CONDITIONS OF CONTRACT SECTION 00700 - CONDITIONS OF THE CONTRACT THE CLIENT'S GENERAL CONDITIONS ATTACHED TO BID PACKAGE TO SUPERCEDE THOSE NOTED BELOW AS APPLICABLE. GENERAL CONDITIONS THE "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION: AIA DOCUMENT A201-1987, ARTICLES 1 THROUGH 14 INCLUSIVE, IS AS PART OF THIS CONTRACT AND IS INCORPORATED HEREIN AS FULLY AS IF HERE SET FORTH. THE GENERAL CONDITIONS AND ALL MODIFICATIONS LISTED HERINAFTER SHALL APPLY TO THE ENTIRE WORK AND ALL SUBCONTRACTS AND SUB-SUBCONTRACTORS. COPIES OF THE GENERAL CONDITIONS MAY BE OBTAINED AT THE OFFICE OF THE PROPERTY MANAGER OR ARCHITECT. THE FOLLOWING SUPPLEMENTS MODIFY, CHANGE, DELETE FROM OR ADD TO THE "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION", AIA DOCUMENT A201-1987. WHERE ANY ARTICLE, PARAGRAPH, SUBPARAGRAPH OR CLAUSE OF THE GENERAL CONDITIONS IS MODIFIED OR DELETED BY THESE SUPPLEMENTS, THE UN-ALTERED PROVISIONS OF THE ARTICLE, PARAGRAPH, SUBPARAGRAPH OR CLAUSE SHALL REMAIN IN EFFECT. ARTICLE 1- CONTRACT DOCUMENTS ADD THE FOLLOWING NEW PARAGRAPHS: 1.1.8 MISCELLANEOUS DEFINITIONS 1.1.8.1 THE TERM "PRODUCT" AS USED IN THESE CONTRACT DOCUMENTS INCLUDES MATERIALS, SYSTEMS AND EQUIPMENT 1.1.8.2 THE TERM "PROVIDE" AS USED IN THESE CONTRACT DOCUMENTS MEANS TO FURNISH AND INSTALL 1.1.8.3 THE TERM "PROPERTY MANAGER" AS USED IN THESE CONTRACT DOCUMENTS REFERS TO THE AGENT OF THE OWNER WHO HAS BEEN DULY AUTHORIZED TO MANAGE THE PROPERTY AND ENTER INTO CONSTRUCTION CONTRACTS FOR TENANT IMPROVEMENT WORK. 1.1.8.4 THE TERM "TENANT" AS USED IN THESE CONTRACT DOCUMENTS REFERS TO THE PERSON OR ENTITY TO WHOM THE PROPERTY MANAGER IS LEASING THE SAID PROPERTY. 1.2 EXECUTION CORRELATION AND INTENT ADD THE FOLLOWING NEW SUBPARAGRAPHS: 1.2.6 THE INTER-RELATION OF THE SPECIFICATIONS, THE DRAWINGS AND THE SCHEDULES IS AS FOLLOWS: THE SPECIFICATIONS DETERMINE THE QUALITY, NATURE AND SETTING OF THE SEVERAL MATERIALS; THE DRAWINGS ESTABLISH THE QUANTITIES, DIMENSIONS AND DETAILS; AND THE SCHEDULES GIVE THE LOCATION. THE DOCUMENTS ARE TO BE CONSIDERED AS ONE AND WHATEVER IS CALLED FOR BY ANY ONE SHALL BE AS BINDING AS IF CALLED FOR 1.2.7 IF THE DRAWINGS DISAGREE IN THEMSELVES OR WITH THE SPECIFICATIONS, OR IF PROPRIETARY INFORMATION DISAGREES WITH PERFORMANCE REQUIREMENTS IN THE DRAWINGS OR SPECIFICATIONS, THE BETTER QUALITY OR GREATER QUANTITY OF THE WORK AND MATERIALS SHALL BE ESTIMATED UPON AND UNLESS OTHERWISE ORDERED BY THE PROPERTY MANAGER IN WRITING, SHALL BE PROVIDED. SHOULD DISCREPANCIES OR DOUBT OCCUR, DO NOT PROCEED WITH THE BIDDING OR THE WORK WITHOUT CLARIFICATIONS FROM THE PROPERTY MANAGER AND ARCHITECT AFTER CONSULTATION WITH THE ARCHITECT. CONTRACTOR SHALL REQUEST CLARIFICATION IN SUFFICIENT TIME TO AVOID DELAYS AND INCREASES IN THE CONTRACT SUM. ARTICLE 11 - INSURANCE AND BONDS 11.1 LIABILITY INSURANCE ADD THE FOLLOWING NEW PARAGRAPHS: 11.1.1.8 LIABILITY INSURANCE SHALL INCLUDE ALL MAJOR DIVISIONS OF COVERAGE AND BE ON A COMPREHENSIVE BASIS INCLUDING: 