

## GENERAL NOTES AND SPECIFICATIONS

THE GENERAL NOTES AND SPECIFICATIONS THAT FOLLOW BELOW ARE PART OF THE CONTRACT DOCUMENT PACKAGE, TOGETHER WITH THE REQUIREMENTS OF THE CONSTRUCTION REQUEST FOR PROPOSAL DOCUMENT (RFP) SUPPLEMENTING AND COMPLEMENTING THE CONTRACT DRAWINGS. ITEMS LAWFULLY REQUIRING ACTION BY THE ARCHITECT (OR ENGINEER) SHALL BE TRANSMITTED TO THE INDIVIDUAL LICENSED PROFESSIONAL, TAKING RESPONSIBILITY FOR THE WORK, WHO'S SEAL IS AFFIXED TO THE DOCUMENTS, IN CARE OF THE SWITZER GROUP.

### SECTION 01000 GENERAL CONDITIONS

#### SECTION 1 - ADMINISTRATION

1. THE GENERAL CONDITIONS OF THE CONTRACT DOCUMENT, A201, A.I.A., CURRENT EDITION SHALL APPLY TO ALL WORK IN THIS CONTRACT, EXCEPT AS SPECIALLY MODIFIED BELOW AND/OR BY THE AGREEMENT.

2. THE WORK SHOWN ON THESE DRAWINGS AND SPECIFICATIONS CONSISTS OF FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, SERVICES AND ALL OTHER ITEMS NECESSARY TO COMPLETE THE COMPLETE SCOPE OF WORK AS INDICATED ON THE CONTRACT DRAWINGS AND SPECIFICATIONS, AND/OR SPECIFIED HEREIN.

3. ALL WORK FOR THIS PROJECT SHALL COMPLY WITH ALL APPLICABLE CODES, ORDINANCES, UNDERWRITERS, THE FEDERAL OCCUPATIONAL SAFETY HEALTH ACT (OSHA), LOCAL BUILDING DEPARTMENT RULES AND REGULATIONS. ANYTHING SHOWN ON THESE DRAWINGS NOT IN ACCORDANCE WITH THESE RULES AND REGULATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT OR RECORD @ THE SWITZER GROUP.

4. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COMPLY WITH ALL BUILDING MANAGEMENT COS'S BUILDING STANDARDS & CONSTRUCTION RULES FOR ALTERATION CONSTRUCTION, WHERE THE BUILDING MANAGEMENT REQUIREMENTS FOR ALTERATIONS, CONSTRUCTION NOTES OR DRAWINGS CALL FOR ANY WORK OF A MORE STRINGENT NATURE THAN THAT REQUIRED BY THE BUILDING CODE OR ANY OTHER DEPARTMENT HAVING JURISDICTION OVER THE WORK, THE WORK OF THE MORE STRINGENT NATURE CALLED FOR BY THE CONTRACT, CONSTRUCTION NOTES OR DRAWINGS SHALL BE FURNISHED IN ALL CASES.

5. THE GENERAL CONTRACTORS SHALL CONTACT THE BUILDING MANAGEMENT TO DETERMINE THE RULES AND REGULATIONS OF THE BUILDING OWNER FOR CONSTRUCTION, INCLUDING BUT NOT LIMITED TO DELIVERIES, WASTE REMOVAL AND BUILDING-SITE ACCESS, PRE-SELECTED SUBCONTRACTORS LISTING, SECURITY AND ANY OTHER RELEVANT MATTER.

6. THE GENERAL CONTRACTOR SHALL KEEP ALL REQUIRED INSURANCES AND PERMITS IN FORCE THROUGHOUT THE ENTIRE PROJECT AS REQUIRED BY LAW AND HOLD HARMLESS THE OWNER, THE SWITZER GROUP AND ALL CONSULTANTS IN THIS REGARD.

7. THE GENERAL CONTRACTOR SHALL INCLUDE IN HIS ESTIMATE ALL COSTS (INCLUDING OVERTIME WORK) FOR REMOVAL, NEW INSTALLATION AND REINSTALLATION WORK FOR ANY PLUMBING, CEILING (TAKE-DOWN AND REINSTALLATION), ELECTRICAL, TELEPHONE, COMMUNICATIONS EQUIPMENT OR HVAC WORK ON FLOOR ABOVE OR BELOW TENANT SPACE TO COMPLETE WORK ON FLOOR BEING RENOVATED.

8. DATA ON EXISTING CONDITIONS ARE NOT INTENDED AS REPRESENTATIONS OR WARRANTIES OF ACCURACY OR CONTINUITY OF AS-BUILT CONDITIONS. IT IS EXPRESSLY UNDERSTOOD THAT THE OWNER, THEIR AGENTS, ENGINEERS AND ARCHITECTS WILL NOT BE RESPONSIBLE FOR DEVIATIONS FROM CONDITIONS INDICATED. DATA MADE AVAILABLE IS DERIVED FROM EXISTING DOCUMENTS OR FIELD SURVEY AND IS MADE AVAILABLE FOR CONVENIENCE OF THE CONTRACTOR.

9. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND JOB CONDITIONS PRIOR TO SUBMITTING BIDS AND SHALL REPORT TO THE SWITZER GROUP AND OWNER ANY DISCREPANCIES OR OMISSIONS WHICH WOULD INTERFERE WITH SATISFACTORY COMPLETION OF THE WORK.

10. THE SUBMISSIONS OF A PROPOSAL SHALL BE CONSTRUED AS EVIDENCE THAT SUCH AN EXAMINATION HAS BEEN MADE AND LATER CLAIMS FOR LABOR, EQUIPMENT OR MATERIAL FOR DEFECTS OR OMISSIONS WHICH COULD HAVE BEEN FORESEEN HAD SUCH AN EXAMINATION BEEN MADE, WILL NOT BE RECOGNIZED.

11. THE GENERAL CONTRACTOR'S PRICE IS TO BE COMPLETE IN ALL WAYS INCLUDING TAXES, OVERTIME, SHIPPING, ETC.

12. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF ALL WORK BY ALL TRADES, INCLUDING THOSE PROVIDED AND DIRECTED BY THE TENANT/OWNER.

