies within two days to those affected by decisions made.

1.11 EQUIPMENT ELECTRICAL CHARACTERISTICS AND COMPONENTS

- A. Motors: NEMA MG1 Type; specific motor type is specified in individual specification sections.
- B. Wiring Terminations: Terminal lugs to match branch circuit conductor; size terminal lugs to NFPA 70.
- C. Cord and Plug: Minimum 6 foot cord and plug including grounding connector; cord of longer length is specified in individual sections.

1.12 CUTTING AND PATCHING

- A. Employ original installer to perform cutting and patching new Work; restore Work with new Products.
- B. Submit written request in advance of cutting or altering structural or building enclosure elements.
- C. Execute cutting, fitting, and patching including excavation and fill, to complete Work, and to:
 - 1. Fit the several parts together, to integrate with other Work.
 - 2. Uncover Work to install or correct ill-timed Work.
 - 3. Remove and replace defective and non-conforming Work.
 - 4. Remove samples of installed Work for testing.
 - 5. Provide openings in elements of Work for penetrations of mechanical and electrical Work.
- D. Cut masonry and concrete materials using masonry saw or core drill. Restore Work with new Products in accordance with requirements of Contract Documents.
- E. Cut from finished side of surfaces to concealed side.
- F. Protect existing construction from damage during cutting and patching.
- G. Fit Work tight to adjacent elements. Maintain integrity of wall, ceiling, or floor construction; completely seal voids.
- H. Fit Work tight to pipes, sleeves, ducts, conduit, and other penetrations through surfaces.

- I. Refinish surfaces to match adjacent finishes in a manner that will eliminate evidence of patching and refinishing.

1.13 SUBMITTAL PROCEDURES

- A. Submittal form to identify Project, Contractor, Subcontractor or supplier; and pertinent Contract Document references.
- B. Submittals to Architect shall consist of two prints and one sepia if larger than 11"X17" and 3 copies if 11"X17" or smaller. Submittals will be reviewed by Architect/Engineer and sepia will be marked and returned for printing of distribution set with architect's/engineer's comments included.
- C. Apply Contractor's stamp, signed or initialed, certifying that review, verification of Products required, field dimensions, adjacent construction Work, and coordination of information is in accordance with the requirements of the Work and Contract Documents.
- D. Identify variations from Contract Documents and Product or system limitations, which may be detrimental to successful performance of the completed Work.
- E. Revise and resubmit submittals as required; identify all changes made since previous submittal.
- F. Distribute submittals reviewed by Architect/Engineer to project site and all affected parties.
- G. Allow 15 working days for review and return of submittals by architect.
- H. Do not allow submittals requiring Architect/Engineer's action stamp to be used on the project site without marking.
- I. Architect/Engineer's action stamp is self-explanatory.

1.14 CONSTRUCTION PROGRESS SCHEDULES

- A. Submit initial progress schedule in duplicate within 15 days after date of Owner-Contractor Agreement for Architect/Engineer review.
- B. Submit revised schedules with each Application for Payment, identifying changes since previous version. Indicate estimated percentage of completion for each item of Work at each submission.
- C. Submit a horizontal bar chart with separate line for each major section of Work or operation, identifying first workday of each week.

1.15 PROPOSED PRODUCTS LIST

- A. Within 15 days after date of Owner-Contractor Agreement, submit list of major Products proposed for use, with name of manufacturer, trade name, and model number of each product.

1.16 PROPOSED SUBCONTRACTOR/SUPPLIER LIST

- A. Within 15 days after date of Owner-Contractor Agreement, submit list of major subcontractors/suppliers proposed, with indication of trade/product type.

1.17 PRODUCT DATA

- A. Product Data For Review:

- 1. Submitted to Architect/Engineer for review for the limited purpose of checking for conformance with information given and the design concept expressed in the contract documents.
- 2. After review, provide copies and distribute in accordance with SUBMITTAL PROCEDURES article above and for record documents purposes described in CONTRACT CLOSEOUT.

- B. Product Data For Information:

- 1. Submitted for the Architect/Engineer's benefit as contract administrator or for the Owner.

- C. Product Data For Project Close-out:

- 1. Submitted for the Owner's benefit during and after project completion.

- D. Submit the number of copies which the Contractor requires, plus three copies which will be retained by the Architect/Engineer.

- E. Mark each copy to identify applicable products, models, options, and other data. Supplement manufacturers' standard data to provide information unique to this project.

1.18 SHOP DRAWINGS

- A. Shop Drawings For Review:

- 1. Submitted to Architect/Engineer for review for the limited purpose of checking for conformance with information given and the design concept expressed in the Contract Documents.
- 2. After review, produce copies and distribute in accordance with the SUBMITTAL PROCEDURES article above and for record documents purposes described in CONTRACT CLOSEOUT.

- B. Shop Drawings For Information:

- 1. Submitted for the Architect/Engineer's benefit as contract administrator or for the Owner.

- C. Shop Drawings For Project Close-out:

- 1. Submitted for the Owner's benefit during and after project completion.

- D. Submit the number of opaque reproductions which Contractor requires, plus three copies which will be retained by Architect/Engineer.

1.19 SAMPLES

- A. Samples For Review:
 - 1. Submitted to Architect/Engineer for review for the limited purpose of checking for conformance with information given and the design concept expressed in the contract documents.
 - 2. After review, produce duplicates and distribute in accordance with SUBMITTAL PROCEDURES article above and for record documents purposes described in CONTRACT CLOSEOUT.
 - B. Samples For Information:
 - 1. Submitted for the Architect/Engineer's benefit as contract administrator or for the Owner.
 - C. Samples For Selection:
 - 1. Submitted to Architect/Engineer for aesthetic, color, or finish selection.
 - 2. Submit samples of finishes from the full range of manufacturers' standard colors, in custom colors selected, textures, and patterns for Architect/Engineer selection.
 - 3. After review, produce duplicates and distribute in accordance with SUBMITTAL PROCEDURES article above and for record documents purposes described in CONTRACT CLOSEOUT.
 - D. Submit samples to illustrate functional and aesthetic characteristics of the Product.
 - E. Submit samples of finishes from the full range of manufacturers' standard colors, textures, and patterns for Architect/Engineer's selection.
- 1.20 MANUFACTURER INSTALLATION INSTRUCTIONS
- A. When specified in individual specification sections, submit manufacturer printed instructions for delivery, storage, assembly, installation, start-up, adjusting, and finishing, in quantities specified for Product Data.
- 1.21 MANUFACTURER CERTIFICATES
- A. When specified in individual specification sections, submit certifications by manufacturer to Architect/Engineer, in quantities specified for Product Data.
 - B. Indicate material or Product conforms to or exceeds specified requirements. Submit supporting reference data, affidavits, and certifications as appropriate.
- 1.22 QUALITY ASSURANCE - CONTROL OF INSTALLATION
- A. Monitor quality control over suppliers, manufacturers, Products, services, site conditions, and workmanship, to produce Work of specified quality.
 - B. Comply with manufacturers' instructions.

- C. Comply with specified standards as minimum quality for the Work except when more stringent tolerances, codes, or specified requirements indicate higher standards or more precise workmanship.

1.23 EXAMINATION

- A. Verify that existing site conditions and substrate surfaces are acceptable for subsequent Work. Beginning new Work means acceptance of existing conditions.
- B. Verify that utility services are available, of the correct characteristics, and in the correct location.

1.24 PREPARATION

- A. Clean substrate surfaces prior to applying next material or substance.
- B. Apply manufacturer required or recommended substrate primer, sealer, or conditioner prior to applying new material or substance in contact or bond.

1.25 TOLERANCES

- A. Monitor fabrication and installation tolerance control of installed Products over suppliers, manufacturers, Products, site conditions, and workmanship, to produce acceptable Work. Do not permit tolerances to accumulate.
- B. Comply fully with manufacturers' tolerances.

1.26 REFERENCES

- A. Conform to reference standards by date of issue current as of date of Contract Documents.
- B. Should specified reference standard conflict with Contract Documents, request clarification from Architect/Engineer before proceeding.
- C. Reference Standards have the same force and effect as if bound herein and include publications of the following:

1. American National Standards Institute (ANSI).
2. American Concrete Institute (ACI).
3. American Institute of Steel Construction (AISC).
4. American Plywood Association (APA).
5. American Society for Testing and Materials (ASTM).
6. American Society of Civil Engineers (ASCE).
7. American Society of Heating, Refrigeration and Air Conditioning Engineers, Inc. (ASHRAE).
8. American Society of Mechanical Engineers (ASME).
9. Americans with Disabilities Act (ADA).
10. American Water Works Association (AWWA).
11. American Welding Society (AWS).
12. Building Officials and Code Administrators International Inc. (BOCA).
13. Consumer Product Safety Commission (CSPC).
14. Factory Mutual (FM).
15. National Electric Manufacturers Association (NEMA).
16. National Fire Protection Association (NFPA).
17. Underwriters Laboratories, Inc. (UL).

18. US Department of Commerce, National Bureau of Standards (NBS).
19. Federal, State and local codes and regulations.

1.27 CORRELATION AND INTENT

- A. Contract Documents are complementary, and elements of the Work required by one shall be as binding as if required by all. The intent of the Documents is to include all items necessary for the proper execution and completion of the Work.
- B. Where discrepancies or conflicting requirements exist among the Contract Documents and/or applicable reference standards, the Contractor shall assume the greater quantity or quality level, normally the most costly. Refer conflicting requirements to the Architect/Engineer for interpretation before proceeding.

1.28 INSPECTION AND TESTING LABORATORY SERVICES

- A. Contractor shall appoint, employ, and pay for specified services of an independent firm to perform inspection and testing.
- B. The independent firm will perform inspections, tests, and other services as required, and issue reports directly to the Architect and Owner within two days.
- C. Cooperate with independent firm; furnish samples as requested.
- D. Re-testing required because of non-conformance to specified requirements will be charged to the Contractor.

1.29 MANUFACTURERS' FIELD SERVICES AND REPORTS

- A. When specified in individual specification sections, require material or Product suppliers or manufacturers to provide qualified staff personnel to observe site conditions, to initiate instructions and conduct warranty inspections when necessary.
- B. Report observations and site decisions or instructions that are supplemental or contrary to manufacturers' written instructions.

1.30 TEMPORARY ELECTRICITY

- A. Cost: Contractor shall provide and pay for power service required from source.
- B. Provide power outlets for construction operations, branch wiring, distribution boxes, and flexible power cords as required.

1.31 TEMPORARY LIGHTING FOR CONSTRUCTION PURPOSES

- A. Provide and maintain temporary lighting for construction operations.
- B. Provide branch wiring from power source to distribution boxes with lighting conductors, pigtails, and lamps as required.
- C. Permanent building lighting may not be utilized during construction. Repair, clean, and replace lamps to achieve new condition at end of construction.

1.32 TEMPORARY HEAT

- A. Provide heating devices with temporary units and heat as needed to maintain specified conditions for construction operations.

- B. Pay cost of energy used.
 - C. Provide and pay for operation, maintenance, and regular replacement of filters and worn or consumed parts.
 - D. Maintain minimum ambient temperature of 50 degrees F in areas where construction is in progress, unless indicated otherwise in specifications.
- 1.33 TEMPORARY VENTILATION
- A. Ventilate enclosed areas to assist cure of materials, to dissipate humidity, and to prevent accumulation of dust, fumes, vapors, or gases.
- 1.34 TELEPHONE SERVICE
- A. Provide, maintain and pay for telephone and telephone facsimile service to field office at time of project mobilization. Allow Owner, Architect/Engineer and inspecting authorities incidental use.
- 1.35 TEMPORARY WATER SERVICE
- A. Provide, maintain and pay for suitable quality water service required for construction operations.
- 1.36 TEMPORARY SANITARY FACILITIES
- A. Provide and maintain required facilities and enclosures. New facilities may not be used.
 - B. Maintain in clean and sanitary condition.
- 1.37 BARRIERS AND FENCING
- A. Provide barriers and/or fencing to prevent unauthorized entry to construction areas and to protect existing facilities and adjacent properties from damage.
 - B. Construction: Contractor's option, as allowed by authorities having jurisdiction.
- 1.38 WATER CONTROL
- A. Maintain excavations free of water. Provide, operate, and maintain pumping equipment.
 - B. Provide erosion control in accordance with environmental regulations and approvals.
- 1.39 EXTERIOR ENCLOSURES
- A. Provide temporary insulated weather tight closures to exterior openings to permit acceptable working conditions and protection of the Work.
- 1.40 PROTECTION OF INSTALLED WORK
- A. Protect installed Work and provide special protection where specified in individual specification sections.
 - B. Prohibit traffic or storage upon waterproofed or roofed surfaces.

- 1.41 SECURITY
- A. Provide security and facilities to protect Work and existing facilities, and Owner's operations from unauthorized entry, vandalism, or theft.
- 1.42 ACCESS ROADS
- A. Construct and maintain temporary roads accessing public thoroughfares to serve construction area.
- B. Designated existing on-site roads may be used for construction traffic.
- 1.43 PARKING
- A. Arrange for temporary parking areas to accommodate construction personnel.
- 1.44 PROGRESS CLEANING AND WASTE REMOVAL
- A. Collect and maintain areas free of waste materials, debris, and rubbish. Maintain site in a clean and orderly condition.
- 1.45 PROJECT IDENTIFICATION
- A. Provide an 8 foot wide x 4 foot high project sign of exterior grade plywood and wood frame construction, painted, to Architect/Engineer's design and colors.
- B. Erect on site at location established by Architect/Engineer.
- 1.46 FIELD OFFICES AND SHEDS
- A. Office: Weather tight, with lighting, electrical outlets, heating, cooling and ventilating equipment, and equipped with sturdy furniture and drawing display table.
- B. Provide space for Project meetings, with table and chairs to accommodate 6 persons.
- 1.47 REMOVAL OF UTILITIES, FACILITIES, AND CONTROLS
- A. Remove temporary utilities, equipment, facilities, and materials, prior to Substantial Completion review.
- B. Remove underground installations to a minimum depth of 2 feet. Grade site as indicated.
- C. Clean and repair damage caused by installation or use of temporary work.
- D. Restore existing facilities used during construction to original condition. Restore permanent facilities used during construction to specified condition.
- 1.48 PRODUCTS
- A. Products: Means new material, machinery, components, equipment, fixtures, and systems forming the Work, but does not include machinery and equipment used for preparation, fabrication, conveying and erection of the Work. Products may also include existing materials or components specifically identified for reuse.

- B. Do not use materials and equipment removed from existing premises, except as specifically identified or allowed by the Contract Documents.
 - C. Provide interchangeable components of the same manufacture for components being replaced.
 - D. Provide Products of the same type from the same manufacturer.
- 1.49 TRANSPORTATION, HANDLING, STORAGE AND PROTECTION
- A. Transport, handle, store, and protect Products in accordance with manufacturer's instructions.
- 1.50 PRODUCT OPTIONS
- A. Products Specified by Reference Standards or by Description Only: Any Product meeting those standards or description.
 - B. Products Specified by Naming One or More Manufacturers: Products of manufacturers named and meeting specifications, no options or substitutions allowed.
 - C. Products Specified by Naming One or More Manufacturers with a Provision for Substitutions (or equal clause): Submit a request for substitution for any manufacturer not named.
- 1.51 SUBSTITUTIONS
- A. Architect/Engineer will consider requests for Substitutions only within 15 days after date of Owner-Contractor Agreement. .
 - B. Document each request with complete data substantiating compliance of proposed Substitution with Contract Documents.
 - C. Submit three copies of request for Substitution for consideration. Limit each request to one proposed Substitution.
 - D. Conditions: Substitutions will be considered under the following conditions:
 - 1. Revisions to the Contract Documents are not required.
 - 2. Proposed changes are in keeping with the intent of the Contract Documents.
 - 3. The specified product or construction method cannot be provided within the Contract Time, if not due to failure by the Contractor to pursue the work promptly.
 - 4. The specified product or construction method cannot receive approval by governing authorities, and the substitution can be approved.
 - 5. A substantial advantage is offered to the Owner in terms of cost, time or maintenance.
 - 6. The specified product or construction method is not compatible with other materials, and the substitution is compatible.
 - 7. The specified product or construction method cannot receive a required warranty, and the substitution can be warranted.
 - 8. The Contractor will bear the impact of additional cost or time needed to provide the substitution, including design services.
 - 9. The Contractor will be responsible for coordinating the substitution with other Work.

1.52 STARTING SYSTEMS

- A. Provide seven days notification prior to start-up of each item.
- B. Ensure that each piece of equipment or system is ready for operation.
- C. Execute start-up under supervision of responsible persons in accordance with manufacturers' instructions.
- D. Submit a written report that equipment or system has been properly installed and is functioning correctly.

1.53 DEMONSTRATION AND INSTRUCTIONS

- A. Demonstrate operation and maintenance of Products to Owner's personnel two weeks prior to date of Substantial Completion. .
- B. For equipment or systems requiring seasonal operation, perform demonstration for other season within six months.
- C. Demonstrate start-up, operation, control, adjustment, trouble-shooting, servicing, maintenance, and shutdown of each item of equipment at agreed-upon times, at designated location.

1.54 TESTING, ADJUSTING, AND BALANCING

- A. Contractor will appoint, employ, and pay for services of an independent firm to perform testing, adjusting, and balancing.
- B. Reports will be submitted by the independent firm to the Architect/Engineer indicating observations and results of tests and indicating compliance or non-compliance with specified requirements and with the requirements of the Contract Documents.
- C. Cooperate with independent firm; furnish assistance as requested.
- D. Re-testing required because of non-conformance to specified requirements will be charged to the Contractor.

1.55 CONTRACT CLOSEOUT PROCEDURES

- A. Submit written certification that Contract Documents have been reviewed, Work has been inspected, and that Work is complete in accordance with Contract Documents and ready for Architect/Engineer's inspection.
- B. Submit final Application for Payment identifying total adjusted Contract Sum/Price, previous payments, and amount remaining due.

1.56 FINAL CLEANING

- A. Execute final cleaning prior to final inspection.
- B. Thoroughly clean interior and exterior surfaces exposed to view. Vacuum carpeted and soft surfaces, wash and polish glass, reflective and smooth hard surfaces.
- C. Clean debris from site, roofs, gutters, downspouts, and drainage systems.

- D. Replace filters of operating equipment.
 - E. Remove waste and surplus materials, rubbish, and construction facilities from the site.
- 1.57 ADJUSTING
- A. Adjust operating Products and equipment to ensure smooth and unhindered operation.
- 1.58 PROJECT RECORD DOCUMENTS
- A. Maintain on site one set of Contract Documents to be utilized for record documents.
 - B. Record actual revisions to the Work. Record information concurrent with construction progress.
 - C. Specifications: Legibly mark and record at each Product section a description of actual Products installed.
 - D. Record Documents and Shop Drawings: Legibly mark each item to record actual construction.
 - E. Submit original and two photocopies of record documents to Owner with claim for final Application for Payment.
- 1.59 OPERATION AND MAINTENANCE DATA
- A. Submit two sets prior to final inspection, bound in 8-1/2 x 11 inch text pages, three D side ring binders with durable covers.
 - B. Prepare binder cover with printed title "OPERATION AND MAINTENANCE INSTRUCTIONS" and title of project.
 - C. Internally subdivide the binder contents with permanent page dividers, logically organized, with tab titles clearly printed under reinforced laminated plastic tabs.
- 1.60 SPARE PARTS AND MAINTENANCE MATERIALS
- A. Provide Products, spare parts, maintenance and extra materials in quantities specified in individual specification sections.
 - B. Deliver to Project site and place in location as directed obtain receipt prior to final payment.
- 1.61 WARRANTIES
- A. Provide duplicate notarized copies.
 - B. Execute and assemble transferable warranty documents from Subcontractors, suppliers, and manufacturers.
 - C. Submit prior to final Application for Payment.

2 PART 2 PRODUCTS

Not Used.

3 PART 3 EXECUTION

Not Used.

...END OF SECTION

Part II
Division 2
Excavation

SECTION 02020

EROSION AND SEDIMENTATION CONTROL PLAN

This Plan has been developed as a strategy to control soil erosion and sedimentation during and after construction of the proposed Island View Apartment project located at North and Walnut Streets in Portland. This plan is based on the Maine Erosion and Sedimentation Control Handbook for Construction, Best Management Practices (March, 1991).

A. PROPOSED DEVELOPMENT

The project consist of the construction of a 70 unit apartment complex on a 3.96 acre site located on North Street in Portland. Access to the site will be from North Street with an emergency egress connection to Walnut Street. The proposed development consists of a 3 story 54 unit garden apartment structure and 16 two story townhouse units in two attached 8 unit buildings. Total impervious cover attributable to paving and buiding is 1.97 ± acres.

The site having been a former open water reservoir, has a significant earthen berm that surrounds two sides of the property. Prior to development of the site, pregrading activities will occur to remove the excess overburden. The building, parking, circulation area, and their associated grading define the limits of proposed earth movement for the proposed development. The horizontal and vertical placement of the buildings, circulation and parking has been designed to maximize the topographic opportunities available and to minimize the impact of steep slopes associated with the required cut and fill necessary to the function of the site. Final grading has been designed to minimize potential for erosion and sedimentation.

B. EROSION CONTROL PRACTICES / TEMPORARY MEASURES

The following temporary measures to control erosion and sedimentation shall be utilized:

1. Each ground area, opened or exposed, whether directly or indirectly due to the development, shall be minimized and shall be stabilized within 15 days of initial disturbance of soil and shall be permanently stabilized within seven days of final grading. Exposed areas shall be stabilized prior to a rain event.
2. Temporary soil stabilization shall be either by temporary mulching, temporary seeding, permanent base gravel, or asphalt binder course as follows:

Temporary Seeding. Seed shall be Aroostook rye applied at 2.60#/1000 SF. Lime shall be agricultural ground limestone applied at 138#/1000 SF. Fertilizer shall be 10-10-10 classification applied at 13.8#/1000 SF. Mulch shall consist of hay or straw mulch and spread evenly at a rate of 70-90#/1000 SF. Temporary seedings shall only be made between April 15 and October 1, and shall not be placed over snow.

Temporary Mulching. Mulch shall consist of chopped hay or straw mulch and spread by mechanical blower evenly at a rate of 150-200#/1000 SF. Temporary mulch shall be removed prior to permanent soil stabilization. Mulch must not be placed over snow. Snow shall be removed prior to mulching.

Permanent Base Gravel. Base gravel under pavement shall be suitable as temporary soil stabilization under the following conditions:

- a. Slopes shall be less than five percent.
- b. Gravel shall meet the specifications for base or subbase gravel for the proposed completed pavement.

Asphalt Binder Course. Asphalt binder shall meet the specifications for the asphalt binder course for the proposed completed pavement.