1. PREMISES OPERATIONS (INCLUDING X-C-U) 2. INDEPENDENT CONTRACTOR'S PROTECTIVE 3. PRODUCTS AND COMPLETED OPERATIONS 4. CONTRACTUAL - INCLUDING SPECIFIED PROVISIONS FOR THE CONTRACTOR'S OBLIGATIONS UNDER PARAGRAPH 3.18 5. OWNED, NON-OWNED AND HIRED MOTOR VEHICLES 6. BROAD FORM PROPERTY DAMAGE INCLUDING COMPLETED OPERATIONS 7. OWNER'S AND CONTRACTOR'S PROTECTIVE ADD THE FOLLOWING NEW PARAGRAPH: 11.1.1.9 IF THE GENERAL LIABILITY INSURANCE COVERAGES ARE PROVIDED BY A COMMERCIAL GENERAL LIABILITY POLICY ON A CLAIMS-MADE BASIS. THE POLICY DATE OR RETROACTIVE DATE SHALL PREDATE THE CONTRACT: THE TERMINATION DATE OF THE POLICY OR APPLICABLE EXTENDED REPORTING PERIOD SHALL BE NO EARLIER THAN THE TERMINATION DATE OF COVERAGES REQUIRED TO BE MAINTAINED AFTER FINAL PAYMENT, CERTIFIED IN ACCORDANCE WITH PARAGRAPH 9.10.2. 11.1.2.1 THE INSURANCE REQUIRED BY SUBPARAGRAPH 11.1.1 SHALL BE WRITTEN FOR NOT LESS THAN THE FOLLOWING, OR GREATER IF REQUIRED BY LAW: 1. WORKER'S COMPENSATION: (A) STATE: STATUTORY (B) APPLICABLE FEDERAL: STATUTORY (C) EMPLOYER'S LIABILITY: COVERAGE 2. COMPREHENSIVE GENERAL LIABILITY (INCLUDING PREMISES - OPERATIONS; INDEPENDENT CONTRACTOR'S PROTECTIVE: PRODUCTS AND COMPLETED OPERATIONS: BROAD FORM PROPERTY DAMAGE): (A) COVERAGE LIMITS AS DETERMINED BY PROPERTY MANAGER (B) PRODUCTS AND COMPLETED OPERATIONS TO BE MAINTAINED FOR TWO YEARS AFTER FINAL PAYMENT (C) PROPERTY DAMAGE LIABILITY INSURANCE SHALL PROVIDE X. C OR U COVERAGE AS APPLICABLE. (D) BROAD FORM PROPERTY DAMAGE COVERAGE SHALL INCLUDE COMPLETED OPERATIONS 3. CONTRACTUAL LIABILITY: (A) BODILY INJURY: COVERAGE LIMITS AS DETERMINED BY PROPERTY MANAGER (B) PROPERTY DAMAGE: COVERAGE LIMITS AS DETERMINED BY PROPERTY MANAGER 4. COMPREHENSIVE AUTOMOBILE LIABILITY: (INCLUDING OWNED, ON-OWNER AND HIRED VEHICLES) (A) BODILY INJURY: COVERAGE LIMITS AS DETERMINED BY PROPERTY MANAGER (B) PRODUCTS AND COMPLETED OPERATIONS TO BE MAINTAINED BY PROPERTY MANAGER 5. IF THE GENERAL LIABILITY COVERAGES ARE PROVIDED BY A COMMERCIAL LIABILITY POLICY. THE GENERAL AGGREGATE SHALL NOT BE LESS THAN THE AMOUNT AS DETERMINED BY THE PROPERTY MANAGER AND IT SHALL APPLY, IN TOTAL TO THIS PROPERTY ONLY. 11.1.3 ADD THE FOLLOWING SENTENCE TO SUBPARAGRAPH 11.1.3 FURNISH ONE COPY OF CERTIFICATES HEREIN REQUIRED FOR EACH COPY OF AGREEMENT; SPECIFICALLY SET FORTH EVIDENCE OF ALL COVERAGE REQUIRED HERIN. THE FORM OF THE CERTIFICATE SHALL BE STANDARD ACCORD FORM. FURNISH TO THE PROPERTY MANAGER COPIES OF ANY ENDORSEMENTS THAT ARE SUBSEQUENTLY ISSUED AMENDING **COVERAGE OR LIMITS.** DIVISION 1 - GENERAL REQUIREMENTS **SECTION 01000 - PROJECT REQUIREMENTS** 1. THE PROJECT CONSISTS OF THE CONSTRUCTION OF AN INTERIOR OFFICE SPACE AS INDICATED ON THE DRAWINGS. ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS, ACTUAL FIELD CONDITIONS SHALL BE CALLED TO THE ATTENTION OF THE CLIENT AND ARCHITECT FOR A DETERMINATION BEFORE PROCEEDING WITH THE WORK. PROJECT REQUIREMENTS 1. REQUIREMENTS FOR SEQUENCE OF WORK, PHASING, AND OCCUPANCY: (())