13. ALL WOOD WORK ATTACHED TO PREMISES & ALL WOOD DOORS SHALL BE FIREPROOFED AND COMPLY WITH SECTION BC-603 OF THE ADMINISTRATIVE CODE (APPLIES TO NYC ONLY).

14. ALL NEW MATERIAL AND INSTALLATIONS SHALL BE IN ACCORDANCE WITH MANUFACTURER'S LATEST PRINTED SPECIFICATIONS AND WITH CODE REQUIREMENTS.

15. DURING THE ENTIRE PERIOD OF DEMOLITION AND CONSTRUCTION, ALL EXISTING EXITS, EXIT LIGHTING, FIRE PROTECTIVE DEVICES AND ALARMS SHALL BE IN OPERATION AND MAINTAINED PROPERLY.

16. ALL REQUIRED EXITS, WAY OF APPROACH THERETO, AND WAY OF TRAVEL FROM THE EXIT INTO THE STREET SHALL BE MAINTAINED FREE FROM ALL OBSTRUCTIONS AND IMPEDIMENTS FROM UNOBTSTRUCTED EGRESS IN THE CASE OF FIRE OR OTHER EMERGENCY.

17. DURING THE ENTIRE PERIOD OF CONSTRUCTION, THE TELEPHONE NUMBERS OF THE CLOSEST AVAILABLE PHYSICIANS, HOSPITALS, OR AMBULANCES SHALL BE CONSPICUOUSLY POSTED.

18. THE GENERAL CONTRACTOR SHALL FILE ALL REQUIRED APPLICATIONS, PAY ALL FEES, OBTAIN ALL PERMITS AND SIGN-OFFS FOR ALL ASPECTS OF THE WORK, AND OBTAIN ANY OTHER CLEARANCES THAT MAY BE REQUIRED (I.E. ENVIRONMENTAL, LABORATORY, ETC.) GOVERNING AUTHORITIES HAVING JURISDICTION.

19. WHERE PERMITTED BY THE GOVERNING AUTHORITIES HAVING JURISDICTION, THE GENERAL CONTRACTOR SHALL OBTAIN THE SERVICES OF A PROFESSIONAL ENGINEER, REGISTERED ARCHITECT OR LICENSED TRADESPERSON TO CONDUCT ALL REQUIRED CONTROLLED, SEMI-CONTROLLED AND/OR FINAL INSPECTIONS OR SELF CERTIFICATIONS, FILE ALL PERMITS, AND OBTAIN ANY OTHER SIGN-OFFS IN CONNECTION THERETO.

20. REFER TO BUILDING DEPARTMENT NOTES FOR ADDITIONAL REQUIREMENTS.

21. DURING THE COURSE OF WORK, IN THE EVENT OF ASBESTOS OR OTHER TOXIC SUBSTANCE ENCOUNTER OR THE SUBSTANTIAL RISK THEREOF, CONTRACTOR WILL HAVE THE DUTY TO INFORM CLIENT OF SUCH RISKS KNOWN OR OTHERWISE KNOWNABLE. IF ASBESTOS, OR ANY OTHER TOXIC SUBSTANCE, OR RISKS TO EXPOSURE THERETO IS DISCOVERED DURING WORK, THE CONTRACTOR SHALL, IN ITS SOLE DISCRETION, HAVE THE RIGHT TO SUSPEND WORK ON THE PROJECT. CLIENT SHALL HAVE THE DUTY TO PROMPTLY RETAIN A QUALIFIED EXPERT TO SAFELY REMOVE OR SUPERVISE THE REMOVAL OF SUCH ASBESTOS OR OTHER TOXIC SUBSTANCES. CONTRACTOR SHALL ADVISE AND HOLD CLIENT, ARCHITECT, ITS AFFILIATES AND SUBCONTRACTORS, AND THEIR OFFICERS, AGENTS AND EMPLOYEES HARMLESS FROM ANY AND ALL LIABILITY ON THE PART OF OR DAMAGE TO SUCH ENTITIES OR PERSONS, INCLUDING THE COST OF LEGAL FEES AND EXPENSES, AS SUCH FEES AND EXPENSES ARE INCURRED, WHICH MAY RESULT FROM ASBESTOS OR OTHER TOXIC SUBSTANCE EXPOSURE ON THE PROJECT CAUSED BY CONTRACTOR. ALL REQUIRED SUBMISSIONS AND APPROVALS SHALL BE PROCESSED THROUGH THE JURISDICTION(S) RESPONSIBLE FOR SUCH REVIEWS AND APPROVALS.

22. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL RUBBISH AND WASTE MATERIALS AS BY PRODUCT OF WORK PERFORMED BY THE GENERAL CONTRACTOR AND HIS SUBCONTRACTORS, AND BY CONTRACTORS UNDER SEPARATE CONTRACT WITH OWNER (I.E. FURNITURE, CARPET FLOORING AND BASE, CABLING AND TELECOMMUNICATIONS, TELEPHONE COMPANY, SECURITY, AV, ETC.)

#### SECTION B - CONSTRUCTION, QUALITY AND WORKMANSHIP

1. ALL THE SWITZER GROUP DRAWINGS AND ALL NOTES ARE COMPLEMENTARY, AND WHAT IS CALLED FOR BY EITHER WILL BE BINDING AS IF CALLED FOR BY ALL. ANY WORK SHOWN OR REFERRED TO ON ANY ONE SET OF DRAWINGS SHALL BE PROVIDED AS THOUGH SHOWN ON ALL RELATED DRAWINGS.

2. ALL WORK SHOWN OR IMPLIED ON ALL DRAWINGS SHALL BE SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR UNLESS OTHERWISE NOTED. HOWEVER, IT IS EXPECTED THAT THE GENERAL CONTRACTOR SHALL CLOSELY COORDINATE WITH ALL OTHERS TO ASSURE THAT ALL SCHEDULES ARE MET.

3. THE CONTRACT DRAWINGS AND SPECIFICATIONS ARE SUPPLIED TO ILLUSTRATE THE DESIGN AND GENERAL TYPE OF CONSTRUCTION DESIRED, AND ARE INTENDED TO IMPLY THE FINEST QUALITY OF CONSTRUCTION, MATERIAL AND WORKMANSHIP THROUGHOUT. THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR AND HAS 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.

4. THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONTRACT DOCUMENTS (INCLUDING DRAWINGS AND SPECIFICATIONS), FIELD SKETCHES, SUBMITTALS AND SHOP DRAWINGS, DRAWINGS AND SUBMITTAL LOGS, AND ALL OTHER WORKFIELD-RELATED DOCUMENTS AT THE PROJECT SITE DURING ALL PHASES OF CONSTRUCTION FOR USE BY ALL TRADES, THE OWNER/TENANT AND THEIR AGENTS, INCLUDING THE SWITZER GROUP.

5. THE GENERAL CONTRACTOR, HIS SUBCONTRACTOR, AND ANY OTHER CONTRACTOR INVOLVED IN THIS PROJECT SHALL TAKE NOTE THAT ANY COST CAUSED BY DEFECTIVE OR UL-TIMED WORK, AS A RESULT OF, BUT NOT LIMITED TO INFERIOR WORKMANSHIP OR MATERIALS IMPROPER SCHEDULING OR DELINQUENT ORDERING SHALL BE BORNE BY THE GENERAL CONTRACTOR.

6. THE GENERAL CONTRACTOR SHALL PROVIDE CENTRALLY LOCATED BENCH MARKS AND CONSTRUCTION AXIS LINES FOR USE BY ALL TRADES.

7. UNLESS OTHERWISE NOTED, ALL DIMENSIONS SHOWN ARE FROM FACE OF EXISTING WALLS, TO FACE OF NEW PARTITIONS, PARTITIONS WALLS AT EDGE OF EXTERIOR COLUMNS SHALL HAVE ALIGNED SURFACES.

8. THE GENERAL CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND FIXTURE CUTS, IN TRIPPLICATE AND ONE COPY OF EACH SHOP DRAWINGS IN SEPA FORM. ALL SHOP DRAWINGS AND CUTS MARKED "APPROVED" SHALL BE THE SATISFACTION OF THE OWNER AND THE SUPERSEDE THE ORIGINAL DRAWING. NO TRADES SHALL COMMENCE WORK WITHOUT WRITTEN APPROVAL OF SAID DRAWINGS.

9. AT THE COMMENCEMENT OF THE WORK, THE GENERAL CONTRACTOR WILL SUBMIT A

COMPLETE SCHEDULE OF THE WORK, INCLUDING WORK SUPPLIED AND PERFORMED BY OTHER SEPARATE CONTRACTORS TO THE OWNER/TENANT.

10. AT THE COMMENCEMENT OF THE WORK, THE GENERAL CONTRACTOR SHALL SUBMIT A DETAILED SCHEDULE OF EXPECTED DATES FOR SUBMITTING TO THE SWITZER GROUP AND OTHER OWNER/TENANT AGENTS REVIEW ALL SHOP DRAWINGS AND SUBMITTALS.

11. THE GENERAL CONTRACTOR SHALL PATCH AS REQUIRED AFTER ALL TRADES.

12. WHERE PARTITIONS ARE REMOVED, FLOOR TILE (OR CARPET) IS TO BE PATCHED TO MATCH ADJACENT FLOOR AREA, PROVIDE NEW FLOOR TILE (OR CARPET) IF REQUIRED.

13. WHERE OPENINGS OCCUR IN EXISTING FIRE RATED AREAS OR PARTITIONS DUE TO EXISTING OR NEW CONDUIT RUNS, DUCTWORK, CABLES, PIPING, ETC. AND/OR WHERE EXISTING WORK IS DAMAGED OR ABANDONED, THE CONTRACTOR SHALL DEFEND ANY AND ALL SUITS BROUGHT AGAINST THE LANDLORD, CLIENT, THE SWITZER GROUP AND ALL CONSULTANTS BY ANY EMPLOYEE OR OTHER PERSON (WHETHER EMPLOYED BY THE CONTRACTOR OR NOT) FOR DAMAGE OR PROPERTY AND/OR INJURY TO PERSONAL OR FINANCIAL INTERESTS. THE CONTRACTOR SHALL CLAIMED TO HAVE BEEN CAUSED BY OR THROUGH THE PERFORMANCE BY THE CONTRACTOR OF THE WORK AND SHALL INDEMNIFY AND HOLD HARMLESS THE LANDLORD, CLIENT, THE SWITZER GROUP AND ALL CONSULTANTS FOR ANY AND ALL PROPERTY DAMAGE OR CLAIMS ARISING OUT OF THE WORK PERFORMED BY THE CONTRACTOR. ALSO, THE CONTRACTOR SHALL PAY, LIQUIDATE AND DISCHARGE ANY AND ALL CLAIMS OR DEMANDS FOR BODILY INJURY (INCLUDING DEATH) AND/OR LOSS OF OR DAMAGE TO ANY AND ALL PROPERTY CAUSED BY GROWING OUT OF OR INCIDENTAL TO THE PERFORMANCE OF THE WORK PERFORMED BY THE CONTRACTOR, INCLUDING DAMAGE TO THE BUILDING AND OTHER PROPERTY OF THE LANDLORD, CLIENT, THE SWITZER GROUP, AND ALL CONSULTANTS AND INCLUDING ALL DAMAGES FOR THE OBSTRUCTION OF PRIVATE HIGHWAYS, STREETS, ALLEYS AND ALL COST AND EXPENSES OF SUITS AND REASONABLE ATTORNEY'S FEES, IN THE EVENT OF ANY SUCH UNJURIES (INCLUDING DEATH) LOSS OR DAMAGE (OR CLAIM OR CLAIMS THEREFORE) THE CONTRACTOR SHALL GIVE DEEMED NOTICE OF PROTECTIVE ACTIONS TO THE LANDLORD, CLIENT, THE SWITZER GROUP AND ALL CONSULTANTS.

14. UNLESS OTHERWISE NOTED, UNION LABOR ONLY SHALL BE USED. THE GENERAL CONTRACTOR SHALL, PRIOR TO SUBMISSION OF PROPOSAL, INSURE THAT ALL MATERIALS SPECIFIED AND/OR REQUIRED TO PERFORM THE WORK MEET WITH THE APPROVAL OF THE TRADE UNIONS INVOLVED. ANY UNION REQUIRED ALTERNATE SPECIFICATIONS SHALL BE STATED ON THE PROPOSAL.

