ARCHITECTURAL SPECIFICATIONS

BIDDING REQUIREMENTS
THE BID SHALL BE MADE ON THE FORM OF PROPOSAL FURNISHED BY THE ARCHITECT OR OWNER. IF A BID FORM IS NOT PROVIDED BIDS SHALL BE SUBMITTED ON CONTRACTORS FORM OF PROPOSAL. SUBMIT BIDS V/A FAX CLEARLY MARKED WITH STORE NAME, MALL NAME, CITY, AND STATE. BID PROPOSALS SHALL BE FAXED TO THE OWNER, THE FAX NUMBER IS LISTED ON THE COVER SHEET OF THIS DRAWING PACKAGE.

THE PROPOSAL SHALL BE SUBMITTED ON A STIPULATED SUM BASIS, PRESENTED BY ASSIGNING TO PREDETERMINED DIVISIONS LISTED ON THE BID FORM SHEET; SUMMATING TO THE STIPULATED SUM. THE BIDDER IS REQUIRED TO BID ON THE BASE BID ALL ALTERNATES. EACH ALTERNATE PRICE SHALL INCLUDE ALL LABOR, MATERIAL, EQUIPMENT, AND SALES TAX.

BEFORE SUBMITTING PROPOSALS FOR THIS WORK, EACH BIDDER WILL BE HELD TO HAVE EXAMINED THE PREMISES AND SATISFIED HIMSELF/HERSELF AS TO THE EXISTING CONDITIONS UNDER WHICH HE/SHE WILL BE OBLIGED TO OPERATE IN PERFORMING THE WORK, OR THAT WILL IN ANY MANNER AFFECT THE WORK UNDER THIS CONTRACT. THE BASE BID SHALL REFLECT MODIFICATIONS TO SYSTEMS AND DEVICES AS REQUIRED BY STATE AND LOCAL CODES AND MALL REQUIREMENTS WHETHER INDICATED OR NOT ON PROJECT DOCUMENTS. THE SUBMISSIONS OF A BID WILL BE EVIDENCE THAT SUCH AN EXAMINATION AND COMPLIANCE WITH GOVERNING CODES/REQUIREMENTS HAS BEEN MADE. LATER CLAIMS FOR LABOR, EQUIPMENT, OR MATERIALS REQUIRED, OR FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE BEEN FORESEEN HAD AN EXAMINATION AND CODE/REQUIREMENTS REVIEW BEEN MADE, WILL NOT BE ALLOWED.

QUESTIONS REGARDING INTERPRETATIONS OR CLARIFICATIONS OF REQUIREMENTS SHALL BE DIRECTED TO NEWSTUDIO ARCHITECTURE, 4431 LAKE AVE SOUTH, WHITE BEAR LAKE, MN PH: (651) 207-5527, FAX: (651) 207-8247.

THE CONTRACT WILL BE AWARDED AS SOON AS POSSIBLE TO THE SELECTED BIDDER, AS DETERMINED BY THE OWNER, AND AT HIS/HER SOLE DISCRETION. THE OWNER RESERVES THE RIGHT TO WAIVE ANY INFORMALITY IN BIDS RECEIVED WHEN SUCH WAIVER IS IN THE INTEREST OF THE OWNER.

EXTRA WORK OR CHANGES IN THE WORK NOT CALLED FOR IN THE DRAWINGS OR SPECIFICATIONS ISSUED BY THE OWNER, WILL BE PERFORMED ON A WRITTEN AUTHORIZATION FROM THE OWNER. NO CLAIM FOR EXTRA WORK WILL BE ALLOWED UNLESS A PRIOR HAS BEEN AGREED UPON BEFOREHAND ON A CHANGE ORDER PREPARED BY THE CONTRACTOR AND AUTHORIZED BY THE OWNER.

THE PRICE FOR EXTRAS SHALL BE CALCULATED AT THE CONTRACTOR'S COST PLUS OVERHEAD AND PROFIT AT THE PERCENTAGE LIMITED BY THE OWNER.

SUBSTITUTIONS
WHENEVER POSSIBLE THROUGHOUT THE CONTRACT DOCUMENTS, THE MINIMUM ACCEPTABLE QUALITY OF WORKMANSHIP AND MATERIALS HAS BEEN DEFINED EITHER BY MANUFACTURER'S NAME AND CATALOG NUMBER OR BY REFERENCE TO RECOGNIZED INDUSTRY STANDARDS.

