DIVISION 00 – PROCUREMENT AND CONTRACTING REQUIREMENTS

007200 - CONTRACT AND GENERAL CONDITIONS OF THE CONTRACT

1. THE WILLIAMS-SONOMA, INC MASTER CONTRACTOR AGREEMENT BASED ON PAYMENT BY STIPULATED SUM SHALL GOVERN THE WORK. COPIES ARE AVAILABLE FROM THE OWNER UPON REQUEST.

DIVISION 01 – GENERAL REQUIREMENTS

011000 - SUMMARY

1. USE OF PREMISES:
   A. UNLESS NOTED OTHERWISE, CONTRACTOR SHALL HAVE FREE AND COMPLETE USE OF THE SITE.
   B. LIMIT NOISE PRODUCING WORK TO THE HOURS BETWEEN 7 AM AND 7 PM MONDAY THROUGH FRIDAY, AND 9 AM AND 6 PM ON SATURDAYS AND SUNDAYS, UNLESS OTHERWISE APPROVED THE OWNER AND LANDLORDS ON-SITE REPRESENTATIVE. COOPERATE WITH OWNER TO MINIMIZE NOISE IMPACTS ON ADJACENT PROPERTIES.
2. PERFORM WORK WITHIN THE CONTRACT TIME STATED IN THE OWNER/CONTRACTOR AGREEMENT.
3. COORDINATE CONSTRUCTION SCHEDULE AND OPERATIONS WITH THE OWNER AND LANDLORDS ONSITE REPRESENTATIVE.
4. SEPARATE WORK:
   A. REFER TO THE RESPONSIBILITY MATRIX INDICATED ON THE DRAWINGS.
   B. PERFORM WORK SO AS TO ALLOW THE PERFORMANCE OF WORK BY OTHER CONTRACTORS.
5. PRODUCTS FURNISHED BY OWNER FOR INSTALLATION BY THE CONTRACTOR:
   A. REFER TO THE RESPONSIBILITY MATRIX INDICATED ON THE DRAWINGS..
   B. COORDINATE WORK TO FACILITATE INSTALLATION OF PRODUCTS FURNISHED BY THE OWNER FOR INSTALLATION BY THE CONTRACTOR.
   C. OWNER'S RESPONSIBILITIES:
      1) ARRANGE FOR AND DELIVER SHOP DRAWINGS, PRODUCT DATA, AND SAMPLES, TO CONTRACTOR.
      2) ARRANGE AND PAY FOR PRODUCT DELIVERY TO SITE.
      3) UPON DELIVERY, INSPECT PRODUCTS JOINTLY WITH CONTRACTOR.
      4) SUBMIT CLAIMS FOR TRANSPORTATION DAMAGE.
      5) ARRANGE FOR REPLACEMENT OF DAMAGED, DEFECTIVE, OR MISSING ITEMS.
      6) ARRANGE FOR MANUFACTURERS' WARRANTIES, INSPECTIONS, AND SERVICE.
   D. CONTRACTOR'S RESPONSIBILITIES:
      1) REVIEW SHOP DRAWINGS, PRODUCT DATA, AND SAMPLES.
      2) RECEIVE AND UNLOAD PRODUCTS AT SITE; INSPECT FOR COMPLETENESS, FOR DAMAGE, JOINTLY WITH OWNER.
      3) HANDLE, STORE, INSTALL AND FINISH PRODUCTS IN COMPLIANCE WITH CONTRACT DOCUMENTS AND MANUFACTURER'S INSTRUCTIONS, AS APPLICABLE.
      4) REPAIR OR REPLACE ITEMS DAMAGED BY WORK OF THIS CONTRACT.
6. APPLICATIONS FOR PAYMENT: SUBMIT THREE COPIES OF EACH APPLICATION UNDER PROCEDURES OF SECTION 01330 ON AIA G702 - APPLICATION AND CERTIFICATE FOR PAYMENT, OR A FORM APPROVED BY THE ARCHITECT AND THE OWNER.
7. COORDINATION:
   A. COORDINATE WORK TO ASSURE EFFICIENT AND ORDERLY SEQUENCE OF INSTALLATION OF CONSTRUCTION ELEMENTS, WITH PROVISIONS FOR ACCOMMODATING ITEMS INSTALLED LATER.
   B. COORDINATE SPACE REQUIREMENTS FOR MECHANICAL AND ELECTRICAL SYSTEMS. MAKE RUNS PARALLEL WITH LINES OF BUILDING. UTILIZE SPACES EFFICIENTLY, AND MAXIMIZE ACCESSIBILITY FOR MAINTENANCE, REPAIR, AND OTHER INSTALLATIONS.
   C. EXECUTE CUTTING AND PATCHING TO INTEGRATE ELEMENTS OF THE WORK. REMOVE ILL-TIMED AND DEFECTIVE WORK AND REPLACE WITH NEW WORK CONFORMING TO THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.
   D. SEAL PENETRATIONS THROUGH FLOORS, WALLS, AND CEILINGS.
8. ADDITIONAL CONDITIONS:
   A. SCOPE: AS DEFINED IN THE AGREEMENT AND AS INDICATED ON THE DRAWINGS. UNLESS OTHERWISE NOTED OR DIRECTED, ITEMS SCHEDULED AND ITEMS INDICATED IN THE TECHNICAL SPECIFICATIONS SHALL ONLY BE REQUIRED TO THE EXTENT INDICATED ON THE DRAWINGS. THIS SHALL NOT BE INTERPRETED TO EXCLUDE ACCESSORIES AND PROCEDURES RELATED TO THOSE ITEMS, AS SPECIFIED, AND AS NECESSARY TO COMPLETE THE WORK.
   B. DEFINITIONS:
      1) WHERE "AS SHOWN," "AS DETAILED," OR WORDS OF SIMILAR MEANING ARE USED, REFERENCES TO THE DRAWINGS ARE INTENDED UNLESS STATED OTHERWISE.
      2) WHERE "AS DIRECTED," "AS REQUIRED," "AS SELECTED," "APPROVED" OR WORDS OF SIMILAR MEANING ARE USED, IT SHALL BE UNDERSTOOD THAT "BY THE ARCHITECT" FOLLOWS UNLESS STATED OTHERWISE.
      3) "AS NECESSARY" SHALL BE UNDERSTOOD TO MEAN "AS NECESSARY FOR A COMPLETE AND FULLY FUNCTIONING INSTALLATION IN ACCORDANCE WITH REQUIREMENTS OF THE CONTRACT DOCUMENTS, APPLICABLE CODES AND JURISDICTIONAL REQUIREMENTS, AND ACCEPTED TRADE PRACTICES.
      4) "FURNISH" MEANS "CONTRACTOR SHALL PROCURE, PAY FOR, AND DELIVER"; "INSTALL" MEANS "CONTRACTOR SHALL SET IN POSITION AND CONNECT OR ADJUST FOR FINAL USE"; "PROVIDE" MEANS "CONTRACTOR SHALL FURNISH AND INSTALL. "
      5) WHERE "INCLUDES," IS USED, IT SHALL BE UNDERSTOOD THAT ITEMS FOLLOWING MAY NOT BE A COMPLETE LIST OF COMPONENTS TO THE EXCLUSION OF OTHER ITEMS NOT LISTED BUT WHICH MAY BE REASONABLY INFERRED AS NECESSARY TO COMPLETE THE WORK.