15. THE GENERAL CONTRACTOR SHALL INCLUDE IN HIS PROPOSAL ANY UNION RELATED COSTS SUCH AS COMPENSATION FOR SHOP STEWARDS, ETC.

16. THE GENERAL CONTRACTOR TO PREPARE EXISTING FLOOR TO RECEIVE NEW FINISH FLOORING, LEVELLED TO A TOLERANCE OF 1/8" WITHIN A 10' OF RADIUS (NON-CUMULATIVE), MAXIMUM DEVIATION NOT TO EXCEED 1/4" BETWEEN ANY TWO POINTS ON THE FLOOR.

#### SECTION C - CLEANING & PROTECTION

1. WHILE DEMOLITION AND CONSTRUCTION WORK IS IN PROGRESS, THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ADEQUATE PROTECTION FOR ALL PERSONS, ADJACENT AREAS, FIXTURES, ETC.

2. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE TO ADJOINING REMAINING AREAS AS A RESULT OF HIS WORK AND SHALL REPAIR ANY DAMAGED SURFACES TO THEIR PREEXISTING CONDITIONS.

3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL RUBBISH AND WASTE MATERIALS AS BY PRODUCT OF WORK PERFORMED BY THE GENERAL CONTRACTOR AND HIS SUBCONTRACTORS, AND BY CONTRACTORS UNDER SEPARATE CONTRACT WITH OWNER (I.E. FURNITURE, CARPET FLOORING AND BASE, CABLING AND TELECOMMUNICATIONS, TELEPHONE COMPANY, SECURITY, AV, ETC.)

4. THE GENERAL CONTRACTOR SHALL EXERCISE STRICT CONTROL OVER JOB CLEANING TO PREVENT ANY DIRT DEBRIS OR DUST FROM LEAVING THE JOB SITE.

5. THE GENERAL CONTRACTOR SHALL PROPERLY PROTECT THE BUILDING MANagements AND ANY ADJOINING PROPERTY OR WORK, AND ANY DAMAGE TO SAME CAUSED BY HIS WORK OR WORKMEN MUST BE MADE GOOD WITHOUT DELAY. THE CONTRACTOR WHO IS RESPONSIBLE FOR THE DAMAGE SHALL DO PATCHING AND REPLACING OF DAMAGED WORK.

6. THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION FOR HIS WORK UNTIL TURNED OVER TO THE CLIENT.

7. ALL EXISTING APPURTENANCES NOT BEING REMOVED SHALL BE REFURBISHED WHERE REQUIRED. ANY LOOSE ITEMS (CEILING EXIT SIGN, ETC.) TO BE TIGHTENED AND ANY MISSING PARTS REPLACED BY THE GENERAL CONTRACTOR TO ACHIEVE A FINISHED ACCEPTABLE INSTALLATION APPEARANCE.

8. THE GENERAL CONTRACTOR SHALL THOROUGHLY CLEAN BASE, COVE AND STRAIGHT EDGE, VENEER WINDOWS AND REPAIR ALL WALL CHUTES, ALL DOORS AND CONNECTOR ENCLOSURES, ETC., PRIOR TO LEAVING THE PROJECT.

9. THE GENERAL CONTRACTOR SHALL REPLACE ALL BROKEN OR CRACKED WINDOW GLAZING, AND ALL WINDOW SASHES SHALL BE INSPECTED BY THE CONTRACTOR AND ALL IMPEROPER CONDITIONS SHALL BE REPAIRED.

11. EXISTING DRAPERY/VENETIAN BLINDS THROUGHOUT THE ENTIRE SPACE SHALL BE REMOVED, CLEANED AND REFURBISHED AS REQUIRED BY THE GENERAL CONTRACTOR. THEY SHALL BE REINSTALLED AFTER THE COMPLETION OF ALL CONSTRUCTION WORK.

#### SECTION D - GUARANTEE

1. ALL WORKMANSHIP AND MATERIALS PROVIDED FOR IN THIS CONTRACT SHALL BE UNCONDITIONALLY GUARANTEED BY THE GENERAL CONTRACTOR FOR A PERIOD OF NOT LESS THAN ONE YEAR FROM THE DATE OF ACCEPTANCE BY THE OWNER.

2. THIS GUARANTEE SHALL PROVIDE THAT ALL DEFECT IN MATERIALS OR WORKMANSHIP SHALL BE REMEDIED OR REPLACED, TO THE SATISFACTION OF THE OWNER, BY THE SWITZER GROUP, IN AN EXPEDITIOUS MANNER AND AT THE GENERAL CONTRACTOR'S SOLE EXPENSE.

3. THE DATE OF ACCEPTANCE SHALL BE DEFINED AS THE DATE OF ISSUANCE OF A CERTIFICATE OF SUBSTANTIAL COMPLETION AND THE DATE OF

PUNCH LIST COMPLETION FOR ANY SPECIFIC OUTSTANDING WORK.

#### SECTION E - INSURANCE

1. CONTRACTOR'S INSURANCE: THE CONTRACTOR SHALL SECURE, PAY FOR AND MAINTAIN UNTIL ALL WORK IS COMPLETED, SUCH INSURANCE AS WILL PROTECT HIM AND THE OWNER FROM CLAIMS UNDER WORKMENS COMPENSATION ACT, WORKMENS COMPUNATIONAL DISEASES ACT, AND FROM ANY OTHER CLAIMS FROM DAMAGES TO PROPERTY OR FOR BODILY INJURY, INCLUDING DEATH, WHICH MAY ARISE FROM OPERATIONS UNDER THIS CONTRACT WHETHER SUCH OPERATIONS BE BY THIS CONTRACTOR OR ANYONE DIRECTLY EMPLOYED BY EITHER OF THEM. SUCH INSURANCE SHALL COVER ALL CONTRACTUAL OBLIGATIONS, WHICH THE CONTRACTOR HAS ASSUMED INCLUDING THE "INDEMNIFICATION OF OWNER" AGREEMENT.