UNLESS THE PRECISE COLOR AND PATTERN IS SPECIFICALLY DESCRIBED IN THE CONTRACT DOCUMENTS, WHENEVER A CHOICE OF COLOR OR PATTERN IS AVAILABLE IN A SPECIFIED PRODUCT, SUBMIT ACCURATE COLOR CHARTS AND PATTERN CHARTS TO THE ARCHITECT FOR REVIEW AND SELECTION. VERIFY PRIOR TO BIDDING, THAT ALL SPECIFIED ITEMS WILL BE AVAILABLE IN TIME FOR INSTALLATION DURING ORDERLY AND TIMELY PROGRESS OF THE WORK. IN THE EVENT THAT A SPECIFIED ITEM WILL NOT BE AVAILABLE, NOTIFY THE ARCHITECT PRIOR TO SUBMITTING BID.

THE ARCHITECT WILL CONSIDER PROPOSALS FOR SUBSTITUTION OF MATERIALS, EQUIPMENT AND METHODS ONLY WHEN SUCH SPECIFIED MATERIALS ARE UNAVAILABLE OR METHODS ARE INAPPROPRIATE AS SPECIFIED.

DO NOT SUBSTITUTE MATERIALS OR EQUIPMENT, UNLESS SUCH SUBSTITUTION HAS BEEN SPECIFICALLY APPROVED FOR THIS WORK BY THE ARCHITECT.

SUBSTITUTION PROCEDURE
CONTRACTORS REQUESTING SUBSTITUTES OR "EQUALS" TO ITEMS ON PLANS OR IN SPECIFICATIONS MUST FOLLOW THE PROCEDURES SET FORTH BELOW:

REQUESTS FOR SUBSTITUTIONS MUST BE SUBMITTED TO THE ARCHITECT BY THE GENERAL CONTRACTOR. SUBCONTRACTORS ARE NOT TO SUBMIT TO THE ARCHITECT DIRECTLY.

THE REQUEST FOR SUBSTITUTION MUST BE ACCOMPANIED BY A COMPLETE DESCRIPTION OF THE PROPOSED EQUIPMENT SUCH AS CUT SHEETS OR SAMPLES TO ENABLE THE ARCHITECT TO MAKE A THOROUGH COMPARISON WITH THE SPECIFIED ITEM.

ARCHITECT WILL, UPON SUCH REQUEST, EVALUATE THE PROPOSED SUBSTITUTION ON THE BASIS OF ADVERTISED TECHNICAL PERFORMANCE, SUITABILITY, SIZE OR OTHER CONSIDERATIONS AND INFORM OWNER/TENANT OF THE RECOMMENDED ACTION.

IN ORDER TO FACILITATE THE EVALUATION PROCESS, GENERAL CONTRACTOR SHOULD SUBMIT DOCUMENTATION TO SUPPORT THE PROPOSED SUBSTITUTION ON THE BASIS OF WARRANTIES, COST DIFFERENCES, AND EXPECTED SERVICE LIFE AS COMPARED TO THE SPECIFIED EQUIPMENT. PROCUREMENT TIME WILL NOT NORMALLY BE CONSIDERED AS JUSTIFICATION FOR SUBSTITUTION REQUESTS. IN THE EVENT OF PROCUREMENT TIME BEING THE FACTOR, GENERAL CONTRACTOR SHALL PROVIDE ARCHITECT WITH THE SPECIFIC INFORMATION ALLOWING ARCHITECT TO EXPLORE THE DELAY AND TO ATTEMPT TO RESOLVE THE PROBLEM WITH A SUBSTITUTION.

ONLY AFTER ARCHITECT ACCEPTS AND PROVIDES WRITTEN APPROVAL, WILL GENERAL CONTRACTOR ASSUME THE AUTHORITY TO PROCEED WITH THE PROPOSED SUBSTITUTION.

GENERAL CONDITIONS DEFINITIONS
OWNER OR TENANT-- AS USED HEREIN SHALL MEAN STORE OWNER.
LANDLORD OR DEVELOPER-- AS USED HEREIN SHALL MEAN BUILDING OWNER.
ARCHITECT-- AS USED HEREIN SHALL MEAN NEW STUDIO ARCHITECTURE.
CONTRACTOR-- AS USED HEREIN SHALL MEAN TENANT'S (OWNER'S) GENERAL CONTRACTOR AND/OR ANY SUBCONTRACTORS.

AGREEMENT
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. NEITHER THE CONTRACTOR, SUBCONTRACTOR, SUB-SUBCONTRACTOR, MATERIAL OR EQUIPMENT SUPPLIER SHALL OWN OR CLAIM A COPYRIGHT IN THE DRAWINGS, SPECIFICATIONS, AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT 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. 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.

