

ARCHITECT'S JOB NO. LAA 26-019-00

DATED: July 28, 2026

**AUDITORIUM RENOVATION FOR  
SPRINGVILLE MIDDLE SCHOOL**

**OWNER**

**ST. CLAIR COUNTY BOARD OF EDUCATION  
410 ROY DRIVE  
ASHVILLE, AL 35935**

**BOARD MEMBERS**

**MR. SCOTT SUTTLE**

**MS. ALLISON GRAY**

**MRS. NICKIE STEVENS VANPELT**

**MRS. CATHY FINE**

**MR. BOGIE LOVELL**

**MR. BILL MORRIS**

**MR. RANDY THOMPSON**

**BOARD PRESIDENT**

**BOARD VICE PRESIDENT**

**BOARD MEMBER**

**BOARD MEMBER**

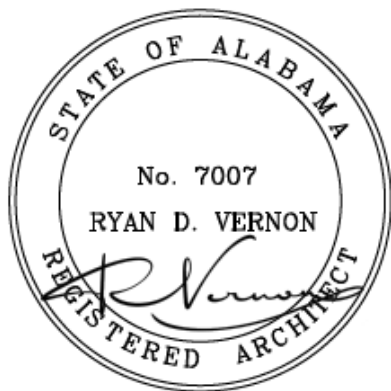
**BOARD MEMBER**

**BOARD MEMBER**

**BOARD MEMBER**

**RUSTY ST. JOHN**

**Interim Superintendent**



**LATHAN • McKEE**  
ARCHITECTS

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**SPRINGVILLE MIDDLE SCHOOL**  
**Architect's No. LAA 26-019-00**

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**TEAM LIST**  
**AUDITORIUM RENOVATION FOR**  
**SPRINGVILLE MIDDLE SCHOOL**  
**Architect's Job No. LAA 26-019-00**

**OWNER:**                   **ST. CLAIR COUNTY BOARD OF EDUCATION**  
**410 ROY DRIVE**  
**ASHVILLE, AL 35935**

**ARCHITECT:**               **LATHAN ASSOCIATES ARCHITECTS, P. C.**  
**dba LATHAN McKee ARCHITECTS**  
**300 Chase Park South, Suite 200**  
**Hoover, AL 35244**  
**Contact: lathanrfi@lathanmckee.com**

**ELECTRICAL:**           **STEWART ENGINEERING, INC.**  
**P.O. Box 2233**  
**Anniston, AL 36202**

**LIST OF DRAWINGS**  
**AUDITORIUM RENOVATION FOR**  
**SPRINGVILLE MIDDLE SCHOOL**  
**Architect's Job No. LAA 26-019-00**

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## QUALIFYING CONDITIONS FOR GENERAL CONTRACTORS:

The following conditions and terms may be required upon Owner's request and it shall be each Contractor's responsibility to ensure that they meet the minimum requirements set forth.

General Contractors wishing to bid on this project shall meet the following minimum provisions regarding responsibility, in addition to all other requirements listed herein: Contractor shall have constructed not less than one project of similar size and complexity within the last five (5) years, with similar costs prorated for construction cost increases and Contractor shall be capable of 100% bonding of materials and 100% bonding of labor. All General Contractors wishing to bid shall have a minimum of five (5) years of experience doing business under the same firm name in which the bids are submitted. Joint venture contracts will not be approved.

Each General Contractor shall submit a list of all educational projects within the last five years and a statement from the Owners certifying faithful performance that construction completion was, or will be, obtained without protracted delay and/or defective work for the project. Full explanation should be submitted for any delayed completion. Inexperienced or non-responsible contractors are precluded from bidding and award.

Each General Contractor shall submit names and qualifications of main construction personnel to be placed on this project. The proposed project superintendent and the project manager shall have a minimum of five (5) years of work experience in their respective positions in managing and constructing projects similar in size, complexity and cost. Resumes of project superintendent and project manager shall be submitted. The Owner reserves the right of approval of the project superintendent.

Equivalent experience and qualifications will be considered where the bidder can demonstrate special management and construction abilities, expert workmen and past experience in constructing similar complex structures of similar size and cost such as hospitals, college buildings, multi-story office buildings, court houses, jails, hotels, etc. No consideration will be given to wood frame, residential projects, parking structures, small one-story strip shopping centers, warehouses and industrial buildings, etc. Under this provision of equivalency, no consideration or award will be given to any contractor whose comparable project value is less than 50% of the value of the project under bid.

Each General Contractor bidding on this project will be required to demonstrate that his major Subcontractors are capable of pre-qualifying under the same conditions stated above.

All personnel required on the job site must at all times be in possession of **state issued** photo identification subject to examination by Owner or their representative. Other security requirements may also be in place and is the responsibility of the General Contractor to abide by all school rules.

The Owner and its representatives shall be the sole judge of the Contractor meeting the requirements set forth. The Owner's decision in determining qualified General Contractors will be final. The Owner reserves the right to act in its best interests in this determination process to waive all technicalities and informalities and to select the best qualified responsible General Contractors who comply with the above stated provisions.

All of the above information shall be required upon the Owner's request and may be considered a condition for award of contract.

## PRE-BID PROCEDURES

### OBTAINING PLANS AND SPECIFICATIONS

#### A. General Contractors

General Contractors that are planning to bid must fill out the Pre-Bid Verification Application located on the Lathan McKee website ([lathanmckee.com](http://lathanmckee.com)).

1. To access Lathan McKee Architect's digital plan room, you must visit the company website at <https://www.lathanmckee.com>. Click on the Project Bidders List in the upper right corner to open the list.
2. All projects currently open for bid will be listed here on the company website. Scroll through the list to locate the project you wish to view. Click on the project name to open it. You will be able to see some project information in the folders shown. However, to proceed with bidding or accessing plans and specifications, click on the Project Info tab (underneath the project name) and then click on the Pre-Bid Verification Application.
3. You must complete this form to be verified as a general contractor to gain further access. When you have completed the application, click submit. Lathan McKee Architects will verify information such as your GC License Number, expiration date, license type, etc. Once we have completed the verification process, you will receive an email confirmation. You will then receive a second email inviting you to bid and or view the Files and project details in the plan room.
4. **All Addenda shall be loaded to the website and the General Contractor on the Official Bidders List shall receive notification via email of the addendum. It is the General Contractor responsibility to verify they have all the updated bid documents including all addendum prior to bid.** Addenda are only available to the Awarding Authority and the General Contractor's who are on the Official Bidders List. Addenda are not sent to Subcontractors and/or Vendors. Release of contract documents to the bidder does not imply acceptance of the bidder's qualifications by the Owner or Architect.
5. Bids received from General Contractors who are not on the Official Bidders List may not be accepted or opened. Lathan Associates Architects, P.C. dba Lathan McKee Architects makes no guarantee for plans and specifications obtained by Contractors and Vendors from sources other than the Architect's website [lathanmckee.com](http://lathanmckee.com).
6. CAD files will not be sent by the Architect, Engineers or Consultants to Contractors for bid purposes.

#### B. Subcontractors and Vendors

1. Subcontractors and Vendors may view and/or obtain plans and/or specifications from the following sources:
  - a. General Contractors
2. Architect's office will not release plans and specifications to Subcontractors, Vendors, or third party digital plan websites.
3. Official Bidders List is available on Lathan McKee website ([lathanmckee.com](http://lathanmckee.com)).

### REQUEST FOR INFORMATION (RFI's)

- A. All RFI's must be numbered and made in writing to the Architect's email [LathanprebidRFI@Lathanmckee.com](mailto:LathanprebidRFI@Lathanmckee.com).

- B. Please include your name, company name and telephone number, so that we may respond appropriately. **VERBAL RFI'S WILL NOT BE ANSWERED. ALL RFI'S MUST BE IN WRITING.**
- C. The Team List provided within the Specification Manual is for informational purposes only and should not be used to contact Engineers and/or Consultants directly with questions regarding the project.
- D. All questions that need to be directed to an Engineer / Consultant must be routed through the Architect's office. If applicable, the Architect will contact the appropriate Engineer / Consultant for information.
- E. Bids shall be based upon the official Contract Documents consisting of Plans, Specifications and Addenda. Architect assumes no responsibility for information used by Contractors outside the official Contract Documents.
- F. No responses shall be provided to any correspondence received via any e-mail other than the one listed.
- G. It is recommended that all RFI be submitted no less than 2 working days prior to bid opening to allow appropriate time for the design team to review and issue a response. Any RFI received less than 2 working days cannot be guaranteed a response prior to bid opening.

#### **REQUESTS FOR PRODUCT APPROVAL**

- A. All Requests for Product Approval must be made in writing to the office of the Architect. Requests must be accompanied by Product Substitution Form completed and signed found in Specification Section - 01360 and should be emailed to Lathan Associates Architects P.C., dba Lathan McKee Architects [LathanprebidRFI@Lathanmckee.com](mailto:LathanprebidRFI@Lathanmckee.com). Please include your name, company name, telephone number, email address so that we may respond appropriately.
- B. Vendor/Contractor submitting Request for Product Approval must submit data sheets and other such project specific fact-based documentation for substitution with items clearly marked to show compliance with product originally specified. Request must identify model number of substitution that complies with product originally specified. **Architect and Interior Design staff will not review Requests for Product Approval that are catalogs and/or binders of manufactured products without separate details showing comparison between specified product and requested substitution.**
- C. Products approved by Architect, Interior Designer, Engineer and/or Consultant shall be contingent upon meeting or exceeding the specification and drawing requirements. All approved requests for product approval shall be acknowledged in writing via Addendum.
- D. The Team List provided within the Specification Manual is for informational purposes only and should not be used to contact Engineers and/or Consultants directly with requests for product approval. No product approval shall be considered unless submitted through the Architect.

## PRE-BID REQUEST FOR INFORMATION FORM

Date: \_\_\_\_\_

Company Submitting Request: \_\_\_\_\_

Contact Name: \_\_\_\_\_ Phone: \_\_\_\_\_

E-Mail \_\_\_\_\_

Project Name: \_\_\_\_\_

Architect Job No. \_\_\_\_\_

Send to [LathanprebidRFI@Lathanmckee.com](mailto:LathanprebidRFI@Lathanmckee.com)

RFI NO. \_\_\_\_\_

## RESPONSE:

For Architect's Use:  
Reviewed By / Date: \_\_\_\_\_  
Responded By/ Date: \_\_\_\_\_  
Processed by Addendum No. \_\_\_\_\_  
Comments: \_\_\_\_\_

# Lathan McKee Digital Plan Room Sign-On Instructions

To access Lathan McKee Architect's digital plan room, you must visit the company website at <https://www.lathanmckee.com>.

Click on the Project Bidders List in the upper right corner to open the list.

All projects currently open for bid will be listed here on the company website. Scroll through the list to locate the project you wish to view. Click on the project name to open it.

You will be able to see some project information in the folders shown. However, to proceed with bidding or accessing plans and specifications, click on the Project Info tab (underneath the project name) and then click on the Pre-Bid Verification Application. You must complete this form to be verified as a general contractor to gain further access. When you have completed the application, click submit.

Lathan McKee Architects will verify information such as your GC License Number, expiration date, license type, etc. Once we have completed the verification process, you will receive an email confirmation. You will then receive a second email inviting you to bid and or view the Files and project details in the plan room.

All Addenda shall be loaded to the website, and the GC shall receive notification via email of the addendum. It is the GC responsible to verify they have all the updated bid documents including all addendums prior to bid.

Please note that you will be able to utilize this link later to view the plans and specifications again along with any other addendums, which you will be notified through email when issued.

# INSTRUCTIONS TO BIDDERS

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### 1. BID DOCUMENTS:

The Bid Documents consist of the Advertisement for Bids, these Instructions to Bidders, any supplements to these Instructions to Bidders, the Proposal Form and the Accounting of Sales Tax, and the proposed Contract Documents. The proposed Contract Documents consist of the Construction Contract, the Performance Bond and Payment Bond, the Conditions of the Contract (General, Supplemental, and other Conditions), Drawings, Specifications and all addenda issued prior to execution of the Construction Contract. Bid Documents may be obtained or examined as set forth in the Advertisement for Bids.

### 2. GENERAL CONTRACTOR'S STATE LICENSING REQUIREMENTS:

When the amount bid for a contract is **\$100,000 or more**, the bidder must be licensed by the State Licensing Board for General Contractors and must show the Architect evidence of license before bidding or the bid will not be received by the Architect or considered by the Awarding Authority. A bid exceeding the bid limit stipulated in the bidder's license, or which is for work outside of the type or types of work stipulated in the bidder's license, will not be considered. In case of a joint venture of two or more contractors, the amount of the bid shall be within the maximum bid limitation as set by the State Licensing Board for General Contractors of the combined limitations of the partners to the joint venture.

### 3. QUALIFICATIONS of BIDDERS and PREQUALIFICATION PROCEDURES:

**a.** Any special qualifications required of general contractors, subcontractors, material suppliers, or fabricators are set forth in the Bid Documents.

**b.** The Awarding Authority may have elected to prequalify bidders. Parties interested in bidding for this contract are directed to the Advertisement for Bids and Supplemental Instructions to Bidders to determine whether bidders must be prequalified and how they may obtain copies of the Awarding Authority's published prequalification procedures and criteria.

c. Release of Bid Documents by the Architect to a prospective bidder will not constitute any determination by the Awarding Authority or Architect that the bidder has been found to be qualified, prequalified, or responsible.

**4. PREFERENCE to RESIDENT CONTRACTORS:**

(If this project is federally funded in whole or in part, this Article shall not apply.)

a. In awarding the Contract, preference will be given to Alabama resident contractors and a nonresident bidder domiciled in a state having laws granting preference to local contractors shall be awarded the Contract only on the same basis as the nonresident bidder's state awards contracts to Alabama contractors bidding under similar circumstances.

b. A nonresident bidder is a contractor which is neither organized and existing under the laws of the State of Alabama, nor maintains its principal place of business in the State of Alabama. A nonresident contractor which has maintained a permanent office within the State of Alabama for at least five continuous years shall not thereafter be deemed to be a non-resident contractor so long as the contractor continues to maintain a branch office within Alabama.

**5. EXAMINATION of BID DOCUMENTS and the SITE of the WORK:**

Before submitting a bid for the Work, the bidders shall carefully examine the Bid Documents, visit the site, and satisfy themselves as to the nature and location of the Work, and the general and local conditions, including weather, the general character of the site or building, the character and extent of existing work within or adjacent to the site and any other work being performed thereon at the time of submission of their bids. They shall obtain full knowledge as to transportation, disposal, handling, and storage of materials, availability of water, electric power, and all other facilities in the area which will have a bearing on the performance of the Work for which they submit their bids. The submission of a bid shall constitute a representation by the bidder that the bidder has made such examination and visit and has judged for and satisfied himself or herself as to conditions to be encountered regarding the character, difficulties, quality, and quantities of work to be performed and the material and equipment to be furnished, and as to the contract requirements involved.

**6. EXPLANATIONS and INTERPRETATIONS:**

a. Should any bidder observe any ambiguity, discrepancy, omission, or error in the drawings and specifications, or in any other bid document, or be in doubt as to the intention and meaning of these documents, the bidder should immediately report such to the Architect and request clarification.

b. Clarification will be made only by written Addenda sent to all prospective bidders. Neither the Architect nor the Awarding Authority will be responsible in any manner for verbal answers or instructions regarding intent or meaning of the Bid Documents.

c. In the case of inconsistency between drawings and specifications or within either document, a bidder will be deemed to have included in its bid the better quality or greater quantity of the work involved unless the bidder asked for and obtained the Architect's written clarification of the requirements before submission of a bid.

## 7. SUBSTITUTIONS:

- a. The identification of any product, material, system, item of equipment, or service in the Bid Documents by reference to a trade name, manufacturer's name, model number, etc. (hereinafter referred to as "source"), is intended to establish a required standard of performance, design, and quality and is not intended to limit competition unless the provisions of paragraph "d" below apply.
- b. When the Bid Documents identify only one or two sources, or three or more sources followed by "or approved equal" or similar wording, the bidder's proposal may be based on a source not identified but considered by the bidder to be equal to the standard of performance, design and quality as specified; however, such substitutions must ultimately be approved by the Architect. If the bidder elects to bid on a substitution without "Pre-bid Approval" as described below, then it will be understood that proof of compliance with specified requirements is the exclusive responsibility of the bidder.
- c. When the Bid Documents identify three or more sources and the list of sources is not followed by "or approved equal" or similar wording, the bidder's proposal shall be based upon one of the identified sources, unless the bidder obtains "Pre-bid Approval" of another source as described below. Under these conditions it will be expressly understood that no product, material, system, item of equipment, or service that is not identified in the Bid Documents or granted "Pre-Bid Approval" will be incorporated into the Work unless such substitution is authorized and agreed upon through a Contract Change Order.
- d. If the Bid Documents identify only one source and expressly provide that it is an approved sole source for the product, material, system, item of equipment, or service, the bidder's proposal must be based upon the identified sole source.
- e. **Procedures for "Pre-bid Approval".** If it is desired that a product, material, system, piece of equipment, or service from a source different from those sources identified in the Bid Documents be approved as an acceptable source, application for the approval of such source must reach the hands of the Architect at least ten days prior to the date set for the opening of bids. At the Architect's discretion, this ten day provision may be waived. The application for approval of a proposed source must be accompanied by technical data which the applicant desires to submit in support of the application. The Architect will give consideration to reports from reputable independent testing laboratories, verified experience records showing the reputation of the proposed source with previous users, evidence of reputation of the source for prompt delivery, evidence of reputation of the source for efficiency in servicing its products, or any other pertinent written information. The application to the Architect for approval of a proposed source must be accompanied by a schedule setting forth in which respects the materials or equipment submitted for consideration differ from the materials or equipment designated in the Bid Documents. The burden of proof of the merit of the proposed substitution is upon the proposer. To be approved, a proposed source must also meet or exceed all express requirements of the Bid Documents. Approval, if granted, shall not be effective until published by the Architect in an addendum to the Bid Documents.

## 8. PREPARATION and DELIVERY of BIDS:

### a. DCM Form C-3: Proposal Form:

- (1) Bids must be submitted on the Proposal Form as contained in the Bid Documents; only one copy is required to be submitted. A completed DCM Form C-3A: Accounting of Sales Tax must be submitted with the Proposal Form.
- (2) All information requested of the bidder on the Proposal Form must be filled in. The form must be completed by typewriter or hand-printed in ink.
- (3) Identification of Bidder: On the first page of the Proposal Form the bidder must be fully identified by completing the spaces provided for:
  - (a) the legal name of the bidder,
  - (b) the state under which laws the bidder's business is organized and existing,
  - (c) the city (and state) in which the bidder has its principal offices,
  - (d) the bidder's business organization, i.e., corporation, partnership, or individual (to be indicated by marking the applicable box and writing in the type of organization if it is not one of those listed), and
  - (e) the partners or officers of the bidder's organization, if the bidder is other than an individual. If the space provided on the Proposal Form is not adequate for this listing, the bidder may insert "See Attachment" in this space and provide the listing on an attachment to the Proposal Form.
- (4) Where indicated by the format of the Proposal Form, the bidder must specify lump sum prices in both words and figures. In case of discrepancy between the prices shown in words and in figures, the words will govern.
- (5) All bid items requested in the Proposal Form, including alternate bid prices and unit prices for separate items of the Work, must be bid. If a gross sum of bid items is requested in the Proposal Form, the gross sum shall be provided by the bidder.
- (6) In the space provided in the Proposal Form under "Bidder's Alabama License", the bidder must insert his or her current general contractor's state license number, current bid limit, and type(s) of work for which bidder is licensed.
- (7) The Proposal Form shall be properly signed by the bidder. If the bidder is:
  - (a) **an individual**, that individual or his or her "authorized representative" must sign the Proposal Form;
  - (b) **a partnership**, the Proposal Form must be signed by one of the partners or an "authorized representative" of the Partnership;
  - (c) **a corporation**, the president, vice-president, secretary, or "authorized representative" of the corporation shall sign and affix the corporate seal to the Proposal Form.

As used in these Instructions to Bidders, "authorized representative" is defined as a person to whom the bidder has granted written authority to conduct business in the bidder's behalf by signing and/or modifying the bid. Such written authority shall be signed by the bidder (the individual proprietor, or a member of the Partnership, or an officer of the Corporation) and shall be attached to the Proposal Form.

(8) Interlineation, alterations or erasures on the Proposal Form must be initialed by the bidder or its “authorized representative”.

**b. DCM Form C-3A: Accounting of Sales Tax**

A completed DCM Form C-3A: Accounting of Sales Tax must be submitted with DCM Form C-3: Proposal Form. Submission of DCM Form C-3A is required, it is not optional. A proposal shall be rendered non-responsive if an Accounting of Sales Tax is not provided.

**c. Bid Guaranty**

(1) The Proposal Form must be accompanied by a cashier’s check, drawn on an Alabama bank, or a Bid Bond, executed by a surety company duly authorized and qualified to make such bonds in the State of Alabama, payable to the Awarding Authority.

(2) If a Bid Bond is provided in lieu of a cashier’s check, the bond shall be on the Bid Bond form as stipulated in the Bid Documents.