2. PRIOR OR CONCURRENT WORK BY OWNER OR OTHERS: (()) 3. EXISTING SITE CONDITIONS AND RESTRICTIONS: (()) 4. CONTRACTOR'S USE OF PREMISES AND ADJACENT FACILITIES: PER BUILDING RULES & REGULATIONS 5. PREPURCHASED AND PREORDERED ITEMS: (()) 6. OWNER-FURNISHED AND OWNER-INSTALLED ITEMS: (()) 7. OWNER-FURNISHED AND CONTRACTOR-INSTALLED ITEMS: (()) 8. RELATED FUTURE WORK: (()) 9. REFERENCE DRAWINGS AND REPORTS: (()) 10. OWNER'S BUILDING STANDARDS: PER BUILDING OWNER

1. APPLY FOR, OBTAIN, AND PAY FOR BUILDING PERMITS, OTHER PERMITS, AND UTILITY COMPANY BACKCHARGES REQUIRED TO PERFORM THE WORK. SUBMIT COPIES TO ARCHITECT.

1. DRAWINGS AND SPECIFICATIONS ARE INTENDED TO PROVIDE THE BASIS FOR THE PROPER COMPLETION OF THE PROJECT SUITABLE FOR THE INTENDED USE OF THE OWNER.

2. ITEMS NOT EXPRESSLY SET FORTH BUT WHICH ARE REASONABLY IMPLIED OR NECESSARY FOR THE PROPER

PERFORMANCE OF THIS WORK SHALL BE INCLUDED.

3. ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS, ACTUAL FIELD CONDITIONS SHALL BE CALLED TO THE ATTENTION OF THE CLIENT AND ARCHITECT FOR A DETERMINATION BEFORE PROCEEDING WITH THE WORK. 4. SOME ITEMS SPECIFIED HEREIN MAY NOT APPLY TO EVERY INTERIOR FINISH PROJECT. ONLY THOSE ITEMS EXPRESSLY DENOTED ON THE PLANS BY SYMBOL, NOTE, SECTION, DETAIL, REFERENCE OR OTHER METHOD SHOULD

1. SUPERINTENDENT: THE GC WILL BE REQUIRED TO DESIGNATE AND ASSIGN A SUPERINTENDENT TO THIS PROJECT TO BE RESPONSIBLE FROM THE BEGINNING OF THE JOB UNTIL THE FINAL PUNCH LIST ITEM HAS BEEN COMPLETED

2. COORDINATE THE WORK OF ALL TRADES. 3. PREPARE COORDINATION DRAWINGS FOR AREAS ABOVE CEILINGS WHERE CLOSE TOLERANCES ARE REQUIRED

BETWEEN BUILDING ELEMENTS AND MECHANICAL AND ELECTRICAL WORK & SUBMIT TO ARCH. FOR APPROVAL. 4. VERIFY LOCATION OF UTILITIES AND EXISTING CONDITIONS. NOTIFY ARCHITECT OF CONDITIONS DIFFERING FROM

THOSE INDICATED ON THE DRAWINGS. 5. VERIFY DIMENSIONS ON DRAWINGS WITH DIMENSIONS AT THE PROJECT. DO NOT SCALE DRAWINGS.

BE CONSIDERED A PART OF THE PROJECT WHEN REFERRING TO THESE SPECIFICATIONS.