SHOULD THE DRAWINGS AND SPECIFICATIONS BE CONTRADICTORY, OR SHOULD THERE BE ERRORS IN EITHER, THE CONTRACTOR SHALL REFER THE MATTER TO THE ARCHITECT FOR EXPLANATION AND SHALL ABIDE BY THEIR DECISION.

THE CONTRACTOR SHALL TAKE FIELD MEASUREMENTS, 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.

PERMITS, FEES AND NOTICES
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 ACQUIRED WHEN BIDS ARE RECEIVED OR NEGOTIATIONS CONCLUDED.

THE CONTRACTOR SHALL COMPLY WITH AND GIVE NOTICE AS REQUIRED BY LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF PUBLIC AUTHORITIES BEARING ON PERFORMANCE OF THE WORK.

WARRANTY
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. WARRANTY SHALL COMMENCE UPON PROVIDING USE AND OCCUPANCY PERMITS TO THE OWNER AND SHALL BE IN EFFECT FOR THE PERIOD DESCRIBED IN THE CONTRACT BUT NO LESS THAN ONE YEAR.

INSURANCE
THE CONTRACTOR SHALL PURCHASE AND MAINTAIN:
SUCH KINDS OF INSURANCE AS REQUIRED BY FEDERAL LAWS, AND BY THE LAWS OF THE STATE OR STATES IN WHICH THE WORK IS TO BE PERFORMED, OR BY ANY SPECIAL NATURE OF THE WORK WHICH WOULD INCLUDE WORKERS' COMPENSATION LAW AND OTHER EMPLOYEE BENEFIT LAWS. CERTIFICATES EVIDENCING COVERAGE UNDER WORKERS' COMPENSATION LAWS SHALL BE FURNISHED TO THE OWNER FOR APPROVAL OF FORM AND ADEQUACY UPON REQUEST.

CONTRACTOR'S COMPREHENSIVE GENERAL LIABILITY INSURANCE, INCLUDING CONTRACTUAL AND CONTRACTOR'S PROTECTIVE INSURANCE, SUCH AS INSURANCE TO COVER CLAIMS FOR BODILY INJURY AND BROAD FORM PROPERTY DAMAGE FOR COMPREHENSIVE GENERAL LIABILITY (INCLUDING PROTECTIVE) AND FOR COMPREHENSIVE AUTOMOBILE LIABILITY, INCLUDING OWNED, RENTED, HIRED, AND NON-OWNED AUTOMOBILES.

UMBRELLA LIABILITY WITH COMBINATION SINGLE LIMIT, BODILY INJURY, PERSONAL INJURY, AND PROPERTY DAMAGE.

AGREEMENT TO SAVE OTHERS HARMLESS OR TO ASSUME THE LIABILITY OF OTHERS MUST BE INSURED UNDER THE PROVISION FOR CONTRACTUAL LIABILITY BY ENDORSEMENT ON THE GENERAL LIABILITY POLICY.

POLICIES SHALL BE SUBJECT TO APPROVAL OF OWNER AND DEVELOPER FOR FORM AND ADEQUACY OF PROTECTION.

POLICY LIMITS SHALL BE ESTABLISHED BY OWNER OR DEVELOPER.

DIVISION 1 - GENERAL REQUIREMENTS
SCOPE WORK INCLUDES, BUT IS NOT LIMITED TO: REMOVING AND STORING OR DISPOSING OF EXISTING EQUIPMENT AS DIRECTED BY THE PLANS AND/OR THE OWNER, DEMOLISHING EXISTING STORE TO ORIGINAL DEMISING WALLS AND NEUTRAL LINES OF STOREFRONT(UNLESS DIRECTED OTHERWISE), CONSTRUCTING A NEW STORE BASED UPON THE WORK DESCRIBED IN THESE DOCUMENTS, REINSTALLING ORIGINAL AND NEW EQUIPMENT AND COMPLETE PROJECT CLOSEOUT, REMOVE TEMPORARY ENCLOSURES.

PRIOR TO MAKING ANY VARIATIONS FROM THE DRAWINGS AND/OR SPECIFICATIONS THAT MAY BE DEEMED NECESSARY, THE CONTRACTOR SHALL GIVE THE ARCHITECT WRITTEN NOTICE SPECIFYING THE VARIATION PROPOSED AND REQUESTING APPROVAL.

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.

EACH CONTRACTOR OR SUBCONTRACTOR SHALL REVIEW THE EQUIPMENT SCHEDULE FOR ITEMS AFFECTING HIS PORTION OF THE WORK. HE SHALL INCLUDE IN HIS PROPOSAL ANY AND ALL LABOR OR MATERIAL AS REQUIRED TO PROVIDE THE COMPLETE PROJECT.