013119 - PROJECT MEETINGS

1. PROGRESS MEETINGS: ATTEND PROGRESS MEETINGS CALLED BY THE OWNER OR THE ARCHITECT THROUGHOUT THE PROGRESS OF THE WORK.
2. CONVENE A PRE-INSTALLATION MEETING WHEN IT IS SPECIFIED FOR A CERTAIN PORTION OF THE WORK. REQUIRE ATTENDANCE OF ENTITIES DIRECTLY AFFECTING, OR AFFECTED BY, THE WORK OF THE SECTION.
3. GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL MEETING AGENDAS, MINUTES, AND DISTRIBUTION THEREOF.

013300 - SUBMITTAL PROCEDURES, SCHEDULES AND SHOP DRAWINGS

1. SUBMITTAL PROCEDURE:
   A. REQUIRED SUBMITTALS ARE IDENTIFIED IN THE CONTRACT DOCUMENTS, INCLUDING THOSE THAT REQUIRE APPROVAL BY THE OWNER.
   B. IDENTIFY DEVIATIONS FROM CONTRACT DOCUMENTS. LEAVE SPACE FOR CONTRACTOR AND ARCHITECT REVIEW STAMPS.
   C. REVIEW AND SIGN EACH SUBMITTAL PRIOR TO SUBMITTAL TO THE ARCHITECT. UNSIGNED SUBMITTALS WILL BE RETURNED BY THE ARCHITECT.
   D. UNLESS SPECIFIED OTHERWISE, SUBMIT THE NUMBER OF SUBMITTALS THE CONTRACTOR REQUIRES, PLUS ONE WHICH WILL BE RETAINED BY THE ARCHITECT
   E. TRANSMIT EACH ITEM TO THE ARCHITECT UNDER THE CONTRACTOR'S STANDARD TRANSMITTAL FORM AS APPROVED BY THE ARCHITECT. INCLUDE PROJECT NAME, CONTRACTOR NAME, SUBCONTRACTOR OR SUPPLIER NAME, AND DRAWING SHEET, DETAIL NUMBER, OR SPECIFICATION SECTION NUMBER CORRESPONDING TO THE SUBMITTAL AS APPROPRIATE.
   F. MAKE SUBMITTALS AS REQUIRED TO CAUSE NO DELAY IN THE WORK. ALLOW SUFFICIENT TIME FOR POSSIBLE REVISION AND RESUBMITTAL OF REJECTED SUBMITTALS. COORDINATE SUBMITTAL OF RELATED ITEMS.
   G. REVISE AND RESUBMIT REJECTED SUBMITTALS AS REQUIRED TO OBTAIN APPROVAL, IDENTIFYING CHANGES MADE SINCE PREVIOUS SUBMITTAL.
2. SHOP DRAWINGS, PRODUCT DATA AND SAMPLES:
   A. SHOP DRAWINGS:
      1) SCHEDULE: WITHIN 14 DAYS OF AGREEMENT, SUBMIT A COMPLETE SHOP DRAWING SCHEDULE SHOWING THE SEQUENCE OF SUBMISSION DATES AND A SCHEDULE OF DATES FOR APPROVAL OF ALL SHOP DRAWINGS. WHEREVER PRACTICAL THIS SCHEDULE SHALL PROVIDE FOR A 4 WEEK CHECK PERIOD FROM THE DATE OF RECEIPT; OTHERWISE, ALLOW FOR A MINIMUM 14 DAY TURNAROUND. THE ARCHITECT MAY CONSIDER REQUESTS FOR ACCELERATED TURNAROUND FOR SUBMITTALS CRITICAL TO SCHEDULING.
      2) SUBMIT SHOP DRAWINGS IN THE FORM OF ELECTRONIC COPIES OR 2 LEGIBLE RIGHT-READING COPIES.
      3) UNLESS SPECIFIED OTHERWISE, SHOP DRAWINGS SHALL SHOW QUANTITIES, MATERIALS, METHODS OF ASSEMBLY, ADJACENT CONSTRUCTION, DIMENSIONS, COLORS, PATTERNS, TEXTURES, AND OTHER APPROPRIATE INFORMATION TO FULLY ILLUSTRATE THE WORK.
      4) CORRECTED DRAWINGS RESUBMITTED FOR REVIEW AND APPROVAL SHALL HAVE NO CHANGES OTHER THAN THOSE CALLED FOR IN THE REVIEW NOTES ON THE PREVIOUS SUBMISSION UNLESS CLEARLY INDICATED ON THE DRAWINGS AND FULLY EXPLAINED IN WRITING WITH THE RESUBMITTAL.
   B. PRODUCT DATA:
      1) MARK EACH COPY TO IDENTIFY APPLICABLE PRODUCTS, MODELS, OPTIONS AND OTHER DATA; SUPPLEMENT MANUFACTURE'S STANDARD DATA TO PROVIDE INFORMATION UNIQUE TO THE WORK.
      2) SUBMIT THE NUMBER OF COPIES WHICH CONTRACTOR REQUIRES, PLUS 2 COPIES WHICH WILL BE RETAINED BY ARCHITECT.
   C. SAMPLES:
      1) SUBMIT SAMPLES AS SPECIFIED IN THE TECHNICAL SECTIONS.
      2) INCLUDE IDENTIFICATION ON EACH SAMPLE GIVING FULL INFORMATION.
      3) SUBMIT THREE SAMPLES, ONE OF WHICH WILL BE RETAINED BY ARCHITECT, UNLESS INDICATED OTHERWISE IN THE TECHNICAL SECTION.
3. CERTIFICATES: SUBMIT THE ORIGINAL SIGNED VERSION TO ARCHITECT.