3. Prior to topsoil removal, silt fencing shall be staked and stone construction entrance(s) shall be installed as shown on the Plans.
4. Stripped topsoil shall be removed from the site and properly stabilized, stored and returned for reuse during final grading.
5. To reduce or eliminate the tracking of earth materials onto public right-of-ways, a stabilized pad of crushed stone located at the designated access points off North Street shall be established. For initial removal of the earth berm, the existing drive located on North Street shall serve as the construction entry. During site construction, the proposed North Street entry shall be stabilized.
6. Low point sedimentation control barriers shall surround all proposed catchbasin rims and storm drain manholes. Stone check dams shall be installed in all swales as indicated on plans.

C. EROSION CONTROL PRACTICES / PERMANENT MEASURES

The following permanent measures to control erosion and sedimentation shall be utilized:

1. Excessively steep slopes shall be protected as shown on the plan, by erosion control excelsior blanket with biodegradable plastic or approved equal after seeding. Slopes shall have pinned down mulch or matting if the slope exceeds 15% at anytime. After October 1st, slopes exceeding 8% shall be stabilized as above. (Winter Construction)
2. Permanent seeding shall be performed during construction operations (February – December 2001) as each disturbed area has been brought to finish grade. Should the project be phased over more than one year, permanent seeding shall occur during the normal growing season. Permanent seedings shall be made as dormant seeding after the first killing frost (October 10th). Dormant seeding and mulch should be used at two times the permanent seeding rate shown below for both lawn as well as embankments. Seed, loam, lime, fertilizer and mulch are to be as follows:

Seed. The seed mixture shall consist of seeds proportioned by weight. All seed shall be fresh, clean, "new crop" seed. Harmless inert matter and weed seeds shall be permitted up to one percent of the gross weight of each variety of seed. All seed supplied shall be packed in approved containers bearing the manufacturer's name and analysis of contents. Contractor shall submit seed analysis certification to the landscape architect or owner's representative prior to seeding operations. The following materials and application rates shall be required for permanent seeding:

Lawn

Creeping red fescue:	0.69#/1000 SF
Kentucky bluegrass:	0.57#/1000 SF
Perennial ryegrass:	0.46#/1000 SF
Redtop:	0.12#/1000 SF
Total:	1.84#/1000 SF

Embankments

Creeping red fescue:	0.50#/1000 SF
Redtop:	0.07#/1000 SF
Tall fescue:	1.38#/1000 SF
Total:	1.95#/1000 SF

Loam. Loam shall be free of grasses, roots and large stone. Place loam at six inches minimum depth over all disturbed areas. Final grading of all lawn areas to be approved by Landscape Architect prior to seeding. Loam shall conform to standards outlined in Section 02500 Landscaping.

Lime. Lime shall be agricultural ground limestone and applied as per recommendation of a State Commercial Soil Testing Laboratory.

Fertilizer. Fertilizer shall be 10-20-20 classification and applied as per recommendation of a State Commercial Soil Testing Laboratory for areas beyond the limits of the Portland Water District Reservoir. The use of fertilizer compounds, that if found in drinking water, would not meet federal and state safe drinking water standards, shall be prohibited from use over the reservoir.

Mulch. Mulch shall consist of hay or straw mulch. Mulch shall be spread evenly at a rate of two and one half tons per acre over all seeding. After application, the mulch shall be thoroughly wetted. In steep areas, the mulch shall be held in place by the use of an approved erosion control netting. Note: All exposed soil must be covered regardless of mulching rates specified.

The contractor shall maintain the seeded and mulched areas until final acceptance of the work. Maintenance shall consist of providing protection against traffic and repairing any areas damaged due to wind, water, erosion, fire or other causes. Such damaged areas shall be repaired to re-establish the condition and grade of the soil prior to seeding and shall then be refertilized, reseeded and remulched.

D. CONSTRUCTION SEQUENCE

The general sequence of work shall be as follows:

1. Stabilize the construction entrance and install sedimentation control measures.
2. Remove over burden from former reservoir and dispose of off-site in an approved location.
3. Clear site, remove and disposal of tennis carts and apurtanent elements, remove existing bituminous pavementgrub and grade site, stockpile (on-site if possible)and protect topsoil with temporary seeding or mulching and silt fencing.
4. Install stabilized site construction entrance at proposed project entrance.

5. Temporarily stabilize disturbed areas by mulching all exposed soil within 15 days of initial disturbance.
6. Install stormwater system.
 - a. Catchbasins, Drain Manholes, Outlet Control Structure and Vortech Structure
 - b. Rip-Rap and and Headwall outlet areas
 - c. Low point sediment control barriers
 - d. Install detention basin
 - e. Stabilize drainage ways - stone check dams
7. Complete site construction work.
 - a. Structures
 - b. Utility Infrastructure
 - c. Circulation/parking
 - d. Walkways
 - e. Retaining Walls
8. Install permanent vegetation on all exposed areas within 15 days of final grading.
9. Perform continuing maintenance on all erosion and sedimentation control devices and measures.

E. SITE INSPECTION & MAINTENANCE

Weekly inspections, as well as routine inspections following rain falls, shall be conducted by the General Contractor of all temporary and permanent erosion control devices until final acceptance of the project. Necessary repairs shall be made immediately to correct undermining or deterioration. Final acceptance shall include a site inspection to verify the stability of all disturbed areas and slopes. All turf areas shall have a minimum of a 75% catch prior to acceptance. Until final inspection, all erosion and sedimentation control measures shall be maintained, immediately be cleaned, and repaired by the General Contractor as required. Disposal of all temporary erosion control devices shall be the responsibility of the General Contractor. Removal of temporary erosion control devices shall not occur until permanent vegetative stabilization has taken hold.

Continued temporary maintenance and long term provisions for permanent maintenance of all erosion and sedimentation control facilities after acceptance of the project shall be the responsibility of Silver Street Development Corporation.

SECTION 02100
CLEARING AND GRUBBING

PART 1. GENERAL

1.1 Related Work Specified Elsewhere

- a. The general provisions and documents of the Contract, including General and Special Conditions, apply to the work specified in this Section.
- b. Erosion and Sediment Control – Section 02020
- c. Site Earthwork – Section 02200.
- d. Geotechnical Report prepared by Jacques – Whitford Company, Inc.

PART 2. PRODUCTS

2.1 Materials

- a. Seed for erosion control and temporary seeding – Aroostock rye applied at 2.6#/1,000 square feet.
- b. Mulch shall be hay or straw and free of weed seeds.

PART 3. EXECUTION

3.1 Protections

- a. Provide temporary fences, barricades, coverings or other protections to preserve existing vegetation to remain. The activity over the existing Portland Water District be limited to the H-20 weight load standards and or provisions of the Portland Water District. No storing of material shall occur over the reservoir.
- b. Provide video recording of existing on-site conditions and existing conditions of adjacent carport for Promenade East prior to commencing any on-site earthwork activity.

3.2 Clearing

- a. All areas requiring clearing within the Limit of Work area, shown on the Drawings, shall be done in accordance with applicable laws and ordinances. Clear site of trees, shrubs and other vegetation, except for those indicated to be left standing or transplanted. The contractor shall be responsible for coordinating selective removal of vegetation with the Landscape Architect.

3.3 Grubbing

- a. In areas where topsoil is to be removed or disturbed, existing grades shall be grubbed free of stumps, stones, rubbish, roots or other extraneous growth or debris.
- b. Dispose of grubblings off Owner's property. Grubbings shall not be buried on-site.

SECTION 02200
SITE EARTHWORK

PART 1. GENERAL

1.1 Related Work Specified Elsewhere

- a. The general provisions and documents of the Contract, including General and Special Conditions, apply to the work specified in this Section.
- b. Erosion and Sedimentation Control - Section 02020
- c. Site Drainage - Section 02400
- d. Detention Basin - Section 02410
- e. Site Utilities - Section 02420
- f. Retaining Walls - Section 02462
- g. Geotechnical Investigation Report prepared by Jacques-Whitford Company, Inc.
- h. Geotechnical Report, Detention Basin/Wetpond, prepared by Jacques-Whitford Company, Inc.
- i. Construction Drawings - Refer to architectural plans and specifications for specific requirements regarding the earthwork beneath the building. Where the architectural plans earthwork requirements for the building subgrade pad are more stringent than those stated herein, the architectural plans and specifications shall govern.

1.2 Utility Easements

- a. The Contractor shall contact all utility companies and determine if additional easements will be required to complete the project.

1.3 Standards

- a. Conform to all applicable city, county and state codes for excavation, earthwork and disposal of debris.

- b. Conform to all applicable standards of the various utility companies.
- c. Conform to all standards imposed by the Portland Water District for improvements occurring on the Portland Water District property.

1.4 Inspection

- a. Drawings do not purport to show above ground objects existing on site. Contractor shall visit site and acquaint himself with all observable conditions as they exist before submitting his Bid.
- b. Refer to Section 02462, paragraph 1.5, Protection.

1.5 Grade and Elevations

- a. The Drawings indicate, in general, the alignment and finished grade elevations. The Landscape Architect, however, may make such adjustments in grades and alignment as are found necessary in order to avoid interference or to adapt piping to other special conditions encountered.
- b. The Contractor shall establish the lines and grades in conformity with the Drawings and maintain by means of suitable stakes placed in the field.

1.6 Limit of Work

- a. Take special care to keep all operations within the Limit of Work as shown on the Drawings. The Contractor shall take all necessary precautions to protect existing site elements to remain. The Contractor shall be responsible for restoring all disturbed areas on the adjacent Jack Elementary School site as a result of construction of the new berm and landscape requirements.

1.7 References

- a. Where M.D.O.T. appears it shall be taken to mean The State of Maine Department of Transportation Specifications, Highways and Bridges - (Latest Revision).

1.8 Reference Standards

- a. The following most current publications form part of this specification to the extent indicated by references thereto and shall be followed for all construction testing:

American Society for Testing and Materials (ASTM):

- D 422 Method for Particle Size Analysis of Soils
- D 698 Test for Moisture-Density Relations of Soils Using 5.5 lb. (2.5 kg) hammer and 12-inch (304.8mm) Drop (Standard Proctor)
- D 1556 Test for Density of Soil in Place by the Sand Cone Method

- D 1557 Test for Moisture-Density Relations of Soils Using 10-lb (4.5 Kg) hammer and 18-inch (457 mm) Drop (Modified Proctor)
- D 1559 Test Method for Resistance to Plastic Flow of Bituminous Mixtures Using Marshall Apparatus
- D 2167 Test for Density of Soil in Place by the Rubber Balloon Method
- D 2216 Laboratory Determination of Moisture Content of Soil
- D 2487 Classification of Soils for Engineering Purposes
- D 2922 Tests for Density of Soil and Soil-Aggregate in Place by Nuclear Methods (Shallow Depth)
- D 3017 Test for Moisture Content of Soil and Soil-Aggregate in Place by Nuclear Methods (Shallow Depth)
- D 4318 Test for Plastic Limit, Liquid Limit, & Plasticity Index of Soils
- C 25 Chemical Analysis of Limestone, Quicklime and Hydrated Lime
- C 110 Physical Testing for Quicklime and Hydrated Lime, Wet Sieve Method
- C 618 Specification for Fly Ash and Raw or Calcined Natural Pozzolan for Use as a Mineral Admixture in Portland Cement Concrete

1.9 Tests

- a. Tests for soil density and/or gradations as herein designated shall be taken at the option of the Architect and or Landscape Architect. Costs of testing shall be paid by the Owner.
- b. Soil Samples representative of the borrow source and suitable laboratory testing shall be furnished by the contractor for each material listed in Section 2.1. Test results shall be submitted at

least two (2) weeks prior to their proposed use or placement on the site. In the event a proposed material does not meet the specified gradation requirements, the material type shall not be placed on-site until an alternative borrow source is selected the laboratory test results indicate the material meets the specified gradation requirements.

- c. Compaction tests shall be determined on the basis of laboratory Proctor tests (ASTM D.1557, Modified Proctor).
- d. Field density tests not specified on a comparative basis shall be to the percent density specified in this Section for both earth excavation and earth and granular type fills. Tests shall be in accordance with
ASTM D.1556, ASTM D.2167, ASTM D.2922 OR ASTM D.3017.

1.10 Test Borings

- a. Test borings have been made in the area of the proposed buildings and the logs are included in the report entitled "Geotechnical Investigation Report for Island View Apartments, prepared by Jacques-Whitford Company, Inc. (See Attached Report).
- b. Test borings and construction recommendations for the construction or the project detention basin are included in the report "Detention/Wetpond Retaining Wall, prepared by Jacques-Whitford Company, Inc. (See attached report.)

1.11 Protection of Existing Structures and Utilities

- a. Barricade open excavations occurring as part of this work and post with warning signs. Backfilling or secured covering of excavations shall be required.
- b. Provide protection for existing Portland Water District Reservoir and appurtenant above ground structures.
- c. **Provide video recording of existing on-site conditions and existing conditions of adjacent carport for Promenade East prior to commencing any on-site earthwork activity.**
- d. Provide necessary supports, bracing and covering to protect existing and new structures and utilities during all phases of excavation and backfill.

- e. Notify appropriate owners before excavating adjacent to poles, cables, pipes, and other utilities.
- f. Note that location of existing underground utilities on plans is approximate and may be incomplete. Responsibility for exact locations and protection of all utilities rest with the Contractor. The Contractor shall be responsible for confirming invert elevations for existing and proposed sewer installation and connection. Where location of existing underground utilities differs from that shown on plans, notify the Landscape Architect immediately.
- g. Conflicts between existing and new utilities and/or structures to be built under this contract shall be reported to the Landscape Architect or Owner's Representative.
- h. Provide fence and gate(s) for controlled access to the site during construction.

1.12 Erosion and Sedimentation Control

- a. The General Contractor shall perform all work necessary to control erosion. Installation of erosion control structures prior to construction shall be performed in accordance with the Standards of the U.S. Department of Agriculture, Soil Conservation Service, "Maine Erosion and Sediment Control Handbook for Construction: Best Management Practices" by the Cumberland County SWCD, State of Maine, Section - 02020 Erosion and Sedimentation Control and as shown on the Plans.
- b. Weekly inspections, as well as routine inspections following rain falls, shall be conducted by the Contractor of all temporary and permanent erosion control devices until final acceptance of the project. Necessary repairs shall be made immediately to correct undermining or deterioration. Final acceptance shall include a site inspection to verify the stability of all disturbed areas and slopes. Until final inspection, all erosion and sedimentation control measures shall immediately be cleaned, and repaired by the Contractor after each storm event, as required. Disposal of all temporary erosion control devices shall be the responsibility of the Contractor. Removal of temporary erosion control devices shall not occur until a minimum 75% catch of vegetation occurs or permanent structural measures are in place.

1.13 Removals

- a. The Contractor shall perform all work necessary for clearing and grubbing and/or removal, backfill and disposal of all existing materials noted on the Drawings, as well as temporary structures installed for construction. All existing vegetation (trees, shrubs, turf) to remain shall be protected from injury. All bituminous pavement for existing tennis courts and parking shall be removed and disposed of in accordance with state and local requirements. Existing fence and appurtenant tennis elements shall be removed and disposed of in a proper manner.

PART 2. PRODUCTS

2.1 Materials

- (1) Fill Materials: Backfill and ordinary fill materials shall be as follows:
 - a. Materials from excavation: Excavated material which can be readily spread and compacted, and consists of mineral soil, substantially free of organic materials, loam, wood, rubbish or other perishable substance may be used for common fill. Boulders (rocks over eight (8) inches) shall be removed from excavated material before using for fill.
 - b. Backfill over pipes shall be free of stones over one (1) inch diameter for first one (1) foot over pipes.
 - c. Aggregate Base, Crushed - M.D.O.T. 703.06, (a), Type A. (No rocks larger than two inches). - Compacted at 95% ASTM D-1557
 - d. Aggregate Subbase Gravel - M.D.O.T. 703.06, (a), Type C, Size of stone no larger than six (6) inches. - Compacted at 95% ASTM D-1557.
 - e. Aggregate subbase gravel, M.D.O.T. 703.06 (b) Type D (no stone larger than 4 inches - compacted at 95% ASTM D - 1557.
 - f. Structural Fill - M.D.O.T. 703.06, (a), Type C. Size of stone no larger than six (6) inches, and further limited to a maximum particle size equal to three (3) inches within twelve (12) inches of slab grade. Compacted at 95% ASTM D-1557

- g. Aggregate for Foundation Backfill: M.D.O.T. 703.6 (a) Type B. Size of stone no larger than four (4) inches.
- h. Gravel Borrow - M.D.O.T. 703.20. Size of stone no larger than six (6) inches. Compacted at 95% ASTM D-1557
- i. Drainage Stone - M.D.O.T. 703.22, Type C. - Vibrated with hand vibrating plate.
- j. Retaining Wall Backfill - M.D.O.T. 703.06, Type E.
- k. Rip-Rap/Stone Ditch Protection - rock used for ditch protection and drainage outlets shall consists of sound, durable rock which will not disintergrate by exposure to water or weather and conforms to M.D.O.T. 703.29.
- l. Native silty sand (Glacial till) found on-site can be re-used for subgrade preparation provided that the natural moisture content at the time of placement and compaction is at slightly below optimum moisture as determined by MPMDD. On-site soils should not be utilized as back fill against foundations or as slab-on-grade base material.
- m. Reservoir Clay-Cap Material - Physical characteristics shall be as follows:
 - 1. Liquid Limit >30%, plasticity index > 10%, percent passing No. 200 sieve > 85%. The clay should have a minimum thickness of 12 inches placed in a single lift at a water content of plus 2 or minus 2 percent of optimum and compacted to at least 95% of the maximum density as determined by ASTM D698.
- n. Detention Basin Clay Liner and Drainage Cut-off Wall shall be as follows:
 - 1. Detention basin liner and Cut-off wall material shall consist of a compacted clay with a permeability less than 1×10^{-7} cm/sec. Laboratory sample permeability should be 1×10^{-6} cm/sec. Clay should be compacted to within 1% to 3% wet of the optimum moisture content for a range of maximum dry densities (i.e. standard proctor and modified proctor effort). Field densities of clay vs. moisture content should plot in the range given on attached Figure 1.

(2) Bedding Material: Bedding and Backfill Material for Pipes

- a. The refilling of all excavation below the pipe invert and below the crown of the pipes (as indicated by the details) shall be made with crushed stone meeting the following criteria:

<u>Screen Size Square Openings</u>	<u>% by Weight Passing</u>
1- 1/2"	100
1"	90 - 100
1/2"	0 - 15

- b. Where ordered by the Landscape Architect to stabilize the trench base or for excavation below grade, use 3/4 inch crushed stone.
- c. PVC Pipe and Polyethylene Pipe: Use 1/2 inch to 1 inch crushed stone in the zone twelve (12) inches above and six (6) inches below the pipe.

(3) Sand Blanket

- a. Use (over and under insulation) where insulation is installed over pipe or culvert and at such other places as required in the Contract Documents, or when ordered by the Landscape Architect. Clean sand, free from organic matter, so graded that 90 - 100 percent passes a 1/2 inch sieve and not more than 7 percent passes a No. 200 sieve. (Exception: For corrugated polyethylene pipe where crushed stone is required over top of pipe).

(4) Suitable Backfill Material

- a. Structural fill or natural material excavated during the course of construction, excluding debris, pieces of pavement, organic matter, topsoil, all wet or soft muck, peat, or clay, all excavated ledge material, and all rocks over six (6) inches in largest dimension, or any material which will not provide sufficient support or maintain the completed construction in a stable condition, all approved by the Landscape Architect. (Exception: may not be used to backfill foundation or under slab).

(5) Geotextile Materials

- a. Acceptable Geotextiles and Geogrids:

- (1) Mirafi 600x
- (2) Phillips 66 Supac 6WS
- (3) Dupont Typar 3401 and 3601
- (4) Trevira S1114 and S1120
- (5) AMOCO 2006
- (6) Tensar SS-1 and SS-2
- (7) Exxon GTF-200 or 350
- (8) Conwed Stratagrid GB-5033
- (9) Miragrid 3xT

b. Filter/Drainage Geotextiles:

- (1) Mirafi 160N or equal

c. Silt Fencing Geotextiles:

- (1) Mirafi 100x or equal

PART 3. EXECUTION

3.1 Classifications

- a. **Earth Excavation** - Removal and disposal of pavements and other obstructions visible on ground surface, underground structures and utilities indicated to be demolished and removed, any material indicated in the data on subsurface conditions, and other materials encountered that are not classified as rock excavation or unauthorized excavation.
- b. **Rock Excavation** - Removal and disposal of materials encountered that cannot be excavated without continuous and systematic drilling and blasting or continuous use of a ripper or other special equipment except such materials that are classed as earth excavation.
 1. **Typical Materials:** Boulders 2 cu. yd. or more in volume, solid rock, rock in ledges, and rock-hard cementitious aggregate deposits.
 2. **Intermittent drilling** performed to increase production and not necessary to permit excavation of material encountered will be classified as earth excavation.
- c. **Footing and Slab on Grade Excavation**

1. Foundation subgrade improvements will require the excavation of all existing fill within the influence zone of the footings (refer to Jacques-Whitford Geotechnical Investigation Report attached) and replaced with compacted structural fill. Excavation of all fill material within two (2) feet of slab on grade shall be required and filled with compacted structural fill material.

d. Unauthorized Excavation

1. Removal of materials beyond indicated subgrade elevations or dimensions without specific direction of the Architect or Landscape Architect.
2. Under footings, or foundation bases, fill unauthorized excavation by filling with Structural Fill and compacting to 95 percent of ASTM D-1557 without altering top elevation.

3.2 Topsoil Removal

- a. Topsoil shall be stripped to its entire depth from area within the Limit Of Work and reusable materials shall be temporarily removed from the site, processed and returned to the site as needed. Stripped topsoil shall be free from clay, large stones, debris, and peat. Topsoil for reuse on site shall be screened and tested in accordance with Section 02500 Landscaping.

3.3 General Excavation

- a. Grades, Dimensions - excavate where indicated and as necessary to obtain subgrades as shown on the Drawings and hereinafter specified. All excavation shall include the satisfactory removal of all materials of whatever substance encountered within the indicated limits. Only suitable materials shall be used or stockpiled for later use in backfill preparation. Disturbed subgrade material shall be removed prior to pouring of footings and replaced with either compacted structural fill or thickened footing concrete. All footing subgrades shall be approved by the owner's representative prior to pouring concrete for footings.
- b. The Contractor shall provide temporary drains, ditches and the necessary equipment, as required, to maintain the site of work and adjacent areas in a well drained condition. Keep all excavations free of both ground and surface water at all times. All water pumped or drained from the work shall be disposed of so as not to endanger public health, property or any portion of the

work under construction or completed. Temporary dewatering shall be directed to a sediment basin constructed in the detention basin or suitable area contained on-site.