WORK BY OWNER
AT THE OWNER'S REQUEST, SOME OR ALL OF THE EXISTING EQUIPMENT OR FIXTURES MAY BE SAVED FOR REUSE AT THIS OR OTHER LOCATIONS. THE CONTRACTOR AGREES TO FURNISH A SECURE STORAGE FACILITY, TRANSPORT ITEMS TO BE STORED TO THE STORAGE FACILITY, AND RETURN FOR REUSE THE ITEMS THE OWNER DESIGNATES. THE SECURED STORAGE FACILITY FURNISHED BY THE CONTRACTOR MAY BE LOCATED IN THE DEVELOPER'S MALL, IN A SITE TRAILER WITH DEVELOPER'S PERMISSION, OR IN AN OFF- SITE STORAGE FACILITY UNTIL SUBSTANTIAL COMPLETION. THE OWNER SHALL REMOVE ANY ITEMS NOT REUSED OR INSTRUCT THE CONTRACTOR TO DISPOSE.

CONTRACTOR AGREES TO ACCEPT ALL OWNER FURNISHED ITEMS AT THE JOB SITE AND UNLOAD AND TRANSPORT THESE ITEMS FROM THE TRUCK BED OF DELIVERY CARRIER TO THE STORE OR STORAGE SPACE. MANY TIMES THE OWNER'S PURCHASE ORDER REQUESTS TAILGATE DELIVERY OF ITEMS. ICC REGULATIONS ARE STRUCTURED SO THAT THIS CANNOT BE ENFORCED. THE CONTRACTOR, THEREFORE, MUST ASSUME THAT ALL ITEMS WILL BE DELIVERED TO THE SITE ON A TRUCK BED ONLY. ONCE RECEIVED, THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR THE ITEM.

CONTRACTOR SHALL REVIEW WITH THE OWNER ALL ITEMS TO BE REUSED FROM EXISTING STORE AND/OR SUPPLIED BY OWNER. THE CONTRACTOR AGREES TO INSTALL OR REINSTALL SAME.

GENERAL CONTRACTOR SHALL REVIEW DOCUMENTS TO DETERMINE THE EXTENT OF ITEMS SUPPLIED BY THE OWNER.
TEMPORARY CONSTRUCTION ENCLOSURES
THE CONTRACTOR SHALL ERECT AND MAINTAIN TEMPORARY ENCLOSURES (BARRICADES, SHROUDS, VISQUENE, ETC.) OVER OPENINGS SURROUNDING THE DEMISED TENANT SPACE. TEMPORARY ENCLOSURES SHALL BE DUSTPROOF PARTITIONS AS REQUIRED TO PREVENT SPREAD OF DUST, FUMES, AND SMOKE TO OTHER PARTS OF THE BUILDING. THE CONTRACTOR SHALL MEET WITH THE DEVELOPER'S REPRESENTATIVE TO DETERMINE THE EXTENT OF THE TEMPORARY ENCLOSURE. COSTS FOR SUCH TEMPORARY ENCLOSURES, MATERIAL AND/OR LABOR SHALL BE PAID BY THE CONTRACTOR.

IF LANDLORD PROVIDES CONSTRUCTION OF THE BARRICADE THE CONTRACTOR SHALL NOTIFY THE OWNER ON HIS BID. IF THE GENERAL CONTRACTOR FAILS TO INFORM THE OWNER IN WRITING THEN THE GENERAL CONTRACTOR SHALL BE HELD TO HAVE INCLUDED THE BARRICADE IN HIS BID.

UPON COMPLETION OF WORK AND FOLLOWING OWNERS AND DEVELOPERS APPROVAL, THE CONTRACTOR SHALL DISMANTLE TEMPORARY ENCLOSURES AND DISPOSE OF SAME AS REQUIRED. PATCH AND REPAINT AREAS (MATCHING ADJACENT MATERIALS) WHICH WERE DAMAGED BY TEMPORARY ENCLOSURE.

TEMPORARY FACILITIES
ELECTRIC, WATER, TOILET, TELEPHONE, HEAT, AND ANY OTHER SERVICE REQUIRED IN THE PERFORMANCE OF THE CONTRACT SHALL BE FURNISHED AND PAID FOR BY THE CONTRACTOR UNLESS INDICATED OTHERWISE BY THE OWNER.

CLEANING
THROUGHOUT THE PERIOD OF THEIR ON-SITE ACTIVITY, EACH CONTRACTOR AND SUBCONTRACTOR SHARES THE RESPONSIBILITY TO MAINTAIN THE BUILDING AND SITE IN AN ORDERLY AND CLEAN CONDITION.