2. INDEMNIFICATION OF LANDLORD, CLIENT, THE SWITZER GROUP AND ALL CONSULTANTS: THE CONTRACTOR SHALL DEFEND ANY AND ALL SUITS BROUGHT AGAINST THE LANDLORD, CLIENT, THE SWITZER GROUP AND ALL CONSULTANTS BY ANY EMPLOYEE OR OTHER PERSON (WHETHER EMPLOYED BY THE CONTRACTOR OR NOT) FOR DAMAGE OR PROPERTY AND/OR INJURY TO PERSONAL OR FINANCIAL INTERESTS. THE CONTRACTOR SHALL CLAIMED TO HAVE BEEN CAUSED BY OR THROUGH THE PERFORMANCE BY THE CONTRACTOR OF THE WORK AND SHALL INDEMNIFY AND HOLD HARMLESS THE LANDLORD, CLIENT, THE SWITZER GROUP AND ALL CONSULTANTS FOR ANY AND ALL PROPERTY DAMAGE OR CLAIMS ARISING OUT OF THE WORK PERFORMED BY THE CONTRACTOR. ALSO, THE CONTRACTOR SHALL PAY, LIQUIDATE AND DISCHARGE ANY AND ALL CLAIMS OR DEMANDS FOR BODILY INJURY (INCLUDING DEATH) AND/OR LOSS OF OR DAMAGE TO ANY AND ALL PROPERTY CAUSED BY GROWING OUT OF OR INCIDENTAL TO THE PERFORMANCE OF THE WORK PERFORMED BY THE CONTRACTOR, INCLUDING DAMAGE TO THE BUILDING AND OTHER PROPERTY OF THE LANDLORD, CLIENT, THE SWITZER GROUP, AND ALL CONSULTANTS AND INCLUDING ALL DAMAGES FOR THE OBSTRUCTION OF PRIVATE HIGHWAYS, STREETS, ALLEYS AND ALL COST AND EXPENSES OF SUITS AND REASONABLE ATTORNEY'S FEES, IN THE EVENT OF ANY SUCH UNJURIES (INCLUDING DEATH) LOSS OR DAMAGE (OR CLAIM OR CLAIMS THEREFORE) THE CONTRACTOR SHALL GIVE DEEMED NOTICE OF PROTECTIVE ACTIONS TO THE LANDLORD, CLIENT, THE SWITZER GROUP AND ALL CONSULTANTS.

7. THE GENERAL CONTRACTOR SHALL PROVIDE PHOTOGRAPHIC EVIDENCE OF COMPLETE INSTALLATION OF FIRE-RATED PARTITIONS AND ENCLOSURES, FIRE RATED CEILINGS, FIRE-STOPPING, AND STEEL FIREPROOFING.

8. THE GENERAL CONTRACTOR SHALL PROVIDE FINAL APPLICATION FOR PAYMENT WITH ALL FINAL WAIVERS OF LIENS (FROM THE CONTRACTOR AND ALL SUBCONTRACTORS, AND THEIR SUPPLIERS AND SUBCONTRACTORS AS REQUIRED BY LAW) AFTER ALL CLOSEOUT AND/OR FINAL INSPECTIONS, AND SIGN-OFFS ARE EXPRESSLY STATED IN THE CONTRACT DOCUMENTS TO BE THE RESPONSIBILITY OF THE CONTRACTOR.

9. THE GENERAL CONTRACTOR SHALL PROVIDE PHOTOGRAPHIC EVIDENCE OF COMPLETE INSTALLATION OF FIRE-RATED PARTITIONS AND ENCLOSURES, FIRE RATED CEILINGS, FIRE-STOPPING, AND STEEL FIREPROOFING.

10. ALL "EXISTING TO REMAIN" EXISTING, RELOCATED, OR NEW ITEMS INSTALLED BY THE GENERAL CONTRACTOR, SHALL BE AMPLY PROTECTED THROUGHOUT THE PERIOD OF CONSTRUCTION, AND BE THOROUGHLY CLEANED TO THE SATISFACTION OF THE SWITZER GROUP PRIOR TO BEING TURNED OVER TO THE TENANT.

21. ALL DEFECTIVE BASEBOARDS SHALL BE REMOVED, PROVIDE NEW TO MATCH EXISTING.

22. REFER TO THE SWITZER GROUP AND ENGINEERING DRAWINGS FOR REMOVAL AND/OR RELOCATION OF ANY HVAC DUCTS, SPRINKLER HEADS, DIFFUSERS, EXIT LIGHTS, ETC.

23. UPON COMPLETION OF DEMOLITION WORK, ALL AREAS ARE TO BE LEFT BROOM CLEAN.

24. ALL DEMOLITION WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE LOCAL, STATE & FEDERAL CODES AND /OR REGULATIONS.

#### SECTION B - SALVAGE

1. IT IS THE INTENTION OF THE SWITZER GROUP TO REUSE EXISTING ITEMS WHEREVER POSSIBLE. THE GENERAL CONTRACTOR SHALL CAREFULLY REMOVE, FOR REUSE, THE FOLLOWING EXISTING ITEMS:

1. MILLWORK CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL MILLWORK ITEMS TO THE SWITZER GROUP BEFORE PROCEEDING. SUBMIT THREE (3) PRINTS FOR REVIEW AND APPROVAL.

2. CABINET CONTRACTOR SHALL PROVIDE ALL MATERIALS, HARDWARE AND LABOR TO FABRICATE AND INSTALL ALL CABINETS, WALL PANELS, REVEALS, ETC. AS SPECIFIED ON THE SWITZER GROUP DRAWINGS.

3. MILLWORK CONTRACTOR PRIOR TO FABRICATION SHALL VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AT THE JOB SITE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE SWITZER GROUP BEFORE PROCEEDING.

4. ALL ITEMS OF HARDWARE SHALL BE CAREFULLY FITTED AND SECURED IN PLACE AS PART OF THE WORK OF THIS DIVISION. LOCATION AND POSITIONING OF HARDWARE SHALL BE SUBJECT TO THE SWITZER GROUP APPROVAL. CARE SHALL BE TAKEN NOT TO MAR OR DAMAGE HARDWARE OR OTHER WORK.