(3) The amount of the cashier’s check or Bid Bond should not be less than five percent of the contractor’s bid, but is not required to be in an amount more than ten thousand dollars.

**d. Delivery of Bids:**

(1) Bids will be received until the time set, and at the location designated, in the Advertisement for Bids unless notice is given of postponement. Any bid not received prior to the time set for opening bids will be rejected absent extenuating circumstances and such bids shall be rejected in all cases where received after other bids are opened.

(2) Each bid shall be placed, together with the bid guaranty, in a sealed envelope. On the outside of the envelope the bidder shall write in large letters “Proposal”, below which the bidder shall identify the Project and the Work bid on, the name of the bidder, and the bidder’s current general contractor’s state license number.

(3) Bids may be delivered in person, or by mail if ample time is allowed for delivery. When sent by mail, the sealed envelope containing the bid, marked as indicated above, shall be enclosed in another envelope for mailing.

**9. WITHDRAWAL or REVISION of BIDS:**

**a.** A bid may be withdrawn prior to the time set for opening of bids, provided a written request, executed by the bidder or the bidder’s “authorized representative”, is filed with the Architect prior to that time. The bid will then be returned to the bidder unopened.

**b.** A bid which has been sealed in its delivery envelope may be revised by writing the change in price and date on the outside of the delivery envelope over the signature of the bidder or the bidder’s “authorized representative”. In revising the bid in this manner, the bidder must only write the amount of the change in price on the envelope **and must not reveal the bid price.**

c. Written communications, signed by the bidder or its “authorized representative”, to revise bids will be accepted if received by the Architect prior to the time set for opening bids. The Architect will record the instructed revision upon opening the bid. Such written communication may be by facsimile if so stipulated in Supplemental Instructions to Bidders. In revising the bid in this manner, the bidder must only write the amount of the change in price **and must not reveal the bid price.**

d. Except as provided in Article 12 of these Instructions to Bidders, no bid shall be withdrawn, modified, or corrected after the time set for opening bids.

## 10. OPENING of BIDS:

a. Bids will be opened and read publicly at the time and place indicated in the Advertisement for Bids. Bidders or their authorized representatives are invited to be present.

b. A list of all proposed major subcontractors and suppliers will be submitted by Bidders to the Architect at a time subsequent to the receipt of bids as established by the Architect in the Bid Documents but in no event shall this time exceed twenty-four (24) hours after receipt of bids. If the list includes a fire alarm contractor and/or fire sprinkler contractor, Bidders will also submit a copy of the fire alarm contractor’s and/or fire sprinkler contractor’s permits from the State of Alabama Fire Marshal’s Office.

## 11. INCOMPLETE and IRREGULAR BIDS:

A bid that is not accompanied by data required by the Bid Documents, or a bid which is in any way incomplete, may be rejected. Any bid which contains any uninitialed alterations or erasures, or any bid which contains any additions, alternate bids, or conditions not called for, or any other irregularities of any kind, will be subject to rejection.

## 12. BID ERRORS:

a. **Errors and Discrepancies in the Proposal Form.** In case of error in the extension of prices in bids, the unit price will govern. In case of discrepancy between the prices shown in the figures and in words, the words will govern.

b. **Mistakes within the Bid.** If the low bidder discovers a mistake in its bid, the low bidder may seek withdrawal of its bid without forfeiture of its bid guaranty under the following conditions:

(1) **Timely Notice:** The low bidder must notify the Awarding Authority and Architect in writing, within three working days after the opening of bids, that a mistake was made. This notice must be given within this time frame whether or not award has been made.

(2) **Substantial Mistake:** The mistake must be of such significance as to render the bid price substantially out of proportion to the other bid prices.

(3) **Type of Mistake:** The mistake must be due to calculation or clerical error, an inadvertent omission, or a typographical error which results in an erroneous sum. A mistake of law, judgment, or opinion shall not constitute a valid ground for withdrawal without forfeiture.

**(4) Documentary Evidence:** Clear and convincing documentary evidence of the mistake must be presented to the Awarding Authority and the Architect as soon as possible, but no later than three working days after the opening of bids.

The Awarding Authority's decision regarding a low bidder's request to withdraw its bid without penalty shall be made within 10 days after receipt of the bidder's evidence or by the next regular meeting of the Awarding Authority. Upon withdrawal of bid without penalty, the low bidder shall be prohibited from (1) doing work on the project as a subcontractor or in any other capacity and (2) bidding on the same project if it is re-bid.

### **13. DISQUALIFICATION of BIDDERS:**

Any bidder(s) may be disqualified from consideration for contract award for the following reasons:

**a. Collusion.** Any agreement or collusion among bidders or prospective bidders in restraint of freedom of competition to bid at a fixed price or to refrain from bidding or otherwise shall render the bids void and shall cause the bidders or prospective bidders participating in such agreement or collusion to be disqualified from submitting further bids to the Awarding Authority on future lettings. (See § 39-2-6, Code of Alabama 1975, for possible criminal sanctions.)

**b. Advance Disclosure.** Any disclosure in advance of the terms of a bid submitted in response to an Advertisement for Bids shall render the proceedings void and require re-advertisement and rebid.

**c. Failure to Settle Other Contracts.** The Awarding Authority may reject a bid from a bidder who has not paid, or satisfactorily settled, all bills due for labor and material on other contracts in force at the time of letting.

### **14. CONSIDERATION of BIDS:**

**a.** After the bids are opened and read publicly, the bid prices will be compared and the results of this comparison will be available to the public. Until the final award of the contract, however, the Awarding Authority shall have the right to reject any or all bids, and it shall have the right to waive technical errors and irregularities if, in its judgment, the bidder will not have obtained a competitive advantage and the best interests of the Awarding Authority will be promoted.

**b.** If the Bid Documents request bids for projects or parts of projects in combination or separately, the Bid Documents must include supplements to, these Instructions to Bidders setting forth applicable bid procedures. Award or awards will be made to the lowest responsible and responsive bidder or bidders in accordance with such bid procedures.

### **15. DETERMINATION of LOW BIDDER by USE of ALTERNATES:**

**a.** The Awarding Authority may request alternate bid prices (alternates) to facilitate either reducing the base bid to an amount within the funds available for the project or adding items to the base bid within the funds available for the project. Alternates, if any, are listed in the

Proposal Form in the order in which they shall cumulatively deduct from or add to the base bid for determining the lowest bidder.

**b.** If alternates are included in the Proposal Form, the Awarding Authority shall determine the dollar amount of funds available and immediately prior to the opening of bids shall announce publicly the funds available for the project. The dollar amount of such funds shall be used to determine the lowest bidder as provided herein below, notwithstanding that the actual funds available for the project may subsequently be determined to be more or less than the expected funds available as determined immediately prior to the time of the opening of bids.

**c.** If the base bid of the lowest bidder exceeds the funds available and alternate bid prices will reduce the base bids to an amount that is within the funds available, the lowest bidder will be determined by considering, in order, the fewest number of the alternates that produces a price within the funds available. If the base bid of the lowest bidder is within the funds available and alternate bid prices will permit adding items to the base bid, the lowest bidder will be determined by considering, in order, the greatest number of the alternates that produces a price within the funds available.

**d.** After the lowest bidder has been determined as set forth above, the Awarding Authority may award that bidder any combination of alternates, provided said bidder is also the low bidder when only the Base Bid and such combination of alternates are considered.

## **16. UNIT PRICES:**

**a. Work Bid on a Unit Price Basis.** Where all, or part(s), of the planned Work is bid on a unit price basis, both the unit prices and the extensions of the unit prices constitute a basis of determining the lowest responsible and responsive bidder. In cases of error in the extension of prices of bids, the unit price will govern. A bid may be rejected if any of the unit prices are obviously unbalanced or non-competitive.

**b. Unit Prices for Application to Change Orders.** As a means of predetermining unit costs for changes in certain elements of the Work, the Bid Documents may require that the bidders furnish unit prices for those items in the Proposal Form. Unit prices for application to changes in the work are not a basis for determining the lowest bidder. Non-competitive unit prices proposed by the successful bidder may be rejected and competitive prices negotiated by the Awarding Authority prior to contract award. Unit prices for application to changes in the work are not effective unless specifically included and agreed upon in the Construction Contract.

## **17. AWARD of CONTRACT:**

**a.** The contract shall be awarded to the lowest responsible and responsive bidder unless the Awarding Authority finds that all the bids are unreasonable or that it is not in the best interest of the Awarding Authority to accept any of the bids. A responsible bidder is one who, among other qualities determined necessary for performance, is competent, experienced, and financially able to perform the contract. A responsive bidder is one who submits a bid that complies with the terms and conditions of the Advertisement for Bids and the Bid Documents. Minor irregularities in the bid shall not defeat responsiveness.

**b.** A bidder to whom award is made will be notified by telegram, confirmed facsimile, or letter to the address shown on the Proposal Form at the earliest possible date. Unless other

time frames are stipulated in Supplemental Instructions to Bidders, the maximum time frames allowed for each step of the process between the opening of bids and the issuance of an order to proceed with the work shall be as follows:

|                                                                                                                                           |                                                                                                                                                                                                    |
|-------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>(1)</b> Award of contract by Awarding Authority                                                                                        | 30 calendar days after the opening of bids                                                                                                                                                         |
| <b>(2)</b> Contractor's return of the fully executed contract, with bonds and evidence of insurance, to the Awarding Authority            | 15 calendar days after the contract has been presented to the contractor for signature (from the Lead Design Professional)                                                                         |
| <b>(3)</b> Awarding Authority's approval of the contractor's bonds and evidence of insurance and completion of contract execution         | 20 calendar days after the contractor presents complete and acceptable documents to the Architect                                                                                                  |
| <b>(4)</b> Notice To Proceed issued to the contractor along with distribution of the fully executed construction contract to all parties. | 15 calendar days after final execution of contract by the Awarding Authority, by various State Agencies if required and by the Governor if his or her signature on the contract is required by law |

The time frames stated above, or as otherwise specified in the Bid Documents, may be extended by written agreement between the parties. Failure by the Awarding Authority to comply with the time frames stated above or stipulated in Supplemental Instructions to Bidders, or agreed extensions thereof, shall be just cause for the withdrawal of the contractor's bid and contract without forfeiture of bid security.

**c.** Should the successful bidder or bidders to whom the contract is awarded fail to execute the Construction Contract and furnish acceptable Performance and Payment Bonds and satisfactory evidence of insurance within the specified period, the Awarding Authority shall retain from the bid guaranty, if it is a cashier's check, or recover from the principal or the sureties, if the guaranty is a bid bond, the difference between the amount of the contract as awarded and the amount of the bid of the next lowest responsible and responsive bidder, but not more than \$10,000. If no other bids are received, the full amount of the bid guaranty shall be so retained or recovered as liquidated damages for such default. Any sums so retained or recovered shall be the property of the Awarding Authority.

**d.** All bid guaranties, except those of the three lowest bona fide bidders, will be returned immediately after bids have been checked, tabulated, and the relation of the bids established. The bid guaranties of the three lowest bidders will be returned as soon as the contract bonds and the contract of the successful bidder have been properly executed and approved. When the award is deferred for a period of time longer than 15 days after the opening of the bids, all bid guaranties, except those of the potentially successful bidders, shall be returned. If no award is made within the specified period, as it may by agreement be extended, all bids will be rejected, and all guaranties returned. If any potentially successful bidder agrees in writing to a stipulated extension in time for consideration of its bid and its bid was guaranteed with a cashier's check, the Awarding Authority may permit the potentially successful bidder to substitute a satisfactory bid bond for the cashier's check.



Kay Ivey  
Governor

Bill Poole  
Director of Finance

STATE OF ALABAMA  
DEPARTMENT OF FINANCE  
REAL PROPERTY MANAGEMENT  
Division of Construction Management

P.O. Box 301150, Montgomery, AL 36130-1150  
770 Washington Avenue, Suite 444, Montgomery, AL 36104  
Telephone: (334) 242-4082 Fax: (334) 242-4182



Mickey Allen  
Assistant Finance Director  
Real Property Management

Frank Barnes, Director  
Construction Management

## E-Verify Memorandum of Understanding

Instructions for inclusion in project manuals.

Per DCM's May 29, 2012 bulletin *Guidance on Act 2012-491 Amending the Alabama Immigration Law*: "Contractors (including architects and engineers) will ... be required to enroll in the E-Verify program and to provide documentation of enrollment in the E-Verify program with their contracts or agreements."

Upon completing enrollment in the E-Verify program available at <https://www.e-verify.gov/employers/enrolling-in-e-verify>, an E-Verify Memorandum of Understanding (MOU) is issued to the enrolled business. The same E-Verify MOU can be repeatedly used until any information in the business's E-Verify user profile is updated, at which time E-Verify updates the printable Company Information section of the MOU, while the original signatory information remains the same. Typically, an E-Verify MOU is 13-18 pages long depending on business type and number of employees.

**DCM requires a copy of the entire current E-Verify MOU document including the completed Department of Homeland Security – Verification Division section (with name, signature and date included) to be submitted as an attachment to each Construction Contract original and to each Agreement Between Owner and Architect original.**

## PROPOSAL FORM

To: St. Clair County Board Of Education Date: \_\_\_\_\_

In compliance with your Advertisement for Bids and subject to all the conditions thereof, the undersigned,

\_\_\_\_\_  
(Legal name of Bidder)

hereby proposes to furnish all labor and materials and perform all work required for the construction of

**WORK:** Auditorium Renovation For Springville Middle School, Architects Job No LAA 26-019-00, in

accordance with Drawings and Specifications, dated, July 28, 2026, prepared by Lathan

Associates Architects, P.C., dba Lathan McKee Architects, 300 Chase Park South, Suite 200, Hoover, AL  
35244, Architect.

The Bidder, which is organized and existing under the laws of the State of \_\_\_\_\_,

having its principal offices in the City of \_\_\_\_\_,

is: \_\_\_\_\_ a Corporation \_\_\_\_\_ a Partnership \_\_\_\_\_ an individual \_\_\_\_\_ (other) \_\_\_\_\_,

**LISTING OF PARTNERS OR OFFICERS:** If Bidder is a Partnership, list all partners and their addresses; if

Bidder is a Corporation, list the names, titles and business addresses of its Officers:

\_\_\_\_\_  
\_\_\_\_\_  
**BIDDER'S REPRESENTATION:** The Bidder declares that it has examined the site of the Work, having become fully informed regarding all pertinent conditions, and that it has examined the Drawings and Specifications (including all Addenda received) for the Work and the other Bid and Contract Documents relative thereto; and that it has satisfied itself relative to the Work to be performed.

**ADDENDA:** The Bidder acknowledges receipt of Addenda Nos. \_\_\_\_\_ through \_\_\_\_\_ inclusively.

**ALLOWANCES:** The Bidder acknowledges by initials \_\_\_\_\_ that he/she has read Specification Section 01020 - Allowances and has included cost of same in bid.

**ALABAMA IMMIGRATION LAW COMPLIANCE:** The Bidder acknowledges by initials \_\_\_\_\_ that he/she will comply with H.B. 56 - Alabama Immigration Law Compliance.

**BASE BID:** For construction complete as shown and specified, the sum of \_\_\_\_\_ Dollars (\$ \_\_\_\_\_)

**ALTERNATES:** If alternates as set forth in the Bid Documents are accepted, the following adjustments are to be made to the Base Bid: N/A

**UNIT PRICES:** N/A

August 2021

**BID SECURITY:** The undersigned agrees to enter into a Construction Contract and furnish the prescribed Performance and Payment Bonds and evidence of insurance within fifteen calendar days, or such other period stated in the Bid Documents, after the contract forms have been presented for signature, provided such presentation is made within 30 calendar days after the opening of bids, or such other period stated in the Bid Documents. As security for this condition, the undersigned further agrees that the funds represented by the Bid Bond (or cashier's check) attached hereto may be called and paid into the account of the Awarding Authority as liquidated damages for failure to comply.

Attached hereto is a: *(Mark the appropriate space and provide the applicable information.)*

\_\_\_\_ Bid Bond, executed by \_\_\_\_\_ as Surety,  
\_\_\_\_ cashier's check on the \_\_\_\_\_ Bank of \_\_\_\_\_ ,  
for the sum of \_\_\_\_\_ Dollars  
(\$ \_\_\_\_\_) made payable to the Awarding Authority.

**BIDDER'S ALABAMA LICENSE:**

State License for General Contracting: \_\_\_\_\_  
License Number Bid Limit Type(s) of Work

**CERTIFICATIONS:** The undersigned certifies that he or she is authorized to execute contracts on behalf of the Bidder as legally named, that this proposal is submitted in good faith without fraud or collusion with any other bidder, that the information indicated in this document is true and complete, and that the bid is made in full accord with State law. Notice of acceptance may be sent to the undersigned at the address set forth below.

The Bidder also declares that a list of all proposed major subcontractors and suppliers will be submitted at a time subsequent to the receipt of bids as established by the Architect in the Bid Documents but in no event shall this time exceed twenty-four (24) hours after receipt of bids.

**Legal Name of Bidder** \_\_\_\_\_

Mailing Address \_\_\_\_\_

**\* By (Legal Signature)** \_\_\_\_\_ (Seal)

**\* Name & Title ( print)** \_\_\_\_\_

Telephone Number \_\_\_\_\_

Email Address \_\_\_\_\_

\* If other than an individual proprietor, or an above named member of the Partnership, or the above named president, vice-president, or secretary of the Corporation, attach written authority to bind the Bidder. Any modification to a bid shall be over the initials of the person signing the bid, or of an authorized representative.

**Note:** A completed DCM Form C-3A: Accounting of Sales Tax must be submitted with DCM Form C-3: Proposal Form. Submission of DCM Form C-3A is required, it is not optional. A proposal shall be rendered non-responsive if an Accounting of Sales Tax is not provided.

## ACCOUNTING OF SALES TAX

### Attachment to DCM Form C-3: Proposal Form

**To:** St Clair County Board Of Education **Date:** \_\_\_\_\_

(Awarding Authority)

**NAME OF PROJECT:** AUDITORIUM RENOVATION FOR SPRINGVILLE MIDDLE SCHOOL

#### **SALES TAX ACCOUNTING**

Pursuant to Act 2013-205, Section 1(g) the Contractor accounts for the sales tax NOT included in the bid proposal form as follows:

|             | ESTIMATED SALES TAX AMOUNT |
|-------------|----------------------------|
| BASE BID:   | \$ _____                   |
| Description | _____                      |

**Failure to provide an accounting of sales tax shall render the bid non-responsive. Other than determining responsiveness, sales tax accounting shall not affect the bid pricing nor be considered in the determination of the lowest responsible and responsive bidder.**

Legal Name of Bidder \_\_\_\_\_

Mailing Address \_\_\_\_\_

\* By (Legal Signature) \_\_\_\_\_

\* Name (type or print) \_\_\_\_\_

\* Title \_\_\_\_\_ (Seal)

Telephone Number \_\_\_\_\_

Email Address \_\_\_\_\_

Note: A completed DCM Form C-3A: Accounting of Sales Tax must be submitted with DCM Form C-3: Proposal Form. Submission of DCM Form C-3A with DCM Form C-3 is required, it is not optional. A proposal shall be rendered non-responsive if an Accounting of Sales Tax is not provided.

# BID BOND

The **PRINCIPAL** (*Bidder's company name and address*)

Name:

Address:

The **SURETY** (*Company name and primary place of business*)

Name:

Address:

The **OWNER** (*Entity name and address*)

Name:

Address:

The **PROJECT** for which the Principal's Bid is submitted: (*Project name as it appears in the Bid Documents*)

**KNOW ALL MEN BY THESE PRESENTS**, that we, the undersigned Principal and Surety, jointly and severally, hereby bind ourselves, our heirs, executors, administrators, successors, and assigns to the Owner in the **PENAL SUM of five percent (5%) of the amount of the Principal's bid, but in no event more than Ten-thousand Dollars (\$10,000.00).**

**THE CONDITION OF THIS OBLIGATION** is that the Principal has submitted to the Owner the attached bid, which is incorporated herein by reference, for the Project identified above.

**NOW, THEREFORE**, if, within the terms of the Bid Documents, the Owner accepts the Principal's bid and the Principal thereafter either:

- (a) executes and delivers a Construction Contract with the required Performance and Payment Bonds (each in the form contained in the Bid Documents and properly completed in accordance with the bid) and delivers evidence of insurance as prescribed in the Bid Documents, or
  - (b) fails to execute and deliver such Construction Contract with such Bonds and evidence of insurance, but pays the Owner the difference, not to exceed the Penal Sum of this Bond, between the amount of the Principal's Bid and the larger amount for which the Owner may award a Construction Contract for the same Work to another bidder,
- then**, this obligation shall be null and void, otherwise it shall remain in full force and effect.

The Surety, for value received, hereby stipulates and agrees that the obligation of the Surety under this Bond shall not in any manner be impaired or affected by any extension of the time within which the Owner may accept the Principal's bid, and the Surety does hereby waive notice of any such extension.