EACH CONTRACTOR SHALL PICK UP AND REMOVE ALL DEBRIS RESULTING FROM HIS/HER WORK AND SHALL SWEEP AND CLEAN HIS SHARE OF THE GENERAL DUST AND DIRT CREATED BY WORKMEN AND GENERAL ACTIVITY.

TRASH AND CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE CONSTRUCTION SITE ON A DAILY BASIS IN A MANNER APPROVED BY THE LANDLORD.

THE CONTRACTOR SHALL MAKE PROVISIONS OR COORDINATE WITH TENANT'S LANDLORD TO PROVIDE ARRANGEMENTS FOR THE STORAGE AND REMOVAL OF CONSTRUCTION DEBRIS AND SHALL PAY COSTS AS ARISE FOR SUCH PROVISION.

SCHEDULE FINAL CLEANING TO ENABLE THE OWNER TO ACCEPT A COMPLETELY CLEAN PROJECT.

"CLEAN," FOR THE PURPOSE OF THIS ARTICLE, AND EXCEPT AS MAY BE SPECIFICALLY PROVIDED OTHERWISE, SHALL BE INTERPRETED MEANING THE LEVEL OF CLEANLINESS GENERALLY PROVIDED BY SKILLED CLEANERS USING COMMERCIAL QUALITY BUILDING MAINTENANCE EQUIPMENT AND MATERIALS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING ALL INTERIOR AND EXTERIOR SURFACES OF THE FIXTURES INCLUDING THE GLASS.

DO NOT USE ANY SOLVENT OR ABRASIVES OF ANY TYPE TO CLEAN FIXTURES, PANELING, MOLDINGS OR TRIM WITHOUT FIRST OBTAINING APPROVAL OF FIXTURE CONTRACTOR. USE NO SCENTED CLEANING AGENTS.

VISUALLY INSPECT INTERIOR SURFACES AND REMOVE ALL TRACES OF SOIL, WASTE MATERIALS, SMUDGES, AND OTHER FOREIGN MATTER.

REMOVE ALL TRACES OF SPLASHED MATERIAL FROM ADJACENT SURFACES.

REMOVE PAINT DROPPINGS, SPOTS, STAINS, AND DIRT FROM FINISHED SURFACES.

CLEAN GLASS INSIDE AND OUTSIDE.

TO SURFACES REQUIRING ROUTINE APPLICATION OF BUFFED POLISH, APPLY THE POLISH RECOMMENDED BY THE MANUFACTURER OF THE MATERIAL BEING POLISHED.

PROJECT CLOSEOUT
COMPLY WITH PROCEDURES STATED IN THE AGREEMENT FOR ISSUANCE OF CERTIFICATE OF SUBSTANTIAL COMPLETION

A PUNCH LIST SHALL BE COMPLETED BY THE ARCHITECT OR OWNER AND PRESENTED TO THE CONTRACTOR AS NECESSARY. UPON RECEIPT, THE CONTRACTOR SHALL HAVE FIFTEEN (15) DAYS TO ACT UPON THE LIST. BEYOND THAT PERIOD, THE OWNER MAY AT ITS SOLE DISCRETION AND UPON PRIOR NOTIFICATION OF CONTRACTOR BY OWNER PROCEED TO CORRECT OR CAUSE TO BE CORRECTED ALL DEFICIENCIES THEREIN SHALL BE PAID FOR WITH MONIES CONTAINED IN BUT NOT LIMITED TO THE TEN PERCENT (10%) RETENTION HELD BY THE OWNER. THE PUNCH LIST IN NO WAY LIMITS THE WARRANTY.

SHOULD STATUS OF COMPLETION OF WORK REQUIRE REINSPECTION BY OWNER DUE TO FAILURE OF WORK TO COMPLY WITH CONTRACTOR'S CLAIMS ON INITIAL INSPECTION, OWNER WILL DEDUCT THE AMOUNT OF THE DIRECT COSTS FOR REINSPECTION SERVICES FROM FINAL PAYMENT TO CONTRACTOR.

IN ADDITION TO SUBMITTALS REQUIRED BY THE CONDITIONS OF THE CONTRACT, PROVIDE SUBMITTALS REQUIRED BY GOVERNING AUTHORITIES, AND SUBMIT A FINAL STATEMENT OF ACCOUNTING GIVING TOTAL ADJUSTED CONTRACT SUM, PREVIOUS PAYMENTS AND SUM REMAINING DUE.