5. ALL ITEMS OF HARDWARE SHALL BE CAREFULLY FITTED AND SECURED IN PLACE AS PART OF THE WORK OF THIS DIVISION. LOCATION AND POSITIONING OF HARDWARE SHALL BE SUBJECT TO THE SWITZER GROUP APPROVAL. CARE SHALL BE TAKEN NOT TO MAR OR DAMAGE HARDWARE OR OTHER WORK.

3. ALL WOOD USED AS FLOORING OR WALL FINISHES SHALL MEET OR EXCEED LOCAL AND/OR STATE FIRE AND FLAME SPREAD REQUIREMENTS. SUBMIT MANUFACTURER'S CERTIFICATION AND SUPPORTING CERTIFYING DATA THAT THE MATERIALS MEET OR EXCEED LOCAL AND/OR STATE FIRE AND FLAME SPREAD REQUIREMENTS.

4. ALL MILLWORK SHALL BE CONSTRUCTED IN THE MOST CAREFUL AND THOROUGH MANNER IN ACCORDANCE WITH DETAILS AND APPROVED SHOP DRAWINGS AND THE BEST METHODS KNOWN IN THE INDUSTRY, INCLUDING BUT NOT LIMITED TO THOSE ESTABLISHED BY THE ARCHITECTURAL WOODWORK INSTITUTE (AWI), AND ARCHITECTURAL WOODWORK QUALITY STANDARDS ILLUSTRATED (CURRENT EDITION), UNLESS OTHERWISE NOTED HEREIN, THE INTENT OF THE DESIGN IS TO ACHIEVE "PREMIUM GRADE", THE HIGHEST GRADE AVAILABLE IN BOTH MATERIAL AND WORKMANSHIP INTENDED FOR THE FINEST WORK. ALL EXPOSED SURFACES AND EDGES SHALL BE FINISHED SMOOTH AND BE FREE FROM MARKS, BLEMISHES OR DEFECTS OF ANY KIND CAUSED BY WORKMANSHIP, MANUFACTURE OR TRANSPORTATION. ALL COSTS ASSOCIATED WITH THE SELECTION OF PREMIUM VENEERS AND OTHER MATERIALS, INCLUDING THE SELECTION LAY-UP AND EXAMINATION OF FLUTES AND FULL-SIZE PANELS FOR APPROVAL HEREUNDER SHALL BE INCLUDED IN THE SCOPE OF WORK AS INTENDED BY THIS SPECIFICATION.

5. ALL WOOD DOORS SHALL BE SOLID CORE, FURNISHED AND INSTALLED BY THE APPROPRIATE CONTRACTOR. HARDWARE FOR WOOD DOORS TO BE FURNISHED BY THE GENERAL CONTRACTOR AND INSTALLED BY THE APPROPRIATE CONTRACTOR, UNLESS OTHERWISE NOTED.

6. PROVIDE METAL LOUVERS, VISION PANELS AND GLAZING ON THOSE DOORS AS SHOWN ON THE CONTRACT DRAWINGS. IN RATED DOOR AND FRAME AREAS, ALL LOUVERS, VISION PANELS, VISION PANELS AND GLAZING SHALL COMPLY AND MEET THE SPECIFIED RATING.

7. ALL DOORS SHALL HAVE A UNDERCUT AT FINISH FLOORING. SEE DOOR SCHEDULE UNLESS OTHERWISE NOTED.

8. ALL WOOD DOORS SHALL BE SOLID CORE, FURNISHED AND INSTALLED BY THE APPROPRIATE CONTRACTOR. HARDWARE FOR WOOD DOORS TO BE FURNISHED BY THE GENERAL CONTRACTOR AND INSTALLED BY THE APPROPRIATE CONTRACTOR, UNLESS OTHERWISE NOTED.

9. COATED GLASS: PROVIDE CLEAR GLASS WHICH HAS BEEN PROCESSED TO DEPOSIT A PERMANENT METALLIC COATING ON ONE FACE; 14- COATING SHALL BE MEDIUM REFLECTIVE TRANSMISSION VALUE AND SHALL BE SELECTED BY THE SWITZER GROUP.

10. MIRROR GLASS: 1/4" QUALITY Q1 CLEAR FLOAT GLASS, FULL SILVER COATING, COPPER COATING AND ORGANIC COATING. GLASS SHALL HAVE EASED AND POLISHED EDGES.

11. GLASS AND GLASS SETTING MATERIALS SHALL BE COMPATIBLE WITH EACH OTHER AND ADEQUATE FOR THEIR INTENDED PURPOSE.

12. GLASS AND GLASS SETTING MATERIALS SHALL BE COMPATIBLE WITH EACH OTHER AND ADEQUATE FOR THEIR INTENDED PURPOSE.

13. THE GENERAL CONTRACTOR SHALL PROVIDE PROTECTION FOR ALL DOORS AND FRAMES TO PREVENT DENTING, SCRATCHING, OR MARRING OF THE FINISHED SURFACES DURING THE CONSTRUCTION PERIOD. SHOULD SUCH DAMAGE OCCUR, THE GENERAL CONTRACTOR SHALL BE REQUIRED TO REPLACE, AT HIS SOLE COST AND EXPENSE, ANY AND ALL DAMAGED DOORS AND FRAMES.

14. ALL ELECTRICALLY OPERATED HARDWARE, E.G. DEADBOLTS, STRIKES, DOOR HOLD OPENERS, ETC., WHETHER SPECIFIED OR NOT, SHALL BE A FAIL SAFE MODEL UNLESS OTHERWISE NOTED, AND SHALL BE CONNECTED TO THE LIFE SAFETY SYSTEM OF THE BUILDING; ALSO, THE GENERAL CONTRACTOR WILL VERIFY THE PROPER TRANSFORMER VOLTAGE AND CIRCUITING OF EACH UNIT.

15. ALL ITEMS OF HARDWARE SHALL BE CAREFULLY FITTED AND SECURED IN PLACE AS PART OF THE WORK OF THIS DIVISION. LOCATION AND POSITIONING OF HARDWARE SHALL BE SUBJECT TO THE SWITZER GROUP APPROVAL. CARE SHALL BE TAKEN NOT TO MAR OR DAMAGE HARDWARE OR OTHER WORK.