014500 - QUALITY CONTROL

1. STANDARDS:
   A. COMPLY WITH INDUSTRY STANDARDS EXCEPT WHEN MORE RESTRICTIVE TOLERANCES OR SPECIFIED REQUIREMENTS INDICATE MORE RIGID STANDARDS OR MORE PRECISE WORKMANSHIP.
   B. PERFORM WORK TO MEET OR EXCEED THE REQUIREMENTS OF APPLICABLE CODES, ORDINANCES, LAWS, REGULATIONS, SAFETY ORDERS, AND DIRECTIVES FROM AUTHORITIES HAVING JURISDICTION OVER THE WORK.
   C. ACCESSIBILITY: EQUIPMENT, ACCESSORIES AND WORK SHALL BE IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL CODES WITH RESPECT TO HANDICAP ACCESSIBILITY, AND WITH THE AMERICANS WITH DISABILITIES ACT (ADA). THE MORE RESTRICTIVE CODE SHALL APPLY.
   D. PERFORM WORK WITH PERSONS QUALIFIED TO PRODUCE WORKMANSHIP OF SPECIFIED QUALITY.
   E. INSTALL PRODUCTS IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. WHERE CONFLICT EXISTS BETWEEN MANUFACTURER'S RECOMMENDATIONS AND THE SPECIFIED REQUIREMENTS, NOTIFY ARCHITECT IMMEDIATELY.
2. EXAMINATION PRIOR TO INSTALLATION:
   A. PRIOR TO STARTING WORK OF EACH TRADE OR LOCATION, CAREFULLY INSPECT INSTALLED WORK OF OTHER TRADES AND VERIFY THAT SUCH WORK IS COMPLETE TO THE POINT WHERE WORK MAY PROPERLY COMMENCE. NOTIFY THE ARCHITECT OF CONDITIONS DETRIMENTAL TO THE PROPER AND TIMELY COMPLETION OF THE WORK.
   B. DO NOT BEGIN INSTALLATION UNTIL UNSATISFACTORY CONDITIONS ARE RESOLVED. BEGINNING WORK CONSTITUTES ACCEPTANCE OF SITE CONDITIONS AND RESPONSIBILITY FOR DEFECTIVE INSTALLATION CAUSED BY PRIOR OBSERVABLE CONDITIONS.
3. MOCK-UPS:
   A. GENERAL:
      1) PROVIDE MOCK-UPS AS SPECIFIED IN THE INDIVIDUAL SPECIFICATION SECTIONS. PROVIDE ADDITIONAL MOCK-UPS, AS REQUIRED BY THE ARCHITECT, UNTIL APPROVAL IS OBTAINED.
      2) DO NOT PROCEED WITH SUBSEQUENT WORK UNTIL APPROVAL OF THE MOCK-UP IS OBTAINED.
      3) APPROVAL OF MOCK-UP SHALL BE THE STANDARD OF WORKMANSHIP AND MATERIALS FOR THE REMAINDER OF THE WORK SIMILAR TO THE MOCK-UP.
      4) MAINTAIN MOCK-UP IN APPROVED CONDITION, UNTIL DIRECTED OTHERWISE.
      5) UNLESS SPECIFIED OTHERWISE, REMOVE MOCK-UP AT COMPLETION, WHEN DIRECTED BY ARCHITECT.
   B. SCHEDULE TO PERMIT TIME FOR REVIEW AND ADJUSTMENT AS NECESSARY.
4. TESTING LABORATORY SERVICES:
   A. WHERE THE SCOPE OF THE WORK REQUIRES, THE OWNER WILL ARRANGE FOR THE SERVICES OF AN INDEPENDENT TESTING LABORATORY TO INSPECT AND TEST THE WORK TO VERIFY COMPLIANCE WITH THE CONTRACT DOCUMENTS. REPORTS OF ALL INSPECTIONS AND TESTS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW.
   B. CONTRACTOR'S RESPONSIBILITIES:
      1) COOPERATE WITH TESTING LABORATORY PERSONNEL, AND FURNISH ACCESS, TOOLS, SAMPLES, CERTIFICATIONS, TEST REPORTS, DESIGN MIXES, EQUIPMENT, STORAGE, AND ASSISTANCE AS REQUESTED BY THE TESTING LABORATORY
      2) NOTIFY ARCHITECT AND TESTING LABORATORY 48 HOURS PRIOR TO EXPECTED TIME FOR OPERATIONS REQUIRING INSPECTION AND TESTING. WHEN TESTS OR INSPECTIONS CANNOT BE PERFORMED, THROUGH THE FAULT OF THE CONTRACTOR, REIMBURSE THE OWNER FOR THE ADDITIONAL COSTS INCURRED.
      3) REMOVE AND REPLACE ALL WORK FOUND NOT COMPLYING WITH THE CONTRACT DOCUMENTS. REMEDIES SHALL BE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND CODE REQUIREMENTS.
      4) IF INITIAL TESTS AND INSPECTIONS INDICATE DEFICIENT WORK, THE CONTRACTOR SHALL REIMBURSE THE OWNER FOR THE COSTS OF ALL SUBSEQUENT TESTS AND INSPECTIONS RELATED TO THE DEFICIENCY.
      5) ALL DAMAGE WHICH MAY OCCUR TO THE WORK AS A RESULT OF NORMAL TESTING OPERATIONS SHALL BE REPAIRED TO MATCH SURROUNDING SURFACES.
      6) SCHEDULE TESTING AND INSPECTION SO THAT THE WORK OF TESTING AND INSPECTION PERSONNEL WILL BE AS CONTINUOUS AND BRIEF AS POSSIBLE.
      7) REIMBURSE THE OWNER FOR TRAVEL AND LODGING EXPENSES INCURRED FOR TESTING AND INSPECTION SERVICES PERFORMED OUTSIDE A RADIUS OF 100 MILES OF THE SITE.
   C. TESTS AND INSPECTIONS SHALL BE IN ACCORDANCE WITH CODE REQUIREMENTS.
   D. CONTRACTOR'S CONVENIENCE TESTING: INSPECTION AND TESTING PERFORMED EXCLUSIVELY FOR THE CONTRACTOR'S CONVENIENCE SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