- c. The Contractor shall provide shoring, sheeting and bracing as may be required to maintain excavations and trenches secure and safe from collapse and to protect adjacent structures.
- d. Excavation shall not be made below specified subgrades except where rock or unstable material is encountered (refer to attached geotechnical report). If suitable bearing is not found at levels shown on the Drawings, the Architect and or the Landscape Architect shall be notified in writing immediately so that adjustments or changes may be made. Material removed below specified subgrade without the approval of the Landscape Architect shall be replaced and compacted with an approved gravel at the contractors expense.
- e. All work shall be carried out in a manner consistent with the regulations of such Federal, State and Local authorities as may have jurisdiction over such activities.

3.4 Summary of Utility Installation

- a. Set all lines, elevations, and grades for utility and drainage system work and control system for duration of work, including careful maintenance of bench marks, property corners, monuments, or other reference points.
- b. Perform all excavation for underground piping and utility systems to the depths indicated on the Drawings or as otherwise specified. Trenches shall be excavated by open cut.
- c. Maintain in operating condition existing utilities, active utilities, and drainage systems encountered in utility installation. Repair any surface or subsurface improvements shown on Drawings.
- d. Verify location, size, elevation, and other pertinent data required to make connections to existing utilities and drainage systems as indicated on Drawings. Contractor shall comply with local codes and regulations.
- e. Inspection of stormwater system excavation, utility excavation and backfilling subject to review by utility company, city engineer and third party inspection by project engineer.

3.5 Excavation, Trenching, and Backfilling

- a. Perform excavation as indicated for specified depths. During excavation, stockpile materials suitable for backfilling in an orderly manner far enough from bank of trench to avoid overloading, slides, or cave-ins.
- b. Remove excavated materials not required or not suitable for backfill or embankments and waste as specified. Any structures discovered during excavation(s) shall be disposed of as specified.
- c. Prevent surface water from flowing into trenches or other excavations by temporary grading or other methods, as required. Remove accumulated water in trenches or other excavations by pumping or other acceptable methods.
- d. Open cut excavation with trenching machine or backhoe. Where machines other than ladder or wheel-type trenching machines are used, do not use clods for backfill. Dispose of unsuitable material and provide other suitable material at no additional cost to Owner.
- e. Excavations for all foundation work shall be backfilled with structural fill meeting specifications set forth herein.

3.6 Trench Excavation

- a. The Contractor shall contact the local utility companies before excavation begins. Dig trench at proper width and depth for laying pipe, conduit, or cable. Cut trench banks as nearly vertical as practical and remove stones as necessary to avoid point-bearing. Over excavate wet or unstable soil, if encountered, from trench bottom as necessary to provide suitable base for continuous and uniform bedding.
- b. All trench excavation side walls greater than five (5) feet in depth shall be sloped, shored, sheeted, braced or otherwise supported by means of the sufficient strength to protect the workmen within them in accordance with the applicable rules and regulations established for construction by the Department of Labor, Occupational Safety and Health Administration (OSHA), and by local ordinances. Lateral travel distance to an exit ladder or steps shall not be greater than 25 feet in trenches four (4) feet or deeper.
- c. Accurately grade trench bottom to provide uniform bearing and support for each section of pipe on bedding material at every

point along entire length, except where necessary to excavate for bell holes, proper sealing of pipe joints, or other required connections. Dig bell holes and depressions for joints after trench bottom has been graded. Dig no deeper, longer, or wider than needed to make joint connection properly.

- d. Trench width requirements below the top of the pipe shall not be less than 12 inches nor more than 18 inches wider than outside surface of any pipe or conduit that is to be installed to designated elevations and grades. All other trench width requirements for pipe, conduit, or cable shall be least practical width that will allow for proper compaction of trench backfill.
- e. Trench depth requirements measured from finished grade or paved surface shall meet the following requirements or applicable codes and ordinances:
 - (1) Water Mains: 66 inches to top of pipe barrel.
 - (2) Sanitary Sewer: Elevations and grades as indicated on Drawings. Note: Pipe with less than five (5) feet of cover in pavement areas or four (4) feet in landscaped areas, provide 2 inches of rigid insulation as shown on detail. (See Detail Sheet 6).
 - (3) Storm Sewer: Depths, elevations, and grades as shown on Drawings. For pipe with less than four (4) feet of cover, provide 2 inches of rigid insulation per plan and detail.
 - (4) Electrical Conduits: 40 inches minimum to top of conduit for primary and 30 inches to top of conduit for secondary or as required by NEC 300-5, NE 710-36 codes, or the local utility company requirements, whichever is deeper. Conduit to be encased in concrete under paved areas.
 - (5) TV Conduits: 18 inches minimum to top of conduit or as required by the local utility company, whichever is deeper.
 - (6) Telephone Conduits: 18 inches minimum to top of conduit, or as required by the local utility company, whichever is deeper.

3.7 Sheeting and Bracing

- a. Provide sheeting and bracing, when necessary, in trenches and other excavations where protection of workmen is required. Sheeting may be removed after sufficient backfilling to protect against damaging or injurious caving.

3.8 Pipe Bedding

- a. Accurately cut trenches for pipe or conduit that is to be installed to designated elevations and grades to line and grade as specified below bottom of pipe and to width as specified. Place specified depth of bedding material, compact in bottom of trench, and accurately shape to conform to low portion of pipe barrel. After pipe installation, place select bedding material in accordance with details and compact as required.

3.9 Trench Backfilling

- a. Criteria: Trenches shall not be backfilled until required tests are performed and the utility systems comply with and are accepted by applicable governing authorities. Backfill trenches as specified. If improperly backfilled, reopen to depth required to obtain proper compaction. Backfill and compact as specified, to properly correct condition in an acceptable manner.
- b. Backfilling: After pipe or conduit has been installed, bedded, and tested as specified, backfill trench or structure excavation with specified material placed in eight (8) inch maximum loose lifts.
- c. Fill shall not be placed on a surface of frozen material, nor shall snow, ice, frozen earth or debris be incorporated in the fill. Compact to minimum density of 95% of maximum dry density in accordance with ASTM D 698 (or 92% of maximum dry density in accordance with ASTM D1557). For utility trenches located in pavement, sidewalk or patio area, place backfill in eight (8) inch maximum loose lifts and compaction to 95% of ASTM D.1557 maximum dry density.

3.10 Structural Excavation

- a. Earth shall be excavated to the depth and sections required for installation of all catchbasins, manholes, footings, floor slabs or other appurtenant facilities to the extent indicated on the Plans. Care shall be taken that the foundation areas of structures are not excavated below subgrade or are disturbed so as to lessen their bearing capacity.

- b. All excavations for structures shall be sheeted, braced, sloped, or otherwise protected in the same manner and meeting the safety requirements and conditions specified above under paragraph Section 3.6 (b). Any excess excavated material shall be removed from the site.

3.11 Rock Excavation

- a. Soils investigations indicate that removal of rock will not be required for this project. However, if rock blasting is required, the Contractor shall take the following steps:
 - (1) Uncover and expose material claimed as rock.
 - (2) Notify the Landscape Architect immediately before proceeding with any work in this regard.
 - (3) Obtain written consent and approval from local authorities for the methods to be used before proceeding with blasting or related work.
 - (4) Perform a pre-blast survey of neighboring properties.
 - (5) Handle and employ explosives as stipulated in the Manual of Accident Prevention in Construction of the A.G.C.
- b. Rock excavation shall include boulders over two (2) cubic yards in volume and masses of rock or conglomerate masses requiring systematic drilling and blasting to be removed.
- c. Payment
 - (1) Payment for rock required to be removed shall be negotiated with Contractor at the time of discovery.
 - (2) Payment for rock trench excavation shall be calculated to depths of four (4) inches below the bottom of pipes, twelve (12) inches below bottoms of footings, and for a width equal to the diameter of the pipe plus eighteen (18) inches beyond each side.
 - (3) Rock excavation removed with open masses but below the required elevation for the mass, as for footing drains, shall not be considered as trench excavation.

- (4) Excavation which does not meet the above requirements for Rock Excavation will be classified as General Earth Excavation.

3.12 Drainage

- a. The Contractor shall provide and maintain ample means and devices (including spare units kept ready for immediate use in case of breakdowns) with which to intercept and/or remove promptly and dispose of properly all water entering excavations. Such excavations shall be kept dry until the structures, and appurtenances to be built therein, have been completed to such extent that they will not be damaged.
- b. Dewatering shall be accomplished in a manner that will preserve the undisturbed state of the foundation soils. All water pumped or drained from the work shall be disposed of in a suitable manner without undue interference with other work, other surfaces, or property. Suitable temporary pipes, flumes, or channels shall be provided for water that may flow along or across the site of the work.
- c. Temporary underdrains, if used, shall be laid in trenches beneath the grade of the structure. Trenches shall be of suitable dimensions to provide room for the chosen size of underdrain and its surrounding screened gravel.
- d. Temporary underdrains, if used, shall be laid at an approved distance below the bottom of the normal excavation and entirely surrounded by screened gravel. The distance between the bottom of the pipe or structure and the top of the bell of the underdrain pipe shall be at least three (3) inches, unless otherwise permitted. The space between the underdrain and the pipe or structure shall be filled with sand meeting the requirements of ASTM Designation C-33 which shall be rammed if necessary and left with a surface suitable for laying the pipe or building structure. Following their use, underdrains shall be plugged as directed by the Landscape Architect.

3.13 Compaction

- a. Compaction densities specified herein shall be the percentage of the maximum dry density obtainable at optimum moisture content as determined and controlled in accordance with ASTM

D.1557. Field density tests shall be made in accordance with ASTM D.1556, D.2167 or D.2922. Each layer of backfill shall be moistened or dried as required, and shall be compacted to the required densities unless otherwise specified in the project specifications.

- c. Fills placed under footings, floor slabs, roads, parking areas, walks and headwalls shall be compacted to not less than 95 percent of the ASTM D - 1557 maximum dry density.
- c. The subbase material placed under the road gravel base in fill areas shall be compacted to not less than 95 percent of the ASTM D.1557 maximum density.
- d. Fills adjacent to building walls from the exterior face of the building and/or retaining walls to a point not less than 10'-0" from the exterior face of the wall shall be compacted to not less than 92 percent of the ASTM D. 698 maximum compaction dry densities as herein before specified.
- e. Bedding material and trench sand under pavement 95%
- f. Bedding material and trench sand non pavement areas 92%
- g. Loam areas 90%
- h. All other areas 85%
- i. Methods and equipment proposed for compaction shall be subject to the prior acceptance by the Owner's representative. Compaction generally shall be done with vibrating equipment. Displacement of, or injury to the pipe and structure shall be avoided. Movement of in-place pipe or structures shall be at the Contractor's risk. Any pipe or structure damaged thereby shall be replaced or repaired as directed by the Landscape Architect and at the expense of the Contractor.

3.14 Filling and Subgrade Preparation - Building Area

- a. Building subgrade pad shall be that portion of site directly beneath and ten feet (10') beyond the building and appurtenant limits.
- b. Unless specifically indicated otherwise on the Drawings, areas exposed by excavation or stripping and on which building

subgrade preparations are to be performed, shall be compacted to a minimum of 95% of the Modified Proctor Maximum Dry Density (MPMDD). Building floor slab subgrades consisting of native sands, silty sands shall be compacted with a 15 ton highway roller to achieve 95% of MPMDD to a minimum of 12 inches.

- c. Any soft areas revealed during compaction of the base of the excavation should be excavated and replaced with structural fill per this specification. (Refer to attached Geotechnical Report).
- d. Building floor slab fill areas shall be filled (two feet below slab) with structural fill not to exceed 12 inch loose lifts and compacted to 95% of MPMDD. Footing subgrades consisting of sands or silty sands or structural fill material shall be compacted to 95% of MPMDD, loose lifts not to exceed twelve (12) inches(two feet below slab).
- e. Unless specifically indicated otherwise on the Drawings, Structural Fill materials used in preparation of building subgrade shall be placed in lifts or layers not to exceed twelve (12) inches loose measure and compacted to a minimum of 95% of the M.P.M.D.D.
- f. All fill material shall be free of snow, ice, or foreign contaminants before placement. All lifts placed during winter construction shall be compacted by the end of the work day. Any lifts exposed to ice, snow and freezing conditions prior to compaction shall be removed at the Contractor's expense.

3.15 Filling and Subgrade Preparation - Exclusive of Building Area

- a. All materials shall be placed and compacted to conform to the lines, elevations and cross-sections indicated on the Drawings. Do not start fills until the area has been inspected and approved by the Landscape Architect.
- b. Fill shall not be placed on a surface of frozen material, nor shall snow, ice, frozen earth or debris be incorporated in the fill. All materials shall be approved by the Landscape Architect or Owner's Representative before being placed.
- c. Unless specifically stated otherwise on the Drawings, areas exposed by excavation or stripping and on which subgrade preparations are to be performed, shall be compacted to a

minimum of 95% of maximum dry density, in accordance with ASTM D 1557. Subgrades consisting of native sands or silty sands shall be compacted with a 15 ton highway roller. These areas shall then be proof-rolled to detect any areas of insufficient compaction. Proof-rolling shall be accomplished by making a minimum of two (2) complete passes with a fully-loaded tandem-axle dump truck, or approved equivalent, in each of the two perpendicular directions. Areas of failure shall be excavated and recompacted as stated above.

- d. If sufficient suitable fill material is not available from excavations under this Contract, additional fill, suitable for use, shall be brought to the site from other sources. Subgrade fill in pavement areas shall consist of Gravel Borrow (M.D.O.T. 703.20) or Structural Fill (MeDOT 703.06 (a) Type C. Place in maximum 12 inch layers and compact to 92 percent of maximum density in accordance with ASTM D 1557. Each layer shall be free from ruts and shall meet compaction requirements before next layer is placed. Maintain layers with crown or other practical means of drainage.
- e. Stones in fills shall be well distributed. Do not have stones over six (6) inches in diameter within twelve (12) inches of subgrade.

3.16 Finish Grading

- a. Grade all areas where finish grade elevations or contours are indicated on Drawings, other than paved areas and buildings, including excavated areas, filled and transition areas, and landscaped areas. Graded areas shall be uniform and smooth, free from rock, debris, or irregular surface changes. Finished subgrade surface shall not be more than 0.10 feet above or below established finished subgrade elevation, and all ground surfaces shall vary uniformly between indicated elevations. Ditches and swales shall be graded to allow for proper drainage without ponding and in a manner that will minimize erosion potential. For topsoil application, refer to Section 02500 LANDSCAPING.
- b. Correct all settlement and eroded areas within one year after date of completion at no additional expense to Owner. Bring grades to proper elevation. Replant or replace any grass, shrubs, trees, or other vegetation disturbed by construction using corrective measures.

3.17 Field Quality Control

Island View Apartments

- a. If Owner elects to test, an independent testing laboratory selected and paid by the Owner shall be retained to perform construction testing on site. Field density test may be ordered for each foot of depth of backfill at an average of 200 feet along the trench.
- b. If compaction requirements are not complied with at any time during the construction process, remove and recompact deficient areas until proper compaction is obtained at no additional expense to Owner.
- c. The independent testing laboratory shall prepare test reports that indicate test location, elevation data, and test results. The Owner, Architect, and Contractor shall be provided with copies of reports within 72 hours of time test was performed. In the event that any test performed fails to meet these Specifications, the Owner and Contractor shall be notified immediately by the independent testing laboratory.
- d. All costs related to retesting due to failures shall be paid for by the Contractor at no additional expense to the Owner. The Owner reserves the right to employ an independent testing laboratory and to direct any testing that is deemed necessary. Contractor shall provide free access to site for testing activities.

3.18 Testing

- a. Field density test may be ordered by the Landscape Architect for each foot of depth of backfill at an average interval of 200 feet along the trench.
- b. The Contractor shall furnish all necessary samples for laboratory tests and shall provide assistance and cooperation during field tests. The Contractor shall plan his operations to allow adequate time for laboratory tests and to permit taking of field density tests during compaction.
- c. Any costs of re-testing required as a result of failure to meet compaction requirements shall be borne by the Contractor.

3.19 Work In Public Streets

- a. Work done in existing Municipal streets shall be done in accordance with local and/or State requirements as applicable.

3.20 Clean-up

- a. The Contractor shall remove all debris, construction equipment, and material from the areas to be loamed and seeded.

SECTION 02220

EXCAVATION, BACKFILLING AND COMPACTING FOR UTILITIES

PART 1. GENERAL

1.1 Related Work Specified Elsewhere

- a. The general provisions and documents of the Contract, including General and Special Conditions, apply to the work specified in this Section.
- b. Site Earthwork - Section 02200
- c. Site Drainage - Section 02400
- d. Site Utilities - Section 02420
- e. Construction Drawings

1.2 Utility Easements

- a. The Contractor shall contact all utility companies and determine if additional easements will be required to complete the project.

PART 2. PRODUCTS

2.1 Materials

- a. Bedding and Backfill Material for Pipes

(1) Bedding Material

- a. The refilling of all excavation below the bottom of pipes and below the spring of the pipes, shall be made with screened gravel and/or crushed stone, meeting the following criteria:

<u>Screen Size Square Openings</u>	<u>% by Weight Passing</u>
1"	100
3/4"	90 - 100
3/8"	20 - 55
No. 4	0 - 10
No. 8	0 - 5

- b. Bedding shall be free from clay, loam, organic matter, and meet ASTM C33 Stone Size No. 67.
 - c. Where ordered by the Landscape Architect to stabilize the trench base or for excavation below grade, use graded screened gravel or crushed stone 1/2 inch to 1-1/2 inches thick.
 - d. PVC Pipe or Polyethylene pipe: Use 1/2 inch to 1 inch screened gravel or 3/4 crushed stone in the zone twelve (12) inches above and six (6) inches below the pipe.
- (2) Sand Blanket - Use where insulation is installed over pipe or culvert and at such other places as required in the Contract Documents, or when ordered by the Landscape Architect. Clean sand, free from organic matter, so graded that 90 - 100 percent passes a 1/2 inch sieve and not more than 15 percent passes a No. 200 sieve.
- (3) Suitable Backfill Material - Natural material excavated during the course of construction maybe reused, excluding debris, pieces of pavement, organic matter, topsoil, all wet or soft muck, peat, or clay, all excavated ledge material, and all rocks over six (6) inches in largest dimension, or any material which will not provide sufficient support or maintain the completed construction in a stable condition, all must be approved by the Landscape Architect and or Geotechnical Engineer.
- b. Geotextile Filtration Fabric - Mirafi 160N or approved equal.

PART 3. EXECUTION

3.1 Summary

- a. Set all lines, elevations, and grades for utility and drainage system work and control system for duration of work, including careful maintenance of bench marks, property corners, monuments, or other reference points.
- b. Perform all excavation for underground piping and utility systems to the depths indicated on the Drawings or as otherwise specified. Trenches shall be excavated by open cut.
- c. Maintain in operating condition existing utilities, active utilities, and drainage systems encountered in utility installation. Repair any surface or subsurface improvements shown on Drawings.

- d. Verify location, size, elevation, and other pertinent data required to make connections to existing utilities and drainage systems as indicated on Drawings. Contractor shall comply with local codes and regulations.

3.2 Excavation, Trenching, and Backfilling

- a. Perform excavation as indicated for specified depths. During excavation, stockpile materials suitable for backfilling in an orderly manner far enough from bank of trench to avoid overloading to prevent, slides, or cave-ins.
- b. Remove excavated materials not required or not suitable for backfill or embankments and waste as specified. Any inactive structures discovered during excavation(s) shall be disposed of as specified.
- c. Prevent surface water from flowing into trenches or other excavations by temporary grading or other methods, as required. Remove accumulated water in trenches or other excavations by pumping or other acceptable methods.
- d. Open cut excavation with trenching machine or backhoe. Where machines other than ladder or wheel-type trenching machines are used, do not use clods for backfill. Dispose of unsuitable material and provide other suitable material at no additional cost to Owner.

3.3 Trench Excavation

- a. The Contractor shall contact the local utility companies before excavation begins. Dig trench at proper width and depth for laying pipe, conduit, or cable. Cut trench banks as nearly vertical as practical and remove stones as necessary to avoid point-bearing. Over excavate wet or unstable soil, if encountered, from trench bottom as necessary to provide suitable base for continuous and uniform bedding.
- b. All trench excavation side walls greater than five (5) feet in depth shall be sloped, shored, sheeted, braced or otherwise supported by means of the sufficient strength to protect the workmen within them in accordance with the applicable rules and regulations established for construction by the Department of Labor, Occupational Safety and Health Administration (OSHA), and by local ordinances. Lateral travel distance to an exit ladder or steps shall not be greater than 25 feet in trenches four (4) feet or deeper.

- c. Accurately grade trench bottom to provide uniform bearing and support for each section of pipe on bedding material at every point along entire length, except where necessary to excavate for bell holes, proper sealing of pipe joints, or other required connections. Dig bell holes and depressions for joints after trench bottom has been graded. Dig no deeper, longer, or wider than needed to make joint connection properly.
- d. Trench width requirements below the top of the pipe shall not be less than 12 inches nor more than 18 inches wider than outside surface of any pipe or conduit that is to be installed to designated elevations and grades. All other trench width requirements for pipe, conduit, or cable shall be least practical width that will allow for proper compaction of trench backfill.
- e. Trench depth requirements measured from finished grade or paved surface shall meet the following requirements or applicable codes and ordinances:
 - (1) Water Mains: 66 inches to top of pipe barrel.
 - (2) Sanitary Sewer: Elevations and grades as indicated on Drawings.
 - (3) Storm Sewer: Depths, elevations, and grades as shown on Drawings.
 - (4) Electrical Conduits: 40 inches minimum to top of conduit for primary and 30 inches to top of conduit for secondary or as required by NEC 300-5, NE 710-36 codes, or the local utility company requirements, whichever is deeper.
 - (5) Cable TV Conduits: 18 inches minimum to top of conduit or as required by the local utility company, whichever is deeper.
 - (6) Telephone Conduits: 18 inches minimum to top of conduit, or as required by the local utility company, whichever is deeper.

3.4 Sheeting and Bracing

- a. Provide sheeting and bracing, when necessary, in trenches and other excavations where protection of workmen is required. Sheeting may be removed after sufficient backfilling to protect against damaging or injurious caving.

3.5 Pipe Bedding

- a. Accurately cut trenches for pipe or conduit that is to be installed to designated elevations and grades to line and grade from six (6) inches below bottom of pipe and to width as specified. Place six (6) inches of bedding material, compact in bottom of trench, and accurately shape to conform to low portion of pipe barrel. After pipe installation, place select backfill and compact in maximum six (6) inch layers measured loose to the top of the trench.

3.6 Trench Backfilling

- a. Criteria: Trenches shall not be backfilled until required tests are performed and the utility systems comply with and are accepted by applicable governing authorities. Backfill trenches as specified. If improperly backfilled, reopen to depth required to obtain proper compaction. Backfill and compact as specified, to properly correct condition in an acceptable manner.
- b. Backfilling: After pipe or conduit has been installed, bedded, and tested as specified, backfill trench or structure excavation with specified material placed in eight (8) inch maximum loose lifts. Fill shall not be placed on a surface of frozen material, nor shall snow, ice, frozen earth or debris be incorporated in the fill. Compact to minimum density of 95% of optimum density in accordance with ASTM D 698 (or 92% of optimum density in accordance with ASTM D1557).