16. UPON COMPLETION OF THE WORK, AND BEFORE FINAL ACCEPTANCE OF THE WORK BY THE OWNER, THE CONTRACTOR SHALL, IN THE PRESENCE OF THE OWNER AND THE SWITZER GROUP DEMONSTRATE THAT ALL HARDWARE IS IN SATISFACTORY WORKING ORDER. ALL KEYS FIT THEIR RESPECTIVE LOCKS, AND UPON ACCEPTANCE OF THE WORK, SHALL TAG AND DELIVER ALL KEYS TO THE OWNER.

17. THE GENERAL CONTRACTOR SHALL AT ALL TIMES BE RESPONSIBLE FOR THE SECURITY AND DISTRIBUTION OF KEYS TO THE HARDWARE INSTALLED DURING THE PROGRESS OF THE WORK.

18. AFTER PRELIMINARY FITTING OF HARDWARE, THE CONTRACTOR SHALL REMOVE THE HARDWARE GASKET TO STOP THE ORDER TO PROTECT THE FINISHED WOODWORK. THE CONTRACTOR SHALL REINSTALL THE HARDWARE IN A PERMANENT MANNER ONLY AFTER DOOR STOPS HAVE BEEN INSTALLED.

19. KEYING OF ALL LOCKS SHALL BE IN ACCORDANCE WITH THE TENANT'S AND LANDLORD'S APPROVAL.

20. VENEERS ON WALL PANELING SHALL BE VERTICAL GRAIN. VENEERS SHALL BE OF SUFFICIENT LENGTH SO THAT HORIZONTAL JOINTS ARE NOT REQUIRED. PANELS ABOVE DOORS SHALL HAVE VENEERS EDGED MATCHED TO VENEERS ON DOORS. VENEERS ON DOORS AND WALL PANELS TO BE DOOR MATCHED CENTER MATCHED IN SEQUENCE.

21. WHERE FILES ARE SHOWN AS BEING SET INTO MILLWORK, THE MILLWORK CONTRACTOR SHALL SET AND BOLT ALL FILES TOGETHER.

22. VENEERS ON WALL PANELING SHALL BE VERTICAL GRAIN. VENEERS SHALL BE OF SUFFICIENT LENGTH SO THAT HORIZONTAL JOINTS ARE NOT REQUIRED. PANELS ABOVE DOORS SHALL HAVE VENEERS EDGED MATCHED TO VENEERS ON DOORS. VENEERS ON DOORS AND WALL PANELS TO BE DOOR MATCHED CENTER MATCHED IN SEQUENCE.

23. WHERE FILES ARE SHOWN AS BEING SET INTO MILLWORK, THE MILLWORK CONTRACTOR SHALL SET AND BOLT ALL FILES TOGETHER.

24. ALL DAMAGED EXISTING AREAS TO REMAIN AND EXISTING AREAS AFFECTED BY DEMOLITION OR NEW CONSTRUCTION WORK SHOWN ON DRAWINGS SHALL BE PATCHED AS REQUIRED TO MATCH IMMEDIATE EXISTING ADJACENT AREAS IN MATERIAL, FIRE RATING, FINISH AND COLOR, UNLESS OTHERWISE NOTED.

25. WHERE FILES ARE SHOWN AS BEING SET INTO MILLWORK, THE MILLWORK CONTRACTOR SHALL SET AND BOLT ALL FILES TOGETHER.

26. VENEERS ON WALL PANELING SHALL BE VERTICAL GRAIN. VENEERS SHALL BE OF SUFFICIENT LENGTH SO THAT HORIZONTAL JOINTS ARE NOT REQUIRED. PANELS ABOVE DOORS SHALL HAVE VENEERS EDGED MATCHED TO VENEERS ON DOORS. VENEERS ON DOORS AND WALL PANELS TO BE DOOR MATCHED CENTER MATCHED IN SEQUENCE.

27. WHERE FILES ARE SHOWN AS BEING SET INTO MILLWORK, THE MILLWORK CONTRACTOR SHALL SET AND BOLT ALL FILES TOGETHER.

13. IN ALL AREAS WHERE DEMOLITION (REMOVAL OF FLOOR TILE, CARPETING, TRACKLIES, PARTITIONS, ETC.) CAUSES AN UNEVENNESS IN SLAB, THE CONTRACTOR SHALL PATCH TO LEVEL THE SLAB TO RECEIVE NEW SPECIFIED FLOORING.

14. THE GENERAL CONTRACTOR TO PREPARE EXISTING FLOORS TO RECEIVE NEW FINISH FLOORING, LEVELLED TO A TOLERANCE OF 1/8" WITHIN A 10' DETAIL (NON-CUMULATIVE), MAXIMUM DEVIATION NOT TO EXCEED 1/4" BETWEEN ANY TWO POINTS ON THE FLOOR.

15. THE GENERAL CONTRACTOR SHALL FURNISH A SYSTEM OF TEMPORARY POWER AND LIGHTS THROUGHOUT THE SPACE UNDER CONSTRUCTION AND DEMOLITION AS REQUIRED.

16. THE GENERAL CONTRACTOR SHALL REMOVE TO THE SOURCE, ALL PROJECTING PLUMBING, FLOOR ELECTRICAL/TELEPHONE OUTLETS, AND ALL OTHER PROJECTING ITEMS, WHICH ARE BEING REMOVED OR ABANDONED. FIRE RATINGS SHALL BE MAINTAINED.

17. THE GENERAL CONTRACTOR SHALL REMOVE TO THE SOURCE ALL WALL CONDUITS LEFT AFTER WALL DEMOLITION, INCLUDING JUNCTION BOXES, PLATES, BRIDGES, OR ANY OTHER ELECTRICAL OR TELEPHONE WIRING OR EQUIPMENT.

18. THE GENERAL CONTRACTOR SHALL CAREFULLY REMOVE EXISTING WALL COVERING AND PATCH WALL SURFACE UNDERNEATH AS REQUIRED TO RECEIVE NEW SPECIFIED FINISH. THE SWITZER GROUP SHALL INSPECT AND APPROVE ALL PATCHED SURFACES PRIOR TO APPLICATION OF FINISH.