**SIGNED AND SEALED** this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

ATTEST:

**PRINCIPAL:**

\_\_\_\_\_

By \_\_\_\_\_

\_\_\_\_\_  
Name and Title

**SURETY:**

ATTEST:

\_\_\_\_\_

By \_\_\_\_\_

\_\_\_\_\_  
Name and Title

*This form is provided solely for the purpose of inclusion in the project manual. A Construction Contract for fully locally-funded K-12 projects must be initiated via the appropriate DocuSign link from DCM's Engage Portal at <https://engagealabama-rpm.facilityforce.cloud> by the Lead Design Professional Firm.*

DCM Form C-5 (fully locally-funded K-12 school project)  
revised October 2024

**DCM (BC) Project No.**

## CONSTRUCTION CONTRACT

- (1) \_\_\_\_\_
- (2) This Construction Contract is entered into this \_\_\_\_\_ day of \_\_\_\_\_ in the year of \_\_\_\_\_
- (3) between the **OWNER**,  
Entity Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Email & Phone #: \_\_\_\_\_
- (4) and the **CONTRACTOR**,  
Company Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Email & Phone #: \_\_\_\_\_
- (5) for the **WORK** of the Project, identified as: \_\_\_\_\_
- (6) The **CONTRACT DOCUMENTS** are dated \_\_\_\_\_ and have been amended by \_\_\_\_\_
- (7) **ADDENDA** \_\_\_\_\_
- (8) The **ARCHITECT** is  
Firm Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Email & Phone #: \_\_\_\_\_
- (9) The **CONTRACT SUM** is  
Dollars (\$) \_\_\_\_\_ and is the sum of the Contractor's Base Bid for the Work and the following
- (10) **BID ALTERNATE PRICES:** \_\_\_\_\_
- (11) The **CONTRACT TIME** is \_\_\_\_\_ ( ) calendar days.

**THE OWNER AND THE CONTRACTOR AGREE AS FOLLOWS:** The Contract Documents, as defined in the General Conditions of the Contract (DCM Form C-8), are incorporated herein by reference. The Contractor shall perform the Work in accordance with the Contract Documents. The Owner will pay and the Contractor will accept as full compensation for such performance of the Work, the Contract Sum subject to additions and deductions (including liquidated damages) as provided in the Contract Documents. The Work shall commence on a date to be specified in a Notice to Proceed issued by the Owner (or by the Lead Design Professional on the Owner's behalf), and shall then be substantially completed within the Contract Time.

- (12) **LIQUIDATED DAMAGES** for which the Contractor and its Surety (if any) shall be liable and may be required to pay the Owner in accordance with the Contract Documents shall be equal to six percent interest per annum on the total Contract Sum unless a dollar amount is stipulated in the following space, in which case liquidated damages shall be determined at \_\_\_\_\_ dollars (\$ ) per calendar day.

Numbers in margin correspond to "Checklist", DCM Form B-7

- (13) **SPECIAL PROVISIONS** *(Insert any Special Provisions here, such as acceptance or rejection of unit prices. If Special Provisions are continued in an attachment, identify the attachment below):*

- (14) **STATE GENERAL CONTRACTOR'S LICENSE:** The Contractor does hereby certify that Contractor is currently licensed by the Alabama State Licensing Board for General Contractors and that the certificate for such license bears the following:

License No.:

Classification(s):

Bid Limit:

The Owner and Contractor have entered into this Construction Contract as of the date first written above and have executed this Construction Contract in sufficient counterparts to enable each contracting party to have an originally executed Construction Contract each of which shall, without proof or accounting for the other counterparts, be deemed an original thereof.

The Owner does hereby certify that this Construction Contract was let in accordance with the provisions of Title 39, Code of Alabama 1975, as amended, and all other applicable provisions of law, and that the terms and commitments of this Construction Contract do not constitute a debt of the State of Alabama in violation of Article 11, Section 213 of the Constitution of Alabama, 1901, as amended by Amendment Number 26.

(15)

### APPROVAL

**ALABAMA STATE DEPARTMENT OF EDUCATION  
(SDE)**  
*(Required for locally-funded, SDE projects.)*

By \_\_\_\_\_ Date: \_\_\_\_\_  
State Superintendent of Education

### CONTRACTING PARTIES

\_\_\_\_\_  
Contractor Company

By \_\_\_\_\_  
Signature

Name & Title \_\_\_\_\_

\_\_\_\_\_  
Owner Entity

By \_\_\_\_\_  
Signature

Name(s) & Title(s) \_\_\_\_\_

*Routing of the Construction Contract to reviewers and e-signers is automated through DocuSign. DocuSign links for fully locally-funded contract documents are available from DCM's Engage Portal at <https://engagealabama-rpm.facilityforce.cloud>*

Numbers in margin correspond to second page of "Checklist", DCM Form B-7

(1) **PERFORMANCE BOND**

*Do not staple this form; use clips.*

SURETY'S BOND NUMBER

(2) The **PRINCIPAL** (*Company name and address of Contractor as appears in the Construction Contract*)

Name:

Address:

(3) The **SURETY** (*Company name and primary place of business*)

Name:

Address:

(4) The **OWNER** (*Entity name and address, same as appears in the Construction Contract*)

Name:

Address:

(5) The **PENAL SUM** of this Bond (the Contract Sum)

Dollars (\$) ).

(6) **DATE** of the Construction Contract :

(7) The **PROJECT**: (*Same as appears in the Construction Contract*)

**1. WE, THE PRINCIPAL (hereinafter "Contractor") AND THE SURETY**, jointly and severally, hereby bind ourselves, our heirs, executors, administrators, successors, and assigns to the Owner in the Penal Sum stated above for the performance of the Contract, and Contract Change Orders, in accord with the requirements of the Contract Documents, which are incorporated herein by reference. If the Contractor performs the Contract, and Contract Change Orders, in accordance with the Contract Documents, then this obligation shall be null and void; otherwise it shall remain in full force and effect.

**2.** The Penal Sum shall remain equal to the Contract Sum as the Contract Sum is adjusted by Contract Change Orders. All Contract Change Orders involving an increase in the Contract Sum will require consent of Surety by endorsement of the Contract Change Order form. The Surety waives notification of any Contract Change Orders involving only extension of the Contract Time.

3. Whenever the Architect gives the Contractor and the Surety, at their addresses stated above, a written Notice to Cure a condition for which the Contract may be terminated in accordance with the Contract Documents, the Surety may, within the time stated in the notice, cure or provide the Architect with written verification that satisfactory positive action is in process to cure the condition.
4. The Surety's obligation under this Bond becomes effective after the Contractor fails to satisfy a Notice to Cure and the Owner:
  - (a) gives the Contractor and the Surety, at their addresses stated above, a written Notice of Termination declaring the Contractor to be in default under the Contract and stating that the Contractor's right to complete the Work, or a designated portion of the Work, shall terminate seven days after the Contractor's receipt of the notice; and
  - (b) gives the Surety a written demand that, upon the effective date of the Notice of Termination, the Surety promptly fulfill its obligation under this Bond.
5. In the presence of the conditions described in Paragraph 4, the Surety shall, at its expense:
  - (a) On the effective date of the Notice of Termination, take charge of the Work and be responsible for the safety, security, and protection of the Work, including materials and equipment stored on and off the Project site, and
  - (b) Within twenty-one days after the effective date of the Notice of Termination, proceed, or provide the Owner with written verification that satisfactory positive action is in process to facilitate proceeding promptly, to complete the Work in accordance with the Contract Documents, either with the Surety's resources or through a contract between the Surety and a qualified contractor to whom the Owner has no reasonable objection.
6. As conditions precedent to taking charge of and completing the Work pursuant to Paragraph 5, the Surety shall neither require, nor be entitled to, any agreements or conditions other than those of this Bond and the Contract Documents. In taking charge of and completing the Work, the Surety shall assume all rights and obligations of the Contractor under the Contract Documents; however, the Surety shall also have the right to assert "Surety Claims" to the Owner in accordance with the Contract Documents. The presence or possibility of a Surety Claim shall not be just cause for the Surety to fail or refuse to promptly take charge of and complete the Work or for the Owner to fail or refuse to continue to make payments in accordance with the Contract Documents.
7. By accepting this Bond as a condition of executing the Construction Contract, and by taking the actions described in Paragraph 4, the Owner agrees that:
  - (a) the Owner shall promptly advise the Surety of the unpaid balance of the Contract Sum and, upon request, shall make available or furnish to the Surety, at the cost of reproduction, any portions of the Project Record, and
  - (b) as the Surety completes the Work, or has it completed by a qualified contractor, the Owner shall pay the Surety, in accordance with terms of payment of the Contract Documents, the unpaid balance of the Contract Sum, less any amounts that may be or become due the Owner from the Contractor under the Construction Contract or from the Contractor or the Surety under this Bond.
8. In the presence of the conditions described in Paragraph 4, the Surety's obligation includes responsibility for the correction of Defective Work, liquidated damages, and reimbursement of any reasonable expenses incurred by the Owner as a result of the Contractor's default under the Contract, including architectural, engineering, administrative, and legal services.

Numbers in margin correspond to second page of "Checklist", DCM Form B-7

9. Nothing contained in this Bond shall be construed to mean that the Surety shall be liable to the Owner for an amount exceeding the Penal Sum of this Bond, except in the event that the Surety should be in default under the Bond by failing or refusing to take charge of and complete the Work pursuant to Paragraph 5. If the Surety should fail or refuse to take charge of and complete the Work, the Owner shall have the authority to take charge of and complete the Work, or have it completed, and the following costs to the Owner, less the unpaid balance of the Contract Sum, shall be recoverable under this Bond:
- (a) the cost of completing the Contractor's responsibilities under the Contract, including correction of Defective Work;
  - (b) additional architectural, engineering, managerial, and administrative services, and reasonable attorneys' fees incident to completing the Work;
  - (c) interest on, and the cost of obtaining, funds to supplement the unpaid balance of the Contract Sum as may be necessary to cover the foregoing costs;
  - (d) the fair market value of any reductions in the scope of the Work necessitated by insufficiency of the unpaid balance of the Contract Sum and available supplemental funds to cover the foregoing costs; and
  - (f) additional architectural, engineering, managerial, and administrative services, and reasonable attorneys' fees incident to ascertaining and collecting the Owner's losses under the Bond.
10. All claims and disputes arising out of or related to this bond, or its breach, shall be resolved in accordance with Article 24, General Conditions of the Contract.

(8) **SIGNED AND SEALED** this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

(9 & 10) **SURETY:**

**CONTRACTOR as PRINCIPAL:**

\_\_\_\_\_  
Company Name

By \_\_\_\_\_  
Signature

\_\_\_\_\_  
Name and Title

\_\_\_\_\_  
Company Name

By \_\_\_\_\_  
Signature

\_\_\_\_\_  
Name and Title

- (11) **NOTE:** Original power of attorney for the Surety's signatory shall be furnished with each of the original three bond forms to be attached to each of the three contract copies (with original signatures) per project.

Do not staple this form; use clips. Purpose: quickly and efficiently scan thousands of documents into DCM's database.

Numbers in margin correspond to second page of "Checklist", DCM Form B-7

(1) **PAYMENT BOND**

SURETY'S BOND NUMBER

*Do not staple this form; use clips.*

- (2) The **PRINCIPAL** (Company name and address of Contractor, same as appears in the Construction Contract)

Name:

Address:

- (3) The **SURETY** (Company name and primary place of business)

Name:

Address:

- (4) The **OWNER(s)** (Entity name and address, same as appears in the Construction Contract)

Name:

Address:

- (5) The **PENAL SUM** of this Bond (the Contract Sum)

Dollars (\$) ).

- (6) **DATE** of the Construction Contract:

- (7) The **PROJECT**: (Same as appears in the Construction Contract)

1. **WE, THE PRINCIPAL (hereinafter "Contractor") AND THE SURETY**, jointly and severally, hereby bind ourselves, our heirs, executors, administrators, successors, and assigns to the Owner in the Penal Sum stated above to promptly pay all persons supplying labor, materials, or supplies for or in the prosecution of the Contract, which is incorporated herein by reference, and any modifications thereof by Contract Change Orders. If the Contractor and its Subcontractors promptly pay all persons supplying labor, materials, or supplies for or in the prosecution of the Contract and Contract Change Orders, then this obligation shall be null and void; otherwise to remain and be in full force and effect.
2. The Penal Sum shall remain equal to the Contract Sum as the Contract Sum is adjusted by Contract Change Orders. All Contract Change Orders involving an increase in the Contract Sum will require consent of Surety by endorsement of the Contract Change Order form. The Surety waives notification of any Contract Change Orders involving only extension of the Contract Time.

Numbers in margin correspond to second page of "Checklist", DCM Form B-7

3. Any person that has furnished labor, materials, or supplies for or in the prosecution of the Contract and Contract Change Orders for which payment has not been timely made may institute a civil action upon this Bond and have their rights and claims adjudicated in a civil action and judgment entered thereon. Notwithstanding the foregoing, a civil action may not be instituted on this bond until 45 days after written notice to the Surety of the amount claimed to be due and the nature of the claim. The civil action must commence not later than one year from the date of final settlement of the Contract. The giving of notice by registered or certified mail, postage prepaid, addressed to the Surety at any of its places of business or offices shall be deemed sufficient. In the event the Surety or Contractor fails to pay the claim in full within 45 days from the mailing of the notice, then the person or persons may recover from the Contractor and Surety, in addition to the amount of the claim, a reasonable attorney's fee based on the result, together with interest on the claim from the date of the notice.
4. Every person having a right of action on this bond shall, upon written application to the Owner indicating that labor, material, or supplies for the Work have been supplied and that payment has not been made, be promptly furnished a certified copy of this bond and the Construction Contract. The claimant may bring a civil action in the claimant's name on this Bond against the Contractor and the Surety, or either of them, in the county in which the Work is to be or has been performed or in any other county where venue is otherwise allowed by law.
5. This bond is furnished to comply with Code of Alabama, §39-1-1, and all provisions thereof shall be applicable to civil actions upon this bond.
6. All claims and disputes between Owner and either the Contractor or Surety arising out of or related to this bond, or its breach, shall be resolved in accordance with Article 24, General Conditions of the Contract.

(8) **SIGNED AND SEALED** this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

(9 & 10) **SURETY:**

**CONTRACTOR as PRINCIPAL:**

\_\_\_\_\_  
Company Name

\_\_\_\_\_  
Company Name

By \_\_\_\_\_  
Signature

By \_\_\_\_\_  
Signature

\_\_\_\_\_  
Name and Title

\_\_\_\_\_  
Name and Title

- (11) **NOTE:** Original power of attorney for the Surety's signatory shall be furnished with each of the original three bond forms to be attached to each of the three contract copies (with original signatures) per project.

Do not staple this form; use clips. Purpose: quickly and efficiently scan thousands of documents into DCM's database.



# State of Alabama

## Disclosure Statement

Required by Article 3B of Title 41, Code of Alabama 1975

ENTITY COMPLETING FORM

ADDRESS

CITY, STATE, ZIP

TELEPHONE NUMBER

STATE AGENCY/DEPARTMENT THAT WILL RECEIVE GOODS, SERVICES, OR IS RESPONSIBLE FOR GRANT AWARD

ADDRESS

CITY, STATE, ZIP

TELEPHONE NUMBER

This form is provided with:

☐ Contract ☐ Proposal ☐ Request for Proposal ☐ Invitation to Bid ☐ Grant Proposal

Have you or any of your partners, divisions, or any related business units previously performed work or provided goods to any State Agency/Department in the current or last fiscal year?

☐ Yes ☐ No

If yes, identify below the State Agency/Department that received the goods or services, the type(s) of goods or services previously provided, and the amount received for the provision of such goods or services.

| STATE AGENCY/DEPARTMENT | TYPE OF GOODS/SERVICES | AMOUNT RECEIVED |
|-------------------------|------------------------|-----------------|
|-------------------------|------------------------|-----------------|

Have you or any of your partners, divisions, or any related business units previously applied and received any grants from any State Agency/Department in the current or last fiscal year?

☐ Yes ☐ No

If yes, identify the State Agency/Department that awarded the grant, the date such grant was awarded, and the amount of the grant.

| STATE AGENCY/DEPARTMENT | DATE GRANT AWARDED | AMOUNT OF GRANT |
|-------------------------|--------------------|-----------------|
|-------------------------|--------------------|-----------------|

1. List below the name(s) and address(es) of all public officials/public employees with whom you, members of your immediate family, or any of your employees have a family relationship and who may directly personally benefit financially from the proposed transaction. Identify the State Department/Agency for which the public officials/public employees work. (Attach additional sheets if necessary.)

| NAME OF PUBLIC OFFICIAL/EMPLOYEE | ADDRESS | STATE DEPARTMENT/AGENCY |
|----------------------------------|---------|-------------------------|
|----------------------------------|---------|-------------------------|

2. List below the name(s) and address(es) of all family members of public officials/public employees with whom you, members of your immediate family, or any of your employees have a family relationship and who may directly personally benefit financially from the proposed transaction. Identify the public officials/public employees and State Department/Agency for which the public officials/public employees work. (Attach additional sheets if necessary.)

| NAME OF FAMILY MEMBER | ADDRESS | NAME OF PUBLIC OFFICIAL/<br>PUBLIC EMPLOYEE | STATE DEPARTMENT/<br>AGENCY WHERE EMPLOYED |
|-----------------------|---------|---------------------------------------------|--------------------------------------------|
|-----------------------|---------|---------------------------------------------|--------------------------------------------|

If you identified individuals in items one and/or two above, describe in detail below the direct financial benefit to be gained by the public officials, public employees, and/or their family members as the result of the contract, proposal, request for proposal, invitation to bid, or grant proposal. (Attach additional sheets if necessary.)

Describe in detail below any indirect financial benefits to be gained by any public official, public employee, and/or family members of the public official or public employee as the result of the contract, proposal, request for proposal, invitation to bid, or grant proposal. (Attach additional sheets if necessary.)

List below the name(s) and address(es) of all paid consultants and/or lobbyists utilized to obtain the contract, proposal, request for proposal, invitation to bid, or grant proposal:

| NAME OF PAID CONSULTANT/LOBBYIST | ADDRESS |
|----------------------------------|---------|
|----------------------------------|---------|

***By signing below, I certify under oath and penalty of perjury that all statements on or attached to this form are true and correct to the best of my knowledge. I further understand that a civil penalty of ten percent (10%) of the amount of the transaction, not to exceed \$10,000.00, is applied for knowingly providing incorrect or misleading information.***

|           |      |
|-----------|------|
| Signature | Date |
|-----------|------|

|                    |      |                     |
|--------------------|------|---------------------|
| Notary's Signature | Date | Date Notary Expires |
|--------------------|------|---------------------|

*Article 3B of Title 41, Code of Alabama 1975 requires the disclosure statement to be completed and filed with all proposals, bids, contracts, or grant proposals to the State of Alabama in excess of \$5,000.*

DCM (BC) No. \_\_\_\_\_

PSCA Projects: PSCA No. \_\_\_\_\_

Application No. \_\_\_\_\_

Date: \_\_\_\_\_

# APPLICATION and CERTIFICATE for PAYMENT

Attach DCM Form C-10SOV: Schedule of Values

|                                                                                                                                                                                                                                                             |                                                 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|
| TO OWNER:<br>Entity Name:<br>Address:                                                                                                                                                                                                                       | PROJECT:                                        |
| FROM CONTRACTOR: Company Name & Address, which must exactly match<br>co. name & payment<br>address spelling as<br>registered in State<br>of AL Accounting<br>& Resource System<br>(STAARS) or AL Buys<br>to avoid rejection:<br>STAARS or AL Buys Vendor #: | ARCHITECT / ENGINEER:<br>Firm Name:<br>Address: |

|                                                                                                                                                                                                                                                                                                                                                               |     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|
| A. Total Original Contract                                                                                                                                                                                                                                                                                                                                    | \$  |
| B. Fully Executed (fully signed) Change Order(s) Numbers ___ through ___                                                                                                                                                                                                                                                                                      | +\$ |
| C. Total Contract To Date                                                                                                                                                                                                                                                                                                                                     | \$  |
| <hr/>                                                                                                                                                                                                                                                                                                                                                         |     |
| 1. Work Completed to Date per attached Schedule of Values <i>(Form C-10SOV's Column F Total)</i>                                                                                                                                                                                                                                                              | \$  |
| 2. Materials Presently Stored <i>(When this amount is greater than \$0.00, attach Form C-10SM: Inventory of Stored Materials, or similar list)</i>                                                                                                                                                                                                            | +\$ |
| 3. Total Work Completed to Date & Materials Presently Stored <i>(_____% of Contract To Date)</i>                                                                                                                                                                                                                                                              | \$  |
| 4. Less Retainage <i>(If Total Work Completed to Date &amp; Materials Presently Stored (#3) is less than or equal to 50% of Total Contract to Date (C), Retainage = #3 x 0.05. Once #3 exceeds 50% of C and up until project is complete, Retainage = C x 0.025. \$0 is retained on final payment application, see last bullet point below Instructions.)</i> | -\$ |
| 5. Total Due                                                                                                                                                                                                                                                                                                                                                  | \$  |
| 6. Less Total Previous Payments Billed <i>(Must exactly match #5 Total Due from previous payment application. # 6 is \$0.00 if there is no previous payment application)</i>                                                                                                                                                                                  | -\$ |
| 7. Balance Due This Estimate                                                                                                                                                                                                                                                                                                                                  | \$  |

Final pay app?  
☐ Yes.