UNLESS SPECIFIED OR DIRECTED OTHERWISE, MAKE SUBMITTALS TO OWNER WITH LETTER OF TRANSMITTAL CONTAINING DATE, PROJECT TITLE, CONTRACTOR'S NAME AND ADDRESS, AND LIST OF DOCUMENTS.

RECORD LOCATIONS OF CONCEALED UTILITIES AND APPURTENANCES, MODIFICATIONS, FIELD CHANGES, AND DETAILS ON CONTRACT DOCUMENTS.

KEEP DOCUMENTS CURRENT. DO NOT PERMANENTLY CONCEAL ANY WORK UNTIL REQUIRED INFORMATION HAS BEEN RECORDED. STORE DOCUMENTS SEPARATE FROM THOSE USED FOR CONSTRUCTION.

SUBMIT REQUIRED DOCUMENTS WITHIN TEN (10) DAYS AFTER DATE OF SUBSTANTIAL COMPLETION AND PRIOR TO FINAL APPLICATION FOR PAYMENT.

SUBMIT WARRANTIES AND BONDS AS REQUIRED IN INDIVIDUAL SPECIFICATIONS SECTION. HAVE WARRANTIES AND BONDS EXECUTED BY RESPONSIBLE SUBCONTRACTORS, SUPPLIERS, AND MANUFACTURERS. CO-EXECUTE SUBMITTALS WHEN REQUIRED.

DIVISION 2 - SELECTIVE DEMOLITION
REFER TO DIVISION 1 REGARDING STORAGE OF OWNER'S EXISTING ITEMS.

REFER TO DIVISION 1 REGARDING SCOPE OF WORK.

REFER TO DIVISION 1 REGARDING TEMPORARY CONSTRUCTION ENCLOSURES.

REFER TO DIVISION 1 REGARDING CLEANING.

DO NOT INTERFERE WITH USE OF ADJACENT AREAS. MAINTAIN FREE AND SAFE PASSAGE TO AND FROM. CARRY OUT DEMOLITION WORK TO CAUSE AS LITTLE INCONVENIENCE TO ADJACENT OCCUPIED BUILDING AREAS AS POSSIBLE.

CEASE OPERATIONS AND NOTIFY ARCHITECT/ENGINEER IMMEDIATELY IF SAFETY OF STRUCTURE APPEARS TO BE ENDANGERED. TAKE PRECAUTIONS TO PROPERLY SUPPORT STRUCTURE. DO NOT RESUME OPERATIONS UNTIL SAFETY IS RESTORED.

PROVIDE, ERECT, AND MAINTAIN BARRICADES, LIGHTING, GUARDRAILS, AND WARNING SIGNS AS REQUIRED BY APPLICABLE REGULATORY ADVISOR TO PROTECT OCCUPANTS OF BUILDINGS AND WORKERS.

PLACE MARKERS TO INDICATE LOCATION OF DISCONNECTED SERVICES. IDENTIFY SERVICE LINES AND CAPPING LOCATIONS ON PROJECT RECORD DOCUMENTS.

REMOVE SALVAGE AND DEBRIS FROM THE DEMISED SPACE AS IT ACCUMULATES. DO NOT SELL, BURN, OR OTHERWISE DISPOSE OF SALVAGE AND DEBRIS ON THE SITE UNLESS DIRECTED OTHERWISE BY OWNER.

MAINTAIN EXITING REQUIREMENTS AT ALL TIMES.

MAINTAIN SECURITY OF EXISTING BUILDINGS WITH TEMPORARY DOORS, CLOSERS, AND LOCKSETS. WHERE AN OPENING IS MADE IN A RATED WALL, PROVIDE TEMPORARY DOOR, FRAME, AND HARDWARE WITH APPROPRIATE RATING FOR WALL CONSTRUCTION.

EXECUTE DEMOLITION WORK TO ENSURE SAFETY OF PERSONS, AND ADJACENT PROPERTY AGAINST DAMAGE BY SETTLEMENT, FALLING DEBRIS OR OTHER CAUSES IN CONNECTION WITH THIS WORK.

DEMOLISH CONCRETE AND MASONRY IN SMALL SECTIONS.

REPAIR ALL DEMOLITION PERFORMED IN EXCESS OF THAT REQUIRED.

REMOVE DEMOLISHED MATERIALS, TOOLS, AND EQUIPMENT FROM SITE UPON COMPLETION OF WORK. LEAVE SITE IN AN ACCEPTABLE CONDITION.