For utility trenches located in pavement, sidewalk or patio area, place backfill in eight (8) inch maximum loose lifts and compaction to 95% of ASTM D.1557 maximum dry density.

3.7 Compaction

- a. Compaction densities specified herein shall be the percentage of the maximum dry density obtainable at optimum moisture content as determined and controlled in accordance with ASTM D.1557. Field density tests shall be made in accordance with ASTM D.1556, D.2167 or D.2922. Each layer of backfill shall be moistened or dried as required, and shall be compacted to the following densities unless otherwise specified in the project specifications.
 - (1) Bedding material and trench sand 95%
 - (2) Suitable backfill material under paved or shoulder areas 95%
 - (3) Gravel base:
 - a. Under paved areas 95%
 - b. In shoulder areas 95%
 - (4) Loam areas 90%
 - (5) All other areas 85%

- b. Methods and equipment proposed for compaction shall be subject to the prior acceptance by the Owner's representative. Compaction generally shall be done with vibrating equipment. Displacement of, or injury to the pipe and structure shall be avoided. Movement of in-place pipe or structures shall be at the Contractor's risk. Any pipe or structure damaged thereby shall be replaced or repaired as directed by the Landscape Architect and at the expense of the Contractor.

3.8 Testing

- a. Field density test may be ordered by the Landscape Architect for each foot of depth of backfill at an average interval of 200 feet along the trench.
- b. The Contractor shall furnish all necessary samples for laboratory tests and shall provide assistance and cooperation during field tests. The Contractor shall plan his operations to allow adequate time for laboratory tests and to permit taking of field density tests during compaction.
- c. Any costs of re-testing required as a result of failure to meet compaction requirements shall be borne by the Contractor.

SECTION 02400

SITE DRAINAGE

PART 1. GENERAL

1.1 Related Work Specified Elsewhere

- a. The general provisions and documents of the Contract, including General and Special Conditions, apply to the work specified in this Section.
- b. Site Earthwork - Section 02200
- c. Excavating, Backfilling and Compacting for Utilities- Section 02220
- d. Construction Drawings

1.2 Quality Assurance

- a. It is the intention of this Section that the catchbasins, manholes and other structures, including all component parts, have adequate space and strength considered necessary for the intended service. Space requirements and configurations shall be as shown on the Drawings.
- b. Catchbasins and manholes shall be an assembly of precast sections with or without steel reinforcement, with approved jointing. In any approved structures, the complete structure shall be of such material and quality as to withstand loads of eight (8) tons (H-20 loading) without failure, continuously for the life of the structure. Assume a period in excess of 25 years for all structures.

1.3 Submittals

- a. The Contractor shall submit the following information with sets of As-Built Drawings:
 - (1) Shop Drawings of pipe and precast units, catch basins, manholes and outlet control structures.
 - (2) Manufacturer's information of joint sealants, gaskets and waterproofing.
 - (3) Shop Drawings for vortech structure based upon stormwater design prepared by BH2M Engineers.
 - (4) Source and gradation reports, for soil materials.

- (5) Manufacturer's information of physical, filtration/hydraulic, and mechanical properties of geotextile fabrics.
- (6) Drainage stone source and gradation analysis report.
- (7) Structural fill source and gradation analysis report.
- b. The Contractor shall furnish the name of the manufacturer of pipe to the Landscape Architect prior to commencing work. Pipe of the same manufacturer shall be used throughout the project.

1.4 Delivery, Storage and Handling

- a. Exercise care when handling pipe to prevent damage to pipe and finish.
- b. Immediately remove damaged materials and replace at no additional cost to the Owner.
- c. Store materials above ground on platforms, skids, or other adequate supports.
- d. Protect geotextiles from ultraviolet light in accordance with manufacturer's requirements.

PART 2. PRODUCTS

2.1 Materials

- a. Catchbasin, Outlet Control Structure and Manhole: shall be precast concrete structures, 4 foot interior diameter, unless otherwise specified, as manufactured by Superior Concrete or approved equal with T & G joints and rubber ring or asphalt filler seals.
 - (1) Bases - Precast sumps conforming to ASTM C478. Holes for pipes cast into the base section shall have a three (3) foot minimum clear distance between the inside bottom of the base section and the pipe invert.
 - (2) Barrels - Precast sections of correct height, conforming to ASTM C478 or solid concrete barrel blocks conforming to ASTM C-139.
 - (3) Cones - Precast, hunched type, conforming to ASTM C478.
 - (4) Pipe to Catchbasin Joints: Only as approved by the Landscape Architect and, in general, will depend on water-tightness upon a rubber boot either cast-in-place or press-wedged in place.

- (5) Frames and Grates to conform to AASHTO M-105, Class 30, of gray cast iron by Neenah, Flockhart or Etheridge. Refer to Drawings for type and size.
 - (6) Each section of the precast structure shall have two holes for the purpose of handling and setting. The holes shall be tapered and shall be plugged with nonshrink mortar or grout in combination with concrete plugs after installation. Note: For storm drain sections that serve as cutoff drains for groundwater, provide 1/4 inch perforations along the top of pipe. Refer to project details and plans.
 - (7) Vortechnic's Model #2000 as manufactured by Vortechtechnics, Inc. Portland, Maine.
- b. Storm Drain Pipe: PVC Pipe, Reinforced Concrete pipe or Corrugated Polyethylene pipe. (Refer to Drawings) Furnish as indicated on Drawings and of size shown. Provide couplings and special bends or elbows as shown or required by the work.
- (1) Polyvinyl Chloride (PVC) Pipe: Pipe and fittings shall comply with ASTM D 3034, rated SDR 35. Pipe shall be continually marked with manufacturer's name, pipe size, cell classification, SDR rating, and ASTM D 3034 classification. Pipe joints shall be integrally molded bell ends in accordance with ASTM D 3034, Table 2, with factory supplied elastomeric gaskets and lubricant.
 - (2) Reinforced Concrete Pipe (RCP): Comply with requirements of ASTM C 76, Class III unless another class type is indicated on Drawings, installed with flexible plastic (Bitumen) gaskets at all joints. Gaskets shall comply with AASHTO M-198 75I, Type B, and shall be installed in strict accordance with pipe manufacturer's recommendations.
 - (3) Corrugated Polyethylene Pipe (CPP) Smooth Interior: Conform with AASHTO Designations M 294 and M252. Pipe must be installed in accordance with pipe manufacturers installation Guidelines for Culvert and Other Heavy-Duty Drainage Applications. Acceptable manufacturers: Advanced Drainage Systems, Inc. (ADS) N-12 & Hancore, Inc. (Hi-Q smooth interior).
 - (4) Foundation Drains: Shall be perforated PVC pipe having a SDR of 35 or equivalent. Perforations shall consist of 3/8 inch diameter holes.

- c. Stone for Rip-Rap: Hard, durable angular rock, quarry stone, or rock fragments. Stones must be (D50) 8 inches except for chinking fragments for rip-rap slopes.
- d. Brick: Comply with the ASTM Standard Specifications for Sewer Brick, Designation C32, for Grade SS, hard brick.
- e. Cement: Shall be Type II. Concrete shall have a minimum strength of 4,000 psi at 28 days.
- f. Structural Fill for foundation drain backfill - M.D.O.T. 703.06, (a), Type C.
- g. Drainage Stone: M.D.O.T. 703.22 Type C. 3/8 - inch, pea stone or 3/4-inch crushed stone
- h. Geotextiles: Shall be Mirafi 160 N or equivalent for filtration fabric or equivalent.

PART 3. EXECUTION

3.1 Catchbasin, Outlet Control Structure, and Manholes

- a. After the excavation has been done and leveled, six (6) inches of bedding material shall be put in the bottom of the excavation, leveled and thoroughly compacted.
- b. Precast concrete sections shall be set so as to be vertical and with section in true alignment, 1/4-inch maximum tolerance to be allowed.
- c. Invert channels of manholes may be formed in 3,000 psi concrete or using brick. When brick is used, use Portland cement, ASTM C 150, Type II. Masonary cements shall not be used. The top shelf shall slope to drain towards the flowing through channel.
- d. The top of the precast reinforced concrete unit shall be set at a grade that will allow a minimum of two (2) courses and a maximum of three (3) courses of brick and mortar before setting the cast-iron frame. Mortar for brick masonry shall be Portland cement, Type II, mixed in the proportion of one part cement to two parts sand, worked to the proper consistency.

- e. The inside and outside of the masonry work of all catchbasins shall be plastered with 1:2 Portland cement mortar. The thickness of the mortar shall be one-half (1/2) inch, and the mortar shall be carefully spread and thoroughly troweled, leaving a smooth, substantially waterproof surface. The mortar shall be extended to completely cover the outside and inside surfaces of all masonry work. To enhance proper curing, completed masonry shall be covered with a polyethylene plastic sheet or other appropriate means for a minimum of 24 hours before backfilling. The inside and outside of each horizontal joint in the precast manholes shall be filled with joint mortar and trowelled smooth.
- f. Backfilling shall be done in a careful manner in 6-12" lifts and compacted with a vibratory compactor, bringing the fill up evenly on all sides.
- g. If any leaks appear in catchbasins, the Contractor shall uncover the structure and disassemble the sections and reconstruct the catchbasin, or perform other acceptable repairs approved by the Landscape Architect so as to secure a watertight structure. The Contractor shall install the precast units and pipeline connectors in a manner that will result in a watertight joint.
- h. Catchbasins and manholes shall be constructed as the sections of the pipelines between them are completed, and unless this is done, the Landscape Architect shall have the authority to stop trenching and pipe laying until manhole construction is brought up properly. All ground water shall be kept away from any newly placed concrete or freshly laid masonry work until cement has properly set and until a watertight job is obtained.

3.2 Catchbasin, Outlet Control Structure and Manhole Frames and Grates

- a. Catchbasin and manhole frames shall be set with the tops conforming accurately to the grade of the pavement or finished ground surface, or as directed. Outlet control structure frames shall be cast into concrete structure.
- b. Frames shall be set concentric with the top of the masonry and in full bed of mortar so that the space between the top of the masonry and the bottom flange of the frame shall be completely filled and made watertight.
- c. A thick ring of mortar extending to the outer edge of the masonry shall be placed all around and on top of the bottom flange. Mortar shall be smoothly finished and have a slight slope to shed water away from the frame.

- d. Manhole covers and catchbasin grates shall be left in place in the frames on completion of the other work at the manholes and catchbasins. Outlet control structure grate shall be securely bolted to the frame.

3.3 Vortechnics Model 2000

- a. Install vortech structure in accordance with manufacturer's requirements and specifications.

3.4 Drain Pipes

- a. Firmly support the pipe and fittings on bedding material as shown on the Drawings and as specified in the appropriate Sections of these Specifications. Do not permanently support the pipe or fittings on saddles, blocking stones, or any material which does not provide firm and uniform bearing along the outside length of the pipe. Thoroughly compact the material under the pipe to obtain a substantial unyielding bed shaped to fully support the pipe. Excavate suitable holes for the joints so that only the barrel of the pipe receives bearing pressure from the supporting material after placement.
- b. Lay each pipe length so it forms a close joint with the adjoining length and bring the inverts to the required grade, without high spots. Do not drive the pipe down to grade by striking it with a shovel handle, timber, hammer, or any other unyielding object. When each pipe length has been properly set, place and compact enough of the bedding material between the pipe and the sides of the trench to hold the pipe in correct alignment. After filling the sides of the trench, place and lightly tamp bedding material to complete the bedding as shown on the Drawing. Take all necessary precautions to prevent floatation of the pipe in the trench.
- c. Temporary Plugs - When pipe installation work in trenches is not in progress, close the open ends of the pipe with temporary watertight plugs. If water is in the trench when work is resumed, do not remove plugs until all danger of water entering the pipe is eliminated. Do not use the pipelines as conductors for trench drainage during construction.
- d. Jointing - Connect pipe in accordance with the latest manufacturer's instructions and recommendations. Clear each pipe length, coupling and fitting of all debris and dirt before installing. Provide and use coupling pullers for jointing the pipe. Provide gasket feeler gauges for use by the pipe layer for checking the position of the rubber gaskets in the completed joints.

Shove home each length of pipe against the pipe previously laid and hold securely in position. Do not pull or cramp joints. Make all pipe joints as watertight as possible with no visible leakage and no sand, silt, clay, or soil of any description entering the pipeline at the joints.

Immediately after making a joint, fill the holes for the joints with bedding material, and compact.

- e. Pipe Cutting - Cut in accordance with manufacturer's recommendations. Cut the pipe with a hand saw, metal-inserted abrasive wheel or pipe cutter with blades (not rollers). Examine all cut ends for possible cracks caused by cutting.
- f. Inspection - Pipe installation shall be subject to inspection by the Landscape Architect for quality, adherence to line and grade, jointing, and proper backfill. Any joint not satisfactory to the Landscape Architect shall be removed and remade to his satisfaction at the Contractor's expense. No pipe shall be backfilled until it has been approved by the Landscape Architect.

3.5 Foundation Drain Pipe

- a. Bed all foundation drains in Drainage Stone, wrapped in Mirafi 160 N geotextile filter fabric or approved equal, as shown on the drawings.
- b. Shape subgrade to drain outlets as shown on the grading and drainage plan.
- c. Install geotextile stabilization fabric between subgrade and pavement subbase gravel, as determined by the geotechnical engineer or Owner's Representative.

3.6 Pipe Insulation

- a. Install two (2) inch thick by four (4) feet wide styrofoam SM insulation as manufactured by Dow Chemical Co., or approved equal, as shown on Detail Drawing.
- b. Install over and along the sides of the pipe when there is less than three (3) feet of cover between the top of pipe and original ground grade, for storm drain or less than four (4) feet of cover on sewer lines.

SECTION 02410
DETENTION BASIN

PART 1. GENERAL

1.01 Related Work Specified Elsewhere

- a. The general provisions documents of the Contract, including General and Special Conditions, apply to the work specified in this Section.
- b. Clearing and Grubbing - Section 02100
- c. Site Earthwork - Section 02200
- d. Site Drainage - Section 02400
- e. Retaining Wall – Section 02462
- f. Construction Drawings
- g. Geotechnical Report, Detention/Wetpond prepared by Jacques-Whitford, Company Inc.

1.02 Submittals

- a. Submit engineered shop drawings for detention basin wall stamped by a licensed Maine Engineer.

1.03 Delivery, Storage and Handling

- a. Deliver, store and handle all products, materials and equipment safely and without damaging property or items.

1.04 Construction Schedule

- a. The excavation of the detention basin and installation of required structure, pipe and retaining wall shall be coordinated as part of initial site work.

PART 2. PRODUCTS

- a. Precast Concrete Wall Block, Anchor "Vertica" as provided by Genest Concrete Sanford, Maine.
- b. Rip-Rap: Crushed quarry rock of size shown on the drawings. Well graded, clean, and stable in place. No more than 1/2 of material may be smaller than D50 size as shown on drawings by weight, conforming with M.D.O.T. 703.29.
- c. Clay liner and clay cut-off wall material in conformance with Section 02200 Site Earthwork.

PART 3. EXECUTION

3.01 Detention Basin Excavation and Grading

- a. Excavate detention basin to finished subgrade as indicated on drawings, including clay-lens. Compact subgrade with a 15 ton roller per geotechnical report requirements.
- b. Final subgrade elevations are subject to the approval of the Landscape Architect.
- c. Install 24 inch clay liner in a maximum of two (2) 12 inch lifts, per geotechnical report specifications.
- d. Install base material for construction of retaining wall.
- e. Bottom of basin (clay liner) shall be topped with a minimum of six (6) inches of loam.

3.02 Cover Materials

- a. The detention basin bottom shall be stabilized and seeded as indicated on drawings. Refer to Section 02500 Landscaping.

SECTION 02420

SITE UTILITIES

PART 1. GENERAL

1.1 Related Documents

- a. The general provisions and documents of the Contract, including General and Special Conditions, apply to the work specified in this Section.
- b. Site Earthwork - Section 02200
- c. Excavation, Backfilling and Compacting for Utilities – Section 02220
- d. Site Drainage - Section 02400
- e. Construction Drawings

1.2 Tests, Permits, Inspections, and Codes

- a. Sewer and water lines shall be tested before use.
- b. Utility installations shall comply with all applicable local and state codes and with requirements of local sewer and water districts.
- c. All utility installations shall be inspected and approved by the Landscape Architect or owners authorized representative before being backfilled and also by utility company inspectors and local code enforcement where applicable.
- d. The Contractor shall obtain and pay for any permits required for this portion of the work.

1.3 Submittals

- a. Refer to Section 02400, Paragraph 1.3.
- b. All materials including pipe, valves, etc. shall be subject to approval by the city plumbing inspector and or designated authority.

1.4 Delivery, Storage and Handling

- a. Refer to Section 02400, Paragraph 1.4.

1.5 Damages

- a. If, during the process of this work, utilities in place are damaged, they shall be restored to their proper condition at no added cost to the Owner.

1.6 Layout

- a. Install saddle at the tap to the existing water main to allow for disinfection.

PART 2. PRODUCTS

2.1 Sanitary Sewer System

- a. Polyvinyl Chloride (PVC) Sanitary Sewer
 - (1) Pipe and fittings shall comply with ASTM D 3034, rated SDR 35. Pipe shall be continually marked with manufacturer's name, pipe size, cell classification, SDR rating, and ASTM D 3034 classification.
 - (2) PVC Pipe Joints: PVC shall be supplied with the coupling or coupling integrally molded to the pipe barrel. All joints shall be bell and spigot. Fittings and couplings shall be of the "O" ring push on type as required for non-pressure sewer pipe. "O" rings shall conform to ASTM Designation D 1869 - Latest revision.
 - (3) Fittings for PVC Sewer Pipe: Where fittings such as tee and wyes are required for service taps, "O" ring, PVC fittings shall be used. The material for the PVC fittings shall be compatible to the pipe material in characteristics.

2.2 Water Distribution System

- a. Pipe sizes less than 3 inches that are installed below grade and outside building shall comply with the following:
 - (1) Seamless Copper Tubing: Type "K" roll Form to comply with ASTM B 88-62 and installed with wrought copper (95-5 Tin Antimony solder joint) fittings in accordance with ANSI B16.22.
 - (2) PVC Pressure (water pipe): class 200 SDR 21
- b. Pipe sizes 3 inches and larger that are installed below grade and outside building shall comply with the following:

- (1) Ductile Iron Water Pipe: In accordance with ANSI A21.51, fittings shall be either mechanical joint or push-on joint complying with ANSI A21.10 or ANSI 21.11 (AWWA C-151) (CLASS 52).
 - (2) PVC Pressure (water pipe): class 200 SDR 21 Pipe shall conform to ASTM D2241, PVC resin compound shall conform to ASTM D1784 and Rubber Gasketts shall conform to ASTM D1869 and F477. Pipe shall be 20'-0" nominal lengths.
- c. Water pipe accessories, such as tapping sleeves with valves and valve boxes, gate valves with valve boxes, post indicator valves, check valves, and fire hydrants, shall have ductile iron mechanical joint, 175 lb working pressure and shall meet or exceed AWWA Specifications. All work shall conform to the standards of the Portland Water District.

PART 3. EXECUTION

3.1 Trenches

- a. Pipe trench excavation and backfill shall be as specified in Section 02220 – Excavation, Backfilling and Compacting for Utilities.

3.2 Pipe Jointing and Pipe Laying: Sanitary Sewer

- a. Pipe Jointing - All joints shall be made in a dry trench and in accordance with the manufacturer's recommendations and the best practices for class of pipe laid. The ends of the pipe shall be wiped clean before making the joint.
- b. Pipe Laying - The pipe shall be accurately laid to the line and grades to the satisfaction of the Landscape Architect or the Owner's authorized representative. Sewer pipe shall be placed on six (6) inches of specified crushed material. The line and grade may be adjusted by the Landscape Architect or his authorized representative from that shown on the Drawings to meet field conditions and no extra compensation shall be claimed therefore. Whenever the nature of the material excavated is such as to render it unsuitable for bedding, the Contractor shall furnish suitable material as otherwise provided in these Specifications.
- c. The interior of each length of pipe shall be swabbed and wiped clean before laying the next length. No length of pipe shall be laid until the previous length has had specified material placed and tamped around it to secure it firmly in place to prevent any disturbance. Bell ends shall be laid uphill. Whenever the work is stopped temporarily for any reason whatever, the end of the pipe shall be carefully protected against dirt, water or other extraneous material.

- d. The pipe shall be cut as necessary. Sufficient short lengths of pipe shall be furnished so that pipe shall not be more than four (4) feet in length at points of connection with other piping.
- e. Inspection - Pipe installation shall be subject to inspection by the Landscape Architect or his authorized representative for quality, adherence to line and grade, jointing and proper backfill. Any joint not satisfactory to the Inspector shall be removed and remade to his satisfaction at the Contractor's expense. No pipe shall be backfilled until it has been approved. All work must conform with standards of the City of Portland Sewer Department for sanitary installation.
- f. Safety regulation of the State of Maine and the Federal Government, as applicable, shall be followed in regards to work in trenches and trench excavations.

3.3 Manhole Connection

- a. Neatly cut off main flush with inside of existing manhole where they enter structure walls, and point up irregularities and rough edges with nonshrinking grout. Shape inverts for smooth flow across structure floor as shown on Drawings. Use concrete and mortar to obtain proper grade and contour and finish surface with fine textured wood float.

3.4 Testing Sanitary Sewers

- a. Sewers shall be subject to acceptance testing after backfilling has been completed but prior to the placement of the finished surface material. Cost of repairs or corrections necessary to conform to the following testing requirements will be borne by the contractor at no additional cost.
- b. Low pressure Air Test (Sanitary Sewers)

Testing will be accomplished by the means of "Low Pressure Air Testing". Tests may be conducted by the contractor or an independent testing firm. However, acceptance tests shall be made only in the presence of the City of Portland Sewer Division Engineer.

Test Procedure:

1. Before testing, the pipe shall be thoroughly cleaned.
2. The contractor shall seal off the section of pipe to be tested at each manhole connection. Test plugs must be securely braced within the manholes.