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>CONTRACTOR'S CERTIFICATION</b><br>The undersigned Contractor certifies that to the best of his knowledge, information, and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by him for Work for which previous Certificates for Payments were issued and payments received from the Owner and that current payment shown herein has not yet been received.<br><br>By: _____ Date: _____<br>Contractor's Signature<br><br>Name & Title _____<br><br>Sworn and subscribed before me this _____ day of _____<br>Seal: _____ Month, Year<br><br>_____<br>Notary Public's Signature | <b>ARCHITECT'S / ENGINEER'S CERTIFICATION</b><br>In accordance with the Contract Documents, the Architect/ Engineer certifies to the Owner that, to the best of the Architect's/ Engineer's knowledge and belief, the Work has progressed to the point indicated herein, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the amount approved.<br><br>By _____<br>Architect's / Engineer's Signature<br><br>Name & Title _____<br><br>Date _____ |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                       |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|
| <b>INSTRUCTIONS</b> <ul style="list-style-type: none"> <li>• PSCA-funded projects, and State Agency-owned projects: Two copies of pay. app., each with original signatures and all attachments required.</li> <li>• Date of first payment application cannot precede the Notice to Proceed's Begin Date.</li> <li>• Pay. app. must exactly match an attached DCM Form C-10SOV: Schedule of Values.</li> <li>• A change order must be fully executed before inclusion on a payment application.</li> <li>• Contractor's signature date cannot precede the payment application date.</li> <li>• Contractor and Notary signee dates must match.</li> <li>• Progress schedules must be included with non-final payment applications.</li> <li>• One payment application per month may be submitted.</li> <li>• On a final payment application, the following is required for release of retainage: all change orders must be fully executed (signed by all parties and approval authorities) and included in B., the Certificate of Substantial Completion for entire work is fully executed, and all other close-out requirements per General Conditions Article 34 are completed.</li> </ul> | <b>APPROVAL</b><br><br>_____<br>Owner Entity<br><br>By _____<br>Signature<br><br>Name & Title _____<br><br>Date _____ |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|

| SCHEDULE OF VALUES (SOV)                                                                                                     |                     |                                                                                            |                                                                                                            |                                                       |                                                                |                                                                                                                                                          |                                                                                 | DCM Form C-10SOV<br>Revised October 2021                    |                                                                                                                                                                                                                                                                                                                                           |
|------------------------------------------------------------------------------------------------------------------------------|---------------------|--------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|----------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|-------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project:                                                                                                                     |                     |                                                                                            |                                                                                                            |                                                       |                                                                | DCM (BC) Project Number:                                                                                                                                 |                                                                                 |                                                             |                                                                                                                                                                                                                                                                                                                                           |
|                                                                                                                              |                     |                                                                                            |                                                                                                            |                                                       |                                                                | PSCA Project Number, if any:                                                                                                                             |                                                                                 |                                                             |                                                                                                                                                                                                                                                                                                                                           |
| Contractor Company:                                                                                                          |                     |                                                                                            |                                                                                                            |                                                       |                                                                | Application Number:                                                                                                                                      |                                                                                 |                                                             |                                                                                                                                                                                                                                                                                                                                           |
|                                                                                                                              |                     |                                                                                            |                                                                                                            |                                                       |                                                                | Application Date:                                                                                                                                        |                                                                                 |                                                             |                                                                                                                                                                                                                                                                                                                                           |
|                                                                                                                              |                     |                                                                                            |                                                                                                            |                                                       |                                                                | Period From:                                                                                                                                             |                                                                                 | Period To:                                                  |                                                                                                                                                                                                                                                                                                                                           |
| A                                                                                                                            | B                   | C                                                                                          | D                                                                                                          | E                                                     | F                                                              | G                                                                                                                                                        | H                                                                               | I                                                           | J                                                                                                                                                                                                                                                                                                                                         |
| Item No.                                                                                                                     | Description of Work | Scheduled Value<br>(including fully executed [signed by all parties] change order amounts) | Work Completed                                                                                             |                                                       | Total Work Completed to Date<br>(This application SOV's D + E) | Materials Presently Stored<br>(G total greater than \$0 must match C-10SM's column E total. This SOV's G amounts are not in this SOV's D nor E amounts.) | Total Work Completed to Date & Materials Presently Stored<br>(This SOV's F + G) | Percent of Contract Completed to Date<br>(This SOV's H / C) | Retainage<br>(This column's Total's cell formula calculates the applicable variable rate)                                                                                                                                                                                                                                                 |
|                                                                                                                              |                     |                                                                                            | Work Previously Completed<br>(Previous pay app SOV's column F. D is \$0 if this SOV is for first pay app.) | Work Completed This Period<br>(Period as noted above) |                                                                |                                                                                                                                                          |                                                                                 |                                                             |                                                                                                                                                                                                                                                                                                                                           |
| 1.                                                                                                                           |                     |                                                                                            |                                                                                                            |                                                       | \$ -                                                           |                                                                                                                                                          | \$ -                                                                            |                                                             | Retainage Variable Rate:<br><br>If Total Work Completed to Date & Materials Presently Stored (H) is less than or equal to 50% of Total Scheduled Value (C), Retainage = H x 0.05.<br><br>Once H exceeds 50% of C and up until project is complete, Retainage = C x 0.025.<br><br>There will be no retainage on final payment application. |
| 2.                                                                                                                           |                     |                                                                                            |                                                                                                            |                                                       | \$ -                                                           |                                                                                                                                                          | \$ -                                                                            |                                                             |                                                                                                                                                                                                                                                                                                                                           |
| 3.                                                                                                                           |                     |                                                                                            |                                                                                                            |                                                       | \$ -                                                           |                                                                                                                                                          | \$ -                                                                            |                                                             |                                                                                                                                                                                                                                                                                                                                           |
| 4.                                                                                                                           |                     |                                                                                            |                                                                                                            |                                                       | \$ -                                                           |                                                                                                                                                          | \$ -                                                                            |                                                             |                                                                                                                                                                                                                                                                                                                                           |
| 5.                                                                                                                           |                     |                                                                                            |                                                                                                            |                                                       | \$ -                                                           |                                                                                                                                                          | \$ -                                                                            |                                                             |                                                                                                                                                                                                                                                                                                                                           |
| 6.                                                                                                                           |                     |                                                                                            |                                                                                                            |                                                       | \$ -                                                           |                                                                                                                                                          | \$ -                                                                            |                                                             |                                                                                                                                                                                                                                                                                                                                           |
| 7.                                                                                                                           |                     |                                                                                            |                                                                                                            |                                                       | \$ -                                                           |                                                                                                                                                          | \$ -                                                                            |                                                             |                                                                                                                                                                                                                                                                                                                                           |
| 8.                                                                                                                           |                     |                                                                                            |                                                                                                            |                                                       | \$ -                                                           |                                                                                                                                                          | \$ -                                                                            |                                                             |                                                                                                                                                                                                                                                                                                                                           |
| 9.                                                                                                                           |                     |                                                                                            |                                                                                                            |                                                       | \$ -                                                           |                                                                                                                                                          | \$ -                                                                            |                                                             |                                                                                                                                                                                                                                                                                                                                           |
| 10.                                                                                                                          |                     |                                                                                            |                                                                                                            |                                                       | \$ -                                                           |                                                                                                                                                          | \$ -                                                                            |                                                             |                                                                                                                                                                                                                                                                                                                                           |
| 11.                                                                                                                          |                     |                                                                                            |                                                                                                            |                                                       | \$ -                                                           |                                                                                                                                                          | \$ -                                                                            |                                                             |                                                                                                                                                                                                                                                                                                                                           |
| 12.                                                                                                                          |                     |                                                                                            |                                                                                                            |                                                       | \$ -                                                           |                                                                                                                                                          | \$ -                                                                            |                                                             |                                                                                                                                                                                                                                                                                                                                           |
| 13.                                                                                                                          |                     |                                                                                            |                                                                                                            |                                                       | \$ -                                                           |                                                                                                                                                          | \$ -                                                                            |                                                             |                                                                                                                                                                                                                                                                                                                                           |
| 14.                                                                                                                          |                     |                                                                                            |                                                                                                            |                                                       | \$ -                                                           |                                                                                                                                                          | \$ -                                                                            |                                                             |                                                                                                                                                                                                                                                                                                                                           |
| 15.                                                                                                                          |                     |                                                                                            |                                                                                                            |                                                       | \$ -                                                           |                                                                                                                                                          | \$ -                                                                            |                                                             |                                                                                                                                                                                                                                                                                                                                           |
| 16.                                                                                                                          |                     |                                                                                            |                                                                                                            |                                                       | \$ -                                                           |                                                                                                                                                          | \$ -                                                                            |                                                             |                                                                                                                                                                                                                                                                                                                                           |
| 17.                                                                                                                          |                     |                                                                                            |                                                                                                            |                                                       | \$ -                                                           |                                                                                                                                                          | \$ -                                                                            |                                                             |                                                                                                                                                                                                                                                                                                                                           |
| 18.                                                                                                                          |                     |                                                                                            |                                                                                                            |                                                       | \$ -                                                           |                                                                                                                                                          | \$ -                                                                            |                                                             |                                                                                                                                                                                                                                                                                                                                           |
| 19.                                                                                                                          |                     |                                                                                            |                                                                                                            |                                                       | \$ -                                                           |                                                                                                                                                          | \$ -                                                                            |                                                             |                                                                                                                                                                                                                                                                                                                                           |
| 20.                                                                                                                          |                     |                                                                                            |                                                                                                            |                                                       | \$ -                                                           |                                                                                                                                                          | \$ -                                                                            |                                                             |                                                                                                                                                                                                                                                                                                                                           |
| 21.                                                                                                                          |                     |                                                                                            |                                                                                                            |                                                       | \$ -                                                           |                                                                                                                                                          | \$ -                                                                            |                                                             |                                                                                                                                                                                                                                                                                                                                           |
| 22.                                                                                                                          |                     |                                                                                            |                                                                                                            |                                                       | \$ -                                                           |                                                                                                                                                          | \$ -                                                                            |                                                             |                                                                                                                                                                                                                                                                                                                                           |
| 23.                                                                                                                          |                     |                                                                                            |                                                                                                            |                                                       | \$ -                                                           |                                                                                                                                                          | \$ -                                                                            |                                                             |                                                                                                                                                                                                                                                                                                                                           |
| 24.                                                                                                                          |                     |                                                                                            |                                                                                                            |                                                       | \$ -                                                           |                                                                                                                                                          | \$ -                                                                            |                                                             |                                                                                                                                                                                                                                                                                                                                           |
| 25.                                                                                                                          |                     |                                                                                            |                                                                                                            |                                                       | \$ -                                                           |                                                                                                                                                          | \$ -                                                                            |                                                             |                                                                                                                                                                                                                                                                                                                                           |
| <b>TOTALS:</b>                                                                                                               |                     | \$ -                                                                                       | \$ -                                                                                                       | \$ -                                                  | \$ -                                                           | \$ -                                                                                                                                                     | \$ -                                                                            |                                                             | \$ -                                                                                                                                                                                                                                                                                                                                      |
| This pay app SOV's column totals must match amounts in this pay app Form C-10 per the following indicated Form C-10 line #s: |                     | C.                                                                                         | None                                                                                                       | None                                                  | 1.                                                             | 2.                                                                                                                                                       | 3.                                                                              | 3.                                                          | 4.                                                                                                                                                                                                                                                                                                                                        |

Note: If this SOV's column G: Materials Presently Stored includes any amounts other than \$0, then DCM Form C-10SM: Inventory of Stored Materials with back-up receipts must be submitted as part of the payment application documentation.

[illegible]

| SAMPLE PROGRESS SCHEDULE & REPORT                                                                                                                                                                            |                                 |      |        | CONTRACTOR (Contractor may use own form in lieu of Form C-11): |  |  |  |  |  |  |  | DATE OF REPORT:     |  |                       |      |                            |  |                                                           |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|------|--------|----------------------------------------------------------------|--|--|--|--|--|--|--|---------------------|--|-----------------------|------|----------------------------|--|-----------------------------------------------------------|--|
| DCM (BC) No.:                                                                                                                                                                                                |                                 |      |        |                                                                |  |  |  |  |  |  |  | ARCHITECT/ENGINEER: |  |                       |      | PROCEED DATE:              |  |                                                           |  |
| PSCA projects: PSCA No.:                                                                                                                                                                                     |                                 |      |        |                                                                |  |  |  |  |  |  |  |                     |  |                       |      | PROJECTED COMPLETION DATE: |  |                                                           |  |
| PROJECT:                                                                                                                                                                                                     |                                 |      |        |                                                                |  |  |  |  |  |  |  |                     |  |                       |      |                            |  |                                                           |  |
| WORK DIVISION                                                                                                                                                                                                |                                 | %    | AMOUNT |                                                                |  |  |  |  |  |  |  |                     |  |                       |      |                            |  |                                                           |  |
| 1.                                                                                                                                                                                                           | GENERAL REQUIREMENTS            |      |        |                                                                |  |  |  |  |  |  |  |                     |  |                       |      |                            |  |                                                           |  |
| 2.                                                                                                                                                                                                           | SITEWORK                        |      |        |                                                                |  |  |  |  |  |  |  |                     |  |                       |      |                            |  |                                                           |  |
| 3.                                                                                                                                                                                                           | CONCRETE                        |      |        |                                                                |  |  |  |  |  |  |  |                     |  |                       |      |                            |  |                                                           |  |
| 4.                                                                                                                                                                                                           | MASONRY                         |      |        |                                                                |  |  |  |  |  |  |  |                     |  |                       |      |                            |  |                                                           |  |
| 5.                                                                                                                                                                                                           | METALS                          |      |        |                                                                |  |  |  |  |  |  |  |                     |  |                       |      |                            |  |                                                           |  |
| 6.                                                                                                                                                                                                           | WOOD AND PLASTIC                |      |        |                                                                |  |  |  |  |  |  |  |                     |  |                       | 100% |                            |  |                                                           |  |
| 7.                                                                                                                                                                                                           | THERMAL AND MOISTURE PROTECTION |      |        |                                                                |  |  |  |  |  |  |  |                     |  |                       | 90%  |                            |  |                                                           |  |
| 8.                                                                                                                                                                                                           | DOORS AND WINDOWS               |      |        |                                                                |  |  |  |  |  |  |  |                     |  |                       | 80%  |                            |  |                                                           |  |
| 9.                                                                                                                                                                                                           | FINISHES                        |      |        |                                                                |  |  |  |  |  |  |  |                     |  |                       | 70%  |                            |  |                                                           |  |
| 10.                                                                                                                                                                                                          | SPECIALTIES                     |      |        |                                                                |  |  |  |  |  |  |  |                     |  |                       | 60%  |                            |  |                                                           |  |
| 11.                                                                                                                                                                                                          | EQUIPMENT                       |      |        |                                                                |  |  |  |  |  |  |  |                     |  |                       | 50%  |                            |  |                                                           |  |
| 12.                                                                                                                                                                                                          | FURNISHINGS                     |      |        |                                                                |  |  |  |  |  |  |  |                     |  |                       | 40%  |                            |  |                                                           |  |
| 13.                                                                                                                                                                                                          | SPECIAL CONSTRUCTION            |      |        |                                                                |  |  |  |  |  |  |  |                     |  |                       | 30%  |                            |  |                                                           |  |
| 14.                                                                                                                                                                                                          | CONVEYING SYSTEMS               |      |        |                                                                |  |  |  |  |  |  |  |                     |  |                       | 20%  |                            |  |                                                           |  |
| 15.                                                                                                                                                                                                          | MECHANICAL                      |      |        |                                                                |  |  |  |  |  |  |  |                     |  |                       | 10%  |                            |  |                                                           |  |
| 16.                                                                                                                                                                                                          | ELECTRICAL                      |      |        |                                                                |  |  |  |  |  |  |  |                     |  |                       | 0%   |                            |  |                                                           |  |
| TOTAL ORIG. CONTRACT                                                                                                                                                                                         |                                 | 100% |        |                                                                |  |  |  |  |  |  |  |                     |  |                       |      |                            |  |                                                           |  |
| ANTICIPATED DRAW IN \$1,000                                                                                                                                                                                  |                                 |      |        |                                                                |  |  |  |  |  |  |  |                     |  |                       |      |                            |  |                                                           |  |
| ACTUAL DRAW IN \$1,000                                                                                                                                                                                       |                                 |      |        |                                                                |  |  |  |  |  |  |  |                     |  |                       |      |                            |  |                                                           |  |
| <div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> </div> |                                 |      |        |                                                                |  |  |  |  |  |  |  |                     |  |                       |      |                            |  |                                                           |  |
| LEGEND: ANTICIPATED ACTIVITY                                                                                                                                                                                 |                                 |      |        |                                                                |  |  |  |  |  |  |  | ACTUAL ACTIVITY     |  | ANTICIPATED CASH FLOW |      | ACTUAL CASH FLOW           |  | USE ADDITIONAL SHEETS IF JOB IS SCHEDULED OVER 12 MONTHS. |  |

DCM Form C-11  
August 2021

*This form is provided solely for the purpose of inclusion in the project manual. A Construction Contract for fully locally-funded K-12 projects must be initiated via the appropriate DocuSign link from DCM's Engage Portal at <https://engage.alabamapm.facilityforce.cloud> by the Lead Design Professional Firm.*

DCM Form C-12 (fully locally-funded K-12 school project)  
revised October 2024  
*A Change Order is not valid without an accompanying completed Change Order Justification (DCM Form B-11).*

**CONTRACT CHANGE ORDER**

**Change Order No.** \_\_\_\_\_ **Date** \_\_\_\_\_ **DCM (BC) No.** \_\_\_\_\_

|                                                  |                 |
|--------------------------------------------------|-----------------|
| <b>TO: (Contractor)</b><br>Co. Name:<br>Address: | <b>PROJECT:</b> |
|--------------------------------------------------|-----------------|

TERMS: You are hereby authorized, subject to the provisions of your Contract for this project, to make the following changes thereto in accordance with your proposal(s) dated \_\_\_\_\_.

FURNISH the necessary labor, materials, and equipment to (*Description of work to be done or changes to be made. If the description is continued in an attachment, identify the attachment below; only use an attachment if fields below become full.*):

Description continued from Page 1:

|                                                    |    |       |
|----------------------------------------------------|----|-------|
| ORIGINAL CONTRACT SUM                              | \$ | _____ |
| NET TOTAL OF PREVIOUS CHANGE ORDERS                | \$ | _____ |
| PREVIOUS REVISED CONTRACT SUM                      | \$ | _____ |
| THIS CHANGE ORDER WILL      INCREASE      DECREASE |    |       |
| THE CONTRACT SUM BY                                | \$ | _____ |
| REVISED CONTRACT SUM, INCLUDING THIS CHANGE ORDER  | \$ | _____ |

EXTENSION OF TIME resulting from this Change Order      None      or      \_\_\_\_\_ Calendar days.