6. CONTRACTOR TO COORDINATE WITH PROPERTY MANAGER TO SCHEDULE WORK. 7. CONTRACTOR SHALL NOT INTERFERE WITH OPERATIONS OF OTHER TENANTS OCCUPYING THE BUILDING.

8. THE CONTRACTOR SHALL LIMIT USE OF PREMISES FOR CONSTRUCTION OPERATIONS, TO ALLOW FOR TENANT OCCUPANCY AND PUBLIC USE OF PUBLIC SPACES. COORDINATE USE OF PREMISES UNDER DIRECTION OF PROPERTY MANAGER.

9. ELEVATORS: (A) PROPERTY MANAGER WILL PROVIDE PROTECTION PADS FOR DESIGNATED ELEVATOR TO BE USED DURING CONSTRUCTION. CONTRACTOR TO LIMIT USE OF ELEVATORS TO CAB DESIGNATED BY PROPERTY MANAGER.

(B) INSTALL MINIMUM 1/2" THICK PLYWOOD OR COMPARABLE MATERIAL ON FLOOR FOR PROTECTION (C) REPAIR COSTS FOR ALL DAMAGE TO ELEVATORS DURING CONSTRUCTION WILL BE THE RESPONSIBILITY OF THE CONTRACTOR

(D) DO NOT LOAD ELEVATORS BEYOND THEIR ABILITY TO SAFELY CARRY THE WEIGHT OF THE MATERIALS 10. LOBBIES AND CORRIDORS:

(A) PROVIDE 1/2" THICK PLYWOOD PROTECTION OR COMPARABLE MATERIAL MINIMUM 4'-0" WIDE OVER FLOORING, BETWEEN ELEVATORS AND MAIN LOBBY DELIVERY ENTRANCE DOOR

(B) PROTECT WALL SURFACES AS REQUIRED TO ENSURE NO DAMAGE TO EXISTING FINISHES WHEREVER MATERIALS ARE BEING TRANSPORTED.

11. CONCEALED CONDITIONS: IT IS THE GC'S RESPONSIBILITY TO THOROUGHLY EXAMINE ALL AREAS OF THE PREMISES PRIOR TO SUBMITTING A BID. AREAS IN THE ABOVE-CEILING PLENUM SPACE AND AREAS BEHIND LOCKED DOORS ARE NOT CONSIDERED TO BE CONCEALED. ARRANGEMENTS SHALL BE MADE WITH PROPERTY MANAGER TO GAIN ACCESS TO THESE AREAS FOR INSPECTION. SHOULD THE GC UNCOVER A CONCEALED CONDITION DURING THE COURSE OF WORK THAT WOULD ADVERSELY AFFECT THE SCHEDULE OR SCOPE OF WORK, IT SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF CLIENT, OR THEIR REPRESENTATIVE. FAILURE TO DO SO WILL RESULT IN THE GC BEARING THE COST TO CORRECT ANY NON-CONFORMING WORK THAT TAKES PLACE BEYOND THE POINT OF

12. CHANGE ORDERS: THE GC SHALL NOT PROCEED WITH EXTRA WORK WITHOUT FIRST RECEIVING WRITTEN AUTHORIZATION BY THE CLIENT. WORK PERFORMED WITHOUT SUCH AUTHORIZATION WILL BE AT THE SOLE EXPENSE OF THE GC. ALL CHANGE ORDERS SHALL BEAR THE SAME PERCENTAGE OF CONTRACTOR'S OVERHEAD AND PROFIT AS CONTAINED IN THE BID FORM.

13. COORDINATE WORK OF THE VARIOUS SECTIONS OF SPECIFICATIONS TO ASSURE EFFICIENT AND ORDERLY SEQUENCE OF INSTALLATION OF CONSTRUCTION ELEMENTS, WITH PROVISIONS FOR ACCOMMODATING ITEMS

14. VERIFY CHARACTERISTICS OF ELEMENTS OF INTERRELATED OPERATING EQUIPMENT AS COMPATIBLE; COORDINATE WORK OF VARIOUS SECTIONS HAVING INTERDEPENDENT RESPONSIBILITIES FOR INSTALLING, CONNECTING TO AND PLACING IN SERVICE, SUCH EQUIPMENT.