3. A minimum of two connecting hoses to link the air inlet test plug with an above ground test monitoring panel must be provided.
 - a. One hose is to induce air through the test plug and into the test chamber.
 - b. The second hose is for the purpose of monitoring the test pressure from within the enclosed pipe.
4. UNDER NO CIRCUMSTANCES ARE WORKERS TO BE ALLOWED IN THE CONNECTING MANHOLES WHILE A PRESSURE TEST IS BEING CONDUCTED.
5. Add air slowly into the test section. After an internal pressure of 4.0 PSI is obtained, allow internal temperature to stabilize.
6. After stabilization period, adjust the internal air pressure to 3.5 PSI, disconnect the air supply and begin timing the test.
7. Refer to the air test table to determine the length of time (minutes) the section under test must sustain while not losing in excess of 1 PSI as monitored by the test gauge.
8. Sections so determined to have lost 1 PSI or less during the test period will have passed the leakage test. Those sections losing in excess of 1 PSI during the test period will have failed the leakage test.
9. Appropriate repairs must then be completed and the line retested for acceptance.
 - (a) The Table below shows the required test time, T, in minutes/100 ft. of pipe for each nominal pipe size. Test times are for an 1.0-psi (7-kp) pressure drop from 3.5 to 2.5 psi (24 to 17 kPa).

AIR TEST

Minimum Test Time for Various Pipe Sizes

Nominal Pipe Size, in.	T (time) min/100 ft.	Nominal Pipe Size, in	T (time) min/100 ft
3	0.2	21	3.0
4	0.3	24	3.6
6	0.7	27	4.2
8	1.2	30	4.8
10	1.5	33	5.4
12	1.8	36	6.0
15	2.1	39	6.6
18	2.4	42	7.3

- (b) If the section of line to be tested includes more than one pipe size, calculate the test time for each size and add the test times to arrive at the total test time for the section.
- (c) It is not necessary to hold the test for the whole period when it is clearly evident that the rate of air loss is less than the allowable.
- c. Test for Pressure Pipelines:

Pressure pipelines shall be tested in accordance with AWWA C600.
- d. Vacuum Testing Sanitary Manholes:
 1. Manholes shall be tested by vacuum methods.
 2. Plug all lift holes and joints with non-shrink mortar.
 3. Perform test prior to placing the shelf and invert and before backfilling. If ground water table has been allowed to rise above the bottom of the manhole, lower for the duration of the test.
 4. Install plugs in pipes in manhole.
 5. Set vacuum ring in place and draw 10 inches HG of vacuum on the gauge.
 6. For 4 foot diameter manholes, time of drop from 10 inches HG to 9 inches must be 60 seconds.

3.5 Water Distribution System

- a. Work shall be in accordance with applicable AWWA, 10 State Standards, and Portland Water District Standards.

3.6 Lines and Grades

- a. All mains, hydrants, valves, and curb stops locations shall be verified by the project engineer.

3.7 Excavation

- a. Excavation for trenches for the placing of water mains, valves, hydrants and fittings must be of sufficient width to permit the work to be done in the manner and to the depths specified or as shown on the plans. The trench shall be dug to the required level, and the bottom shaped by hand to conform to the shape of the pipe or appurtenances being installed.

3.8 Pipe Laying

- a. All pipe shall be laid to line as indicated on the plans. Pipes shall be laid with a minimum of 5 1/2 feet of cover over the pipe. Insulation may be placed over pipe with less than 5 1/2 feet cover if approved by Engineer but in no case shall the cover be less 4 feet. This depth of cover shall be measured from finished grade. Pipe, fittings, valves and hydrants shall be carefully handled to avoid damage.
- b. Suitable equipment shall be provided by the Contractor for handling the pipe. Any damage to the pipe in handling or laying shall be at the contractor's expense. Poured concrete thrust blocks shall be provided for all fittings shown on the drawings and in accordance with the manufacturer's recommendations.
- c. The Contractor shall install a warning tape in the water main trench that is detectable with an inductive type metal detector. The tape shall be blue and have printing that warns of a water line below. The tape shall be Allen Detectatape as manufactured by Allen Systems, Inc., of Wheaton, Illinois or approved equal and have a 3" width.
- d. Depth of installation shall be one to two feet below grade. The tape shall be detectable with an inductive type metal detector. Splicing of the tape shall be accomplished with manufacturer furnished metal clips. Where required by the Project Engineer, No. 9 gauge copper wire shall be clipped to the tape and brought to the ground surface or attached to other metal risers.
- e. Valves fitting and hydrants shall be installed at locations on the plans. All valves shall be set plumb and provided with a valve box unless the plans and specifications indicate the construction of a valve manhole. The valve shall be centered within the valve box and with the box cover flush with a surfaced street or 3 inches below the level of an unimproved street, unless otherwise directed by the project engineer.

- f. Hydrant(s) shall stand plumb with the pumper nozzle toward the street. Where grade is established, the hydrant shall be set to an elevation with the nozzles about 18 inches above the ground or sidewalk level. Where grades are not established, the hydrant shall be set to the elevation established by the project engineer.
- g. Unless special anchoring devices are indicated by the project engineer, all fittings shall be provided with concrete thrust blocks cured against the fitting and undisturbed earth to insure against disjuncting from the pipe when placed under pressure. Concrete for thrust blocks shall be so placed that the pipe and joints will be accessible for repair. Concrete shall consist of one part Portland cement, 2 1/2 parts of fine aggregate, and 3 1/2 parts of coarse aggregate with just enough water to produce a workable consistency.

3.9 Inspection

- a. The manufacturer shall certify to the Owner that all pipe and fittings furnished under this contract conform to these Specifications.
- b. Acceptability of pipe shall be determined by results of strength tests and by inspection at point of delivery to determine whether pipe conforms to Specifications in design and freedom from defects. Rejection on results of field inspection may be made on account of any of the following:
 - (1) Variations in any dimensions exceeding permissible variations.
 - (2) Visible cracks, holes, foreign inclusions or other injurious defects.
 - (3) Any pipe or fittings showing a crack and any fitting or pipe which has received a severe blow that may have caused an incipient fracture, even though no such fracture can be seen, shall be marked as rejected and removed at once from work.
 - (4) Variation of more than 1/16 inch per linear foot in alignment of pipe intended to be straight.
 - (5) Insecure attachment of spurs or branches.

3.10 Backfilling

- a. Backfilling shall be done with approved materials free from roots, frozen pieces, rubbish, large clods or stones. Backfill materials shall be placed in trenches evenly and carefully around and over the pipe in layers. Each layer shall be thoroughly and properly compacted.

3.11 Testing

- a. Whenever practical, before the trench has been backfilled or the joints covered, the pipe shall be tested for leaks. The test may also be made with one foot of backfill placed on the pipe, or the pipe may be completely backfilled. All leaks above the allowable maximum shall be repaired, however regardless of when tests are made. The contractor shall provide all necessary equipment including but not limited to an appropriate pump, water container, pressure gauge, valve, hydrant connection and corporation stop connection, and he shall perform all work required in connection with the test.
- b. Each section tested shall be slowly filled with water, care being taken to expel all air from the mains and service lines, if installed. If necessary, the pipes shall be tapped at high points to vent the air. All foreign material shall then be flushed from the main. If possible, a flushing velocity of fps shall be run through the mains until clean.
- c. The portion to be tested shall be placed under constant 150 percent of working pressure or 100 psi whichever is greater as designated by the project engineer, all leaks shall be repaired, additional tests instituted and continue the process until all major leakages are eliminated. The test pressure shall be at the minimum pressure at highest point in the waterline. Further, line test pressure shall not exceed 15% of the pressure rating at the lowest point.
- d. Allowable maximum leakage shall be determined, as follows $L = (ND/P) / 7400$, where L = allowable leakage in gallons per hour, N is the total length tested divided by the standard length of pipe, D is the nominal diameter of the pipe in inches and P is the test pressure specified above.
- e. A complete approved pressure test of a minimum of two hour duration will be accomplished prior to disinfection. Obtaining water at the site for testing shall be the contractor's responsibility.

3.12 Disinfection of Water Mains and Fittings

- a. Disinfection of water mains and appurtenances shall be in accordance with the AWWA Standard C651-86, however, the tablet method is not allowed. Chlorinated water shall be directed along and through all lines and appurtenances to be disinfected until a minimum of fifty ppm of chlorine is detected at representative points throughout the line.
- b. At the end of the 24-hour contact period, a minimum chlorine residual of 5 ppm free chlorine must be detected before disinfection will be considered successful. If unsuccessful, the lines must be re-chlorinated. Otherwise, the line shall be flushed out with clean water until a maximum of 0.4 ppm chlorine residual is detected. All valves and hydrants shall be operated several times during the twenty-four hour contact period. The disinfection water shall be wasted in an environmentally safe manner subject to the approval of the project engineer.
- c. After disinfection, bacteriological samples will be collected and forwarded by the Contractor to a certified lab, such as the State Health Department, for analysis. If positive results are obtained, the system shall be repeated until negative results are obtained.
- d. The method of disinfection and the chlorinating materials used shall be subject to the approval engineer.

3.13 Vertical Separation From Sanitary Sewer

- a. Whenever water mains must cross sewer, lay at such an elevation that the top of the sewer is at least 18 inches below the bottom of the water main. When the elevation of the sewer cannot be buried to meet the above requirements, center one full length of water main over the sewer so that both joints will be as far from the sewer as possible.

3.14 Electric, Telephone and Cable

- a. The Contractor shall coordinate and install underground utilities with Central Maine Power, Verizon, and Time Warner Cable.
- b. The Contractor shall layout and do all excavating and backfilling of trenches for electric, telephone, and cable services, including foundations for light poles and transformers.
- c. All underground electric and telephone utilities shall be in conduit, where electrical utilities are under pavement. They shall also be encased in concrete as detailed on the Drawings and specified herein. Contractor shall confirm all utility company requirements prior to installation.

3.15 Gas

- a. The Contractor shall be responsible for the coordination of natural gas service with Bay State Gas and Northern Utilities.

3.16 Interference

- a. The Contractor shall be responsible for maintaining proper clearance between adjacent pipes and between pipes and structures. If an interference situation arises, any proposed new routing shall be approved by the Landscape Architect.

3.17 Clean-up

- a. Upon completion of the installation of the sanitary sewers, appurtenant structures, water distribution system and any other work incidental thereto, the Contractor shall remove from the project all equipment, surplus construction materials and debris of any type resulting from the work and shall leave the area in as good or better condition as prior to construction.

SECTION 02460

SITE IMPROVEMENTS

PART 1. GENERAL

1.1 Related Work Specified Elsewhere

- a. The general provisions and documents of the Contract, including General and Special Conditions, apply to the work specified in this Section.
- b. Site Earthwork - Section 02200.
- c. Construction Drawings.

PART 2. PRODUCTS

2.1 Materials

- a. Concrete Pavers - Paving stone for handicap curb ramp, shall be 4" x 8" nominal. All 4"x 8" pavers shall be 2-3/8" thick, with average minimum compressive strength of 8,000 psi with no individual unit under 7,200 psi, and absorption rate of 5 percent, with no unit greater than 7 percent (ASTM C 140) when tested in accordance with ASTM 936-82. Paver for the handicap ramps shall be Holland stone with a Score, color "Smoke". All pavers as manufactured by Duracon Paving Systems, Wilson Street, P.O. Box 151, Sanford, Maine 04073 or approved equal.
- b. Signage - Provide traffic control signs complying with U.S. Department of Transportation, Federal Highway Administrations Manual "Uniform Traffic Control Devices"; local codes, and as specified. See Drawings for type, location, and quantity of sign required.

To be painted with reflective baked - enamel finish with following colors:
 - (1) "HANDICAPPED PARKING ONLY" Sign: 12" x 18" white legend on blue background. ("Van Accessible" where required)
 - (2) "STOP" signs shall be 24" x 24" octagon, reflectorized copy and border.
- c. Removable Bollard - The Contractor shall provide lockable, removable steel bollards in the quantities and location as shown on the drawings.

The bollards shall be Model SB-1, square removable bollard with collar, covered lockwell and customized Knox Lock Box, inconformance with the City of Portland Fire Protection Department requirements. Bollards as manufactured by Fair Weather, Division of Leader Health & Manufacturing 12300 S.W. Sydney Road Port Orchard, Washington 98367-7049 (800) 323-1798 or approved equal.

- d. Paving Rings - The grassed portion of the fire lane shall have "Grasspave 2" paving rings to support turf areas. Product shall be as provided by Invisible Structures, Inc. 14704-D, Estate 33rd Place, Aurora, Co. 80011-1218
Tel. (800) 233-1510.
- e. Lighting Fixtures - Furnish and install complete lighting system, including fixtures, standards, poles, supports, fittings, lamps, wiring, connection and controls, as indicated on the Drawings. Site fixtures shall be Spaulding "Washington I" series, high pressure sodium fixtures.

(1) Site luminaries shall be: (see Drawing for quantities)

	Key	Mounting Ht.	Qty.
Spaulding Washington I (2) WN5C WNI-570-V-CS	2W	15 Feet	1
Spaulding Washington I (1) WN5C WNI-570-V-CS	W	15 Feet	1
Spaulding Washington I (1) WN3C WNI-570-III-CS	W1C	15 Feet	2
Spaulding Washington I (1) WN4C WNI-570-IV-CS	W2C	15 Feet	9

NOTE: Mounting height based upon manufacture's required placement of lamp center to meet illumination specified mounting height.

(2) Poles shall be (see Drawing for quantities)

	Key	Pole Ht.	Qty.
Spaulding 12 RES-15	A	14 FT	11
Spaulding 14 RES-11	B	11 FT	2

- f. Pavement Markings - The paint shall be a non-bleeding, quick-drying, alkyd petroleum base paint suitable for traffic-bearing surfaces and shall meet FS TTP-85E and mixed in accordance with manufacturer's instructions before application.

- g. Concrete Pads, Bases, Stairs and Footings - All concrete to meet the requirements specified in Section 03300 of Architectural Specifications.
- h. Playground Equipment - Playground equipment as manufactured by Game Time, selected by Owner. Coordinate ordering and scheduling with owner.
- i. Site Fencing - The Contractor shall provide site fencing as follows:
 - (1) Playground Area Fence - four (4) foot high aluminum fence, as manufactured by Jerith Manufacturing Co., Inc. and distributed by Gorham Fence - Tel. (207) 839-6781. Model # 202, Industrial Style, Color - Black or approved equal.
 - (2) Detention Pond Fence - six (6) foot high aluminum fence with an eight (8) foot double gate, as manufactured by Jerith Manufacturing Co., Inc. and distributed by Gorham Fence (207) 839-6781. Model #202, Industrial Style, Color - Black or approved equal.
- j. Stamped Bituminous Pavement - The Contractor shall provide stamped (imprinted) bituminous pavement in areas denoted on the Drawings and specified herein.
 - 1. Refer to plans for location and quantities.
 - 2. Stamped bituminous pavement - shall consist of stamped brick running bond pattern, two coats of Street Bond traffic formula, one coat of Street Bond Sealer Concentrate, as provided by "Street Print Pavement Texturing", process as provided by Mark Hagar, Inc. Damariscotta, ME 04543, Tel. (207) 563-8588.
 - 3. The paving pattern shall be a brick running bond as delineated on Drawings. Color shall be brick red.
 - 4. Bituminous pavement as specified herein.
- k. Bike Rack - The Contractor shall provide a ground (embedded) mountain bike rack, constructed of 2-3/8" O.D. 2" 1.D. x 0.154" wall ASTM A53 schedule 40 steel pipe. Finish to powder coat "green". As manufactured by Mardrax, 2210 Pinehurst Drive, Middleton, WI (800) 448-7931 or approved equal.
- l. Handrails - The Contractor shall provide exterior handrails, hot dipped galvanized as shown on the drawings. Railings shall conform to state

and federal requirements for public accessibility. Shop drawings for hand rails shall be submitted prior to fabrication.

- m. Gazebo - The Contractor shall provide one wood gazebo as shown on the drawings. Gazebo shall be fabricated from Western Red Cedar, Select #1 with stainless steel anchoring, including two (2) 15 foot benches as Manufactured by Vixen Hill Gazebo's, Elverson, PA 19520, Model # QA-15B, or approved equal. Contact: Vixen Hill Gazebo Customer Service, Attention: Andrea 1-800-423-2766.

PART 3. EXECUTION

3.1 Concrete Pavers

- a. Base shall be fine graded and compacted to 4-1/2 inches below desired finished grade. The concrete sand setting bed shall be screeded loose to a thickness of 1-1/2 inches. After sand has been screeded, it shall not be disturbed or pre-compacted.
- b. Pavers shall be laid in a running bond pattern or as indicated on the Drawings, hand tight with care taken to maintain straight and true lines as shown on the Drawings. All necessary cutting shall be accomplished with a masonry saw.
- c. Compaction: After pavers are installed and the cutting has been completed, the stones shall be compacted into the loose sand with a plate type vibrating compactor, two (2) passes on all areas. Sand shall then be swept into the joints and vibrated with a plate type compactor until joints are full. Joints shall be filled all the way to the bottom of the chamfer on the pavers. Excess sand shall be swept off and removed from the site.
- d. Surface tolerance: Upon completion of a section of pavers, the surface of the pavers shall be checked with a ten (10) foot straight edge. Variation exceeding 1/8 inch between adjacent stones shall be corrected by relaying.
- e. Thoroughly clean all exposed surfaces with a solution of detergent and water, using still-fiber brushed.

3.2 Signs

- a. Contractor shall install sign(s) in locations and as detailed on the Drawings.

- b. Set posts vertical and plumb. Mount sign in accordance with manufacturer's instructions.

3.3 Removable Bollard

- a. Contractor shall install bollards as shown on the Drawings, per the manufacturer's detailed specifications and in conformance with the City of Portland Fire Prevention department. Contractor shall coordinate location of bollards with the Fire Prevention department prior to installation.

3.4 Paving Rings

- a. Contractor shall supply and install paving rings in quantities and location as shown on the Drawings and specified herein. Install per construction detail and manufacturer recommendations.

3.5 Site Lighting

- a. Mount fixtures in true vertical and horizontal alignment and in accordance with manufacturers requirements.
- b. Grounding:
 - (1) Ground all fixture assemblies
 - (2) Ground exterior metallic poles by connecting the equipment ground conductor to each pole grounding terminal.
 - (3) Final locations of lighting fixtures are subject to approval of Landscape Architect.

3.6 Pavement Markings

- a. Immediately before applying the pavement marking paint to the pavement, the surface shall be dry and entirely free from dirt, grease, oil or other foreign matter which would reduce the bond between the paint and the pavement. The surface shall be thoroughly cleaned by sweeping and blowing, if required, to remove all dust, dirt and loose materials. Areas which cannot be satisfactorily cleaned by sweeping and blowing shall be scrubbed with water, as directed, after which the surface shall be allowed to dry prior to painting.

- b. Apply two (2) coats of paint at manufacturer's recommended rate without the addition of thinner with a maximum of 125 square feet per gallon. Apply with mechanical equipment to produce uniform straight edges. At sidewalk curbs and crosswalks, use a straightedge to ensure a uniform, clean, and straight stripe.

3.7 Concrete Pads, Bases, Stairs and Footings

- a. Contractor shall supply and install concrete pads, bases and footings in quantities and locations as shown on the Drawings and specified herein.
- b. Concrete light bases located in lawn areas or protected by curbing shall have a six (6) inch reveal per Detail.
- c. Concrete light bases located in an open paved field of parking or parking unprotected by curbing shall have a 3 foot exposed base, painted reflective white.

3.8 Playground Equipment

- a. Contractor shall prepare site to receive playground equipment. Equipment including safety surface to be installed by Game Time, Marturano Recreation. Contractor shall coordinate requirements with Maturano Recreation 1-800-922-0070 and or owner.

3.9 Site Fencing

- a. Playground and Detention basin fencing to be installed per manufacturer's requirements and as shown on the Drawings.

3.10 Stamped Bituminous Pavement

- a. The Contractor shall be responsible for coordinating the services of the bituminous paving contractor and the "Streetprint" (imprinting) contractor.
- b. Install bituminous pavement per specifications herein, in locations shown on Drawings. Apply "Streetprint" process in locations shown on Drawings per manufacturer's specifications. Application shall be on hot bituminous mix, do not apply in temperatures below 45° or when precipitation can be expected within 24 hours.

Island View Apartments

- c. Protect stamped pavement areas during the required curing time. Install barriers where necessary to prevent vehicular and pedestrian traffic. Restricted access for a minimum of 24 hours.

3.11 Bike Rack

- a. Contractor shall install bike rack as shown on drawings in accordance with manufacturer's requirements.
- b. Protect finish surface of bike rack during installation and placement of concrete pad.

3.12 Handrails

- a. Contractor shall install handrails for exterior concrete stairs as shown and detailed on drawings.

3.13 Gazebo

- a. The Contractor shall install concrete pad/base as detailed on Architectural Drawings and in conformance with manufacturer's requirements.
- b. Install gazebo as provided by manufacturer and assemble per manufacturer's specifications.
- c. Benches as provided by manufacturer shall be secured to concrete pad/base with stainless steel brackets anchored to concrete according to manufacturer's requirements.
- d. Paint gazebo as per Architect's exterior paint finish schedule.

SECTION 02462
RETAINING WALLS

PART 1. GENERAL

1.1 Related Work Specified Elsewhere

- a. The general provisions and documents of the Contract, including General and Special Conditions, apply to the work specified in this Section.
- b. Site Earthwork - Section 02200.
- c. Detention Basin - Section 02410
- d. Construction Drawings.
- e. Geotechnical Report "Detention/Wetpond" Report, prepared by Jacques-Whitford, Inc.

1.2 Submittals

- a. Design Drawings of Geosynthetic-Reinforced Segmental Retaining Wall shall be prepared and stamped by a registered Professional Engineer, licensed in the State of Maine, for the retaining wall shown on the Layout, Lighting and Planting Plan. The submittal shall include all design information, design parameters and related information in accordance with recommendations of the Geotechnical Report and the block manufactures specifications. Appropriate typical wall profiles, wall cross sections and wall details shall be included in the submittal.

1.3 Reference Standards

- a. American Society of Testing and Materials
 1. ASTM C90-90; Hollow Load Bearing Masonry Units
 2. ASTM C666-90 (Mod.); Test method for Resistance of Concrete to Rapid Freezing and Thawing (modified to 50 cycles)
 3. ASTM C698-91; Test Method for Laboratory Compaction Characteristics of Soil Using Standard Effort
 4. ASTM D1557-91; Test Method for Laboratory Compaction Characteristics of Soil Using Modified Effort
 5. ASTM D448-86; Standard Classification for Sizes of Aggregate for Road and Bridge Construction
 6. ASTM D4523, D4254; Standard Test Methods for Maximum and Minimum Index Density

1.4 Delivery, Storage and Handling

- a. Contractor shall check the materials upon delivery to assure that proper material has been received.
- b. Contractor shall prevent excessive mud, wet cement, epoxy, and like materials which may affix themselves from coming in contact with the materials.
- c. Contractor shall protect the materials from damage. Damaged material shall not be incorporated into the retaining wall system.