DIVISION 3 - CONCRETE
PERFORM CAST-IN-PLACE CONCRETE IN ACCORDANCE WITH ACI 301-84 (REVISED 1987) -- SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS AND ACI 302.1R-80 GUIDE FOR CONCRETE FLOOR SLAB CONSTRUCTION.

ALL CONCRETE SHALL BE PROPORTIONED TO DEVELOP 3,000 PSI AT 28 DAYS AND HAVE A MAXIMUM SLUMP OF 4-1/2 INCHES UNLESS REQUIRED OTHERWISE BY MALL DEVELOPER.

ADMIXTURES POSSILITH OR EQUAL, AS MANUFACTURED BY MASTER BUILDERS COMPANY.

WELDED STEEL WIRE FABRIC SHALL BE MANUFACTURED IN ACCORDANCE WITH ASTM A-185. SMOOTH TYPE.

ALL CONCRETE SLABS SHALL BE REINFORCED WITH WELDED WIRE FABRIC, 6 X 6-#10 X 10, LAPPED 6" AT END AND SIDE LAPS.

A 4" COMPACTED LAYER OF POROUS FILL SHALL BE PLACED UNDER THE CONCRETE SLAB OR AS REQUIRED BY DEVELOPER CRITERIA.

SUBGRADE SHALL BE BROUGHT TO THE SPECIFIED LEVEL, COMPACTED AND FINISHED SMOOTH.

COORDINATE WORK OF OTHER SECTIONS AND COOPERATE WITH TRADE INVOLVED IN FORMING AND SETTING OPENINGS, SLOTS, RECESSES, CHASES, SLEEVES, BOLTS, ANCHORS, AND OTHER INSERTS.

INSTALL CAST-IN-PLACE CONCRETE SLABS LEVEL WITH ADJACENT CONCRETE SURFACES UNLESS DIRECTED OTHERWISE. ALL CONCRETE SLABS SHALL BE PLANE WITH A MAXIMUM TOLERANCE OF 1/8" IN 10" AND SHALL NOT VARY AT ANY POINT MORE THAN 1/8" ABOVE OR BELOW THE PLANE SURFACE.

PROTECT FRESHLY DEPOSITED CONCRETE FROM PREMATURE DRYING AND EXCESSIVELY HOT OR COLD TEMPERATURES AND MAINTAIN WITH MINIMAL MOISTURE LOSS AT A RELATIVELY CONSTANT TEMPERATURE FOR A PERIOD OF TIME NECESSARY FOR THE EARLY HYDRATION OF THE CEMENT AND PROPER HARDENING OF THE CONCRETE.

CURE ALL EXPOSED SURFACES OF CONCRETE DIRECTLY AFTER FINISHING OPERATIONS. ACCOMPLISH CURING BY USING THE FOLLOWING METHOD:

LIQUID MEMBRANES CONSISTING OF PLACING AN APPROVED WATERPROOF COMPOUND ON ALL EXPOSED SURFACES USING A STYRENE BUTADIENE TYPE COMPOUND, CONFORMING TO ASTM C 309, 30 PERCENT SOLIDS CONTENT MINIMUM, WITH A MAXIMUM MOISTURE LOSS OF 0.030 GRAMS PER SQUARE CENTIMETER WHEN APPLIED AT A COVERAGE RATE OF 300 SQUARE FEET PER GALLON.

SLABS TO RECEIVE A GROUT BED FINISH SHALL BE WATER-CURED FOR 7 DAYS WITHOUT USE OF CURING COMPOUNDS.

CONCRETE WORK SHALL NOT BE DONE WHEN TEMPERATURE IS 40° OR LESS AND FALLING.

AT THE COMPLETION OF WORK, ALL SLABS WHICH ARE SHOWN TO BE EXPOSED CONCRETE SHALL BE CLEANED THOROUGHLY.

AFTER CLEANING, THE EXPOSED CONCRETE SHALL BE GIVEN A SECOND COAT OF THE CURING/HARDENING COMPOUND SPECIFIED ABOVE.

MODIFY OR REPLACE CONCRETE NOT CONFORMING TO REQUIRED LINES, DETAIL, AND ELEVATIONS.

REPAIR OR REPLACE CONCRETE NOT PROPERLY PLACED RESULTING IN EXCESSIVE HONEYCOMBING AND OTHER DEFECTS. DO NOT PATCH, REPAIR OR REPLACE EXPOSED ARCHITECTURAL CONCRETE EXCEPT UPON EXPRESS DIRECTION OR ARCHITECT/ENGINEER

DIVISION 5 - METALS
STRUCTURAL STEEL SHALL CONFORM TO ASTM A36.

BOLTS, NUTS, AND WASHERS SHALL CONFORM TO ASTM 307.