15. COORDINATE SPACE REQUIREMENTS AND INSTALLATION OF MECHANICAL AND ELECTRICAL WORK. MAKE RUNS PARALLEL WITH LINES OF BUILDING. UTILIZE SPACE EFFICIENTLY TO MAXIMIZE ACCESSIBILITY FOR OTHER

INSTALLATION FOR MAINTENANCE AND FOR REPAIRS. 16. IN FINISHED AREA, CONCEAL PIPES, DUCTS AND WIRING IN THE CONSTRUCTION. COORDINATE LOCATIONS OF FIXTURES AND OUTLETS WITH FINISHED ELEMENTS.

17. PROVIDE ACCESS DOORS IN WALLS AND CEILINGS AS NEEDED. 18. PRIOR TO BIDDING AND CONSTRUCTION, EXAMINE AND BECOME FAMILIAR WITH THE CONTRACT DOCUMENTS. SURVEY THE PROJECT AND BECOME FAMILIAR WITH EXISTING CONDITIONS AND SCOPE OF WORK. VERIFY

MEASUREMENTS AND SPECIAL CONDITIONS AT THE SITE AND BE RESPONSIBLE FOR CORRECTNESS OF SAME. 19. PAYMENT FOR COSTS: COSTS RESULTING FROM ILL-TIMED OR DEFECTIVE WORK, OR WORK NOT CONFORMING TO CONTRACT DOCUMENTS SHALL BE BORNE BY THE PARTY RESPONSIBLE (AS DETERMINED BY THE PROPERTY MANAGER AND ARCHITECT) FOR SUCH ILL-TIMED, REJECTED OR NON-CONFORMING WORK.

CUTTING AND PATCHING

1. PROVIDE CUTTING AND PATCHING WORK TO PROPERLY COMPLETE THE PROJECT.

2. DO NOT REMOVE OR ALTER STRUCTURAL COMPONENTS WITHOUT WRITTEN APPROVAL

3. CUT WITH TOOLS APPROPRIATE FOR MATERIALS TO BE CUT. PNEUMATIC TOOLS WILL NOT BE ALLOWED WITHOUT

PRIOR APPROVAL FROM THE PROPERTY MANAGER.

4. PATCH WITH MATERIALS AND METHODS TO PRODUCE PATCH WHICH IS NOT VISIBLE FROM A DISTANCE OF FIVE FEET. 5. DO NOT CUT AND PATCH IN A MANNER THAT WOULD RESULT IN A FAILURE OF THE WORK TO PERFORM AS INTENDED, DECREASE FIRE PERFORMANCE, DECREASE ACOUSTICAL PERFORMANCE, DECREASE ENERGY

PERFORMANCE, DECREASE OPERATIONAL LIFE, OR DECREASE SAFETY FACTORS. 6. SUBMIT WRITTEN REQUEST TO PROPERTY MANAGER IN ADVANCE OF CUTTING OR ALTERATION WHICH AFFECTS

STRUCTURAL INTEGRITY OF ANY ELEMENT OF THE PROJECT.

7. AT PENETRATIONS OF FIRE-RATED WALL, CEILING OR FLOOR CONSTRUCTION, COMPLETELY SEAL VOIDS WITH UL

APPROVED PENETRATION FIRE-STOP SYSTEM, FULL THICKNESS OF THE CONSTRUCTION ELEMENT.

8. MAKE PENETRATIONS IN EXTERIOR ELEMENTS WATER AND AIR TIGHT.

9. EXISTING FIREPROOFING ON STRUCTURAL MEMBERS SHALL BE PROTECTED DURING CONSTRUCTION & PATCHED AS REQ'D (ANY AREAS WHERE FIREPROOFING IS NOT INTACT SHOULD BE REPORTED TO THE BUILDING OWNER IMMEDIATELY.)

FIELD ENGINEERING

1. VERIFY AND LOCATE UTILITIES, EXISTING FACILITIES, AND EQUIPMENT

2. SURVEY AND LAYOUT IMPROVEMENTS, UTILITIES, STRUCTURES, AND COMPONENTS.

PROJECT MEETINGS

1. ARRANGE FOR A PRECONSTRUCTION CONFERENCE PRIOR TO START OF CONSTRUCTION. MEETING SHALL BE

ATTENDED BY OWNER, ARCHITECT, CONTRACTOR, AND MAJOR SUBCONTRACTORS. 2. ARRANGE FOR PROGRESS MEETINGS ONCE A MONTH DURING CONSTRUCTION, PRIOR TO APPLICATION FOR

PAYMENT. RECORD MINUTES AND DISTRIBUTE PROMPTLY.