1.5 **Protection**

- a. **The Contractor shall video existing site conditions in the vicinity of the Detention Basin including complete recording of existing carport conditions on Promenade East property prior to undertaking any site work.**

PART 2. PRODUCTS

2.1 Materials

- a. Concrete Wall Units - Concrete wall units shall be Anchor "Vertica Straight" block as manufactured by Genest Concrete, Sanford, Maine. Concrete wall units shall have a minimum 28 day compressive strength of 3,000 psi in accordance with ASTM C-90-90. The concrete shall have adequate freeze/thaw protection with a maximum moisture absorption rate of seven (7) percent.
- b. Cap Unit - Concrete wall shall include the Anchor "Vertica" Cap Unit.
 - (1) Exterior dimensions shall be 7.5" x 17.9" x 11"(straight unit) and 3.75"x 17.25"x 10"(cap unit). Units are required to have a minimum of one half square foot of face area each.
 - (2) Retaining wall units shall provide a minimum of 100 psf of wall face area.
 - (3) Exterior face shall be textured. Color shall be "Desert Tan" as manufactured by Genest Concrete.
 - (4) The units shall be positively interlocked.

- c. Acceptable Materials
 - (1) Anchor Vertica Block Retaining Wall Units as distributed by:
Duracon - A Division of Genest Concrete
Wilson Street
P.O. Box 151
Sanford, ME 04073
(207) 324-3250
In Maine 1-800-649-4773
- d. Geogrid - Miragrid 3xT as manufactured by Mirafi, or approved equal.
- e. Paver Bond - Paver Bond as manufactured by Surebond, Inc. or approved equal.
- f. Base Material - Material for Retaining Wall footings shall consist of $\frac{3}{4}$ inch crushed stone compacted as shown on the Drawings. A minimum of twelve (12) inches of compacted base is required.
- g. Unit Fill - Fill between units shall consist of free-draining, granular fill. Gradation shall include material with fines limited to 5 percent passing the #200 sieve and less than 50 percent passing the #40 sieve.
- h. Drainage Layer – An inclined drainage layer at least 12 inches thick, wrapped in geotextile fabric (Mirafi 160N or equal), shall be placed directly behind the modular block segmental wall units as shown on the Drawings. The drainage layer shall extend from the base of the wall to within six (6) inches of final grade. Drainage layer material shall consist of $\frac{3}{4}$ inch crushed stone.
- i. Retaining Wall Backfill - Segmental Retaining Wall (SRW) backfill extending from the drainage layer to at least 5 feet behind the face of the wall or the width of geosynthetic reinforcement, whichever is greater, shall consist of compacted Free Draining Fill (MDOT 703.06. (b) Type E) with a maximum particle size of 3 inches. SRW backfill shall be compacted to at least 95 percent of maximum ASTM D-1557 dry density. Wall backfill placed within 5 feet of the wall shall be compacted with hand-operated compactors.
- j. Geotextile Fabric - shall be Mirafi 160N or approved equal.
- k. Geogrid – Miragrid 3 x T
- l. Perforated Drain Pipe - Shall be four (4) inch perforated PVC pipe having a SDR of 35 or equivalent. Pipe shall be lead to daylight and as shown on plans and details.

PART 3. EXECUTION

3.1 Concrete Modular Block Retaining Wall

a. Excavation

- (1) Contractor shall excavate to the lines and grades shown on the Drawings. Over-excavation shall not be paid for (unless for the removal of unsuitable material approved by Landscape Architect) and replacement with compacted fill and/or wall system components shall be required at the Contractor's expense. Contractor shall be careful not to disturb base beyond the lines shown.

b. Foundation Soil Preparation

- (1) Foundation soil shall be excavated to the depth as required for footing or base dimensions shown on the Drawings. Subgrade soils shall be compacted with a 15 ton vibratory roller to achieve 98% of the Standard Proctor Maximum Dry Density.
- (2) Foundation soil shall be examined by the Landscape Architect and or Geotechnical Engineer to ensure that the actual foundation soil strength meets or exceeds assumed design strength. Soil not meeting the required strength shall be removed and replaced with acceptable material.
- (3) Over-excavated areas shall be filled with approved retaining wall footing base material and or compacted structural fill.
- (4) Detention Basin clay liner and cut-off wall to be per project specifications.

c. Base Material

- (1) Base Material for detention/wetpond wall shall be placed as shown on the Drawings with a minimum thickness of twelve (12) inches. Base Material shall be $\frac{3}{4}$ inch crushed stone.
- (2) Material shall be compacted so as to provide a level, hard surface on which to place the first course of masonry units. Compaction shall be with mechanical plate compactors to 95 percent of standard proctor.

- (3) If groundwater is encountered above the wall foundation subgrade elevation, the groundwater level shall be lowered at least one (1) foot below the subgrade surface prior to placement of Base Material.
- (4) Base shall be prepared to ensure complete contact of retaining wall unit with base. Gaps shall not be allowed.

d. Unit Installation

- (1) First course of concrete wall units shall be placed on the prepared base. The units shall be checked for level and alignment. The first course is the most important to ensure accurate and acceptable results.
- (2) Ensure that units are in full contact with base.
- (3) Units are placed end to end for full length of wall alignment. Alignment shall be done by using a string line or offset from a base line. Contractor shall follow manufacturer's installation instruction when making radius curves.
- (4) Fill and compact voids in block units.
- (5) Compact SRW fill behind wall units as specified here in and placed in max lifts of 6 inches.
- (6) Sweep all excess material from the top of the units and install next course. Fill all voids.
- (7) Install each succeeding course so the side slots are in contact with the locator. Pull units forward until the side slot of the unit touches the back of the locator of the previous course. Backfill and compact soil as each course is completed. Repeat procedure to the extent of wall height.
- (8) Install cap unit using Powerseal adhesive. Cut cap stone as necessary to provide tight joints along top of wall.

3.3 Geogrid Installation

- a. The geogrid soil reinforcement shall be laid on top of the Anchor "Vertica Wall" Units and horizontally on compacted backfill. The next course of units shall be placed such that the geogrid overlaps the locator and side slots. Embed the grid a minimum of six (6) inches into the units. Where geogrid causes rocking of units, ensure that two junction ribs of the geogrid are laid on the top of the units. Pull grid taut, and anchor geogrid to compacted backfill with stakes prior to placing backfill. The geogrid shall be in tension and free of wrinkles prior to placement of overlaying soil backfill.
- b. Slack in the geogrid at the wall unit connections shall be removed in a manner, and to such a degree as approved by the Landscape Architect.
- c. Location and placement of the geogrid shall be as shown on the Drawings. The relative position of the grid layers to the height above finished grade must be maintained irregardless of the number of units which are placed below the finished grade.
- d. Correct orientation (roll direction) of the geogrid shall be verified by the Contractor to be in accordance with the geogrid Manufacturer's recommendations.
- e. For geogrid placement around concave curves on the Detention/pond wall, the geogrid reinforcement shall be placed in all alternate placement sequence on subsequent reinforcement elevations to eliminate gaps on underlying reinforcement elevations.

3.4 Wall Fill Placement

- a. Wall fill material shall be placed in lifts and compacted as described under Section 02200 Site Earthwork.
- b. Backfill shall be placed, spread, and compacted in such a manner that minimizes the development of wrinkles in and/or movement of the geogrid.
- c. Only hand-operated compaction equipment shall be allowed within five (5) feet of the wall face.
- d. Backfill shall be placed from the wall outward to ensure that the geogrid remains taut.

- e. Tracked construction equipment shall not be operated directly on the geogrid. A minimum backfill thickness of six (6) inches is required prior to operation of tracked vehicles over the geogrid. Turning of tracked vehicles should be kept to a minimum to prevent tracks from displacing the fill and damaging the geogrid.
- f. Rubber-tired equipment may pass over the geogrid reinforcement at slow speeds, less than 10 MPH. Sudden braking and sharp turning shall be avoided.

3.5 Stormdrain Pipe Installation

- a. Wall units shall be cut to fit securely around all pipe entry/exit locations. Refer to drawings and requirements of structural engineer. Adjustment to geogrid reinforcement placement due to pipe conflict shall be approved by the Structural Engineer.

3.6 Retaining Wall Backfill Drain Installation

- a. Install 4 inch PVC SDR 35 drain pipe for all wall installations as shown on drawings. Positive drainage to designated outlet locations shall be maintained.

3.7 Adjusting and Cleaning

- a. Replace units damaged during installation with new units.
- b. Remove debris caused by this construction and leave adjacent paved areas broom clean.

SECTION 02470

BITUMINOUS CONCRETE PAVING

PART 1. GENERAL

1.1. Related Work Specified Elsewhere

- a. The general provisions and documents of the Contract, including General and Special Conditions, apply to the work specified in this Section.
- b. Site Earthwork - Section 02200.
- c. Construction Drawings.

1.2 Material Certificates

- a. Submit materials certificate to onsite independent testing laboratory which is signed by material producer and Contractor, certifying that materials comply with, or exceed, the requirements herein.

PART 2. PRODUCTS

2.1 Materials

- a. Bituminous Concrete (roadway and parking) - An approved hot plant mix conforming to MeDOT Standard Specifications (latest revision). Use Grading B mix for binder and C mix for surface.
- b. Bituminous Concrete (Sidewalks) - An approved hot plant mix conforming to MeDOT Standard Specifications (latest revision). Using grading B mix for binder and D mix for surface.

PART 3. EXECUTION

3.1 Bituminous Concrete Paving

- a. The Contractor shall be responsible that gravel is in proper condition to pave before starting work.
- b. Proof roll prepared base material surface to check for areas requiring additional compaction and areas requiring removal and recompaction.
- c. Do not begin paving work until deficient base material areas have been corrected and are ready to receive paving.

- d. Pavement mix for roads and parking areas shall be as herein specified and shall consist of the following courses after compaction:

	<u>Binder Course</u>	<u>Wearing Course</u>
Standard Duty Pavement:	2"	1"
Sidewalk Pavement	1"	1"

- e. The spreading of bituminous concrete shall be done wherever practicable by an approved mechanical spreader. Place mixture while it is still hot (+250 D.F.). Rolling shall be done as soon as practicable after spreading and in no case after the mixture is cooled. The exposed finished surface shall present a true, smooth plane, free from roller marks, conspicuous joining lines, patches, voids or other imperfections. Where brown spots or other serious imperfections occur they shall be cut down to the base course and replaced by new pavement rather than by attempting to patch the surface. Feathered edge patches will not be permitted.
- f. Apply successive lifts of asphaltic concrete in transverse directions with the surface course placed in the direction of surface-water flow. Place in typical strips not less than 10' - 0" wide.
- g. Make joints between old and new pavements, or between successive days' work, to ensure continuous bond between adjoining work. Construct joints to have same texture, density, and smoothness as other sections of asphalt concrete course. Joints at existing street paving and new paving shall be saw cut. Clean contact surfaces and apply tack coat.
- h. Mix placed by hand shall be placed on a steel dump board or wheelbarrow from the truck and then shoveled into place.

3.2 Rolling and Compaction

- a. The mixture, after being spread, shall be thoroughly compacted by rolling as soon as it will bear the weight of the rollers without undue displacement. Mixture shall be compacted to a minimum of 92% theoretical maximum density. The number, weight, and types of rollers and sequences of rolling operations shall be such that the required density and surface are consistently attained while the mixture is in workable condition.
- b. Compact mixture with hot hand tampers or vibrating plate compactors in areas inaccessible to rollers.

- c. Breakdown Rolling: Accomplish breakdown or initial rolling immediately following rolling of joints and outside edge. Check surface after breakdown rolling, and repair displaced areas by loosening and filling, if required, with hot material.
- d. Second Rolling: Follow breakdown rolling as soon as possible, while mixture is hot. Continue second rolling until mixture has been thoroughly compacted.
- e. Finish Rolling: Perform finish rolling while mixture is still warm enough for removal of roller marks. Continue rolling until roller marks are eliminated and course has attained maximum density.
- f. Patching: Remove and replace paving areas mixed with foreign materials and defective areas. Cut out such areas and fill with fresh, hot asphalt concrete. Compact by rolling to maximum surface density and smoothness.
- g. Protection: After final rolling, do not permit vehicular traffic on pavement until it has cooled and hardened. Erect barricades to protect paving from traffic until mixture has cooled enough not to become marked.
- h. Do not permit maneuvering of excavating equipment, lifts or other vehicles with tight turning or tracking capabilities on finished surface. Damaged areas shall be restored by contractor at no additional expense to owner.

3.3 Field Quality Control

- a. Grade Control: Establish and maintain required lines and elevations.
- b. Thickness: In-place compacted thickness shall not be less than thickness specified on the Drawings. Areas of deficient paving thickness shall receive a tack coat and a minimum 1" overlay; or shall be removed and replaced to the proper thickness, at the discretion of the Owner; until specified thickness of the course is met or exceeded at no additional expense to the Owner.
- c. Surface Smoothness: Testing shall be performed on the finished surface of each asphalt concrete course for smoothness, using 10' - 0" straightedge applied parallel with, and at right angles to centerline of paved area.

The results of these tests shall be made available to the Owner upon request. Surfaces will not be acceptable if exceeding following tolerances for smoothness:

Base Course Surface:	1/4"
Wearing Course Surface:	3/16"

- d. Check surface areas at intervals necessary to eliminate ponding areas. Remove and replace unacceptable paving as directed by Owner.
- e. Compaction: Field density tests for in-place materials shall be performed by examination of field cores in accordance with one of the following standards:
 - (1) Bulk specific gravity of paraffin-coated specimens: ASTM D-1188.
 - (2) Bulk specific gravity using saturated surface-dry specimens: ASTM D-2726.

Rate of testing shall be one (1) core per 20,000 square feet of pavement, with a minimum of three (3) cores from heavy-duty areas and three (3) cores from standard-duty areas. Cores shall be cut from areas representative of the project.

Areas of insufficient compaction shall be delineated, removed, and replaced in compliance with the specifications at no expense to the Owner. Areas damaged by construction equipment shall be repaired to satisfaction of owner at no expense to owner.

SECTION 02480

CURBING

PART 1. GENERAL

1.1 Related Work Specified Elsewhere

- a. The general provisions and documents of the Contract, including General and Special Conditions, apply to the work specified in this Section.
- b. Site Earthwork - Section 02200
- c. Construction Drawings

1.2 References

- a. Where M.D.O.T. appears it shall be taken to mean The State of Maine Department of Transportation Specifications, Highways and Bridges - Latest Revision.

PART 2. PRODUCTS

2.1 Materials

- a. Vertical and Sloped Granite Curb: Vertical and sloped granite curb shall conform to M.D.O.T. specifications for TYPE I and TYPE V. Curb shall be acceptable granite from approved quarries.
- b. Tip-Down and Transition Granite Curb: All granite curb shall conform to the following standards.
 - (1) All granite curb shall be basically light gray in color, free from seams and other structural imperfection or flaws which would impair its structural integrity, and of a smooth splitting appearance. Natural color variation characteristic of the deposit from which the curbing is obtained will be permitted.
 - (2) The exposed face shall be smooth quarry split to an approximately true plane having no projections or depressions which will cause over one (1) inch to show between a two (2) foot straight-edge and the face when the straight-edge is placed as closely as possible on any part of the face.

(3) If projections on the face are more than that specified they shall be dressed off. The top and bottom lines of the face shall be pitched off to a straight line and shall not show over one (1) inch between stone and straight-edge when straight-edge is placed along the entire length of the top and bottom lines and when viewed from a direction at right angles to the plane of the face, and for the top line only not over (1) inch when viewed from a direction in the plane of the face. The ends shall be square to the length at the face and so cut that when placed end to end as closely as possible, no space shall show in the joint at the face of over 3/8 inch, except that where the edging is to be used on a curve having a radius of ten (10) feet or less, the ends of the stones shall be so cut as to provide a finished joint at the face section of not more than 1/2 inch. The arras formed by the intersection of the plane of the face with the plane of the end joint shall not vary from the plane of the face more than 1/4 inch. Drill holes not more than 3-1/2 inches in length and 1/2 inch in depth will be permitted. The sides shall not be broken under the square more than four (4) inches and the side adjacent to the grass shall not project over one (1) inch.

(4) Dimension Tolerance:

Minimum Length	2 feet
Maximum Length	8 feet
Thickness	4 inches
Width of Face	12 inches

(5) Acceptable Manufacturer:
John Swenson Granite Co. or approved equal.

c. Bituminous Concrete Curb (Cape Cod Curb) - An approved hot plant mix conforming to curb mix specifications.

d. Precast Concrete Curb.

(1) Concrete shall be air entrained, 5000 psi after 28 days.

(2) Curb sections shall be reinforced with a minimum of two (2) #3 rebar.

(3) Concrete curb sections shall be 7 inches in width and 18 inches in height and a minimum of 5 feet in length.

PART 3. EXECUTION

3.1 Granite Curb

- a. Contractor shall install, backfill and protect all granite curb in accordance with M.D.O.T. Subsection 609.03 and as detailed on the Drawings. Provide approved granite tip-down curbs at all curb end sections. Provide approved granite transition curb where curb type and or material changes occur.

3.2 Bituminous Concrete Cape Cod Curb

- a. Place curb by machine in locations shown on Drawings. Use bituminous pad beneath curb at all locations.

3.3 Precast Concrete Curb

- a. Contractor shall install, backfill and protect all concrete curb in accordance with M.D.O.T. Subsection 609.05 and as detailed on the drawings.

3.4 Protection

- a. The Contractor shall provide temporary barriers to protect newly formed bituminous curbing from damage during construction. All damaged curbing shall be repaired or replaced as necessary without additional expense to owner and inspected and approved by the Owner's Representative.
- b. The Contractor shall be responsible to protect and repair as necessary all vertical, sloped granite or concrete curbing disturbed during construction and no expense to owner. Provide temporary barriers at all radius locations where truck entry would impact curbing.

SECTION 02500

LANDSCAPING

PART 1. GENERAL

1.1 Related Work Specified Elsewhere

- a. The general provisions and documents of the Contract, including General and Special Conditions, apply to the work specified in this Section.
- b. Site Earthwork - Section 02200
- c. Site Drainage - Section 02400
- d. Site Improvements - Section 02460
- e. Construction Drawings

1.2 Scope

- a. Work under this Section shall include all labor, materials, services, equipment and accessories necessary to furnish and install trees, shrubs, and turf in accordance with the specifications and applicable Drawings.

1.3 Certification of Acceptability

- a. Inspection of the work covered by this Section to determine completion of the work involved will be made at the conclusion of the Maintenance Period upon written notice requesting such inspection submitted by the Landscape Contractor at least ten (10) days prior to the anticipated date. The condition of turf and plantings will be noted and determination made by the Landscape Architect whether maintenance shall continue.

1.4 Standards

- a. All plant stock shall conform to ANSI Z260.1 - Nursery Stock, latest edition, of the American Association of Nurserymen, Inc.

1.5 Guarantee

- a. Turf and plantings shall be guaranteed for one (1) full year after certification of acceptability by the Landscape Architect and shall be alive and in satisfactory growth at the end of the guarantee period, except for damage resulting from causes beyond the responsibility of the Contractor. For plant material in question at the end of the guarantee, the Landscape Architect, owner and contractor shall determine a reasonable extension of the guarantee period.

1.6 Tests and Certifications

- a. Tests specified in this Section shall be paid for by the Contractor. Certifications required must be submitted to the Landscape Architect or Owner's Representative for approval before use of materials on the site.
- b. The Contractor shall be required to take representative soil samples of the topsoil to be provided from several locations in the area under consideration. Tests shall be made by a State Commercial Soil Testing Laboratory using methods approved by the Association of Official Agricultural Chemist or the State Agricultural Experiment Station, or by the University of Maine at Orono.

PART 2. PRODUCTS

2.1 Materials

- a. Topsoil - The Contractor shall furnish and place topsoil to give the specified depths. The Contractor shall furnish and place 18 inches of loam in all shrub beds, and 6 inches under all turf areas. Topsoil mix shall be placed in all tree and shrub pits as shown on the Drawings. Natural loam topsoil shall be of uniform quality, free from hard clods, still clay, hard pan sods, and undesirable inorganic materials. The Owner and/or Landscape Architect reserves the right to reject on or after delivery any materials which do not, in his or her opinion, meet these Specifications.
- b. Additives
 - (1) Humus - Ground or shredded peat that has been stockpiled at least one year prior to use, or commercial bagged peat.
 - (2) Manure - Well-rotted unleached stable manure with no more than 25% straw, shavings, or sawdust content. A mixture of one cubic yard of peat humus or peat moss and 100 lbs. of commercial dehydrated bagged manure such as Bovung or Spurigon may be used.

- (3) Mulch for Plants - Well-rotted (black) shredded pine bark as approved by the Landscape Architect.
- (4) Lime - Commercial ground lime with no less than 85% total carbonates, 50% passing a 100 mesh sieve and 90% passing a 200 mesh sieve as approved by the Landscape Architect. Coarser material will be accepted provided that specific rates of application increased proportionately.

c. Commercial Fertilizer

- (1) Seeding - 19-26-5 dust free homogenous granular material such as Scotts Pro-Turf Starter Fertilizer or an approved equal (application rate as recommended by manufacturer).
- (2) Sodding - 10-6-4 with 50% nitrogen derived from ureaform, such as Agway Turfwood Special Premium or an approved equal (application rate as recommended by manufacturer).
- (3) Superphosphate - 0-20-0 in unopened bags with manufacturers analysis printed on the bag (see plans).

d. Plant Materials - Furnish plants shown and specified on the Drawings and listed in the plant materials list. Discrepancies between the number of plants shown on the Drawings and the number listed in the plant list shall not be grounds for additional remuneration for the Contractor. Plants shall be nursery grown, typical of their species or variety and have a normal habit of growth. Any plant with broken, damaged, or badly bruised branches, trunks, or root balls shall be rejected.

- (1) Sizes: Plants larger than specified in the plant list may be used if approved by the Landscape Architect but use of such plants shall not increase the contract price. If the use of the larger plants is approved, the spread of roots or ball of earth shall be increased in proportion to the size of the plants.
- (2) Substitutions: In the event that trees, shrubs, or other plant material specified in the plant list are impossible or unreasonably difficult to obtain, the Contractor shall immediately notify the Landscape Architect to discuss appropriate substitutions. No substitutions of plant material may be made without the approval of the Landscape Architect.

Island View Apartments

e. Grass Seed

(1) Grass Seed Mixtures shall be fresh, clean, new crop seed. Seed may be mixed by an approved method on the site, or may be mixed by the dealer. If the seed is mixed on the site, each variety shall be delivered in the original containers which shall bear the dealer's guaranteed statement of the composition of the mixture and the percentage of purity of each variety. The Dealer's Guarantee Statement shall be delivered to the Landscape Architect.

(2) Grass seed mixture shall be of the following types of seed:

- Lawn Areas:

- 19.72 % Eclipse Kentucky Bluegrass
- 19.68 % VictoryF Chewings Fescue
- 19.60 % Express Perennial Ryegrass
- 19.57 % Fiesta II Perennial Ryegrass
- 9.87 % Crest Kentucky Bluegrass
- 1.54 % Inert Matter
- 0.12 % Other Crop Seed
- 0.08 % Weed Content

- Low maintenance areas; the mixture shall consist of the following:

- 15% Annual Ryegrass
- 25% Jamestown Fescue
- 60% Hard Fescue

f. Sod - Sod shall be well established turf of even thickness consisting of a Bluegrass blend, 90% Bluegrass and 10% Fescue. Sod shall be as provided by Winding Brook Sod Farm, Lyman, Maine or approved equal.