WELDING MATERIALS SHALL CONFORM TO AWS D1.1; TYPE REQUIRED FOR MATERIALS BEING WELDED.

SHOP PRIME ALL MATERIAL CONFORMING TO FED. SPEC TT-P-31 RED, INCLUDING FIELD TOUCH UP.

VERIFY DIMENSIONS ON SITE PRIOR TO SHOP FABRICATION.

GRIND EXPOSED WELDS FLUSH AND SMOOTH WITH ADJACENT FINISHED SURFACES. EASE EXPOSED EDGES TO SMALL UNIFORM RADIUS.

EXPOSED MECHANICAL FASTENINGS: FLUSH COUNTERSUNK SCREWS OR BOLTS, UNOBTRUSIVELY LOCATED, CONSISTENT WITH DESIGN OF STRUCTURE, EXCEPT WHERE SPECIFICALLY NOTED OTHERWISE.

MAKE EXPOSED JOINTS BUTT TIGHT, FLUSH, AND HAIRLINE.

SUPPLY COMPONENTS REQUIRED FOR ANCHORAGE OF METAL FABRICATIONS. FABRICATE ANCHORAGE AND RELATED COMPONENTS OF SAME MATERIAL AND FINISH AS METAL FABRICATION, EXCEPT WHERE SPECIFICALLY NOTED OTHERWISE.

CLEAN SURFACES OF RUST, SCALE, GREASE, AND FOREIGN MATTER PRIOR TO FINISHING.

DO NOT PRIME SURFACES IN DIRECT CONTACT BOND WITH CONCRETE OR WHERE FIELD WELDING IS REQUIRED.

PRIME PAINT ITEMS SCHEDULED WITH TWO COATS.

INSTALL ITEMS PLUMB AND LEVEL, ACCURATELY FITTED, FREE FROM DISTORTION OR DEFECTS.

AFTER INSTALLATION, TOUCH-UP FIELD WELDS, SCRATCHED, OR DAMAGED SURFACES WITH PRIMER.

PROVIDE AND INSTALL ITEMS LISTED IN SCHEDULE AND SHOWN ON DRAWINGS WITH ANCHORAGE AND ATTACHMENTS NECESSARY FOR INSTALLATION.

ALUMINUM EXTRUSIONS AS INDICATED SHALL BE BY STYLEMARK, INC., SHAPES, COMPONENTS, ASSEMBLES AND FINISHES SHALL BE INDICATED OR AS SELECTED BY ARCHITECT. ASSEMBLIES MUST BE SHIPPED COMPLETE FOR PROPER INSTALLATION.

08 40 00 STEEL ENTRANCES, STOREFRONT SYSTEM, AND OTHER STEEL FABRICATIONS
1. STEEL SUBCONTRACTOR TO FIELD VERIFY STOREFRONT DIMENSIONS. PRODUCE AND SUBMIT STOREFRONT SHOP DRAWINGS TO ARCHITECT.
2. THE INDIVIDUAL STEEL STOREFRONT PIECES (GLAZING STOPS AND TUBD STEEL) ARE TO BE PREFABRICATED PER APPROVED SHOP DRAWINGS
3. THE STEEL FABRICATOR TO WELD THE FIXED GLAZING STOPS TO STOREFRONT FRAME, WHERE INDICATED
4. THE INDIVIDUAL, PREFABRICATED PIECES ARE TO BE FULLY OILED PRIOR TO TRANSPORT TO THE POWDER COATER TO PREVENT ANY RUST FROM FORMING
5. SEND INDIVIDUAL, PREFABRICATED PIECES TO A LOCAL POWER COATER TO APPLY A POLYESTER CLEAR COAT IN A CONTROLLED ENVIRONMENT.
6. THE FINISHED PREFABRICATED STOREFRONT PIECES ARE THEN SHIPPED TO THE JOBSITE
7. THE PREFABRICATED PIECES ARE THEN ERECTED IN THE FIELD WITH A COMBINATION OF WELDED AND SCREWED CONNECTIONS, AS INDICATED ON THE DRAWINGS
A. SUBCONTRACTOR TO PROVIDE POWDER COATED STEEL SCREWS FOR ALL SCREWED CONNECTIONS.
B. FASTEN THE PERIMETER STEEL TO THE SILLS, HEADERS AND JAMBS, RESPECTIVELY USING COUNTERSUNK SCREWS THAT PENETRATE BOTH WALLS OF THE STEEL TUBE
C. ALL STEEL MEMBERS ARE WELDED TO ONE ANOTHER, WITH WELDED MITER JOINTS AT