015000 - TEMPORARY FACILITIES AND CONTROLS

1. TEMPORARY UTILITIES: PROVIDE TEMPORARY UTILITIES, SERVICES, AND CONSTRUCTION AS NECESSARY TO PERFORM THE WORK. COORDINATE TEMPORARY FACILITIES AND CONTROLS WITH OWNER AND THE LANDLORD.
   A. ELECTRICITY: CONNECT TO EXISTING SERVICE. OWNER WILL PAY COSTS OF ENERGY USED. TAKE MEASURES TO CONSERVE ENERGY.
   B. LIGHTING: PERMANENT LIGHTING MAY BE USED DURING CONSTRUCTION. PROVIDE ADDITIONAL TEMPORARY LIGHTING AS NECESSARY.
   C. HEATING AND VENTILATION: PERMANENT SYSTEM MAY BE USED. OWNER WILL PAY FOR THE COST OF ENERGY USED.
   D. TELEPHONE. COORDINATE WITH THE OWNER.
   E. WATER: UTILIZE EXISTING FACILITIES. OWNER WILL PAY FOR WATER USED.
   F. SANITARY:
      1) WHERE EXISTING TOILET FACILITIES ARE UNAVAILABLE WITHIN THE PROJECT LIMITS, FURNISH AND MAINTAIN PORTABLE FACILITIES.
      2) PERMANENT TOILET FACILITIES MAY BE USED DURING CONSTRUCTION OPERATIONS ONLY AS APPROVED BY THE OWNER. IF TOILET FACILITIES ARE USED PRIOR TO TURN OVER MAINTAIN IN SANITARY CONDITION. PROVIDE TOILET PAPER, PAPER TOWELS AND TRASH CONTAINERS. PROVIDE DAILY PROPER DISPOSAL OF WASTE AND CLEANING AS NECESSARY.
2. BARRIERS:
   A. PROVIDE TEMPORARY BARRICADES, FENCES, AND COVERS AS NECESSARY TO PROTECT EXISTING FACILITIES, AND TO PREVENT PUBLIC ENTRY TO CONSTRUCTION SITE.
3. CONTROLS:
   A. DUST CONTROL: PROVIDE TEMPORARY ENCLOSURES AS NECESSARY TO PREVENT PENETRATION OF DUST INTO OCCUPIED AREAS SEPARATE FROM WORK AREAS, DAMAGE TO OPERATING SYSTEMS AND COMPONENTS, AND TO CREATE ENVIRONMENTAL CONDITIONS NECESSARY FOR THE PROPER INSTALLATION OF MATERIALS AND SYSTEMS.
   B. NOISE CONTROL: PROVIDE NECESSARY PRECAUTIONS AS REQUIRED BY THE OWNER.
4. FIRE SAFETY: COMPLY WITH APPLICABLE PROVISIONS OF IFC CHAPTER 14 FOR FIRE SAFETY DURING DEMOLITION AND CONSTRUCTION OPERATIONS.
5. TEMPORARY CONSTRUCTION:
   A. OBTAIN APPROVAL FROM THE BUILDING OWNER FOR MODIFICATIONS TO EXISTING SYSTEMS OR FACILITIES NOT INDICATED.
   B. REMOVE TEMPORARY SYSTEMS OR FACILITIES WHEN USE IS NO LONGER REQUIRED. CLEAN AND REPAIR DAMAGE CAUSED BY INSTALLATION OR USE OF TEMPORARY SYSTEMS OR FACILITIES.
6. CONSTRUCTION CLEANING:
   A. CONTROL ACCUMULATION OF WASTE MATERIALS AND RUBBISH. PERIODICALLY DISPOSE OF OFF-SITE.
   B. MAINTAIN AREAS FREE OF DUST AND OTHER CONTAMINANTS DURING FINISHING OPERATIONS.