PART 3. EXECUTION

3.1 Planting of Trees and Shrubs

a. Plants must be located by the Contractor and approved by the Landscape Architect before pits are dug. Locations as shown on the Drawings may be varied due to existing conditions.

The depth of planting beds and pits shall be adjusted as necessary to permit a minimum of six (6) inches of planting soil under balls or roots of all plants.

- b. Preparation of Soil - Manure, peat humus and superphosphate additives shall be incorporated into topsoil by placing the additives over topsoil piles and turning piles at least 3 times or until thoroughly mixed.

3.2 Staking and Guying

- a. Trees shall be staked at the time of planting as shown on the typical section of Tree Planting Detail.

3.3 Pruning and Mulching

- a. Remove all dead wood and/or suckers and all broken or badly bruised branches. All pruning shall conform to standards established by the National Arborist Association.
- b. Immediately after planting operations are completed, cover all tree and shrub pits with three (3) inch layer of mulch. The limit of this mulch for trees shall be the area of the pit and for shrubs in beds, the entire area of the shrub bed.

3.4 Loaming and Seeding

- a. Conduct planting operations under favorable weather conditions. Areas not required to be developed otherwise shall be seeded to turf.
- b. Prior to placing loam, scarify subgrade areas; remove all rocks and debris; and set grade stakes as necessary. Place topsoil evenly over all areas to be loamed to a minimum thickness of six (6) inches. Hand rake to remove clods, lumps, brush, roots, and stones over one (1) inch in diameter. Hand roll to show depressions and uneven grades. Regrade as necessary to obtain smooth, even grades. Surplus topsoil shall become the property of the Contractor and shall be removed off the site.
- c. Apply additives (lime, fertilizer, etc.) as per the recommendation of the testing lab. Apply additives and harrow into top two (2) inches of the seed bed.
- d. Sow seed specified by use of a mechanical spreader at the rates specified. Rake lightly in, roll with 200 lb. roller and water with a fine spray.
- e. Following compaction, apply a one (1) inch layer of straw to hasten germination.
- f. Full even growth in all areas must be guaranteed. The maintenance period shall continue after seeding and until the lawns are certified acceptable by the Landscape Architect.

- g. Repair damage resulting from erosion, gullies, washouts or other similar causes if such damage occurs prior to certification of acceptability of turf and planting by the Landscape Architect.
- h. Sod - After all grading has been completed, the soil shall be irrigated within 12-24 hours prior to laying the sod. Sod should not be laid on soil that is dry and powdery.
- I. The first row of sod shall be laid in a straight line with subsequent rows placed parallel to and tightly against each other. Lateral joints shall be staggered to promote more uniform growth and strength. Care shall be exercised to insure that the sod is not stretched or overlapped and that all joints are butted tight in order to prevent voids which cause air drying of the roots.
- j. The Contractor shall water sod immediately after installation to prevent drying during progress of the work. It shall then be thoroughly irrigated to a depth sufficient that the underside of the new sod pad and soil immediately below the sod are thoroughly wet.
- k. Rolling of the sod shall be required to properly join sod to the bed after the sod is installed and twenty-four (24) to forty-eight (48) hours after initial watering. The Contractor shall roll the required area with a roller which weights seventy-five (75) to one hundred (100) pounds per square foot of roller width. The completed sod surface shall be true to finish grades as shown on plans and even and firm at all points.
- l. Watering
 - (1) First week - The Contractor shall provide all labor and arrange for all watering necessary for establishment of the turf. In the absence of adequate rainfall, watering shall be performed daily or as often as necessary during the first week and in sufficient quantities to maintain moist soil to a depth of at least four (4) inches. Watering should be done during the heat of the day to help prevent wilting.
 - (2) Watering shall continue to be the responsibility of the contractor until such time as the owner takes possession of the project.

Part II
Division 3
Concrete

SECTION 03300

CAST-IN-PLACE CONCRETE

PART 1 GENERAL

1.01 RELATED DOCUMENTS

- A. The drawings and general conditions of the contract including General and Supplementary Conditions and other Division 1 Specification sections apply to work of this section.
- B. Examine all other sections of the Specifications for requirements which affect work of this Section whether or not such work is specifically mentioned in this Section.
- C. Coordinate work with that of all trades affecting or affected by work of this Section. Cooperate with such trades to assure the steady progress of all work under the Contract.

1.02 DESCRIPTION OF WORK:

- A. Work included: Provide labor, materials, and equipment necessary to complete the work of this Section and, without limiting the generality thereof, furnish and include the following:
 - 1. The extent of cast-in-place concrete work is shown on drawings and includes (but not by way of limitation) formwork, reinforcing, cast-in-place concrete, accessories, and casting in of items specified under other Sections of the Specifications or furnished by Owner that are required to be built-in with the concrete.
 - 2. Equipment support pads indicated on mechanical drawings to be installed by the Building Contractor.
 - 3. Cast-in-place retaining walls, exterior slabs on grade and other concrete shown on site drawings.

1.03 RELATED WORK:

- A. Metal Fabrications: Section 05500
 - 1. Expansion Anchors - Section 05500
 - 2. Embedded Items - Section 05500
- B. Anchor Bolts: Section 05120
- C. Joint Sealants: Section 07900

1.04 QUALITY ASSURANCE:

- A. Codes and Standards: Comply with provisions of the following except where more stringent requirements are shown or specified:
1. ACI 211.1-91 "Standard Practice for Selecting Proportions for Normal, Heavyweight and Mass Concrete."
 2. ACI 212.3R-91 "Chemical Admixtures for Concrete."
 3. ACI 301-89 "Specifications for Structural Concrete for Buildings."
 4. ACI 302.1R-89 "Guide for Concrete Floor and Slab Construction."
 5. ACI 304R-89 "Guide for Measuring, Mixing, Transporting and Placing Concrete."
 6. ACI 304.2R-91 "Placing Concrete by Pumping Methods."
 7. ACI 306 R-88 "Cold Weather Concreting."
 9. ACI 308-92 "Standard Practice for Curing Concrete."
 10. ACI 309R-87 "Guide for Consolidation of Concrete."
 11. ACI 315-80 (86) "ACI Detailing Manual."
 12. ACI 318-94 "Building Code Requirements for Reinforced Concrete."
 13. ACI 347R-88 "Guide to Formwork for Concrete."
 14. Concrete Reinforcing Steel Institute, "Placing Reinforcing Bars," 1992.
- B. Materials and installed work may require testing and retesting, as directed by the Architect, at any time during progress of work. Allow free access to material stockpiles and facilities. Tests not specifically indicated to be done at Owner's expense, including retesting of rejected materials and installed work, shall be done at Contractor's expense.

1.05 SUBMITTALS:

- A. Product Data: Submit manufacturer's product data with application and installation instructions for proprietary materials and items, including reinforcement, polypropylene fiber admixtures, patching compounds, non-shrink grout, waterstops, joint systems, curing compounds, and others as requested by Architect.
- B. Shop Drawings: Submit shop drawings for fabrication, bending and placement of concrete reinforcement. Comply with ACI 315, showing bar schedules, stirrup spacing, diagrams of bent bars and arrangement of concrete reinforcement. Include special

reinforcement required at openings through concrete structures. Include supplemental reinforcing and bar supports necessary to support reinforcing steel at proper location within forms or slabs.

- C. **Samples:** Submit samples of materials as specified and as otherwise requested by Architect, including names, sources and descriptions.
- D. **Laboratory Test Reports:** Submit laboratory test reports for concrete materials and mix design test if trial batch method is used for proportioning concrete mixes.
- E. **Strength Tests:** Provide required records of strength tests if field experience method is used for proportioning concrete mixes.

PART 2 PRODUCTS

2.01 FORM MATERIALS:

- A. **Forms for Exposed Finish Concrete:** Unless otherwise indicated, construct formwork for exposed concrete surfaces with plywood, metal, metal-framed plywood faced or other acceptable panel-type materials, to provide continuous, straight, smooth, exposed surfaces. Furnish in largest practicable sizes to minimize number of joints and to conform to joint system shown on drawings. Provide form material with sufficient thickness to withstand pressure of newly-placed concrete without bow or deflection.
 - 1. Use plywood complying with U.S. Product Standard PS-1 "B-B (Concrete Form) Plywood", Class I, Exterior Grade or better, mill-oiled and edge-sealed, with piece bearing legible inspection trademark.
- B. **Forms for Unexposed Finish Concrete:** Form concrete surfaces which will be unexposed in finished structure with plywood, lumber, metal or other acceptable material. Provide lumber dressed on at least 2 edges and one side for tight fit.
- C. **Form Coatings:** Provide commercial formulation form-coating compounds that will not bond with, stain nor adversely affect concrete surfaces, and will not impair subsequent treatments of concrete surfaces.

2.02 REINFORCING MATERIALS:

- A. **Reinforcing Bars:** ASTM A 615, Grade 60, deformed.
- B. **Fiber Reinforcing:** ASTM C 1116, Type III virgin polypropylene fibers as manufactured by FIBERMESH or approved alternate.
 - 1. The Fiber size (length) required shall be based on the largest size of the coarse aggregate in the concrete mix and determined by the manufacturer. Manufacturer shall submit written confirmation as to size of fibers which will be used based on concrete mix specified.
- C. **Welded Wire Fabric:** ASTM A 185, welded steel wire fabric. Provide welded wire fabric in flat sheets.

- D. Supports for Reinforcement: Provide supports for reinforcement including bolsters, chairs, spacers, and other devices for spacing, supporting and fastening reinforcing bars and welded wire fabric in place. Use wire bar type supports complying with CRSI recommendation, unless otherwise specified. Wood, clay brick and other devices are not acceptable.

1. For slabs-on-grade, use supports with sand plates or horizontal runners where base material will not support chair legs.
2. For exposed-to-view concrete surfaces, where legs of supports are in contact with forms, provide supports with legs which are plastic protected (CRSI, Class I) or stainless steel protected (CRSI, Class 2).

2.03 CONCRETE MATERIALS:

- A. Portland Cement: ASTM C 150, Type I or Type II, unless otherwise approved Use one brand of cement throughout project, unless otherwise acceptable to Architect.
- B. Normal Weight Aggregates: ASTM C 33. Provide from a single source for exposed concrete. Do not use aggregates containing soluble salts or other substances such as iron sulfides, pyrite, marcasite, or ochre which can cause stains on exposed concrete surfaces.
- C. Light Weight Aggregates: ASTM C 330.
- D. Water: Potable.
- E. Air-Entraining Admixture: ASTM C 260.
- F. High-Range Water-Reducing Admixture (Super Plasticizer): ASTM C 494, Type F or Type G containing not more than 1% chloride ions.
1. Fiber reinforcing shall be added and distributed prior to incorporation of Super Plasticizer.
- G. Normal range water reducing admixture: ASTM C 494 Type A containing no calcium chloride.
- H. Accelerating Admixture: ASTM C 494, Type C or E.
- I. Calcium Chloride not permitted.

2.04 RELATED MATERIALS:

- A. Moisture Barrier: Provide moisture barrier cover over prepared base material where indicated. Use only materials which are resistant to decay when tested in accordance with ASTM E 154, as follows:
1. Polyethylene sheet not less than 8 mils thick.

- B. Non-Shrink Cement-based Grout: Provide grout consisting of premeasured, prepackaged materials supplied by the manufacturer requiring only the addition of water. Manufacturer's instructions must be printed on the outside of each bag.
1. Non-shrink: No shrinkage (0.0%) and a maximum 4.0% expansion when tested in accordance with ASTM C-827. No shrinkage (0.0%) and a maximum of 0.2% expansion in the hardened state when tested in accordance with CRD-C-621.
 2. Compressive strength: A minimum 28 day compressive strength of 5000 psi when tested in accordance with ASTM C-109.
 3. Setting time: A minimum initial set time of 60 minutes when tested in accordance with ASTM C-191.
 4. Composition: Shall not contain metallic particles or expansive cement.
- C. Absorptive Cover: Burlap cloth made from jute or kenaf, weighing approximately 9 oz. per sq. yd., complying with AASHTO M182, Class 2.
- D. Moisture-Retaining Cover: One of the following, complying with ANSI/ASTM C 171.
1. Waterproof paper.
 2. Polyethylene film.
 3. Polyethylene-coated burlap.
- E. Liquid Membrane-Forming Curing Compound: Liquid type membrane forming curing compound complying with ASTM C 309, Type I, Class A unless other type acceptable to Architect. Curing compound shall not impair bonding of any material to be applied directly to the concrete. Demonstrate the non-impairment prior to use.
- F. Preformed Expansion Joint Formers:
1. Bituminous Fiber Type, ASTM D 1751.
 2. Felt Void, Poly-Styrene Cap with removable top as manufactured by SUPERIOR.
- G. Slab Joint Filler: Multi-component polyurethane sealant (self-leveling type).

2.05 PROPORTIONING AND DESIGN OF MIXES:

- A. Prepare design mixes for each type and strength of concrete by either laboratory trial batch or field experience methods as specified in ACI 301. Use material, including all admixtures, proposed for use on the project. If trial batch method used, use an independent testing facility acceptable to Architect for preparing and reporting proposed

mix designs. The testing facility shall not be the same as used for field quality control testing unless otherwise acceptable to Architect.

- B. Submit written reports to Architect of each proposed mix for each class of concrete. Do not begin concrete production until mixes have been reviewed by Architect.
- C. Proportion design mixes to provide concrete with the following properties:
1. Footings and foundation walls
 - a. Strength: 3000 psi @28 days, 3/4" aggr.
 - b. W/C Ratio: 0.55 maximum
 - c. Entrained Air: 6% maximum
 - d. Slump: 4" maximum
 2. Interior Slabs on grade:
 - a. Strength: 4000 psi @28 days, 3/4" aggr.
 - b. W/C Ratio: 0.48 maximum
 - c. Entrained Air: 6% maximum, 3% minimum
 - d. Slump: 4" maximum"
 3. Exterior Slabs and all other exposed Site Concrete:
 - a. Strength: 4000 psi @28 days, 3/4" aggr.
 - b. W/C Ratio: 0.40
 - c. Entrained Air: 8% maximum, 4% minimum
 - d. Slump: 4" maximum
 4. Add air entraining admixture at manufacturers prescribed rate to result in concrete at point of placement having the above noted air contents.
 5. Additional slump may be achieved by the addition of a mid-range or high-range water reducing admixture. Maximum slump after the addition of admixture shall be 8".
- D. Adjustment to Concrete Mixes: Mix design adjustments may be requested by Contractor, when characteristics of materials, job conditions, weather, test results, or other circumstances warrant, at no additional cost to Owner and as accepted by Architect. Laboratory test data for revised mix design and strength results must be submitted to and accepted by Architect before using in work.
1. Water may be added at the project only if the maximum specified slump and design mix maximum water/cement ratio is not exceeded.
 2. Additional dosages of superplasticizer should be used when delays occur and required slump has not been maintained. A maximum of two additional dosages will be permitted per ACI 212.3R recommendations.

3.03 JOINTS:

- A. Construction Joints: Locate and install construction joints, which are not shown on drawings, so as not to impair strength and appearance of the structure, as acceptable to Architect. Submit plan indicating proposed location of construction joints for review prior to beginning work.
1. Provide keyways at least 1-1/2" deep in construction joints in walls, and slabs; accepted bulkheads designed for this purpose may be used for slabs.
 2. Roughened surfaces shall be used between walls and footings unless shown otherwise on the drawings. The footing surface shall be roughened to at least an amplitude of 1/4" for the width of the wall before placing the wall concrete.
 3. Place construction joints perpendicular to the main reinforcement. Continue reinforcement across construction joints.
 4. Joints in slabs on grade shall be located and detailed as indicated on the drawings. If saw-cut joints are required or permitted, cutting shall be timed properly with the set of the concrete: cutting shall be started as soon as the concrete has been hardened sufficiently to prevent aggregate being dislodged by the saw, and shall be completed before shrinkage stresses become sufficient to produce cracking.

3.04 INSTALLATION OF EMBEDDED ITEMS:

- A. General: Set and build into work anchorage devices and other embedded items required for other work that is attached to, or supported by, cast-in-place concrete. Use setting drawings, diagrams, instructions and directions provided by suppliers of items to be attached thereto. Notify other trades to permit installation of their work.
- B. Edge Forms and Screed Strips for Slabs: Set edge forms or bulkheads and intermediate screed strips for slabs to obtain required elevations and contours in finished slab surface.

3.05 INSTALLATION OF GROUT

- A. Place grout for base plates in accordance with manufacturer's recommendations.
- B. Grout below setting plates as soon as practicable to facilitate erection of steel and prior to removal of temporary bracing and guys. If leveling bolts or shims are used for erection grout shall be installed prior to addition of any column load.
- C. Pack grout solidly between bearing surfaces and bases or plates to ensure that no voids remain. Finish exposed surfaces, protect installed materials and allow to cure. For proprietary grout materials, comply with manufacturer's instructions.

3.06 PREPARATION OF FORM SURFACES:

- A. Coat contact surfaces of forms with a form-coating compound before reinforcement is placed.
- B. Thin form-coating compounds only with thinning agent of type, and in amount, and under conditions of form-coating material manufacturer's directions. Do not allow excess form coating to accumulate in forms or to come into contact with concrete surfaces against which fresh concrete will be placed. Apply in compliance with manufacturer's instructions.

3.07 CONCRETE PLACEMENT:

- A. **Preplacement Review:** Footing bottoms, reinforcement and all work shall be subject to review by the Architect. Verify that reinforcing, ducts, anchors, seats, plates and other items to be cast into concrete are placed and securely held. Notify Architect 48 hours prior to scheduled placement and obtain approval or waiver of review prior to placement. Moisten wood forms immediately before placing concrete where form coatings are not used. Be sure that all debris and other foreign matter is removed from forms.
- B. **General:** Comply with ACI 304, and as herein specified.
 - 1. Deposit concrete continuously or in layers of such thickness that no concrete will be placed on concrete which has hardened sufficiently to cause the formation of seams or planes of weakness. If a section cannot be placed continuously, provide construction joints as herein specified. Deposit concrete as nearly as practicable to its final location to avoid segregation due to rehandling or flowing.
 - 2. Concrete shall be handled from the mixer to the place of final deposit as rapidly as practicable by methods which will prevent segregation or loss of ingredients and in a manner which will assure that the required quality of the concrete is maintained.
 - 3. Conveying equipment shall be approved and shall be of a size and design such that detectable setting of concrete shall not occur before adjacent concrete is placed. Conveying equipment shall be cleaned at the end of each operation or work day. Conveying equipment and operations shall conform to the following additional requirements:
 - a. Belt conveyors shall be horizontal or at a slope which will not cause excessive segregation or loss of ingredients. Concrete shall be protected against undue drying or rise in temperature. An arrangement shall be used at the discharge end to prevent apparent segregation. Mortar shall not be allowed to adhere to the return length of the belt. Long runs shall be discharged into a hopper or through a baffle.
 - b. Chutes shall be metal or metal-lined and shall have a slope not exceeding 1 vertical to 2 horizontal and not less than 1 vertical to 3 horizontal. Chutes more than 20 feet long, and chutes not meeting the slope requirements may be used provided they discharge into a hopper before distribution.

2.06 CONCRETE MIXING:

- A. Job-Site Mixing: Will not be permitted.
- B. Ready-Mix Concrete: Must comply with the requirements of ASTM C 94, and as herein specified. Provide batch ticket for each batch discharged and used in work, indicating project name, mix type, mix time and quantity.
 - 1. During hot weather, or under conditions contributing to rapid setting of concrete, a shorter mixing time than specified in ASTM C 94 may be required by Engineer.
 - 2. When the air temperature is between 85 degrees F. and 90 degrees F., reduce the mixing and delivery time from 1 1/2 hours to 75 minutes, and when the air temperature is above 90 degrees F., reduce the mixing and delivery time to 60 minutes.

PART 3 EXECUTION**3.01 FORMS:**

- A. Design, erect, support, brace and maintain formwork to support vertical and lateral loads that might be applied until such loads can be supported by concrete structure. Construct formwork so concrete members and structures are of correct size, shape, alignment, elevation and position.
- B. Design, construct, erect, maintain, and remove forms for cast-in-place concrete work in compliance with ACI 347.
- C. Design formwork to be readily removable without impact, shock or damage to cast-in-place concrete surfaces and adjacent materials.
- D. Construct forms to sizes, shapes, lines and dimensions shown, and to obtain accurate alignment, location, grades, level and plumb work in finished structures. Provide for openings, offsets, sinkages, keyways, recesses, moldings, rustications, reglets, chamfers, blocking, screeds, bulkheads, anchorages and inserts, and other features required in work. Use selected materials to obtain required finishes. Solidly butt joints and provide backup at joints to prevent leakage of cement paste.
- E. Fabricate forms for easy removal without hammering or prying against concrete surfaces. Provide crush plates or wrecking plates where stripping may damage cast concrete surfaces. Provide top forms for inclined surfaces where slope is too steep to place concrete with bottom forms only. Kerf wood inserts for forming keyways, reglets, recesses, and the like to prevent swelling and for easy removal.
- F. Provide temporary openings where interior area of formwork is inaccessible for clean out, for inspection before concrete placement and for placement of concrete. Securely brace temporary openings and set tightly to forms to prevent loss of concrete mortar. Locate temporary openings on forms at inconspicuous locations.

- G. Chamfer exposed corners and edges as indicated, using wood, metal, PVC or rubber chamfer strips fabricated to produce uniform smooth lines and tight edge joints.
 - H. Form Ties: Factory-fabricated, adjustable-length, removable or snapoff metal form ties, designed to prevent form deflection, and to prevent spalling concrete surfaces upon removal.
 - 1. Unless otherwise indicated, provide ties so portion remaining within concrete after removal is 1" inside concrete and will not leave holes larger than 1" diameter in concrete surface.
 - I. Provision for Other Trades: Provide openings in concrete formwork to accommodate work of other trades. Determine size and location of openings, recesses, and chases from trades providing such items. Accurately place and securely support items built into forms.
 - J. Cleaning and Tightening: Thoroughly clean forms and adjacent surfaces to receive concrete. Remove chips, wood, sawdust, dirt or other debris just before concrete is placed. Retighten forms and bracing after concrete placement as required to eliminate mortar leaks and maintain proper alignment.
- 3.02 PLACING REINFORCEMENT:
- A. Comply with Concrete Reinforcing Steel Institute's recommended practice for "Placing Reinforcing Bars", for details and methods of reinforcement placement and supports, and as herein specified.
 - 1. Clean reinforcement of loose rust and mill scale, earth, ice, and other materials which reduce or destroy bond with concrete.
 - 2. Accurately position, support and secure reinforcement against displacement by formwork, construction, or concrete placement operations. Locate and support reinforcing by metal chairs, runners, bolsters, spacers and hangers, as required.
 - 3. Place reinforcement to obtain specified coverages for concrete protection within tolerances of ACI-318. Arrange, space and securely tie bars and bar supports to hold reinforcement in position during concrete placement operations. Set wire ties so ends are directed into concrete, not toward exposed concrete surfaces.
 - 4. Fiber Reinforcing shall be introduced directly into the concrete either at the batch plant or job site at the rate of 1.6 pounds (minimum) per cubic yard. If introduced at the batch plant with the aggregate, no extra mixing time is required. If added at the job site, approximately 3 to 5 minutes mixing at agitating speed is required.
 - 5. Install welded wire fabric in flat sheets in as long lengths as practicable. Lap adjoining pieces at least one full mesh and lace splices with wire. Offset end laps in adjacent widths to prevent continuous laps in either direction.