SUBMITTALS

1. SUBMIT A PROJECT SCHEDULE AND UPDATE AT LEAST MONTHLY. SUBMIT FOR APPROVAL ALL SUBMITTALS LISTED IN INDIVIDUAL SECTIONS WITH THE FOLLOWING NUMBER OF COPIES: SHOP DRAWINGS, REVIEWED AND ANNOTATED BY THE CONTRACTOR, 3 COPIES; PRODUCT DATA, 3 COPIES; SAMPLES, 3 SETS PLUS RANGE SAMPLES WHERE APPLICABLE; TEST REPORTS, 3 COPIES; WARRANTIES, 3 COPIES; OTHER SUBMITTALS, 3 COPIES.

2. INCLUDE DETAILS OF CONSTRUCTION AND ADJACENT CONSTRUCTION IN SHOP DRAWINGS. CLEARLY INDICATE ANY DEVIATIONS FROM REQUIREMENTS OF THE CONTRACT DOCUMENTS. FABRICATE MATERIALS FROM APPROVED SHOP DRAWINGS ONLY.

QUALITY ASSURANCE

1. COMPLY WITH APPLICABLE CODES, REGULATIONS, ORDINANCES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION, INCLUDING ACCESSIBILITY GUIDELINES WHERE APPLICABLE. SUBMIT COPIES OF INSPECTION REPORTS. NOTICES AND SIMILAR DOCUMENTS TO ARCHITECT.

2. PROVIDE PRODUCTS OF ACCEPTABLE MANUFACTURERS WHICH HAVE BEEN IN SATISFACTORY USE IN SIMILAR SERVICE FOR THREE YEARS. 3. USE EXPERIENCED INSTALLERS. FURNISH EVIDENCE OF EXPERIENCE IF REQUESTED.

4. DELIVER, HANDLE, AND STORE MATERIALS IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

5. USE OF ANY SUPPLIER OR SUBCONTRACTOR IS SUBJECT TO OWNER'S APPROVAL.

6. ENGAGE AND PAY FOR TESTING AGENCIES AS REQUIRED. REFER TO INDIVIDUAL SECTIONS FOR ADDITIONAL REQUIREMENTS. 7. THE CONTRACTOR SHALL MAINTAIN QUALITY CONTROL OVER SUPPLIERS, SUBCONTRACTORS, MANUFACTURERS.

PRODUCTS, SERVICES, SITE CONDITIONS, SCHEDULE AND WORKMANSHIP. 8. SECURE PRODUCTS IN PLACE WITH POSITIVE ANCHORAGE DEVICES DESIGNED AND SIZED TO ACCEPT PRODUCTS AND WITHSTAND LOADS, INCLUDING VIBRATION AND RACKING.

TEMPORARY FACILITIES

1. PROVIDE TEMPORARY FACILITIES AND CONNECTIONS AS REQUIRED FOR THE PROPER COMPLETION OF THE PROJECT.

2. PROVIDE AND MAINTAIN TEMPORARY UTILITY SERVICES.

3. [METER AND PAY FOR UTILITY SERVICE.] [OWNER WILL PAY FOR UTILITY SERVICE CONSUMED.] DO NOT WASTE. 4. PROVIDE TEMPORARY PROTECTION FOR ADJACENT AREAS TO PREVENT CONTAMINATION BY CONSTRUCTION DUST, FUMES, MOISTURE

5. PROVIDE TEMPORARY BARRICADES AS NECESSARY TO ENSURE PROTECTION OF THE PUBLIC.

PROVIDE SUITABLE WASTE DISPOSAL UNITS AND EMPTY REGULARLY. DO NOT PERMIT ACCUMULATION OF TRASH AND WASTE MATERIALS. 7. PROVIDE TEMPORARY SANITARY FACILITIES IF USE OF DESIGNATED EXISTING SANITARY FACILITIES IN BUILDING IS NOT ACCEPTABLE.