016000 - PRODUCT REQUIREMENTS

1. DELIVERY, STORAGE, AND HANDLING:
   A. TRANSPORT AND HANDLE PRODUCTS BY METHODS TO AVOID PRODUCT DAMAGE.
   B. MANUFACTURED PRODUCTS SHALL REMAIN IN MANUFACTURER'S CONTAINERS OR PACKAGING, STORED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS, UNTIL READY FOR INSTALLATION.
2. GENERAL INSTALLATION REQUIREMENTS
   A. UNLESS INDICATED OR SPECIFIED OTHERWISE, INSTALL EACH PRODUCT IN ACCORDANCE WITH THE PRODUCT MANUFACTURER'S INSTRUCTIONS.
   B. DISTRIBUTE COPIES OF MANUFACTURER'S INSTRUCTIONS TO PARTIES INVOLVED IN THE INSTALLATION.
   C. MAINTAIN ONE SET OF COMPLETE INSTRUCTIONS AT THE JOB SITE DURING INSTALLATION AND UNTIL COMPLETION.
3. PRODUCT OPTIONS
   A. PRODUCT SPECIFIED BY REFERENCE STANDARDS OR BY DESCRIPTION ONLY: PROVIDE PRODUCT MEETING THOSE STANDARDS.
   B. PRODUCT SPECIFIED BY NAMING ONE OR MORE MANUFACTURERS WITH AN "OR APPROVED" PROVISION: USE SPECIFIED PRODUCT OR SUBMIT A REQUEST FOR SUBSTITUTION IN ACCORDANCE WITH THE SPECIFIED SUBSTITUTION REQUIREMENTS. WHEN APPROVED A SUBSTITUTE PRODUCT MAY BE USED.
   C. PRODUCT SPECIFIED BY NAMING ONE OR MORE MANUFACTURERS, WITHOUT A PROVISION FOR SUBSTITUTION: NO SUBSTITUTION WILL BE ALLOWED, EXCEPT AS SPECIFIED UNDER THE ARTICLE ON SUBSTITUTIONS.
4. PRODUCT OPTIONS AND SUBSTITUTIONS:
   A. FURNISH PRODUCTS SPECIFIED, EXCEPT WHERE "OR APPROVED" IS USED; SUBSTITUTE PRODUCTS MAY BE SUBMITTED TO ARCHITECT FOR APPROVAL.
   B. SUBSTITUTIONS WILL BE CONSIDERED ONLY FOR THE FOLLOWING REASONS:
      1) A PRODUCT BECOMES UNAVAILABLE DUE TO NO FAULT OF THE CONTRACTOR.
      2) A SUBSTITUTE PRODUCT WILL BE IN OWNER'S BEST INTEREST BY PROVIDING A COST SAVINGS, PRODUCT QUALITY OR UTILITY ADVANTAGE, OR SCHEDULE BENEFIT.
   C. DOCUMENT EACH SUBSTITUTION REQUEST WITH COMPLETE DATA SUBSTANTIATING COMPLIANCE OF PROPOSED SUBSTITUTION WITH CONTRACT DOCUMENTS.
   D. A SUBSTITUTION REQUEST CONSTITUTES A REPRESENTATION THAT CONTRACTOR:
      1) HAS INVESTIGATED PROPOSED PRODUCT AND HAS DETERMINED THAT IT MEETS OR EXCEEDS PERFORMANCE OF THE SPECIFIED PRODUCT, IN ALL RESPECTS.
      2) SHALL PROVIDE THE SAME WARRANTY FOR SUBSTITUTION AS FOR SPECIFIED PRODUCT.
      3) WILL COORDINATE INSTALLATION AND MAKE OTHER CHANGES WHICH MAY BE REQUIRED FOR WORK TO BE COMPLETE IN ALL RESPECTS.
      4) WAIVES CLAIMS FOR ADDITIONAL COSTS THAT MAY SUBSEQUENTLY BECOME APPARENT.