The Owner does hereby certify that this Change Order was executed in accordance with the provisions of Title 39, Code of Alabama, 1975, as amended.

|                                |
|--------------------------------|
| _____                          |
| Architectural/Engineering Firm |
| Recommended By _____           |
| Name & Title _____             |

|                                              |
|----------------------------------------------|
| APPROVAL                                     |
| ALABAMA STATE DEPARTMENT OF EDUCATION        |
| (SDE)                                        |
| (Required for locally-funded, SDE projects.) |
| By _____ Date: _____                         |
| State Superintendent of Education            |

|                                                        |
|--------------------------------------------------------|
| CONTRACTING PARTIES                                    |
| _____                                                  |
| Contractor Company                                     |
| By _____                                               |
| Name & Title _____                                     |
| _____                                                  |
| Awarding Authority/Owner Entity                        |
| By _____                                               |
| Name & Title _____                                     |
| CONSENT OF SURETY (for additive \$ change orders only) |
| _____                                                  |
| Surety Company                                         |
| By _____                                               |
| (Attach current Power of Attorney)                     |
| Name & Title _____                                     |

Routing of the Construction Contract to reviewers and e-signers is automated through DocuSign. DocuSign links for fully locally-funded contract documents are available from DCM's Engage Portal at <https://engagealabama-rpm.facilityforce.cloud>

TO: **Alabama Department of Finance**  
**Real Property Management**  
**Division of Construction Management**  
 770 Washington Avenue, Suite 444  
 Montgomery, Alabama 36104  
 (334) 242-4082 FAX (334) 242-4182

# CHANGE ORDER JUSTIFICATION

Change Order No. \_\_\_\_\_

Date: \_\_\_\_\_

DCM (BC) No. \_\_\_\_\_

*Purpose and instructions on next page.*

*Do not staple this form and/or attachments; use clips.*

|                          |                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                |                          |                                  |                                                |          |            |            |
|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|----------------------------------|------------------------------------------------|----------|------------|------------|
| <b>(A)</b>               | PROJECT NAME & LOCATION:                                                                                                                                                                                                                                                                                                            | OWNER ENTITY NAME & ADDRESS:                                                                                                                                                   |                          |                                  |                                                |          |            |            |
|                          | CONTRACTOR COMPANY NAME & ADDRESS:                                                                                                                                                                                                                                                                                                  | ARCHITECTURAL / ENGINEERING FIRM NAME & ADDRESS:                                                                                                                               |                          |                                  |                                                |          |            |            |
| <b>(B)</b>               | DESCRIPTION OF PROPOSED CHANGE(S): <b>ATTACH CONTRACTOR'S DETAILED COST PROPOSAL(s)</b>                                                                                                                                                                                                                                             |                                                                                                                                                                                |                          |                                  |                                                |          |            |            |
|                          | AMOUNT: <input type="checkbox"/> ADD <input type="checkbox"/> DEDUCT \$ _____ TIME EXTENSION: _____ CALENDAR DAYS                                                                                                                                                                                                                   |                                                                                                                                                                                |                          |                                  |                                                |          |            |            |
| <b>(C)</b>               | <table style="width: 100%; border: none;"> <tr> <td style="width: 33%;">ORIGINAL CONTRACT AMOUNT</td> <td style="width: 33%;">PREVIOUS C.O.'s _____ THRU _____</td> <td style="width: 34%;">CONTRACT AMOUNT PRIOR TO PROPOSED CHANGE ORDER</td> </tr> <tr> <td>\$ _____</td> <td>+ \$ _____</td> <td>= \$ _____</td> </tr> </table> |                                                                                                                                                                                | ORIGINAL CONTRACT AMOUNT | PREVIOUS C.O.'s _____ THRU _____ | CONTRACT AMOUNT PRIOR TO PROPOSED CHANGE ORDER | \$ _____ | + \$ _____ | = \$ _____ |
| ORIGINAL CONTRACT AMOUNT | PREVIOUS C.O.'s _____ THRU _____                                                                                                                                                                                                                                                                                                    | CONTRACT AMOUNT PRIOR TO PROPOSED CHANGE ORDER                                                                                                                                 |                          |                                  |                                                |          |            |            |
| \$ _____                 | + \$ _____                                                                                                                                                                                                                                                                                                                          | = \$ _____                                                                                                                                                                     |                          |                                  |                                                |          |            |            |
| <b>(D)</b>               | JUSTIFICATION FOR NEED OF CHANGE(S):                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                |                          |                                  |                                                |          |            |            |
| <b>(E)</b>               | JUSTIFICATION OF CHANGE ORDER vs. COMPETITIVE BID:                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                |                          |                                  |                                                |          |            |            |
| <b>(F)</b>               | ARCHITECT / ENGINEER'S EVALUATION OF PROPOSED COST:                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                |                          |                                  |                                                |          |            |            |
| <b>(G)</b>               | <b>CHANGE ORDER RECOMMENDED</b><br><br>_____<br>ARCHITECTURAL / ENGINEERING FIRM NAME<br><br>By: _____<br>ARCHITECT / ENGINEER'S SIGNATURE<br><br>By: _____<br>OWNER'S PROJECT REPRESENTATIVE'S SIGNATURE                                                                                                                           | <b>CHANGE ORDER JUSTIFIED AND APPROVED</b><br><br>_____<br>LOCAL OWNER ENTITY NAME<br><br>By: _____<br>OWNER'S SIGNATURE<br><br>By: _____<br>OWNER'S LEGAL COUNSEL'S SIGNATURE |                          |                                  |                                                |          |            |            |

## CHANGE ORDER JUSTIFICATION: PURPOSE and INSTRUCTIONS

### PURPOSE

The awarding of work through an existing contract may potentially conflict with, or violate, the "Competitive Bid Laws" of the State of Alabama. **The determination of legality of Change Orders rests with the Awarding Authority and its legal advisor.** In a June 15, 1979, Opinion, the Office of the Attorney General offered guidelines for making such determinations in conjunction with considering the facts and merits of each situation. The purpose of the CHANGE ORDER JUSTIFICATION is to provide a means through which the Awarding Authority considers these guidelines and the intent of the "Competitive Bid Laws" when authorizing Change Orders. Pursuant to these guidelines, the following types of changes meet the criteria for awarding work through Change Orders in lieu of through the Competitive Bid process:

- I. Minor Changes for a monetary value less than required for competitive bidding.
- II. Changes for matters relatively minor and incidental to the original contract necessitated by unforeseeable circumstances arising during the course of the work.
- III. Emergencies arising during the course of the work of the contract.
- IV. Bid alternates provided for in the original bidding where there is no difference in price of the change order from the original best bid on the alternate.
- V. Changes of relatively minor items not contemplated when the plans and specifications were prepared and the project was bid which are in the public interest and which do not exceed 10% of the contract price.

Under these guidelines the cumulative total of Change Orders, including any negotiations to bring the original contract price within the funds available, would become questionable if the total of such changes and negotiations exceed 10% of the original contract price. These guidelines are not intended to interfere with the Awarding Authority's good faith discretion to respond to specific situations in the public's best interest. If the cumulative change order amount exceeds 10% of the original contract amount then the Owner's legal consultant must sign the Change Order Justification prior to submission to the Division of Construction Management (DCM).

### INSTRUCTIONS

The CHANGE ORDER JUSTIFICATION is to be prepared by the design professional, who has evaluated the fairness and reasonableness of the proposed cost of the change(s) and recommends that the proposed Change Order be executed. The fully executed Form B-11: CHANGE ORDER JUSTIFICATION must accompany the proposed DCM Form C-12: Change Order. Instructions for completing the B-11 form are:

1. Insert the proposed Change Order Number, date of the Justification, and DCM (BC) Project Number in the spaces provided in the upper right-hand corner.
2. **Section (A):** Insert the complete name and address of the PROJECT, OWNER, CONTRACTOR, AND ARCHITECT/ENGINEER.
3. **Section (B):** Provide a complete description of the proposed changes in work, referring to and attaching revised specifications and/or drawings as appropriate. An attachment may be used if additional space is needed, but insert the proposed amount and time extension of the change(s) in the spaces provided. **Attached a copy of the contractor's detailed cost proposal.**
4. **Section (C):** Insert the Original Contract amount, the net increase or decrease of previous Change Orders, and the Current Contract amount (preceding the currently proposed Change Order).
5. **Section (D):** Explain why it is necessary, or in the public's interest, to make the proposed change(s) to the Work.
6. **Section (E):** Explain why award of the changed work to the existing contractor instead of awarding the work under the competitive bid process is justified.
7. **Section (F):** The design professional must state his evaluation of the reasonableness and fairness of the proposed costs based upon his review of the contractor's proposal.
8. **Section (G):** The design professional must recommend the Change Order to the Owner by signing the document; the Owner may require such recommendation from other individuals. The Owner must sign the document indicating that they believe change order action in lieu of the competitive bid process is justified for the proposed change(s). **Review of the matter and signing of the document by the Owner's legal counsel is highly recommended. If the cumulative change order amount exceeds 10% of the original contract amount then the Owner's legal consultant must sign the Change Order Justification prior to submission to DCM.**

# GENERAL CONTRACTOR'S FIVE-YEAR BUILDING RENOVATION GUARANTEE

|                                                                                                                                                                         |                                                                       |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|
| <b>Project Name and Address:</b><br><br><br><br>                                                                                                                        | <b>Owner's Name and Address:</b><br><br><br><br>                      |
| <b>Architect's Name and Address:</b><br><br>LATHAN ASSOCIATES ARCHITECTS, P.C.<br>300 Chase Park South, Suite 200<br>Hoover, AL 35244<br><br>Architect's Job No.: _____ | <b>General Contractor's Name, Address, Phone No.:</b><br><br><br><br> |
| <b>EFFECTIVE DATES OF GUARANTEE:</b> Start: _____ Period: Five (5) Years<br><div style="text-align: center; font-size: small;">Date of Substantial Completion</div>     |                                                                       |

General Contractor warrants to the Owner (named above) for a period of Five Years the new work provided integral to Building Envelope will be weathertight, moisture and wind impermeable and uncompromised as a result of materials and/or workmanship provided. Should any portion of the said work develop moisture and/or wind infiltration during the warranty period, the General Contractor shall promptly address, employ clean-up and temporary measures to prevent further resultant damage and provide corrections to the work and/or consequently damaged work of such quality consistent with the original scope of work as deemed by the Architect. Corrective work shall be subject to special scheduling as required to prevent disruption of the Owner's ongoing operations and shall be subject to the same General Conditions and work ethics as required for the original work.

Future building additions will not void this guarantee, except for that portion of the future addition that might affect the work under this contract at the point of connection and any damage caused by such addition. If this contract is for an addition to an existing building, then this guarantee covers the work involved at the point of connection.

Upon discovery, the Owner shall promptly notify the General Contractor of observed or suspected compromises and shall afford reasonable opportunity for the General Contractor to inspect the work, and to examine the evidence of such.

The General Contractor shall be afforded reasonable and scheduled opportunity to make periodic preventative observations of the work associated with this warranty.

This Building Envelope Warranty shall be effective concurrently with the required DCM Form C-9 General Contractor's Roofing Guarantee and both shall be submitted fully executed as independent documents to the Architect at the time of the Final Inspection.

This instrument has been duly executed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
General Contractor's Authorized Signature

\_\_\_\_\_  
Typed Name and Title

## CERTIFICATE OF SUBSTANTIAL COMPLETION

**ROUTING PROCEDURES** ON NEXT PAGE

DCM (BC) No. \_\_\_\_\_

|                                                                                              |                                                                                                            |
|----------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|
| <b>OWNER ENTITY NAME AND ADDRESS:</b><br><br><br>Email to receive executed copy: _____       | <b>ARCHITECTURAL / ENGINEERING FIRM NAME AND ADDRESS:</b><br><br><br>Email to receive executed copy: _____ |
| <b>CONTRACTOR COMPANY NAME AND ADDRESS:</b><br><br><br>Email to receive executed copy: _____ | <b>BONDING COMPANY NAME AND ADDRESS:</b><br><br><br>Email to receive executed copy: _____                  |
| <b>PROJECT:</b><br><br><br>                                                                  |                                                                                                            |

**Substantial Completion** has been achieved for ☐ the entire Work ☐ the following portion of the Work:

\_\_\_\_\_

The **Date of Substantial Completion** of the Work covered by this certificate is established to be \_\_\_\_\_.

"Substantial Completion" means the designated Work is sufficiently complete, in accordance with the Contract Documents, such that the Owner may occupy or utilize the Work for its intended use without disruption or interference by the Contractor in completing or correcting any remaining unfinished Work. The Date of Substantial Completion is the date upon which all warranties for the designated Work commence, unless otherwise agreed and recorded herein.

**Punch List:** A \_\_\_\_\_ page list of items to be completed or corrected prior to the Owner's approval of Final Payment is attached hereto, but does not alter the Contractor's responsibility to complete or correct all Work in full compliance with the Contract Documents. The Contractor shall complete or correct all items on the attached list, ready for re-inspection for Final Acceptance, within 30 days after the above Date of Substantial Completion, unless another date is stated here: \_\_\_\_\_. If completed or corrected within this period, warranties of these items commence on the Date of Substantial Completion, otherwise such warranties commence on the date of Final Acceptance of each item.

**Only one (1) originally executed substantial completion form shall be routed for signature. DCM office will mail the fully-executed original to the Owner and email copies to all parties.**

|                                                                                                                                                                                                                                                                                     |                                                                                                               |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|
| <b>RECOMMENDED BY</b> <i>(signature and email address required):</i><br><br>ARCHITECT/ENGINEER: _____<br><br><b>CONTRACTING PARTIES:</b><br>CONTRACTOR: _____<br>OWNER: _____<br><br><b>APPROVALS:</b><br>DCM INSPECTOR: _____<br>DCM CHIEF INSPECTOR: _____<br>DCM DIRECTOR: _____ | DATE: _____<br><br>DATE: _____<br>DATE: _____<br>DATE: _____<br><br>DATE: _____<br>DATE: _____<br>DATE: _____ |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|

# **CERTIFICATE OF SUBSTANTIAL COMPLETION ROUTING PROCEDURE**

**Only one (1) substantial completion form shall be routed for e-signatures, via DocuSign link from DCM's Engage Portal at: <https://engagealabama-rpm.facilityforce.cloud>**

## **NOTICE**

**THE EXECUTED “GENERAL CONTRACTOR’S ROOFING GUARANTEE” (DCM Form C-9) AND ANY OTHER ROOFING WARRANTY REQUIRED BY THE CONTRACT MUST ACCOMPANY THIS CERTIFICATE TO OBTAIN DCM APPROVAL.**

Also, any standard manufacturer's roofing guarantees which contain language regarding the governing of the guarantee by any state other than the State of Alabama, must be amended to exclude such language, and substituting the requirement that the Laws of the State of Alabama shall govern all such guarantees.

## SAMPLE FORM OF ADVERTISEMENT FOR COMPLETION

### LEGAL NOTICE

In accordance with Chapter 1, Title 39, Code of Alabama, 1975, as amended, notice is hereby given

that \_\_\_\_\_,  
(Contractor Company Name)

Contractor, has completed the Contract for ☐ (Construction) ☐ (Renovation) ☐ (Alteration)  
☐ (Equipment) ☐ (Improvement) of \_\_\_\_\_  
(Name of Project):

at \_\_\_\_\_  
(Insert location data in County or City)

for the State of Alabama and the (County) (City) of \_\_\_\_\_,  
Owner(s), and have made request for final settlement of said Contract. All persons having  
any claim for labor, materials, or otherwise in connection with this project should immediately  
notify

\_\_\_\_\_  
\_\_\_\_\_  
(Architect / Engineer)

\_\_\_\_\_  
(Contractor)

\_\_\_\_\_  
(Business Address)

NOTE: This notice must be run for a minimum of three weeks for projects of \$100,000.00 or more. For acceptable methods of advertisement, see General Conditions of the Contract, Article 34. Proof of publication of the notice shall be made by the contractor to the authority by whom the contract was made by affidavit of the publisher or website owner and a printed copy of the notice published. A final settlement shall not be made upon the contract until the expiration of 30 days after the completion of the notice.

DCM (BC) Number: \_\_\_\_\_

PSCA Projects: PSCA Number: \_\_\_\_\_

Date of the Construction Contract: \_\_\_\_\_

## Contractor's Affidavit of Payment of Debts and Claims

|                                                                 |                                                                                     |
|-----------------------------------------------------------------|-------------------------------------------------------------------------------------|
| <b>To Owner</b> ( <i>Entity name and address</i> ):<br><br><br> | <b>Project</b> ( <i>Same as appears in the Construction Contract</i> ):<br><br><br> |
|-----------------------------------------------------------------|-------------------------------------------------------------------------------------|

STATE OF:

COUNTY OF:

The undersigned hereby certifies that, except as listed below, payment has been made in full and all obligations have otherwise been satisfied for all materials and equipment furnished, for all work, labor and services performed, and for all known indebtedness and claims against the Contractor for damages arising in any manner in connection with the performance of the Construction Contract referenced above for which the Owner or Owner's property might in any way be held responsible or encumbered.

EXCEPTIONS:

Supporting Documents Attached Hereto:

1. Consent of Surety to Final Payment. Whenever Surety is involved, Consent of Surety is required. DCM Form C-20, Consent of Surety to Final Payment, may be used for this purpose.

Indicate attachment: ☐ Yes ☐ No

The following supporting document should be attached hereto if required by the Owner:

1. Contractor's Release of Waiver of Liens.
2. Separate Releases or Waivers of Liens from Subcontractors and material and equipment supplies, to the extent required by the Owner, accompanied by the list thereof.
3. Contractor's Affidavit of Release of Liens, DCM Form C-19.

**Contractor** (*Insert company name and address*):

By: \_\_\_\_\_  
Signature of authorized representative

\_\_\_\_\_  
Name and Title

Sworn to and subscribed before me this \_\_\_\_\_ day  
of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Notary Public's Signature

My commission expires: \_\_\_\_\_

Seal:

DCM (BC) Number: \_\_\_\_\_

PSCA Projects: PSCA Number: \_\_\_\_\_

Date of the Construction Contract: \_\_\_\_\_

## Contractor's Affidavit of Release of Liens

|                                                                 |                                                                                     |
|-----------------------------------------------------------------|-------------------------------------------------------------------------------------|
| <b>To Owner</b> ( <i>Entity name and address</i> ):<br><br><br> | <b>Project</b> ( <i>Same as appears in the Construction Contract</i> ):<br><br><br> |
|-----------------------------------------------------------------|-------------------------------------------------------------------------------------|

STATE OF:

COUNTY OF:

The undersigned hereby certifies that, except as listed below, the Releases or Waivers of Lien attached hereto include the Contractor, all Subcontractors, all suppliers of materials and equipment, and all performers of Work, labor or services who have or may have liens or encumbrances or the right to assert liens or encumbrances against any property of the Owner arising in any manner out of the performance of the Construction Contract referenced above.

EXCEPTIONS:

Supporting Documents Attached Hereto:

1. Contractor's Release of Waiver of Liens.
2. Separate Releases or Waivers of Liens from Subcontractors and material and equipment supplies, to the extent required by the Owner, accompanied by the list thereof.

**Contractor** (*Insert company name and address*):

By: \_\_\_\_\_  
Signature of authorized representative

\_\_\_\_\_  
Name and Title

Sworn to and subscribed before me this \_\_\_\_\_ day  
of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Notary Public's Signature

My commission expires: \_\_\_\_\_

Seal:

DCM (BC) Number: \_\_\_\_\_

PSCA Projects: PSCA Number: \_\_\_\_\_

Date of the Construction Contract: \_\_\_\_\_

Surety's Bond Number: \_\_\_\_\_

## CONSENT OF SURETY TO FINAL PAYMENT

|                                                                         |                                                                                             |
|-------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|
| <b>To Owner</b> ( <i>Entity name and address</i> ):<br><br><br><br><br> | <b>Project</b> ( <i>Same as appears in the Construction Contract</i> ):<br><br><br><br><br> |
|-------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|

In accordance with the provisions of the Contract between the Owner and the Contractor as indicated above, the

**Surety** (*Insert name and address of Surety*)

on bond of

**Contractor** (*Insert name and address of Contractor*)

hereby approves of the final payment to the Contractor, and agrees that final payment to the Contractor shall not relieve the Surety of any of its obligations to

**Owner** (*Insert name and address of Entity*):

as set forth in said Surety's bond.

**SIGNED AND SEALED** this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

**SURETY:**

Seal:

\_\_\_\_\_  
Company Name

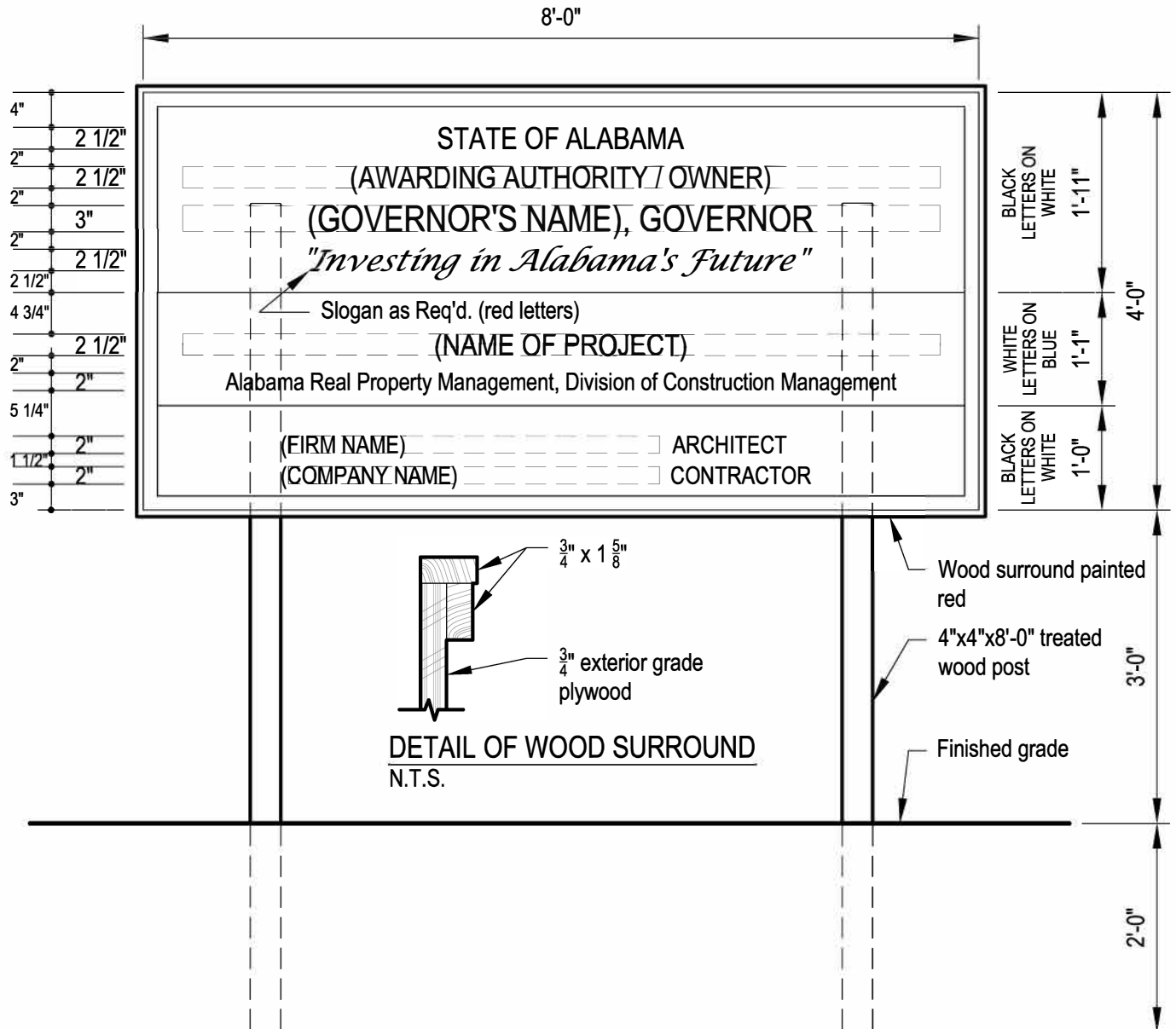
By \_\_\_\_\_  
Signature of Authorized Representative

\_\_\_\_\_  
Printed Name and Title

Note: Original Power of Attorney for the Surety's signatory shall be furnished with each of the original forms to be attached to each of the four (4) final payment forms.