8. MAINTAIN EGRESS WITHIN AND AROUND CONSTRUCTION AREAS.

9. MAINTAIN FIRE ALARM SYSTEMS IN OPERATION DURING CONSTRUCTION.

10. PROVIDE FIRE EXTINGUISHERS IN WORK AREAS DURING CONSTRUCTION. 11. PROVIDE TEMPORARY PROTECTION FOR ADJACENT CONSTRUCTION. PROMPTLY REPAIR ANY DAMAGE AT NO ADDITIONAL COST TO

12. PROVIDE TEMPORARY WEATHER-TIGHT ENCLOSURES OF OPENINGS IN EXTERIOR SURFACES TO PROVIDE ACCEPTABLE WORKING CONDITIONS AND PROTECTION FOR MATERIALS, TO ALLOW FOR TEMPORARY HEATING, AND TO PREVENT ENTRY OF UNAUTHORIZED PERSONS. PROVIDE DOORS WITH SELF-CLOSING HARDWARE AND LOCKS.

1. PROVIDE PRODUCTS AND MATERIALS SPECIFIED. REQUEST ARCHITECT'S SELECTION OF COLORS AND ACCESSORIES IN SUFFICIENT TIME TO AVOID DELAYING PROGRESS OF THE WORK.

2. SUBMIT REQUESTS FOR SUBSTITUTIONS SHALL BE IN WRITING, INCLUDING REASONS. SUBMIT SUFFICIENT INFORMATION FOR ARCHITECT TO EVALUATE PROPOSED SUBSTITUTION.

3. REMOVE AND REPLACE WORK WHICH DOES NOT CONFORM TO THE CONTRACT DOCUMENTS AT NO ADDITIONAL EXPENSE TO THE OWNER.

1. INSPECT SUBSTRATES AND REPORT UNSATISFACTORY CONDITIONS IN WRITING.

2. DO NOT PROCEED UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED 3. TAKE FIELD MEASUREMENTS PRIOR TO FABRICATION WHERE PRACTICAL. FORM TO REQUIRED SHAPES AND SIZES WITH TRUE EDGES,

LINES AND ANGLES. PROVIDE INSERTS AND TEMPLATES AS NEEDED FOR WORK OF OTHER TRADES. 4. INSTALL MATERIALS IN EXACT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND APPROVED SUBMITTALS.

5. INSTALL MATERIALS IN PROPER RELATION WITH ADJACENT CONSTRUCTION AND WITH PROPER APPEARANCE. 6. RESTORE UNITS DAMAGED DURING INSTALLATION. REPLACE UNITS WHICH CANNOT BE RESTORED AT NO

ADDITIONAL EXPENSE TO THE OWNER.

7. REFER TO ADDITIONAL INSTALLATION REQUIREMENTS AND TOLERANCES SPECIFIED UNDER INDIVIDUAL SPECIFICATION SECTIONS.

1. COMPLY WITH PROCEDURES STATED IN GENERAL CONDITIONS OF THE CONTRACT FOR ISSUANCE OF CERTIFICATE OF SUBSTANTIAL

2. PREPARE PUNCHLIST FOR REMAINING WORK FOR REVIEW BY THE ARCHITECT.

3. COMPLETE PUNCHLIST ITEMS PROMPTLY AT NO ADDITIONAL EXPENSE TO THE OWNER. 4. SUBMIT ACCURATE RECORD DOCUMENTS OF BUILDING AND SITE INCLUDING ACTUAL CONSTRUCTION OF UTILITIES

AND APPURTENANCES CONCEALED IN CONSTRUCTION, FIELD CHANGES OF DIMENSIONS AND DETAIL, CHANGES MADE BY CHANGE ORDER OR OTHER MODIFICATION AN DDETAILS NOT ON ORIGINAL CONTRACT DOCUMENTS.

IN THE SPECIFICATIONS, LEGIBLY RECORD OR ATTACH OR COMPILE AS A SEPARATE RECORD, THE MANUFACTURER TRADE NAME. CATALOG NUMBER AND SUPPLIER OF EACH PRODUCT, MATERIAL AND ITEM OF EQUIPMENT ACTUALLY INSTALLED.

5. SUBMIT OPERATING MANUALS, MAINTENANCE MANUALS, AND MINIMUM ONE YEAR WARRANTY INFORMATION. 6. OBTAIN AND SUBMIT COPY OF OCCUPANCY PERMITS.

7. DEMONSTRATE OPERATION OF EACH SYSTEM TO TENANT AND PROPERTY MANAGER 8. INSTRUCT TENANT'S PERSONNEL IN OPERATION, ADJUSTMENT AND MAINTENANCE OF EQUIPMENT AND SYSTEMS USING THE OPERATION

AND MAINTENANCE DATA AS THE BASIS OF INSTRUCTION. 9. REMOVE TEMPORARY FACILITIES AND PROVIDE FINAL CLEANING AND TOUCH-UP.