      5) AGREES TO PAY ALL COSTS OF REDESIGN RELATED TO THE SUBSTITUTION.
   E. UNLESS PREVIOUSLY APPROVED, SUBSTITUTIONS IMPLIED ON SHOP DRAWINGS WILL NOT BE ACCEPTED.
   F. THE ARCHITECT WILL DETERMINE ACCEPTABILITY OF PROPOSED SUBSTITUTION, COORDINATE WITH THE OWNER, AND WILL NOTIFY CONTRACTOR OF ACCEPTANCE OR REJECTION WITHIN A REASONABLE TIME.
5. BIDDER-DESIGNED ITEMS:
   A. ITEMS DESIGNATED IN THE CONTRACT DOCUMENTS AS "BIDDER-DESIGNED" ARE DOCUMENTED AS NECESSARY TO DESCRIBE DESIGN INTENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL DESIGN, ENGINEERING, PERMITTING (IF REQUIRED BY LAW), FURNISHING, AND INSTALLATION OF THE COMPLETE ITEM, INCLUDING COMPONENTS REQUIRED TO YIELD A FULLY FUNCTIONING, STRUCTURALLY STABLE, AND WARRANTABLE ITEM IN COMPLIANCE WITH DOCUMENTED DESIGN INTENT, AND APPLICABLE BUILDING CODES.
   B. EXCEPT AS SPECIFICALLY INDICATED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR INTERFACE OF BIDDER DESIGNED ITEMS WITH OTHER COMPONENTS OF THE PROJECT, INCLUDING CONNECTION TO UTILITIES IF APPROPRIATE.
   C. SUBMITTALS FOR EACH BIDDER DESIGNED ITEM SHALL INDICATE THE SCOPE OF THE BIDDER DESIGN WORK IN DETAIL SUFFICIENT TO CLEARLY DESCRIBE INTERFACE WITH OTHER ITEMS OR WORK.
6. BASIS OF DESIGN:
   A. SPECIFICATIONS NAMING PRODUCTS AS THE "BASIS OF DESIGN" ARE NOT INTENDED TO IMPLY PREFERENCE AND SHOULD NOT BE CONSTRUED AS RESTRICTIVE. THE PRODUCT NAMED AS BASIS OF DESIGN IS DEEMED SUITABLE FOR USE AS INDICATED WITH REGARD TO CHARACTERISTICS SUCH AS FUNCTION, PERFORMANCE, SIZE, COLOR, TEXTURE, PATTERN, STRENGTH, AND CONFIGURATION.
   B. WHERE OTHER MANUFACTURERS ARE NAMED, THEY ARE DEEMED TO MAKE PRODUCTS OF COMPARABLE QUALITY WITH SIMILAR CHARACTERISTICS. THERE IS NO IMPLIED WARRANTY THAT STANDARD PRODUCTS OF OTHER NAMED MANUFACTURERS ARE SUITABLE FOR THE WORK WITHOUT MODIFICATION. THE CONTRACTOR IS RESPONSIBLE FOR ASSURING COORDINATION OF THE PRODUCT AS IF NO "BASIS OF DESIGN" HAD BEEN NAMED.
   C. UNLESS OTHERWISE SPECIFICALLY NOTED, WHERE SALIENT ATTRIBUTES ARE LISTED WITH A NUMERICAL VALUE, WITHOUT QUALIFICATION SUCH AS "MAXIMUM," "MINIMUM," OR STATEMENT OF AN ACCEPTABLE RANGE, THEN VALUES WITHIN 10 PERCENT OF THOSE SPECIFIED WILL BE CONSIDERED ACCEPTABLE.
   D. PRODUCTS OF MANUFACTURERS NOT NAMED IN THE SPECIFICATION MAY ONLY BE SUBMITTED SUBJECT TO PRODUCT SUBSTITUTION REQUIREMENTS DESCRIBED ELSEWHERE IN THESE SPECIFICATIONS.