## DETAIL OF PROJECT SIGN

N.T.S.



### Notes:

1. Fully locally-funded State Agency and Public University projects: DCM Form C-15 must be included in the project manual regardless of expected bid amount. If the awarded contract sum is \$100,000.00 or more, Contractor shall furnish and erect a project sign.  
Fully locally-funded K-12 school projects: Project sign is not required unless requested by Owner, if project sign is requested by Owner, include DCM Form C-15 in the project manual.  
Partially or fully PSCA-funded projects: DCM Form C-15 must be included in the project manual. Contractor shall furnish and erect a project sign for all PSCA-funded projects, regardless of contract sum. "Alabama Public School and College Authority" as well as the local owner entity must be included as awarding authorities on the project sign of all PSCA-funded projects. Exception: Alabama Community College System (ACCS) PSCA-funded projects with Notice-To-Proceeds issued after July 31, 2021 are not submitted to DCM.  
Fully locally-funded ACCS projects with Notice-To-Proceeds issued prior to August 1, 2021: DCM Form C-15 must be included in the project manual regardless of expected bid amount. If the awarded contract sum is \$100,000.00 or more, Contractor shall furnish and erect a project sign.
2. Sign to be constructed of 3/4" exterior grade plywood.
3. Paint with two coats best grade exterior paint before letters are painted. Option: In lieu of painted lettering on plywood, a corrugated plastic sign (displaying the same lettering, layout and colors as above) may be secured directly to the unpainted exterior grade plywood.
4. Sign shall be placed in a prominent location and easily readable from existing street or roadway.
5. Sign shall be maintained in good condition until project completion.
6. Slogan: Act 2020-167's title *"Investing In Alabama's Future"* should be placed on the project signs of all PSCA-funded projects, otherwise the Awarding Authority/Owner's slogan, if any, should be used. If the Awarding Authority/Owner of a fully locally-funded project does not have a slogan, the project sign does not require a slogan.

# GENERAL CONDITIONS of the CONTRACT

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2. Intent and Interpretation of the Contract Documents
3. Contractor's Representation
4. Documents Furnished to Contractor
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6. Supervision, Superintendent, & Employees
7. Review of Contract Documents and Field Conditions by Contractor
8. Surveys by Contractor
9. Submittals
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51. Sign

## ARTICLE 1 DEFINITIONS

Whenever the following terms, or pronouns in place of them, are used in the Contract Documents, the intent and meaning shall be interpreted as follows:

- A. ALABAMA DIVISION OF CONSTRUCTION MANAGEMENT:** The Technical Staff of the Alabama Division of Construction Management.
- B. ARCHITECT:** The Architect is the person or entity lawfully licensed to practice architecture in the State of Alabama, who is under contract with the Owner as the primary design professional for the Project and identified as the Architect in the Construction Contract. The term "Architect" means the Architect or the Architect's authorized representative. If the employment of the Architect is terminated, the Owner shall employ a new Architect whose status under the Contract Documents shall be that of the former Architect. If the primary design professional for the Project is a Professional Engineer, the term "Engineer" shall be substituted for the term "Architect" wherever it appears in this document.

- C. COMMISSION:** The former Alabama Building Commission, for which the Alabama Division of Construction Management has been designated by the Legislature as its successor.
- D. CONTRACT:** The Contract is the embodiment of the Contract Documents. The Contract represents the entire and integrated agreement between the Owner and Contractor and supersedes any prior written or oral negotiations, representations or agreements that are not incorporated into the Contract Documents. The Contract may be amended only by a Contract Change Order or a Modification to the Construction Contract. The contractual relationship which the Contract creates between the Owner and the Contractor extends to no other persons or entities. The Contract consists of the following Contract Documents, including all additions, deletions, and modifications incorporated therein before the execution of the Construction Contract:
- (1) Construction Contract
  - (2) Performance and Payment Bonds
  - (3) Conditions of the Contract (General, Supplemental, and other Conditions)
  - (4) Specifications
  - (5) Drawings
  - (6) Contract Change Orders
  - (7) Modifications to the Construction Contract (applicable to PSCA Projects)
- E. CONTRACT SUM:** The Contract Sum is the total amount payable by the Owner to the Contractor for performance of the Work under the Contract Documents. The term “Contract Sum” means the Contract Sum stated in the Construction Contract as may have been increased or decreased by Change Order(s) in accordance with the Contract Documents.
- F. CONTRACT TIME:** The Contract Time is the period of time in which the Contractor must achieve Substantial Completion of the Work. The date on which the Contract Time begins is specified in the written Notice To Proceed issued to the Contractor by the Owner or Director. The Date of Substantial Completion is the date established in accordance with Article 32. The term “Contract Time” means the Contract Time stated in the Construction Contract as may have been extended by Change Order(s) in accordance with the Contract Documents. The term “day” as used in the Contract Documents shall mean calendar day unless otherwise specifically defined.
- G. CONTRACTOR:** The Contractor is the person or persons, firm, partnership, joint venture, association, corporation, cooperative, limited liability company, or other legal entity, identified as such in the Construction Contract. The term “Contractor” means the Contractor or the Contractor’s authorized representative.
- H. DCM:** The Alabama Division of Construction Management.
- I. DCM PROJECT INSPECTOR:** The member of the Technical Staff of the Alabama Division of Construction Management to whom the Project is assigned relative to executing the respective inspections and authorities described in Article 16, Inspection of the Work.
- J. DEFECTIVE WORK:** The term “Defective Work” shall apply to: (1) any product, material, system, equipment, or service, or its installation or performance, which does not conform to the requirements of the Contract Documents, (2) in-progress or completed Work the workmanship of which does not conform to the quality specified or, if not specified, to the quality produced by skilled workers performing work of a similar nature on similar projects in the state, (3) substitutions and deviations not properly submitted and approved or otherwise authorized, (4) temporary

supports, structures, or construction which will not produce the results required by the Contract Documents, and **(5)** materials or equipment rendered unsuitable for incorporation into the Work due to improper storage or protection.

- K. DIRECTOR:** The Director of the Alabama Division of Construction Management.
- L. DRAWINGS:** The Drawings are the portions of the Contract Documents showing graphically the design, location, layout, and dimensions of the Work, in the form of plans, elevations, sections, details, schedules, and diagrams.
- M. NOTICE TO PROCEED:** A proceed order issued by the Owner or Director, as applicable, fixing the date on which the Contractor shall begin the prosecution of the Work, which is also the date on which the Contract Time shall begin.
- N.1 OWNER:** The Owner is the entity or entities identified as such in the Construction Contract and is referred to throughout the Contract Documents as if singular in number. The term “Owner” means the Owner or the Owner’s authorized representative. The term “Owner” as used herein shall be synonymous with the term “Awarding Authority”.
- N.2 AWARDING AUTHORITY:** §39-2-1 (1) of the Code of Alabama, 1975, as amended definition: Any governmental board, commission, agency, body, authority, instrumentality, department, or subdivision of the state, its counties and municipalities. This term includes, but shall not be limited to, the Department of Transportation, the Division of Real Property Management of the Department of Finance, the State Board of Education, and any other entity contracting for public works. This term shall exclude the State Docks Department and any entity exempted from the competitive bid laws of the state by statute.
- O. THE PROJECT:** The Project is the total construction of which the Work required by these Contract Documents may be the entirety or only a part with other portions to be constructed by the Owner or separate contractors.
- P. PROJECT MANUAL:** The Project Manual is the volume usually assembled for the Work which may include the Advertisement for Bids, Instructions to Bidders, sample forms, General Conditions of the Contract, Supplementary Conditions, and Specifications of the Work.
- Q. SPECIFICATIONS:** The Specifications are that portion of the Contract Documents which set forth in writing the standards of quality and performance of products, equipment, materials, systems, and services and workmanship required for acceptable performance of the Work.
- R. SUBCONTRACTOR:** A Subcontractor is a person or entity who is undertaking the performance of any part of the Work by virtue of a contract with the Contractor. The term “Subcontractor” means a Subcontractor or its authorized representatives.
- S. THE WORK:** The Work is the construction and services required by the Contract Documents and includes all labor, materials, supplies, equipment, and other items and services as are necessary to produce the required construction and to fulfill the Contractor’s obligations under the Contract. The Work may constitute the entire Project or only a portion of it.

**ARTICLE 2**  
**INTENT and INTERPRETATION of the CONTRACT DOCUMENTS**

**A. INTENT**

It is the intent of the Contract Documents that the Contractor shall properly execute and complete the Work described by the Contract Documents, and unless otherwise provided in the Contract, the Contractor shall provide all labor, materials, equipment, tools, construction equipment and machinery, water, heat, utilities, transportation, and other facilities and services, whether temporary or permanent and whether or not incorporated or to be incorporated in the Work, in full accordance with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

**B. COMPLEMENTARY DOCUMENTS**

The Contract Documents are complementary. If Work is required by one Contract Document, the Contractor shall perform the Work as if it were required by all of the Contract Documents. However, the Contractor shall be required to perform Work only to the extent that is consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

**C. ORDER of PRECEDENCE**

Should any discrepancy arise between the various elements of the Contract Documents, precedence shall be given to them in the following order unless to do so would contravene the apparent Intent of the Contract Documents stated in preceding Paragraph A:

- (1) The Construction Contract.
- (2) Addenda, with those of later date having precedence over those of earlier date.
- (3) Supplementary Conditions (or other Conditions which modify the General Conditions of the Contract).
- (4) General Conditions of the Contract.
- (5) The Specifications.
- (6) Details appearing on the Drawings; large scale details shall take precedence over smaller scale details.
- (7) The Drawings; large scale drawings shall take precedence over smaller scale drawings.

**D. ORGANIZATION**

Except as may be specifically stated within the technical specifications, neither the organization of the Specifications into divisions, sections, or otherwise, nor any arrangement of the Drawings shall control how the Contractor subcontracts portions of the Work or assigns Work to any trade.

**E. INTERPRETATION**

- (1) The Contract Documents shall be interpreted collectively, each part complementing the others and consistent with the Intent of the Contract Documents stated in preceding Paragraph A. Unless an item shown or described in the Contract Documents is specifically identified to be furnished or installed by the Owner or others or is identified as "Not In Contract" ("N.I.C."), the Contractor's obligation relative to that item shall be interpreted to include furnishing, assembling, installing, finishing, and/or connecting the item at the Contractor's expense to produce a product or system that is complete, appropriately tested, and in operative condition ready for use or subsequent construction or operation of the Owner or separate contractors. The omission of words or phases

for brevity of the Contract Documents, the inadvertent omission of words or phrases, or obvious typographical or written errors shall not defeat such interpretation as long as it is reasonably inferable from the Contract Documents as a whole.

(2) Words or phrases used in the Contract Documents which have well-known technical or construction industry meanings are to be interpreted consistent with such recognized meanings unless otherwise indicated.

(3) Except as noted otherwise, references to standard specifications or publications of associations, bureaus, or organizations shall mean the latest edition of the referenced standard specification or publication as of the date of the Advertisement for Bids.

(4) In the case of inconsistency between Drawings and Specifications or within either document not clarified by addendum, the better quality or greater quantity of Work shall be provided in accordance with the Architect's interpretation.

(5) Any portions of the Contract Documents written in longhand must be initialed by all parties..

(6) Any doubt as to the meaning of the Contract Documents or any obscurity as to the wording of them, shall be promptly submitted in writing to the Architect for written interpretation, explanation, or clarification.

**F. SEVERABILITY.**

The partial or complete invalidity of any one or more provision of this Contract shall not affect the validity or continuing force and effect of any other provision.

**ARTICLE 3**  
**CONTRACTOR'S REPRESENTATIONS**

By executing the Construction Contract the Contractor represents to the Owner:

- A. The Contractor has visited the site of the Work to become familiar with local conditions under which the Work is to be performed and to evaluate reasonably observable conditions as compared with requirements of the Contract Documents.
- B. The Contractor shall use its best skill and attention to perform the Work in an expeditious manner consistent with the Contract Documents.
- C. The Contractor is an independent contractor and in performance of the Contract remains and shall act as an independent contractor having no authority to represent or obligate the Owner in any manner unless authorized by the Owner in writing.

**ARTICLE 4**  
**DOCUMENTS FURNISHED to CONTRACTOR**

Unless otherwise provided in the Contract Documents, twenty sets of Drawings and Project Manuals will be furnished to the Contractor by the Architect without charge. Other copies requested will be furnished at reproduction cost.

## **ARTICLE 5**

### **OWNERSHIP of DRAWINGS**

All original or duplicated Drawings, Specifications, and other documents prepared by the Architect, and furnished to the Contractor are the property of the Architect and are to be used solely for this Project and not to be used in any manner for other work. Upon completion of the Work, all copies of Drawings and Specifications, with the exception of the Contractor's record set, shall be returned or accounted for by the Contractor to the Architect, on request.

## **ARTICLE 6**

### **SUPERVISION, SUPERINTENDENT, and EMPLOYEES**

#### **A. SUPERVISION and CONSTRUCTION METHODS**

(1) The term "Construction Methods" means the construction means, methods, techniques, sequences, and procedures utilized by the Contractor in performing the Work. The Contractor is solely responsible for supervising and coordinating the performance of the Work, including the selection of Construction Methods, unless the Contract Documents give other specific instructions concerning these matters.

(2) The Contractor is solely and completely responsible for job site safety, including the protection of persons and property in accordance with Article 14.

(3) The Contractor shall be responsible to the Owner for acts and omissions of not only the Contractor and its agents and employees, but all persons and entities, and their agents and employees, who are performing portions of the Work for or on behalf of the Contractor or any of its Subcontractors.

(4) The Contractor shall be responsible to inspect the in-progress and completed Work to verify its compliance with the Contract Documents and to insure that any element or portion of the Work upon which subsequent Work is to be applied or performed is in proper condition to receive the subsequent Work.

#### **B. SUPERINTENDENT**

(1) The Contractor shall employ and maintain a competent level of supervision for the performance of the Work at the Project site, including a superintendent who shall:

(a) have full authority to receive instructions from the Architect or Owner and to act on those instructions and (b) be present at the Project site at all times during which Work is being performed.

(2) Before beginning performance of the Work, the Contractor shall notify the Architect in writing of the name and qualifications of its proposed superintendent so that the Owner may review the individual's qualifications. If, for reasonable cause, the Owner refuses to approve the individual, or withdraws its approval after once giving it, the Contractor shall name a different superintendent for the Owner's review and approval. Any disapproved superintendent will not perform in that capacity thereafter at the Project site.

**C. EMPLOYEES**

The Contractor shall permit only fit and skilled persons to perform the Work. The Contractor shall enforce safety procedures, strict discipline, and good order among persons performing the Work. The Contractor will remove from its employment on the Project any person who deliberately or persistently produces non-conforming Work or who fails or refuses to conform to reasonable rules of personal conduct contained in the Contract Documents or implemented by the Owner and delivered to the Contractor in writing during the course of the Work.

**ARTICLE 7**

**REVIEW of CONTRACT DOCUMENTS and FIELD CONDITIONS by CONTRACTOR**

- A. In order to facilitate assembly and installation of the Work in accordance with the Contract Documents, before starting each portion of the Work, the Contractor shall examine and compare the relevant Contract Documents, and compare them to relevant field measurements made by the Contractor and any conditions at the site affecting that portion of the Work.
- B. If the Contractor discovers any errors, omissions, or inconsistencies in the Contract Documents, the Contractor shall promptly report them to the Architect as a written request for information that includes a detailed statement identifying the specific Drawings or Specifications that are in need of clarification and the error, omission, or inconsistency discovered in them.
- (1) The Contractor shall not be expected to act as a licensed design professional and ascertain whether the Contract Documents comply with applicable laws, statutes, ordinances, building codes, and rules and regulations, but the Contractor shall be obligated to promptly notify the Architect of any such noncompliance discovered by or made known to the Contractor. If the Contractor performs Work without fulfilling this notification obligation, the Contractor shall pay the resulting costs and damages that would have been avoided by such notification.
- (2) The Contractor shall not be liable to the Owner for errors, omissions, or inconsistencies that may exist in the Contract Documents, or between the Contract Documents and conditions at the site, unless the Contractor knowingly fails to report a discovered error, omission, or inconsistency to the Architect, in which case the Contractor shall pay the resulting costs and damages that would have been avoided by such notification.
- C. If the Contractor considers the Architect's response to a request for information to constitute a change to the Contract Documents involving additional costs and/or time, the Contractor shall follow the procedures of Article 20, Claims for Extra Cost or Extra Work.
- D. If, with undue frequency, the Contractor requests information that is obtainable through reasonable examination and comparison of the Contract Documents, site conditions, and previous correspondence, interpretations, or clarifications, the Contractor shall be liable to the Owner for reasonable charges from the Architect for the additional services required to review, research, and respond to such requests for information.

**ARTICLE 8**  
**SURVEYS by CONTRACTOR**

- A. The Contractor shall provide competent engineering services to assure accurate execution of the Work in accordance with the Contract Documents. The Contractor shall verify the figures given for the contours, approaches and locations shown on the Drawings before starting any Work and be responsible for the accuracy of the finished Work. Without extra cost to the Owner, the Contractor shall engage a licensed surveyor if necessary to verify boundary lines, keep within property lines, and shall be responsible for encroachments on rights or property of public or surrounding property owners.
- B. The Contractor shall establish all base lines for the location of the principal components of the Work and make all detail surveys necessary for construction, including grade stakes, batter boards and other working points, lines and elevations. If the Work involves alteration of or addition to existing structures or improvements, the Contractor shall locate and measure elements of the existing conditions as is necessary to facilitate accurate fabrication, assembly, and installation of new Work in the relationship, alignment, and/or connection to the existing structure or improvement as is shown in the Contract Documents.

**ARTICLE 9**  
**SUBMITTALS**

- A. Where required by the Contract Documents, the Contractor shall submit shop drawings, product data, samples and other information (hereinafter referred to as Submittals) to the Architect for the purpose of demonstrating the way by which the Contractor proposes to conform to the requirements of the Contract Documents. Submittals which are not required by the Contract Documents may be returned by the Architect without action.
- B. The Contractor shall be responsible to the Owner for the accuracy of its Submittals and the conformity of its submitted information to the requirements of the Contract Documents. Each Submittal shall bear the Contractor's approval, evidencing that the Contractor has reviewed and found the information to be in compliance with the requirements of the Contract Documents. Submittals which are not marked as reviewed and approved by the Contractor may be returned by the Architect without action.
- C. The Contractor shall prepare and deliver its submittals to the Architect sufficiently in advance of construction requirements and in a sequence as to cause no delay in the Work or in the activities of the Owner or of separate contractors. In coordinating the Submittal process with its construction schedule, the Contractor shall allow sufficient time to permit adequate review by the Architect.
- D. By approving a Submittal the Contractor represents not only that the element of Work presented in the Submittal complies with the requirements of the Contract Documents, but also that the Contractor has:
  - (1) found the layout and/or dimensions in the Submittal to be comparable with those in the Contract Documents and other relevant Submittals and has made field measurements as necessary to verify their accuracy, and
  - (2) determined that products, materials, systems, equipment and/or procedures presented in the Submittal are compatible with those presented, or being presented, in other relevant Submittals and

with the Contractor's intended Construction Methods.

- E. The Contractor shall not fabricate or perform any portion of the Work for which the Contract Documents require Submittals until the respective Submittals have been approved by the Architect.
- F. In the case of a resubmission, the Contractor shall direct specific attention to all revisions in a Submittal. The Architect's approval of a resubmission shall not apply to any revisions that were not brought to the Architect's attention.
- G. If the Contract Documents specify that a Submittal is to be prepared and sealed by a registered architect or licensed engineer retained by the Contractor, all drawings, calculations, specifications, and certifications of the Submittal shall bear the Alabama seal of registration and signature of the registered/licensed design professional who prepared them or under whose supervision they were prepared. The Owner and the Architect shall be entitled to rely upon the adequacy, accuracy and completeness of such a Submittal, provided that all performance and design criteria that such Submittal must satisfy are sufficiently specified in the Contract Documents. The Architect will review, approve or take other appropriate action on such a Submittal only for the limited purpose of checking for conformance with information given and the design concept expressed in the Contract Documents. The Contractor shall not be responsible for the adequacy of the performance or design criteria specified in the Contract Documents.