10. RESTORE PORTIONS OF BUILDING, SITE IMPROVEMENTS, LANDSCAPING AND OTHER ITEMS DAMAGED BY CONSTRUCTION OPERATIONS TO THE SATISFACTION OF THE ARCHITECT AT NO ADDITIONAL EXPENSE TO THE OWNER.

SECTION 01020 - ALLOWANCES

1. INCLUDE SCHEDULED ALLOWANCES IN THE PROJECT COST; ALLOWANCE IS FOR COST OF MATERIALS ONLY, DELIVERED AND UNLOADED AT THE SITE. INSTALLATION AND ALL OTHER COSTS ARE TO BE INCLUDED IN BASE PRICE AND SEPARATE FROM ALLOWANCE AMOUNTS. 2. SUBMIT INVOICES TO INDICATE ACTUAL QUANTITIES OF MATERIALS DELIVERED AND COSTS. INDICATE AMOUNTS

OF APPLICABLE TRADE DISCOUNTS.

1. KITCHEN CABINETS, LUMP SUM: (())

2. FINISH HARDWARE, LUMP SUM: (()) 3. CARPET (\$/SQ.YD), UNIT PRICE: (())

4. WINDOW TREATMENT, LUMP SUM: (())

5. HVAC MODIFICATIONS, LUMP SUM: (()) 6. ELECTRICAL/DATA/TELEPHONE OUTLETS (EACH), UNIT PRICE: (())

7. LIGHTING FIXTURES, LUMP SUM: (()) 8. PLUMBING FIXTURES, LUMP SUM: (())

9. CONTINGENCY ALLOWANCE, LUMP SUM: (())

SECTION 01030 - ALTERNATES

1. SUBMIT PRICE FOR EACH ALTERNATE. INCLUDE COST OF MODIFICATIONS TO OTHER WORK TO ACCOMMODATE ALTERNATE. OWNER WILL DETERMINE WHICH ALTERNATES ARE SELECTED FOR INCLUSION IN THE PROJECT.

1. ADD ALTERNATES: GC TO PROVIDE LINE TIEM COST FOR PROVIDING & INSTALLING POWER & T/D FLOOR CORES. BOXES SHALL BE FSR FL-500P W/ BLK-C COVER PLATE.

2. DEDUCT ALTERNATES: (())

3. COST COMPARISON ALTERNATES: (())

DIVISION 2 - SITEWORK SECTION 02050 - DEMOLITION

1. PROVIDE COMPLETE DEMOLITION OF DESIGNATED BUILDING STRUCTURES.

2. PROVIDE SELECTIVE DEMOLITION OF INTERIOR PARTITIONS, SYSTEMS, AND BUILDING COMPONENTS DESIGNATED TO BE REMOVED.

3. PROTECT PORTIONS OF BUILDING, SITE AND ADJACENT STRUCTURES AFFECTED BY DEMOLITION OPERATIONS. 4. REMOVE HOLLOW ITEMS OR ITEMS WHICH COULD COLLAPSE.

5. REMOVE ABANDONED UTILITIES AND WIRING SYSTEMS.

6. NOTIFY OWNER OF SCHEDULE OF SHUT-OFF OF UTILITIES WHICH SERVE OCCUPIED SPACES.

7. PROVIDE TEMPORARY PROTECTION FOR THE PUBLIC FROM DEMOLITION OPERATIONS.

8. PROVIDE POLLUTION CONTROL DURING DEMOLITION OPERATIONS.

9. PROVIDE REMOVAL AND LEGAL DISPOSAL OF MATERIALS.

1. SUBMIT DEMOLITION SCHEDULE. INCLUDE METHODS FOR PROTECTING ADJACENT WORK AND LOCATION OF TEMPORARY PARTITIONS IF APPLICABLE. 2. SUBMIT PROPOSED LOCATION FOR DISPOSAL OF MATERIALS, AND PERMIT IF APPLICABLE.

Contract **Specifications**

Conditions of

Checked by:

56 NORTHPORT DRIVE (1361 WASHINGTON AVENUE) PORTLAND, ME

- PROJECT SCOPE

. 1111///

311 SUMMER STREET BOSTON, MA 02210 617.234.3100

Description

ISSUED FOR PERMIT | 12/23/08

PROJECT NORTH

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ISSUANCES

Drawing Scale: Job No.

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