017329 - CUTTING AND PATCHING

1. REPAIR EXISTING SURFACES AND CONSTRUCTION AS NECESSARY TO MAKE WORK COMPLETE, WITH ALL COMPONENTS MATCHING AND CONSISTENT.
2. PROVIDE A SMOOTH, EVEN, AND INVISIBLE TRANSITION TO NEW CONSTRUCTION. WHEN FINISHED SURFACES ARE CUT SO THAT AN INVISIBLE TRANSITION WITH NEW WORK IS NOT POSSIBLE, TERMINATE EXISTING SURFACE ALONG THE NEAREST BREAK LINE, JOINT, OR CORNER.
3. MAJOR PATCHING PROCEDURES SHALL BE REVIEWED WITH THE BUILDING OWNER, PRIOR TO PROCEEDING.
4. PATCHING OF ABANDONED CORE DRILLS:
   A. PATCH WITH NON-SHRINK GROUT.
      1) PREMIXED COMPOUND CONSISTING OF NON-METALLIC AGGREGATE, CEMENT, WATER REDUCING AND PLASTICIZING AGENTS; MINIMUM COMPRESSIVE STRENGTH OF 7000 PSI IN 28 DAYS. CONFORM TO THE FOLLOWING:
         A) GROUT SHALL BE NON-BLEEDING.
         B) ASTM C1107, GRADE B.
         C) FLUID CONSISTENCY (FLOW CONE) AS MEASURED BY 25-30 SECOND FLOW PER ASTM C939 AT TEMPERATURE EXTREMES OR 40 DEGREES F AND 90 DEGREES F.
         D) WORKING TIME NOT LESS THAN 30 MINUTES AT BOTH OF THE NOTED TEMPERATURE EXTREMES.
   B. TROWEL FLUSH WITH ADJACENT CONCRETE SURFACES. MATCH ADJACENT FINISH.
5. EXISTING SPRAYED FIREPROOFING: PATCH AND REPAIR EXISTING SPRAYED FIREPROOFING TO MATCH THE FIRE RATING OF THE EXISTING CONSTRUCTION. HAND PATCH USING UL-APPROVED MATERIALS AND PROCEDURES.