#### **H. DEVIATIONS**

(1) The Architect is authorized by the Owner to approve "minor" deviations from the requirements of the Contract Documents. "Minor" deviations are defined as those which are in the interest of the Owner, do not materially alter the quality or performance of the finished Work, and do not affect the cost or time of performance of the Work. Deviations which are not "minor" may be authorized only by the Owner through the Change Order procedures of Article 19.

(2) Any deviation from the requirements of the Contract Documents contained in a Submittal shall be clearly identified as a "Deviation from Contract Requirements" (or by similar language) within the Submittal and, in a letter transmitting the Submittal to the Architect, the Contractor shall direct the Architect's attention to, and request specific approval of, the deviation. Otherwise, the Architect's approval of a Submittal does not constitute approval of deviations from the requirements of the Contract Documents contained in the Submittal.

(3) The Contractor shall bear all costs and expenses of any changes to the Work, changes to work performed by the Owner or separate contractors, or additional services by the Architect required to accommodate an approved deviation unless the Contractor has specifically informed the Architect in writing of the required changes and a Change Order has been issued authorizing the deviation and accounting for such resulting changes and costs.

#### **I. ARCHITECT'S REVIEW and APPROVAL**

(1) The Architect will review the Contractor's Submittals for conformance with requirements of, and the design concept expressed in, the Contract Documents and will approve or take other appropriate action upon them. This review is not intended to verify the accuracy and completeness of details such as dimensions and quantities nor to substantiate installation instructions or performance of equipment or systems, all of which remain the responsibility of the Contractor. However, the Architect shall advise the Contractor of any errors or omissions which the Architect

may detect during this review. The Architect's approval of a specific item shall not indicate approval of an assembly of which the item is a component.

(2) The Architect will review and respond to all Submittals with reasonable promptness to avoid delay in the Work or in the activities of the Owner, Contractor or separate contractors, while allowing sufficient time to permit adequate review.

(3) No corrections or changes to Submittals indicated by the Architect will be considered as authorizations to perform Extra Work. If the Contractor considers such correction or change of a Submittal to require Work which differs from the requirements of the Contract Documents, the Contractor shall promptly notify the Architect in writing in accordance with Article 20, Claims for Extra Cost or Extra Work.

**J. CONFORMANCE with SUBMITTALS**

The Work shall be constructed in accordance with approved Submittals.

**ARTICLE 10**  
**DOCUMENTS and SAMPLES at the SITE**

**A. "AS ISSUED" SET**

The Contractor shall maintain at the Project site, in good order, at least one copy of all Addenda, Change Orders, supplemental drawings, written directives and clarifications, and approved Submittals intact as issued, and an updated construction schedule.

**B. "POSTED" SET**

The Contractor shall maintain at the Project site, in good order, at least one set of the Drawings and Project Manual into which the Contractor has "posted"(incorporated) all Addenda, Change Orders, supplemental drawings, clarifications, and other information pertinent to the proper performance of the Work. The Contractor shall assure that all sets of the Drawings and Project Manuals being used by the Contractor, Subcontractors, and suppliers are "posted" with the current information to insure that updated Contract Documents are used for performance of the Work.

**C. RECORD SET**

One set of the Drawings and Project Manual described in Paragraph B shall be the Contractor's record set in which the Contractor shall record all field changes, corrections, selections, final locations, and other information as will be duplicated on the "As-built" documents required under Article 11. The Contractor shall record such "as-built" information in its record set as it becomes available through progress of the Work. The Contractor's performance of this requirement shall be subject to confirmation by the Architect at any time as a prerequisite to approval of Progress Payments.

**D.** The documents and samples required by this Article to be maintained at the Project site shall be readily available to the Architect, Owner, DCM Project Inspector, and their representatives.

**ARTICLE 11**  
**“AS-BUILT” DOCUMENTS**

- A. Unless otherwise provided in the Contract Documents, the Contractor shall deliver two (2) sets of “As-built” documents, as described herein, to the Architect for submission to the Owner upon completion of the Work. Each set of “As-built” documents shall consist of a copy of the Drawings and Project Manual, in like-new condition, into which the Contractor has neatly incorporated all Addenda, Change Orders, supplemental drawings, clarifications, field changes, corrections, selections, actual locations of underground utilities, and other information as required herein or specified elsewhere in the Contract Documents.
- B. The Contractor shall use the following methods for incorporating information into the “As-built” documents:
- (1) Drawings**
- (a)** To the greatest extent practicable, information shall be carefully drawn and lettered, in ink, on the Drawings in the form of sketches, details, plans, notes, and dimensions as required to provide a fully dimensioned record of the Work. When required for clarity, sketches, details, or partial plans shall be drawn on supplemental sheets and bound into the Drawings and referenced on the drawing being revised.
- (b)** Where a revised drawing has been furnished by the Architect, the drawing of latest date shall be bound into the Drawings in the place of the superseded drawing.
- (c)** Where a supplemental drawing has been furnished by the Architect, the supplemental drawing shall be bound into the Drawings in an appropriate location and referred to by notes added to the drawing being supplemented.
- (d)** Where the Architect has furnished details, partial plans, or lengthy notes of which it would be impractical for the Contractor to redraw or letter on a drawing, such information may be affixed to the appropriate drawing with transparent tape if space is available on the drawing.
- (e)** Any entry of information made in the Drawings that is the result of an Addendum or Change Order, shall identify the Addendum or Change Order from which it originated.
- (2) Project Manual**
- (a)** A copy of all Addenda and Change Orders, excluding drawings thereof, shall be bound in the front of the Project Manual.
- (b)** Where a document, form, or entire specification section is revised, the latest issue shall be bound into the Project Manual in the place of the superseded issue.
- (c)** Where information within a specification section is revised, the deleted or revised information shall be drawn through in ink and an adjacent note added identifying the Addendum or Change Order containing the revised information.
- C. Within ten days after the Date of Substantial Completion of the Work, or the last completed portion of the Work, the Contractor shall submit the “As-built” documents to the Architect for approval. If the Architect requires that any corrections be made, the documents will be returned in a reasonable time for correction and resubmission.

**ARTICLE 12**  
**PROGRESS SCHEDULE**

(Not applicable if the Contract Time is 60 days or less.)

- A. The Contractor shall within fifteen days after the date of commencement stated in the Notice to Proceed, or such other time as may be provided in the Contract Documents, prepare and submit to the Architect for review and approval a practicable construction schedule informing the Architect and Owner of the order in which the Contractor plans to carry on the Work within the Contract Time. The Architect's review and approval of the Contractor's construction schedule shall be only for compliance with the specified format, Contract Time, and suitability for monitoring progress of the Work and shall not be construed as a representation that the Architect has analyzed the schedule to form opinions of sequences or durations of time represented in the schedule.
- B. If a schedule format is not specified elsewhere in the Contract Documents, the construction schedule shall be prepared using DCM Form C-11, "Sample Progress Schedule and Report", (contained in the Project Manual) or similar format of suitable scale and detail to indicate the percentage of Work scheduled to be completed at the end of each month. At the end of each month the Contractor shall enter the actual percentage of completion on the construction schedule submit two copies to the Architect, and attach one copy to each copy of the monthly Application for Payment. The construction schedule shall be revised to reflect any agreed extensions of the Contract Time or as required by conditions of the Work.
- C. If a more comprehensive schedule format is specified elsewhere in the Contract Documents or voluntarily employed by the Contractor, it may be used in lieu of DCM Form C-11.
- D. The Contractor's construction schedule shall be used by the Contractor, Architect, and Owner to determine the adequacy of the Contractor's progress. The Contractor shall be responsible for maintaining progress in accordance with the currently approved construction schedule and shall increase the number of shifts, and/or overtime operations, days of work, and/or the amount of construction plant and equipment as may be necessary to do so. If the Contractor's progress falls materially behind the currently approved construction schedule and, in the opinion of the Architect or Owner, the Contractor is not taking sufficient steps to regain schedule, the Architect may, with the Owner's concurrence, issue the Contractor a Notice to Cure pursuant to Article 27. In such a Notice to Cure the Architect may require the Contractor to submit such supplementary or revised construction schedules as may be deemed necessary to demonstrate the manner in which schedule will be regained.

**ARTICLE 13**  
**EQUIPMENT, MATERIALS, and SUBSTITUTIONS**

- A. Every part of the Work shall be executed in a workmanlike manner in accordance with the Contract Documents and approved Submittals. All materials used in the Work shall be furnished in sufficient quantities to facilitate the proper and expeditious execution of the Work and shall be new except such materials as may be expressly provided or allowed in the Contract Documents to be otherwise.
- B. Whenever a product, material, system, item of equipment, or service is identified in the Contract Documents by reference to a trade name, manufacturer's name, model number, etc.(hereinafter

referred to as “source”), and only one or two sources are listed, or three or more sources are listed and followed by “or approved equal” or similar wording, it is intended to establish a required standard of performance, design, and quality, and the Contractor may submit, for the Architect’s approval, products, materials, systems, equipment, or services of other sources which the Contractor can prove to the Architect’s satisfaction are equal to, or exceed, the standard of performance, design and quality specified, unless the provisions of Paragraph D below apply. Such proposed substitutions are not to be purchased or installed without the Architect’s written approval of the substitution.

- C. If the Contract Documents identify three or more sources for a product, material, system, item of equipment or service to be used and the list of sources is not followed by “or approved equal” or similar wording, the Contractor may make substitution only after evaluation by the Architect and execution of an appropriate Contract Change Order.
- D. If the Contract Documents identify only one source and expressly provide that it is an approved sole source for the product, material, system, item of equipment, or service, the Contractor must furnish the identified sole source.

#### **ARTICLE 14**

#### **SAFETY and PROTECTION of PERSONS and PROPERTY**

- A. The Contractor shall be solely and completely responsible for conditions at the Project site, including safety of all persons (including employees) and property. The Contractor shall create, maintain, and supervise conditions and programs to facilitate and promote safe execution of the Work, and shall supervise the Work with the attention and skill required to assure its safe performance. Safety provisions shall conform to OSHA requirements and all other federal, state, county, and local laws, ordinances, codes, and regulations. Where any of these are in conflict, the more stringent requirement shall be followed. Nothing contained in this Contract shall be construed to mean that the Owner has employed the Architect nor has the Architect employed its consultants to administer, supervise, inspect, or take action regarding safety programs or conditions at the Project site.
- B. The Contractor shall employ Construction Methods, safety precautions, and protective measures that will reasonably prevent damage, injury or loss to:
  - (1) workers and other persons on the Project site and in adjacent and other areas that may be affected by the Contractor’s operations;
  - (2) the Work and materials and equipment to be incorporated into the Work and stored by the Contractor on or off the Project site; and
  - (3) other property on, or adjacent to, the Project site, including trees, shrubs, lawns, walks, pavements, roadways, structures, utilities, and other improvements not designated in the Contract Documents to be removed, relocated, or replaced.
- C. The Contractor shall be responsible for the prompt remedy of damage and loss to property, including the filing of appropriate insurance claims, caused in whole or in part by the fault or negligence of the Contractor, a Subcontractor, or anyone for whose acts they may be liable.

- D. The Contractor shall comply with and give notices required by applicable laws, ordinances, rules, regulations and lawful orders of public authorities bearing on safety and protection of persons or property, including without limitation notices to adjoining property owners of excavation or other construction activities that potentially could cause damage or injury to adjoining property or persons thereon.
- E. The Contractor shall erect and maintain barriers, danger signs, and any other reasonable safeguards and warnings against hazards as may be required for safety and protection during performance of the Contract and shall notify owners and users of adjacent sites and utilities of conditions that may exist or arise which may jeopardize their safety.
- F. If use or storage of explosives or other hazardous materials or equipment or unusual Construction Methods are necessary for execution of the Work, the Contractor shall exercise commensurate care and employ supervisors and workers properly qualified to perform such activity.
- G. The Contractor shall furnish a qualified safety representative at the Project site whose duties shall include the prevention of accidents. The safety representative shall be the Contractor's superintendent, unless the Contractor assigns this duty to another responsible member of its on-site staff and notifies the Owner and Architect in writing of such assignment.
- H. The Contractor shall not permit a load to be applied, or forces introduced, to any part of the construction or site that may cause damage to the construction or site or endanger safety of the construction, site, or persons on or near the site.
- I. The Contractor shall have the right to act as it deems appropriate in emergency situations jeopardizing life or property. The Contractor shall be entitled to equitable adjustment of the Contract Sum or Contract Time for its efforts expended for the sole benefit of the Owner in an emergency. Such adjustment shall be determined as provided in Articles 19 and 20.
- J. The duty of the Architect and the Architect's consultants to visit the Project site to conduct periodic inspections of the Work or for other purposes shall not give rise to a duty to review or approve the adequacy of the Contractor's safety program, safety supervisor, or any safety measure which Contractor takes or fails to take in, on, or near the Project site.

## **ARTICLE 15**

### **HAZARDOUS MATERIALS**

- A. A Hazardous Material is any substance or material identified as hazardous under any federal, state, or local law or regulation, or any other substance or material which may be considered hazardous or otherwise subject to statutory or regulatory requirements governing its handling, disposal, and/or clean-up. Existing Hazardous Materials are Hazardous Materials discovered at the Project site and not introduced to the Project site by the Contractor, a Subcontractor, or anyone for whose acts they may be liable.
- B. If, during the performance of the Work, the Contractor encounters a suspected Existing Hazardous Material, the Contractor shall immediately stop work in the affected area, take measures appropriate to the condition to keep people away from the suspected Existing Hazardous Material, and

immediately notify the Architect and Owner of the condition in writing.

- C. The Owner shall obtain the services of an independent laboratory or professional consultant, appropriately licensed and qualified, to determine whether the suspected material is a Hazardous Material requiring abatement and, if so, to certify after its abatement that it has been rendered harmless. Any abatement of Existing Hazardous Materials will be the responsibility of the Owner. The Owner will advise the Contractor in writing of the persons or entities who will determine the nature of the suspected material and those who will, if necessary, perform the abatement. The Owner will not employ persons or entities to perform these services to whom the Contractor or Architect has reasonable objection.
- D. After certification by the Owner's independent laboratory or professional consultant that the material is harmless or has been rendered harmless, work in the affected area shall resume upon written agreement between the Owner and Contractor. If the material is found to be an Existing Hazardous Material and the Contractor incurs additional cost or delay due to the presence and abatement of the material, the Contract Sum and/or Contract Time shall be appropriately adjusted by a Contract Change Order pursuant to Article 19.
- E. The Owner shall not be responsible for Hazardous Materials introduced to the Project site by the Contractor, a Subcontractor, or anyone for whose acts they may be liable unless such Hazardous Materials were required by the Contract Documents.

## **ARTICLE 16**

### **INSPECTION of the WORK**

#### **A. GENERAL**

- (1) The Contractor is solely responsible for the Work's compliance with the Contract Documents; therefore, the Contractor shall be responsible to inspect in-progress and completed Work, and shall verify its compliance with the Contract Documents and that any element or portion of the Work upon which subsequent Work is to be applied or performed is in proper condition to receive the subsequent Work. Neither the presence nor absence of inspections by the Architect, Owner, Director, DCM Project Inspector, any public authority having jurisdiction, or their representatives shall relieve the Contractor of responsibility to inspect the Work, for responsibility for Construction Methods and safety precautions and programs in connection with the Work, or from any other requirement of the Contract Documents.
- (2) The Architect, Owner, Director, DCM Project Inspector, any public authority having jurisdiction, and their representatives shall have access at all times to the Work for inspection whenever it is in preparation or progress, and the Contractor shall provide proper facilities for such access and inspection. All materials, workmanship, processes of manufacture, and methods of construction, if not otherwise stipulated in the Contract Documents, shall be subject to inspection, examination, and test at any and all places where such manufacture and/or construction are being carried on. Such inspections will not unreasonably interfere with the Contractor's operations.
- (3) The Architect will inspect the Work as a representative of the Owner. The Architect's inspections may be supplemented by inspections by the DCM Project Inspector as a representative of the Alabama Division of Construction Management.

(4) The Contractor may be charged by the Owner for any extra cost of inspection incurred by the Owner or Architect on account of material and workmanship not being ready at the time of inspection set by the Contractor.

## **B. TYPES of INSPECTIONS**

(1) **SCHEDULED INSPECTIONS and CONFERENCES.** Scheduled Inspections and Conferences are conducted by the Architect, scheduled by the Architect in coordination with the Contractor and DCM Project Inspector, and are attended by the Contractor and applicable Subcontractors, suppliers and manufacturers, and the DCM Project Inspector. Scheduled Inspections and Conferences of this Contract include:

(a) **Pre-construction Conference.**

(b) **Pre-roofing Conference** (not applicable if the Contract involves no roofing work)

(c) **Above Ceiling Inspection(s):** An above ceiling inspection of all spaces in the building is required before the ceiling material is installed. Above ceiling inspections are to be conducted at a time when all above ceiling systems are complete and tested to the greatest extent reasonable pending installation of the ceiling material. System identifications and markings are to be complete. All fire-rated construction including fire-stopping of penetrations and specified identification above the ceiling shall be complete. Ceiling framing and suspension systems shall be complete with lights, grilles and diffusers, access panels, fire protection drops for sprinkler heads, etc., installed in their final locations to the greatest extent reasonable. Above ceiling framing to support ceiling mounted equipment shall be complete. The above ceiling construction shall be complete to the extent that after the inspection the ceiling material can be installed without disturbance.

(d) **Final Inspection(s):** A Final Inspection shall establish that the Work, or a designated portion of the Work, is Substantially Complete in accordance with Article 32 and is accepted by the Architect, Owner, and DCM Project Inspector as being ready for the Owner's occupancy or use. At the conclusion of this inspection, items requiring correction or completion ("punch list" items) shall be minimal and require only a short period of time for accomplishment to establish Final Acceptance of the Work. If the Work, or designated portion of the Work, includes the installation, or modification, of a fire alarm system or other life safety systems essential to occupancy, such systems shall have been tested and appropriately certified before the Final Inspection.

(e) **Year-end Inspection(s):** An inspection of the Work, or each separately completed portion thereof, is required near the end of the Contractor's one year warranty period(s). The subsequent delivery of the Architect's report of this inspection will serve as confirmation that the Contractor was notified of Defective Work found within the warranty period in accordance with Article 35.

(2) **PERIODIC INSPECTIONS.** Periodic Inspections are conducted throughout the course of the Work by the Architect, the Architect's consultants, their representatives, and the DCM Project Inspector, jointly or independently, with or without advance notice to the Contractor.

(3) **SPECIFIED INSPECTIONS and TESTS.** Specified Inspections and Tests include inspections, tests, demonstrations, and approvals that are either specified in the Contract Documents or required by laws, ordinances, rules, regulations, or orders of public authorities having jurisdiction, to be performed by the Contractor, one of its Subcontractors, or an independent testing laboratory or firm (whether paid for by the Contractor or Owner).

**C. INSPECTIONS by the ARCHITECT**

- (1) The Architect is not authorized to revoke, alter, relax, or waive any requirements of the Contract Documents (other than “minor” deviations as defined in Article 9 and “minor” changes as defined in Article 19), to finally approve or accept any portion of the Work or to issue instructions contrary to the Contract Documents without concurrence of the Owner.
- (2) The Architect will visit the site at intervals appropriate to the stage of the Contractor’s operations and as otherwise necessary to:
  - (a) become generally familiar with the in-progress and completed Work and the quality of the Work,
  - (b) determine whether the Work is progressing in general accordance with the Contractor’s schedule and is likely to be completed within the Contract Time,
  - (c) visually compare readily accessible elements of the Work to the requirements of the Contract Documents to determine, in general, if the Contractor’s performance of the Work indicates that the Work will conform to the requirements of the Contract Documents when completed,
  - (d) endeavor to guard the Owner against Defective Work,
  - (e) review and address with the Contractor any problems in implementing the requirements of the Contract Documents that the Contractor may have encountered, and
  - (f) keep the Owner fully informed about the Project.
- (3) The Architect shall have the authority to reject Defective Work or require its correction, but shall not be required to make exhaustive investigations or examinations of the in-progress or completed portions of the Work to expose the presence of Defective Work. However, it shall be an obligation of the Architect to report in writing, to the Owner, Contractor, and DCM Project Inspector, any Defective Work recognized by the Architect.
- (4) The Architect shall have the authority to require the Contractor to stop work only when, in the Architect’s reasonable opinion, such stoppage is necessary to avoid Defective Work. The Architect shall not be liable to the Contractor or Owner for the consequences of any decisions made by the Architect in good faith either to exercise or not to exercise this authority.
- (5) “Inspections by the Architect” includes appropriate inspections by the Architect’s consultants as dictated by their respective disciplines of design and the stage of the Contractor’s operations.

**D. INSPECTIONS by the DCM PROJECT INSPECTOR**

- (1) The DCM Project Inspector will:
  - (a) participate in scheduled inspections and conferences as practicable,
  - (b) perform periodic inspections of in-progress and completed Work to ensure code compliance of the Project and general conformance of the Work with the Contract Documents, and
  - (c) monitor the Contractor's progress and performance of the Work.
- (2) The DCM Project Inspector shall have the authority to:
  - (a) reject Work that is not in compliance with the State Building Code adopted by the DCM, unless the Work is in accordance with the Contract Documents in which case the DCM Project Inspector will advise the Architect to initiate appropriate corrective action, and
  - (b) notify the Architect, Owner, and Contractor of Defective Work recognized by the DCM Project Inspector.