3.5 Maintenance

a. General - Maintenance shall begin immediately after each portion of seed and each plant is planted and shall continue in accordance with the following:

- (1) Lawns: The Contractor shall be responsible for establishing a uniform stand of the specified seed and until a Certification of Acceptability is received. No bare spots shall be allowed. After the seed has started, all areas and parts of areas that fail to show a uniform stand of grass, for any reason whatsoever, shall be seeded or sodded repeatedly until all areas are covered with a satisfactory growth of grass.
- (2) New Plantings: Protect and maintain new planting until the end of the lawn maintenance period, or, if installed after the lawn maintenance period, until installation of planting is certified acceptable by the Landscape Architect. Maintenance shall include watering, spraying and dusting for insect and fungal control, mulching, tightening and repairing guys, replacement of sick or dead plants, resetting plants to proper grades or upright position, and restoration of planting saucer, and all other care needed for proper growth and maintenance of the plants. If planting is done after the lawn preparation, proper protection to lawn areas shall be provided. Any damage resulting from planting operations shall be promptly repaired. **(Exception: the use of fertilizer with compounds, that if found in drinking water, would not meet federal and state safe drinking water standards, is prohibited from the area over the existing reservoir. The use of pesticides and herbicides are restricted from this area).**
- (3) Spraying and Dusting: During the maintenance and guarantee periods, the Contractor shall do all seasonal spraying and/or dusting of trees and shrubs as required. **(See exception above.)**
- (4) Protection: Planting areas and plants shall be protected against trespassing and damage of any kind. If any plants become damaged or injuries occur, they shall be treated or replaced as directed.
- (5) Damage: Damage resulting from erosion, gullies, washouts, or other causes shall be repaired by filling with topsoil, tamping, refertilizing, and sodding by the Contractor at his own expense if such damage occurs prior to certification of acceptability of turf and plantings by the Landscape Architect.

- (6) Responsibility: The Contractor's responsibility for maintenance shall cease at the time of certification of acceptability by the Landscape Architect. During the guarantee period, the Contractor shall be held responsible for making replacements, but no maintenance shall be required, other than spraying and dusting.

3.6 Replacement

- a. At the end of the guarantee period, inspection will be made by the Landscape Architect upon written notice requesting such inspection submitted by the Contractor at least ten (10) days before the anticipated date. Any plant required under this Contract that is dead or not in satisfactory condition, as determined by the Landscape Architect, shall be removed from the site. These, and any other plants missing due to the negligence of the Contractor, shall be replaced with plants of the same type and size as originally specified. Replanting shall be done as soon as conditions permit, but during the normal planting season. Plant items in accordance with these specifications.

3.7 Clean-up

- a. The Landscape Contractor shall remove all debris, construction equipment, excess fill, rocks, and other excess material caused by his work, from the site upon completion of his portion of the work.

- c. Pumping or pneumatic conveying equipment shall be of suitable kind with adequate pumping capacity. Pneumatic placement shall be controlled so that segregation is not apparent in the discharged concrete.
 - d. Concrete shall not be conveyed through pipe made of aluminum alloy. Standby equipment shall be provided on the site.
 - e. Tined rakes are prohibited as a means of conveying fiber reinforced concrete.
4. Do not use reinforcement as bases for runways for concrete conveying equipment or other construction loads.
- C. **Placing Concrete in Forms:** Deposit concrete in forms in horizontal layers not deeper than 18 inches and in a manner to avoid inclined construction joints. Where placement consists of several layers, place each layer while preceding layer is still plastic to avoid cold joints.
1. Consolidate placed concrete by mechanical vibrating equipment supplemented by hand-spading, rodding or tamping. Use equipment and procedures for consolidation of concrete in accordance with ACI recommended practices.
 2. Use vibrators designed to operate with vibratory equipment submerged in concrete, maintaining a speed of not less than 8000 impulses per minute and of sufficient amplitude to consolidate the concrete effectively. Do not use vibrators to transport concrete inside forms. Insert and withdraw vibrators vertically at uniformly spaced locations not farther than visible effectiveness of machine, generally at points 18 inches maximum apart. Place vibrators to rapidly penetrate placed layer and at least 6 inches into the preceding layer. Do not insert vibrators into lower layers of concrete that have begun to set. At each insertion maintain the duration of vibration for the time necessary to consolidate concrete and complete embedment of reinforcement and other embedded items without causing segregation of mix, generally from 5 to 15 seconds. A spare vibrator shall be kept on the job site during all concrete placing operation.
- D. **Placing Concrete Slabs:** Deposit and consolidate concrete slabs in a continuous operation, within limits of construction joints, until the placing of a panel or section is completed.
1. Consolidate concrete using internal vibrators during placing operations so that concrete is thoroughly worked around reinforcement and other embedded items and into corners.
 2. Bring slab surfaces to correct level with straightedge and strikeoff. Use bull floats or darbies to smooth surface, free of humps or hollows. Do not disturb slab surfaces prior to beginning finishing operations. Do not sprinkle water on plastic surface.
 3. Maintain reinforcing in proper position during concrete placement operations.

- E. Cold Weather Placing: Protect concrete work from physical damage or reduced strength which could be caused by frost, freezing actions, or low temperatures, in compliance with ACI 306 and as herein specified.
1. When air temperature has fallen to or is expected to fall below 40 deg.F (4 deg.C), uniformly heat water and aggregates before mixing to obtain a concrete mixture temperature of not less than 50 deg.F (10 deg.C), and not more than 80 deg.F (27deg.C) at point of placement.
 2. Do not use frozen materials or materials containing ice or snow. Do not place concrete on frozen subgrade or on subgrade containing frozen materials.
 3. Do not use calcium chloride, salt and other materials containing antifreeze agents or chemical accelerators.
 4. All temporary heat, form insulation, insulated blankets, coverings, hay or other equipment and materials necessary to protect the concrete work from physical damage caused by frost, freezing action, or low temperature shall be provided prior to start of placing operations.
 5. When the air temperature has fallen to or is expected to fall below 40 deg.F, provide adequate means to maintain the temperature in the area where concrete is being placed between 50 and 70 deg.F.
- F. Hot Weather Placing: When hot weather conditions exist that would seriously impair quality and strength of concrete, place concrete in compliance with ACI 305 and as herein specified.
1. Cool ingredients before mixing to maintain concrete temperature at time of placement below 90 deg.F. Mixing water may be chilled, or chopped ice may be used to control the concrete temperature provided the water equivalent of the ice is calculated to the total amount of mixing water.
 2. Cover reinforcing steel with water-soaked burlap if it becomes too hot, so that the steel temperature will not exceed the ambient air temperature immediately before embedment in concrete.
 3. Wet forms thoroughly before placing concrete.
 4. Do not use retarding admixtures without the written acceptance of the Architect.

3.08 FINISH OF FORMED SURFACES:

- A. Rough Form Finish: For formed concrete surfaces not exposed-to-view in the finish work or by other construction, unless otherwise indicated. This concrete surface shall have texture imparted by form facing material, with tie holes and defective areas repaired and patched and fins and other projections exceeding 1/4 in. in height rubbed down or chipped off.

- B. Smooth Form Finish: For formed concrete surfaces exposed-to-view, or that are to be covered with a coating material applied directly to concrete, or a covering material applied directly to concrete, such as waterproofing, damp-proofing, painting or other similar system. This as-cast concrete surface shall be obtained with selected form facing material, arranged orderly and symmetrically with a minimum of seams. Repair and patch defective areas with fins or other projections completely removed and smoothed.
- C. Grout Cleaned Finish: Provide grout cleaned finish to scheduled concrete surfaces which have received smooth form finish treatment. Combine one part Portland cement to 1-1/2 parts fine sand by volume and mix with water to consistency of thick paint. Proprietary additives may be used at Contractor's option. Blend standard Portland cement and white Portland cement, amounts determined by trial patches, so that final color of dry grout will closely match adjacent surfaces.
1. Thoroughly wet concrete surfaces and apply grout to coat surfaces and fill small holes. Remove excess grout by scraping and rubbing with clean burlap. Keep damp by fog spray for at least 36 hours after rubbing.
- D. Related Unformed Surfaces: At tops of walls and grade beams, horizontal offset surfaces occurring adjacent to formed surfaces, strike-off, smooth and finish with a texture matching adjacent unformed surfaces. Continue final surface treatment of formed surfaces uniformly across adjacent unformed surfaces, unless otherwise indicated.
- 3.09 MONOLITHIC SLAB FINISHES:
- A. Scratch Finish: Apply scratch finish to monolithic slab surfaces that are to receive concrete floor topping or mortar setting beds, and as otherwise indicated.
1. After placing slabs, plane surface to a tolerance not exceeding 1/2 in. in 10 ft. when tested with a 10-ft. straightedge. Slope surfaces uniformly to drains where required. After leveling, roughen surface before final set with stiff brushes, brooms or rakes.
- B. Float Finish: Apply float finish to monolithic slab surfaces to receive trowel finish and other finishes as hereinafter specified, and slab surfaces which are to be covered with membrane or elastic waterproofing, and as otherwise indicated.
1. After screeding, consolidating, and leveling concrete slabs, do not work surface until ready for floating. Begin floating when surface water has disappeared or when concrete has stiffened sufficiently to permit operation of power-driven floats, or by hand-floating if area is small or inaccessible to power units. Check and level surface plane to a minimum flatness F-Number F20, minimum levelness F-Number, F17. Cut down high spots and fill low spots. Uniformly slope surfaces to drains. Immediately after leveling, refloat surface to a uniform, smooth, granular texture.
- C. Trowel Finish: Apply trowel finish to monolithic slab surfaces indicated, including slab surfaces to be covered with carpet, resilient flooring, paint or other thin-film finish coating system.

1. After floating, begin first trowel finish operation using a power-driven trowel. Begin final troweling when surface produces a ringing sound as trowel is moved over surface. Consolidate concrete surface by final hand-troweling operation, free of trowel marks, uniform in texture and appearance, and with a minimum flatness F-Number F30, minimum levelness F-Number, F25. Grind smooth any surface defects which would telegraph through applied floor covering system.

D. Non-Slip Broom Finish: Apply non-slip broom finish to exterior concrete platforms, steps and ramps, and elsewhere as indicated.

1. Immediately after trowel finishing, slightly roughen concrete surface by brooming with fiber bristle broom perpendicular to main traffic route. Coordinate required final finish with Architect before application.

3.10 CONCRETE CURING AND PROTECTION:

- A. General:** Protect freshly placed concrete from premature drying and excessive cold or hot temperatures. Protect concrete work from physical damage or reduced strength which could be caused by frost, freezing actions, or low temperatures, in compliance with the requirements of ACI 306 as herein specified.
1. Start initial curing as soon as free water has disappeared from concrete surface after placing and finishing. Weather permitting, keep continuously moist for not less than 7 days.
 2. Begin final curing procedures immediately following initial curing and before concrete has dried. Continue final curing for at least 7 days in accordance with ACI 301 procedures. Avoid rapid drying at end of final curing period.
 3. Curing shall be continued for at least 7 days in the case of all concrete except high-early-strength concrete for which the period shall be at least 3 days. Alternatively, if tests are made of cylinders kept adjacent to the structure and cured by the same methods, moisture retention measures may be terminated when the average compressive strength has reached 70 percent of the specified strength, f_c. If one of the curing procedures below is used initially, it may be replaced by one of the other procedures any time after the concrete is 1 day old provided the concrete is not permitted to become surface dry during the transition.
 4. When the mean daily temperature is less than 40 deg.F, the temperature of the concrete shall be maintained between 50 and 70 deg.F for the required curing period.
 - a. When necessary, arrangements for heating, covering, insulation, or housing the concrete work shall be adequate to maintain the required temperature without injury due to concentration of heat. Combustion heaters shall not be used during the first 24 hours unless precautions are

taken to prevent exposure of the concrete to exhaust gases which contain carbon dioxide.

- b. Keep protections in place and intact at least 24 hours after artificial heat is discontinued. Avoid rapid dry-out of concrete due to overheating and avoid thermal shock due to sudden cooling or heating.
 - c. Changes in temperature of the air immediately adjacent to the concrete during and immediately following the curing period shall be kept as uniform as possible and shall not exceed 5 deg.F in any 1 hour or 50 deg.F in any 24 hour period.
- B. Curing Methods: Perform curing of concrete by moist curing, by moisture-retaining cover curing, by curing compound, and by combinations thereof, as herein specified.
1. Provide moisture curing by following methods:
 - a. Keep concrete surface continuously wet by covering with water.
 - b. Continuous water-fog spray.
 - c. Covering concrete surface with specified absorptive cover, thoroughly saturating cover with water and keeping continuously wet. Place absorptive cover to provide coverage of concrete surfaces and edges, with 4-in. lap over adjacent absorptive covers.
 2. Provide moisture-cover curing as follows:
 - a. Cover concrete surfaces with moisture-retaining cover for curing concrete, placed in widest practicable width with sides and ends lapped at least 3 in. and sealed by waterproof tape or adhesive. Immediately repair any holes or tears during curing period using cover material and waterproof tape.
 3. Provide curing compound to slabs as follows:
 - a. Apply specified curing and sealing compound to concrete slabs as soon as final finishing operations are complete (within 2 hours). Apply uniformly in continuous operation by power-spray or roller in accordance with manufacturer's directions. Recoat areas subjected to heavy rainfall within 3 hours after initial application. Maintain continuity of coating and repair damage during curing period.
 - b. Do not use membrane curing compounds on surfaces which are to be covered with coating material applied directly to concrete, liquid floor hardener or with a covering material bonded to concrete such as concrete, waterproofing, damp-proofing, membrane roofing, flooring, painting, and other coatings and finish materials, unless otherwise acceptable to Architect.

- c. Separating compound may be used as a curing medium if applied in accordance with manufacturer's specifications.
- C. Curing Formed Surfaces: Cure formed concrete surfaces, including undersides of beams, supported slabs and other similar surfaces by moist curing with forms in place for full curing period or until forms are removed. If forms are removed, continue curing by methods specified above, as applicable.
 - D. Protection From Mechanical Injury: During the curing period, the concrete shall be protected from damaging mechanical disturbances, such as load stresses, heavy shock, and excessive vibration. All finished concrete surfaces shall be protected from damage by construction equipment, materials, or methods, by application of curing procedures, and by rain or running water. Self-supporting structures shall not be loaded in such a way as to overstress the concrete.
- 3.11 REMOVAL OF FORMS:
- A. Formwork not supporting weight of concrete, such as sides of beams, walls, columns, and similar parts of the work, may be removed after cumulatively curing at not less than 50 deg.F (10 deg.C) for 24 hours after placing concrete, provided concrete is sufficiently hard to not be damaged by form removal operations, and provided curing and protection operations are maintained.
 - B. Formwork supporting weight of concrete, such as beam soffits, joints, slabs and other structural elements, may not be removed in less than 14 days and until concrete has attained design minimum compressive strength at 28 days. Determine potential compressive strength of in-place concrete by testing field-cured specimens representative of concrete location or members.
 - C. Form facing material may be removed 4 days after placement only if shores and other vertical supports have been arranged to permit removal of form facing material without loosening or disturbing shores and support.
- 3.12 REUSE OF FORMS:
- A. Clean and repair surfaces of forms to be reused in work. Split, frayed, delaminated or otherwise damaged form facing material will not be acceptable for exposed surfaces. Apply new form coating compound as specified for new formwork.
 - B. When forms are extended for successive concrete placement, thoroughly clean surfaces, remove fins and latency, and tighten forms to close joints. Align and secure joint to avoid offsets. Do not use "patched" forms for exposed concrete surfaces, except as acceptable to Architect.
- 3.13 MISCELLANEOUS CONCRETE ITEMS:
- A. Filling In: Fill in holes and openings left in concrete structures for passage of work by other trades, unless otherwise shown or directed, after work of other trades is in place. Mix,

place, and cure concrete as herein specified, to blend with in-place construction. Provide other miscellaneous concrete filling shown or required to complete work.

3.14 CONCRETE SURFACE REPAIRS:

- A. Patching Defective Areas: Repair and patch defective areas with cement mortar immediately after removal of forms, when acceptable to the Architect.
1. Cut out honeycomb, rock pockets, voids over 1/4 inch in any dimension, and holes left by tie rods and bolts, down to solid concrete but in no case to a depth of less than 1 inch. Make edges of cuts perpendicular to the concrete surface. Thoroughly clean, dampen with water, and brush coat the area to be patched with specified bonding agent. Place patching mortar after bonding compound has dried.
 2. For exposed-to-view surfaces, blend white Portland cement and standard Portland cement so that, when dry, patching mortar will match color surrounding. Provide test areas at inconspicuous location to verify mixture and color match before proceeding with patching. Compact mortar in place and strike-off slightly higher than surrounding surface.
- B. Repair of Formed Surfaces: Remove and replace concrete having defective surfaces if defects cannot be repaired to satisfaction of Architect. Surface defects, as such, include color and texture irregularities, cracks, spalls, air bubbles, honeycomb, rock pockets, fins, and other projections on surface and stains and other discolorations that cannot be removed by cleaning. Flush out form tie holes, fill with dry pack mortar or precast cement cone plugs secured in place with bonding agent.
1. Repair concealed formed surfaces, where possible, that contain defects that affect the durability of concrete. If defects cannot be repaired, remove and replace concrete.
 2. Correct high areas in unformed surfaces by grinding after concrete has cured at least 14 days.
 3. Correct low areas in unformed surfaces during, or immediately after completion of surface finishing operations by cutting out low areas and replacing with fresh concrete. Proprietary patching compounds may be used when acceptable to Architect.
 4. Repair defective areas, except random cracks and single holes not exceeding 1 inch in diameter, by cutting out and replacing with fresh concrete. Remove defective areas to sound concrete with clean, square cuts and expose reinforcing steel with at least 3/4 inch clearance all around. Dampen concrete surfaces in contact with patching concrete and apply bonding compound. Mix patching concrete of same materials to provide concrete of same type or class as original concrete. Place, compact, and finish to blend with adjacent finished concrete. Cure in the same manner as adjacent concrete.

5. Repair isolated random cracks and single holes not over 1 inch in diameter by dry-pack method. Groove top of cracks and cut out holes to sound concrete and clean of dust, dirt, and loose particles. Dampen cleaned concrete surfaces and apply bonding compound. Mix dry-pack, consisting of one part Portland cement to 2-1/2 parts fine aggregate passing a No. 16 mesh sieve, using only enough water as required for handling and placing. Place dry-pack after bonding compound has dried. Compact dry-pack mixture in place and finish to match adjacent concrete. Keep patched area continuously moist for not less than 72 hours.
6. Use epoxy-based mortar for structural repairs, where directed by the Architect.
7. Repair methods not specified above may be used, subject to acceptance of the Architect.

3.15 QUALITY CONTROL TESTING DURING CONSTRUCTION:

- A. The Owner shall employ a testing laboratory to inspect, sample and test the materials and the production of concrete and to submit test reports. Concrete testing shall be performed by technicians certified by the Maine Concrete Technician Certification Board or ACI Concrete Field Testing Technician Grade I.
- B. Concrete shall be sampled and tested for quality control during placement of concrete shall include the following, unless otherwise directed by Architect.
- C. Sampling Fresh Concrete: ASTM C 172.
 1. Slump: ASTM C 143; one test for each concrete load at point of discharge and one test for each set of compressive strength test specimens. Sample shall be taken from middle third of the load per ASTM C172. A slump test must be run prior to the incorporation of the CFP fibers per recommendations of ACI 544. A slump test must be run prior to the addition of a high-range water reducer (superplasticizer) per recommendations of ACI 301.
 2. Air Content: ASTM C 231 "Pressure method for normal weight concrete." One test for each concrete load, measured at point of discharge and one test for each set of compressive strength specimens.
 3. Concrete Temperature: Per ASTM C-1064; One test for each load and one test each time a set of compression test specimens are made.
 4. Compression Test Specimen: ASTM C 31; one set of 4 standard cylinders for each compressive strength test, unless otherwise directed. Mold and store cylinders for laboratory cured test specimens except when field-cure test specimens are required.
 - a. Fiber reinforced concrete test specimens shall be vibrated externally per recommendations ACI 544.

5. Compressive Strength Tests: ASTM C 39; one set for each 50 cu. yds. or fraction thereof, of each concrete class placed in any one day or for each 4,000 sq. ft. of surface area placed; 1 specimen tested at 7 days, 2 specimens tested at 28 days, and 1 specimen retained in reserve for later testing if required.
 - a. When frequency of testing will provide less than 5 strength tests for a given class of concrete, conduct testing from at least 5 randomly selected batches or from each batch if fewer than 5 used.
 - b. When total quantity of a given class of concrete is less than 50 cu. yds., strength test may be waived, if in the Architect's judgement, adequate evidence of satisfactory strength is provided.
 - c. When strength of field-cured cylinders is less than 85 percent of companion laboratory-cured cylinders, evaluate current operations and provide corrective procedures for protecting and curing the in-place concrete.
 - d. Strength level of concrete will be considered satisfactory if averages of sets of three consecutive strength test results equal or exceed specified compressive strength and no individual strength test result falls below specified compressive strength by more than 500 psi.
 - e. Test results will be reported in writing to Architect and Contractor on the day after tests are made. Reports of compressive strength tests shall contain the project identification name and number, date of concrete placement, name of concrete testing service, concrete type and class, location of concrete batch in structure, design compressive strength at 28 days, concrete mix proportions and materials compressive breaking strength, and type of break for both 7-day tests and 28-day tests.
 6. Pumped concrete shall be tested at point of discharge per ACI 301.
- D. Additional Tests: The testing service will make additional tests of in-place concrete when test results indicate specified concrete strengths and other characteristics have not been attained in the structure, as directed by the Architect. Testing service may conduct tests to determine adequacy of concrete by cored cylinders complying with ASTM C 42, or by other methods, as directed. Contractor shall pay for such tests conducted, and any other additional testing as may be required, when unacceptable concrete is verified.

END OF SECTION