017700 - CLOSEOUT PROCEDURES

6. FINAL CLEANING:
   A. THOROUGHLY CLEAN ALL SURFACES PRIOR TO FINAL ACCEPTANCE.
   B. REMOVE WASTE AND SURPLUS MATERIALS, RUBBISH, AND CONSTRUCTION FACILITIES FROM THE SITE.
   C. TOILET FACILITIES: IF PERMANENT TOILET FACILITIES WERE USED DURING CONSTRUCTION OPERATIONS, THOROUGHLY CLEAN TO SANITARY CONDITION. RESTORE ALL FINISHES, FIXTURES AND ACCESSORIES TO LIKE-NEW CONDITION. REMOVE AND PROPERLY DISPOSE OF ALL WASTE.
   D. WASTE LINE CLEANING AND INSPECTION: JET CLEAN SEWER LINES AND PERFORM SEWER VIDEO CAMERA INSPECTION PRIOR TO TUROVER. PROVIDE DOCUMENTATION TO OWNERS PROJECT MANAGER.
7. PROJECT RECORD DOCUMENTS:
   A. MAINTAIN A COMPLETE SET OF RECORD DRAWINGS THAT CLEARLY AND NEATLY INDICATE EXACT INSTALLED LOCATIONS OF ITEMS THAT WILL BE CONCEALED IN THE WORK SUCH AS CONDUIT, PIPING, DUCTS, REINFORCING, MECHANICAL AND ELECTRICAL EQUIPMENT, AND SIMILAR ITEMS. SHOW ALL CHANGES FROM THE CONTRACT DOCUMENTS, AND ALL UNCOVERED EXISTING CONDITIONS THAT WILL BE SUBSEQUENTLY CONCEALED.
   B. RECORD DRAWINGS SHALL BE USED FOR NO OTHER PURPOSE AND SHALL BE STORED SEPARATELY FROM THOSE USED FOR CONSTRUCTION.
   C. DOCUMENTS SHALL BE IN SAME FORMAT AS THE CONSTRUCTION DOCUMENTS.
   D. KEEP DOCUMENTS CURRENT; DO NOT PERMANENTLY CONCEAL ANY WORK UNTIL REQUIRED INFORMATION HAS BEEN RECORDED.
   E. AT CONTRACT CLOSEOUT, SUBMIT DOCUMENTS WITH TRANSMITTAL LETTER CONTAINING DATE, PROJECT TITLE, CONTRACTOR'S NAME AND ADDRESS, LIST OF DOCUMENTS, AND SIGNATURE OF CONTRACTOR.
8. SUBMITTALS: IN ADDITION TO SUBMITTALS REQUIRED BY THE CONDITIONS OF THE CONTRACT, AND SUBMITTALS REQUIRED BY SECTION 01330, FURNISH SUBMITTALS REQUIRED BY GOVERNING AUTHORITIES, AND SUBMIT A FINAL STATEMENT OF ACCOUNTING GIVING TOTAL ADJUSTED CONTRACT SUM, PREVIOUS PAYMENTS, AND SUM REMAINING DUE.
9. OPERATION AND MAINTENANCE DATA:
   A. SUBMIT COMPLETE DATA FOR EACH PIECE OF EQUIPMENT AND COMPONENT USED IN THE WORK.
   B. SUBMIT OPERATION AND MAINTENANCE DATA FOR MECHANICAL AND ELECTRICAL SYSTEMS.
   C. ARRANGE IN A BINDER WITH A SECTION FOR EACH SYSTEM.
10. WARRANTIES, GUARANTEES AND BONDS:
   A. SUBMIT ALL MANUFACTURER WARRANTIES.
   B. FURNISH WRITTEN GUARANTEE, FROM EACH SUBCONTRACTOR PERFORMING WORK COVERED BY THE ADDITIONAL GUARANTEE REQUIREMENTS SPECIFIED IN THE TECHNICAL SECTIONS. UNLESS SPECIFIED OR APPROVED OTHERWISE, THE GUARANTEE SHALL COMMENCE ON THE DATE OF SUBSTANTIAL COMPLETION.
   C. EACH GUARANTEE SHALL BE SIGNED, AND SHALL STATE THAT THE WORK UNDER GUARANTEE WAS INSTALLED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, AND THAT THE WORK WILL BE FREE FROM DEFECTS IN WORKMANSHIP AND MATERIAL FOR THE PERIOD OF TIME SPECIFIED, AND THAT ALL DEFECTS WILL BE PROMPTLY REPAIRED WITHOUT ADDITIONAL COST TO THE OWNER.
11. SPARE PARTS AND MAINTENANCE MANUALS: FURNISH PRODUCTS, SPARE PARTS, AND MAINTENANCE MATERIALS IN QUANTITIES SPECIFIED IN EACH SECTION, IN ADDITION TO THAT USED FOR CONSTRUCTION OF WORK. COORDINATE WITH OWNER; DELIVER TO PROJECT SITE AND OBTAIN RECEIPT PRIOR TO FINAL PAYMENT.

DIVISION 02 - EXISTING CONDITIONS

024119 - SELECTIVE DEMOLITION

1. DEMOLISH IN AN ORDERLY AND CAREFUL MANNER AS REQUIRED TO ACCOMMODATE THE WORK. PHASE DEMOLITION IN ACCORDANCE WITH THE CONSTRUCTION SCHEDULE.
2. WHERE DEMOLITION EXCEEDS THAT INDICATED, VERIFY SUCH DEMOLITION WITH THE ARCHITECT PRIOR TO PROCEEDING. DEMOLITION WORK SHALL BE COORDINATED WITH THE LANDLORDS ON-SITE REPRESENTATIVE.
3. PROTECT EXISTING STRUCTURAL MEMBERS. CONTACT THE ARCHITECT PRIOR TO MODIFYING STRUCTURAL MEMBERS BEYOND THE EXTENT INDICATED. CEASE OPERATIONS AND NOTIFY THE ARCHITECT IMMEDIATELY IF CONTINUED DEMOLITION OPERATIONS MIGHT ENDANGER THE EXISTING STRUCTURE. DO NOT RESUME OPERATIONS UNTIL SAFETY IS RESTORED.
4. DURING DEMOLITION OPERATIONS,