19. NOT USED.

20. ALL "EXISTING TO REMAIN" EXISTING, RELOCATED, OR NEW ITEMS INSTALLED BY THE GENERAL CONTRACTOR, SHALL BE AMPLY PROTECTED THROUGHOUT THE PERIOD OF CONSTRUCTION, AND BE THOROUGHLY CLEANED TO THE SATISFACTION OF THE SWITZER GROUP PRIOR TO BEING TURNED OVER TO THE TENANT.

21. ALL DEFECTIVE BASEBOARDS SHALL BE REMOVED, PROVIDE NEW TO MATCH EXISTING.

22. REFER TO THE SWITZER GROUP AND ENGINEERING DRAWINGS FOR REMOVAL AND/OR RELOCATION OF ANY HVAC DUCTS, SPRINKLER HEADS, DIFFUSERS, EXIT LIGHTS, ETC.

23. UPON COMPLETION OF DEMOLITION WORK, ALL AREAS ARE TO BE LEFT BROOM CLEAN.

24. ALL DEMOLITION WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE LOCAL, STATE & FEDERAL CODES AND /OR REGULATIONS.

#### SECTION C - SALVAGE

1. IT IS THE INTENTION OF THE SWITZER GROUP TO REUSE EXISTING ITEMS WHEREVER POSSIBLE. THE GENERAL CONTRACTOR SHALL CAREFULLY REMOVE, FOR REUSE, THE FOLLOWING EXISTING ITEMS:

1. MILLWORK CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL MILLWORK ITEMS TO THE SWITZER GROUP BEFORE PROCEEDING. SUBMIT THREE (3) PRINTS FOR REVIEW AND APPROVAL.

2. CABINET CONTRACTOR SHALL PROVIDE ALL MATERIALS, HARDWARE AND LABOR TO FABRICATE AND INSTALL ALL CABINETS, WALL PANELS, REVEALS, ETC. AS SPECIFIED ON THE SWITZER GROUP DRAWINGS.

3. MILLWORK CONTRACTOR PRIOR TO FABRICATION SHALL VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AT THE JOB SITE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE SWITZER GROUP BEFORE PROCEEDING.

4. ALL ITEMS OF HARDWARE SHALL BE CAREFULLY FITTED AND SECURED IN PLACE AS PART OF THE WORK OF THIS DIVISION. LOCATION AND POSITIONING OF HARDWARE SHALL BE SUBJECT TO THE SWITZER GROUP APPROVAL. CARE SHALL BE TAKEN NOT TO MAR OR DAMAGE HARDWARE OR OTHER WORK.

5. ALL ITEMS OF HARDWARE SHALL BE CAREFULLY FITTED AND SECURED IN PLACE AS PART OF THE WORK OF THIS DIVISION. LOCATION AND POSITIONING OF HARDWARE SHALL BE SUBJECT TO THE SWITZER GROUP APPROVAL. CARE SHALL BE TAKEN NOT TO MAR OR DAMAGE HARDWARE OR OTHER WORK.

6. UPON COMPLETION OF THE WORK, AND BEFORE FINAL ACCEPTANCE OF THE WORK BY THE OWNER, THE CONTRACTOR SHALL, IN THE PRESENCE OF THE OWNER AND THE SWITZER GROUP DEMONSTRATE THAT ALL HARDWARE IS IN SATISFACTORY WORKING ORDER. ALL KEYS FIT THEIR RESPECTIVE LOCKS, AND UPON ACCEPTANCE OF THE WORK, SHALL TAG AND DELIVER ALL KEYS TO THE OWNER.

7. THE GENERAL CONTRACTOR SHALL AT ALL TIMES BE RESPONSIBLE FOR THE SECURITY AND DISTRIBUTION OF KEYS TO THE HARDWARE INSTALLED DURING THE PROGRESS OF THE WORK.

18. AFTER PRELIMINARY FITTING OF HARDWARE, THE CONTRACTOR SHALL REMOVE THE HARDWARE GASKET TO STOP THE ORDER TO PROTECT THE FINISHED WOODWORK. THE CONTRACTOR SHALL REINSTALL THE HARDWARE IN A PERMANENT MANNER ONLY AFTER DOOR STOPS HAVE BEEN INSTALLED.

19. KEYING OF ALL LOCKS SHALL BE IN ACCORDANCE WITH THE TENANT'S AND LANDLORD'S APPROVAL.

20. VENEERS ON WALL PANELING SHALL BE VERTICAL GRAIN. VENEERS SHALL BE OF SUFFICIENT LENGTH SO THAT HORIZONTAL JOINTS ARE NOT REQUIRED. PANELS ABOVE DOORS SHALL HAVE VENEERS EDGED MATCHED TO VENEERS ON DOORS. VENEERS ON DOORS AND WALL PANELS TO BE DOOR MATCHED CENTER MATCHED IN SEQUENCE.

21. WHERE FILES ARE SHOWN AS BEING SET INTO MILLWORK, THE MILLWORK CONTRACTOR SHALL SET AND BOLT ALL FILES TOGETHER.

3. ALL WOOD USED AS FLOORING OR WALL FINISHES SHALL MEET OR EXCEED LOCAL AND/OR STATE FIRE AND FLAME SPREAD REQUIREMENTS. SUBMIT MANUFACTURER'S CERTIFICATION AND SUPPORTING CERTIFYING DATA THAT THE MATERIALS MEET OR EXCEED LOCAL AND/OR STATE FIRE AND FLAME SPREAD REQUIREMENTS.

4. ALL MILLWORK SHALL BE CONSTRUCTED IN THE MOST CAREFUL AND THOROUGH MANNER IN ACCORDANCE WITH DETAILS AND APPROVED SHOP DRAWINGS AND THE BEST METHODS KNOWN IN THE INDUSTRY, INCLUDING BUT NOT LIMITED TO THOSE ESTABLISHED BY THE ARCHITECTURAL WOODWORK INSTITUTE (AWI), AND ARCHITECTURAL WOODWORK QUALITY STANDARDS ILLUSTRATED (CURRENT EDITION), UNLESS OTHERWISE NOTED HEREIN, THE INTENT OF THE DESIGN IS TO ACHIEVE "PREMIUM GRADE", THE HIGHEST GRADE AVAILABLE IN BOTH MATERIAL AND WORKMANSHIP INTENDED