(3) The DCM Project Inspector's periodic inspections will usually be scheduled around key stages of construction based upon information reported by the Architect. As the Architect or Owner deems appropriate, the DCM Project Inspector, as well as other members of the Technical Staff, can be requested to schedule special inspections or meetings to address specific matters. The written findings of DCM Project Inspector will be transmitted to the Owner, Contractor, and Architect.

(4) The DCM Project Inspector is not authorized to revoke, alter, relax, or waive any requirements of the Contract Documents, to finally approve or accept any portion of the Work or to issue instructions contrary to the Contract Documents without concurrence of the Owner. The Contractor shall not proceed with Work as a result of instructions or findings of the DCM Project Inspector which the Contractor considers to be a change to the requirements of the Contract Documents without written authorization of the Owner through the Architect.

#### **E. UNCOVERING WORK**

(1) If the Contractor covers a portion of the Work before it is examined by the Architect and this is contrary to the Architect's request or specific requirements in the Contract Documents, then, upon written request of the Architect, the Work must be uncovered for the Architect's examination and be replaced at the Contractor's expense without change in the Contract Time.

(2) Without a prior request or specific requirement that Work be examined by the Architect before it is covered, the Architect may request that Work be uncovered for examination and the Contractor shall uncover it. If the Work is in accordance with the Contract Documents, the Contract Sum shall be equitably adjusted under Article 19 to compensate the Contractor for the costs of uncovering and replacement. If the Work is not in accordance with the Contract Documents, uncovering, correction, and replacement shall be at the Contractor's expense unless the condition was caused by the Owner or a separate contractor in which event the Owner shall be responsible for payment of such costs.

#### **F. SPECIFIED INSPECTIONS and TESTS**

(1) The Contractor shall schedule and coordinate Specified Inspections and Tests to be made at appropriate times so as not to delay the progress of the Work or the work of the Owner or separate contractors. If the Contract Documents require that a Specified Inspection or Test be witnessed or attended by the Architect or Architect's consultant, the Contractor shall give the Architect timely notice of the time and place of the Specified Inspection or Test. If a Specified Inspection or Test reveals that Work is not in compliance with requirements of the Contract Documents, the Contractor shall bear the costs of correction, repeating the Specified Inspection or Test, and any related costs incurred by the Owner, including reasonable charges, if any, by the Architect for additional services. Through appropriate Contract Change Order the Owner shall bear costs of tests, inspections or approvals which become Contract requirements subsequent to the receipt of bids.

(2) If the Architect, Owner, or public authority having jurisdiction determines that inspections, tests, demonstrations, or approvals in addition to Specified Inspections and Tests are required, the Contractor shall, upon written instruction from the Architect, arrange for their performance by an entity acceptable to the Owner, giving timely notice to the architect of the time and place of their performance. Related costs shall be borne by the Owner unless the procedures reveal that Work is not in compliance with requirements of the Contract Documents, in which case the Contractor shall

bear the costs of correction, repeating the procedures, and any related costs incurred by the Owner, including reasonable charges, if any, by the Architect for additional services.

(3) Unless otherwise required by the Contract Documents, required certificates of Specified Inspections and Tests shall be secured by the Contractor and promptly delivered to the Architect.

(4) Failure of any materials to pass Specified Inspections and Tests will be sufficient cause for refusal to consider any further samples of the same brand or make of that material for use in the Work.

## **ARTICLE 17**

### **CORRECTION of DEFECTIVE WORK**

- A. The Contractor shall, at the Contractor's expense, promptly correct Defective Work rejected by the Architect or which otherwise becomes known to the Contractor, removing the rejected or nonconforming materials and construction from the project site.
- B. Correction of Defective Work shall be performed in such a timely manner as will avoid delay of completion, use, or occupancy of the Work and the work of the Owner and separate contractors.
- C. The Contractor shall bear all expenses related to the correction of Defective Work, including but not limited to: (1) additional testing and inspections, including repeating Specified Inspections and Tests, (2) reasonable services and expenses of the Architect, and (3) the expense of making good all work of the Contractor, Owner, or separate contractors destroyed or damaged by the correction of Defective Work.

## **ARTICLE 18**

### **DEDUCTIONS for UNCORRECTED WORK**

If the Owner deems it advisable and in the Owner's interest to accept Defective Work, the Owner may allow part or all of such Work to remain in place, provided an equitable deduction from the Contract Sum, acceptable to the Owner, is offered by the Contractor.

## **ARTICLE 19**

### **CHANGES in the WORK**

#### **A. GENERAL**

(1) The Owner may at any time direct the Contractor to make changes in the Work which are within the general scope of the Contract, including changes in the Drawings, Specifications, or other portions of the Contract Documents to add, delete, or otherwise revise portions of the Work. The Architect is authorized by the Owner to direct "minor" changes in the Work by written order to the Contractor. "Minor" changes in the Work are defined as those which are in the interest of the Owner, do not materially alter the quality or performance of the finished Work, and do not affect the cost or time of performance of the Work. Changes in the Work which are not "minor" may be authorized only by the Owner.

- (2) If the Owner directs a change in the Work, the change shall be incorporated into the Contract by a Contract Change Order prepared by the Architect and signed by the Contractor, Owner, and other signatories to the Construction Contract, stating their agreement upon the change or changes in the Work and the adjustments, if any, in the Contract Sum and the Contract Time.
- (3) Subject to compliance with Alabama's Public Works Law, the Owner may, upon agreement by the Contractor, incorporate previously unawarded bid alternates into the Contract.
- (4) In the event of a claim or dispute as to the appropriate adjustment to the Contract Sum or Contract Time due to a directive to make changes in the Work, the Work shall proceed as provided in this article subject to subsequent agreement of the parties or final resolution of the dispute pursuant to Article 24.
- (5) Consent of surety will be obtained for all Contract Change Orders involving an increase in the Contract Sum.
- (6) Changes in the Work shall be performed under applicable provisions of the Contract Documents and the Contractor shall proceed promptly to perform changes in the Work, unless otherwise directed by the Owner through the Architect.
- (7) All change orders require DCM Form C-12: Contract Change Order and DCM Form B-11: Change Order Justification. Only Change Orders 10% or greater of the current contract amount require the Owner's legal advisor's signature on DCM Form B-11: Change Order Justification.

## **B. DETERMINATION of ADJUSTMENT of the CONTRACT SUM**

The adjustment of the Contract Sum resulting from a change in the Work shall be determined by one of the following methods, or a combination thereof, as selected by the Owner:

- (1) **Lump Sum.** By mutual agreement to a lump sum based on or negotiated from an itemized cost proposal from the Contractor. Additions to the Contract Sum shall include the Contractor's direct costs plus a maximum 15% markup for overhead and profit. Where subcontract work is involved the total mark-up for the Contractor and a Subcontractor shall not exceed 25%. **Changes which involve a net credit to the Owner shall include fair and reasonable credits for overhead and profit on the deducted work, in no case less than 5%.** For the purposes of this method of determining an adjustment of the Contract Sum, "overhead" shall cover the Contractor's indirect costs of the change, such as the cost of bonds, superintendent and other job office personnel, watchman, job office, job office supplies and expenses, temporary facilities and utilities, and home office expenses.
- (2) **Unit Price.** By application of Unit Prices included in the Contract or subsequently agreed to by the parties. However, if the character or quantity originally contemplated is materially changed so that application of such unit price to quantities of Work proposed will cause substantial inequity to either party, the applicable unit price shall be equitably adjusted.
- (3) **Force Account.** By directing the Contractor to proceed with the change in the Work on a "force account" basis under which the Contractor shall be reimbursed for reasonable expenditures incurred by the Contractor and its Subcontractors in performing added Work and the Owner shall receive reasonable credit for any deleted Work. The Contractor shall keep and present, in such form as the Owner may prescribe, an itemized accounting of the cost of the change together with

sufficient supporting data. Unless otherwise stated in the directive, the adjustment of the Contract Sum shall be limited to the following:

- (a) costs of labor and supervision, including employee benefits, social security, retirement, unemployment and workers' compensation insurance required by law, agreement, or under Contractor's or Subcontractor's standard personnel policy;
- (b) cost of materials, supplies and equipment, including cost of delivery, whether incorporated or consumed;
- (c) rental cost of machinery and equipment, not to exceed prevailing local rates if contractor-owned;
- (d) costs of premiums for insurance required by the Contract Documents, permit fees, and sales, use or similar taxes related to the change in the Work;
- (e) reasonable credits to the Owner for the value of deleted Work, without Contractor or Subcontractor mark-ups; and
- (f) for additions to the Contract Sum, mark-up of the Contractor's direct costs for overhead and profit not exceeding 15% on Contractor's work nor exceeding 25% for Contractor and Subcontractor on a Subcontractor's work. **Changes which involve a net credit to the Owner shall include fair and reasonable credits for overhead and profit on the deducted work, in no case less than 5%.** For the purposes of this method of determining an adjustment of the Contract Sum, "overhead" shall cover the Contractor's indirect costs of the change, such as the cost of insurance other than mentioned above, bonds, superintendent and other job office personnel, watchman, use and rental of small tools, job office, job office supplies and expenses, temporary facilities and utilities, and home office expenses.

#### **C. ADJUSTMENT of the CONTRACT TIME due to CHANGES**

(1) Unless otherwise provided in the Contract Documents, the Contract Time shall be equitably adjusted for the performance of a change provided that the Contractor notifies the Architect in writing that the change will increase the time required to complete the Work. Such notice shall be provided no later than:

- (a) with the Contractor's cost proposal stating the number of days of extension requested, or
- (b) within ten days after the Contractor receives a directive to proceed with a change in advance of submitting a cost proposal, in which case the notice should provide an estimated number of days of extension to be requested, which may be subject to adjustment in the cost proposal.

(2) The Contract Time shall be extended only to the extent that the change affects the time required to complete the entire Work of the Contract, taking into account the concurrent performance of the changed and unchanged Work.

#### **D. CHANGE ORDER PROCEDURES**

(1) If the Owner proposes to make a change in the Work, the Architect will request that the Contractor provide a cost proposal for making the change to the Work. The request shall be in writing and shall adequately describe the proposed change using drawings, specifications, narrative, or a combination thereof. Within 21 days after receiving such a request, or such other time as may be stated in the request, the Contractor shall prepare and submit to the Architect a written proposal, properly itemized and supported by sufficient substantiating data to facilitate evaluation. The stated time within which the Contractor must submit a proposal may be extended if, within that time, the Contractor makes a written request with reasonable justification thereof.

(2) The Contractor may voluntarily offer a change proposal which, in the Contractor's opinion, will reduce the cost of construction, maintenance, or operation or will improve the cost-effective performance of an element of the Project, in which case the Owner, through the Architect, will accept, reject, or respond otherwise within 21 days after receipt of the proposal, or such other reasonable time as the Contractor may state in the proposal.

(3) If the Contractor's proposal is acceptable to the Owner, or is negotiated to the mutual agreement of the Contractor and Owner, the Architect will prepare an appropriate Contract Change Order for execution. Upon receipt of the fully executed Contract Change Order, the Contractor shall proceed with the change.

(4) In advance of delivery of a fully executed Contract Change Order, the Architect may furnish to the Contractor a written authorization to proceed with an agreed change. However, such an authorization shall be effective only if it:

- (a) identifies the Contractor's accepted or negotiated proposal for the change,
- (b) states the agreed adjustments, if any, in Contract Sum and Contract Time,
- (c) states that funds are available to pay for the change, and
- (d) is signed by the Owner.

(5) If the Contractor and Owner cannot agree on the amount of the adjustment in the Contract Sum for a change, the Owner, through the Architect, may order the Contractor to proceed with the change on a Force Account basis, but the net cost to the Owner shall not exceed the amount quoted in the Contractor's proposal. Such order shall state that funds are available to pay for the change.

(6) If the Contractor does not promptly respond to a request for a proposal, or the Owner determines that the change is essential to the final product of the Work and that the change must be effected immediately to avoid delay of the Project, the Owner may:

- (a) determine with the Contractor a sufficient maximum amount to be authorized for the change and
- (b) direct the Contractor to proceed with the change on a Force Account basis pending delivery of the Contractor's proposal, stating the maximum increase in the Contract Sum that is authorized for the change.

(7) Pending agreement of the parties or final resolution of any dispute of the total amount due the Contractor for a change in the Work, amounts not in dispute for such changes in the Work may be included in Applications for Payment accompanied by an interim Change Order indicating the parties' agreement with part of all of such costs or time extension. Once a dispute is resolved, it shall be implemented by preparation and execution of an appropriate Change Order.

## **ARTICLE 20**

### **CLAIMS for EXTRA COST or EXTRA WORK**

- A. If the Contractor considers any instructions by the Architect, Owner, DCM Project Inspector, or public authority having jurisdiction to be contrary to the requirements of the Contract Documents and will involve extra work and/or cost under the Contract, the Contractor shall give the Architect written notice thereof within ten days after receipt of such instructions, and in any event before proceeding to execute such work. As used in this Article, "instructions" shall include written or

oral clarifications, directions, instructions, interpretations, or determinations.

- B. The Contractor's notification pursuant to Paragraph 20.A shall state: (1) the date, circumstances, and source of the instructions, (2) that the Contractor considers the instructions to constitute a change to the Contract Documents and why, and (3) an estimate of extra cost and time that may be involved to the extent an estimate may be reasonably made at that time.
- C. Except for claims relating to an emergency endangering life or property, no claim for extra cost or extra work shall be considered in the absence of prior notice required under Paragraph 20.A.
- D. Within ten days of receipt of a notice pursuant to Paragraph 20.A, the Architect will respond in writing to the Contractor, stating one of the following:
  - (1) The cited instruction is rescinded.
  - (2) The cited instruction is a change in the Work and in which manner the Contractor is to proceed with procedures of Article 19, Changes in the Work.
  - (3) The cited instruction is reconfirmed, is not considered by the Architect to be a change in the Contract Documents, and the Contractor is to proceed with Work as instructed.
- E. If the Architect's response to the Contractor is as in Paragraph 20.D(3), the Contractor shall proceed with the Work as instructed. If the Contractor continues to consider the instructions to constitute a change in the Contract Documents, the Contractor shall, within ten days after receiving the Architect's response, notify the Architect in writing that the Contractor intends to submit a claim pursuant to Article 24, Resolution of Claims and Disputes

## **ARTICLE 21**

### **DIFFERING SITE CONDITIONS**

#### **A. DEFINITION**

**"Differing Site Conditions" are:**

- (1) subsurface or otherwise concealed physical conditions at the Project site which differ materially from those indicated in the Contract Documents, or
- (2) unknown physical conditions at the Project site which are of an unusual nature, differing materially from conditions ordinarily encountered and generally recognized as inherent in construction activities of the character required by the Contract Documents.

#### **B. PROCEDURES**

If Differing Site Conditions are encountered, then the party discovering the condition shall promptly notify the other party before the condition is disturbed and in no event later than ten days after discovering the condition. Upon such notice and verification that a Differing Site Condition exists, the Architect will, with reasonable promptness and with the Owner's concurrence, make changes in the Drawings and/or Specifications as are deemed necessary to conform to the Differing Site Condition. Any increase or decrease in the Contract Sum or Contract Time that is warranted by the changes will be made as provided under Article 19, Changes in the Work. If the Architect determines a Differing Site Condition has not been encountered, the Architect shall notify the

Owner and Contractor in writing, stating the reason for that determination.

## **ARTICLE 22** **CLAIMS for DAMAGES**

If either party to the Contract suffers injury or damage to person or property because of an act or omission of the other party, or of others for whose acts such party is legally responsible, written notice of such injury or damage, whether or not insured, shall be given to the other party within a reasonable time after the discovery. The notice shall provide sufficient detail to enable the other party to investigate the matter.

## **ARTICLE 23** **DELAYS**

- A. A delay beyond the Contractor's control at any time in the commencement or progress of Work by an act or omission of the Owner, Architect, or any separate contractor or by labor disputes, unusual delay in deliveries, unavoidable casualties, fires, abnormal floods, tornadoes, or other cataclysmic events of nature, may entitle the Contractor to an extension of the Contract Time provided, however, that the Contractor shall, within ten days after the delay first occurs, give written notice to the Architect of the cause of the delay and its probable effect on progress of the entire Work.
- B. Adverse weather conditions that are more severe than anticipated for the locality of the Work during any given month may entitle the Contractor to an extension of Contract Time provided, however;
  - (1) the weather conditions had an adverse effect on construction scheduled to be performed during the period in which the adverse weather occurred, which in reasonable sequence would have an effect on completion of the entire Work,
  - (2) the Contractor shall, within twenty-one days after the end of the month in which the delay occurs, give the Architect written notice of the delay that occurred during that month and its probable effect on progress of the Work, and
  - (3) within a reasonable time after giving notice of the delay, the Contractor provides the Architect with sufficient data to document that the weather conditions experienced were unusually severe for the locality of the Work during the month in question. Unless otherwise provided in the Contract Documents, data documenting unusually severe weather conditions shall compare actual weather conditions to the average weather conditions for the month in question during the previous five years as recorded by the National Oceanic and Atmospheric Administration (NOAA) or similar record-keeping entities.
- C. Adjustments, if any, of the Contract Time pursuant to this Article shall be incorporated into the Contract by a Contract Change Order prepared by the Architect and signed by the Contractor, Owner, and other signatories to the Construction Contract or, at closeout of the Contract, by mutual written agreement between the Contractor and Owner. The adjustment of the Contract Time shall not exceed the extent to which the delay extends the time required to complete the entire Work of the Contract.

- D. The Contractor shall not be entitled to any adjustment of the Contract Sum for damage due to delays claimed pursuant to this Article unless the delay was caused by the Owner or Architect and was either:
- (1) the result of bad faith or active interference or
  - (2) beyond the contemplation of the parties and not remedied within a reasonable time after notification by the Contractor of its presence.

## **ARTICLE 24**

### **RESOLUTION of CLAIMS and DISPUTES**

#### **A. APPLICABILITY of ARTICLE**

- (1) As used in this Article, "Claims and Disputes" include claims or disputes asserted by the Contractor, its Surety, or Owner arising out of or related to the Contract, or its breach, including without limitation claims seeking, under the provisions of the Contract, equitable adjustment of the Contract Sum or Contract Time and claims and disputes arising between the Contractor (or its Surety) and Owner regarding interpretation of the Contract Documents, performance of the Work, or breach of or compliance with the terms of the Contract.
- (2) "Resolution" addressed in this Article applies only to Claims and Disputes arising between the Contractor (or its Surety) and Owner and asserted after execution of the Construction Contract and prior to the date upon which final payment is made. Upon making application for final payment the Contractor may reserve the right to subsequent Resolution of existing Claims by including a list of all Claims, in stated amounts, which remain to be resolved and specifically excluding them from any release of claims executed by the Contractor, and in that event Resolution may occur after final payment is made.

#### **B. CONTINUANCE of PERFORMANCE**

An unresolved Claim or Dispute shall not be just cause for the Contractor to fail or refuse to proceed diligently with performance of the Contract or for the Owner to fail or refuse to continue to make payments in accordance with the Contract Documents.

#### **C. GOOD FAITH EFFORT to SETTLE**

The Contractor and Owner agree that, upon the assertion of a Claim by the other, they will make a good faith effort, with the Architect's assistance and advice, to achieve mutual resolution of the Claim. If mutually agreed, the Contractor and Owner may endeavor to resolve a Claim through mediation. If efforts to settle are not successful, the Claim shall be resolved in accordance with paragraph D or E below, whichever applies.

#### **D. FINAL RESOLUTION for STATE-FUNDED CONTRACTS**

- (1) If the Contract is funded in whole or in part with state funds, the final Resolution of Claims and Disputes which cannot be resolved by the Contractor (or its Surety) and Owner shall be by the Director, whose decision shall be final, binding, and conclusive upon the Contractor, its Surety, and the Owner.

(2) When it becomes apparent to the party asserting a Claim (the Claimant) that an impasse to mutual resolution has been reached, the Claimant may request in writing to the Director that the Claim be resolved by decision of the Director. Such request by the Contractor (or its Surety) shall be submitted through the Owner. Should the Owner fail or refuse to submit the Contractor's request within ten days of receipt of same, the Contractor may forward such request directly to the Director. Upon receipt of a request to resolve a Claim, the Director will instruct the parties as to procedures to be initiated and followed.

(3) If the respondent to a Claim fails or refuses to participate or cooperate in the Resolution procedures to the extent that the Claimant is compelled to initiate legal proceedings to induce the Respondent to participate or cooperate, the Claimant will be entitled to recover, and may amend its Claim to include, the expense of reasonable attorney's fees so incurred.

**E. FINAL RESOLUTION for LOCALLY-FUNDED CONTRACTS**

If the Contract is funded in whole with funds provided by a city or county board of education or other local governmental authority and the Contract Documents do not stipulate a binding alternative dispute resolution method, the final resolution of Claims and Disputes which cannot be resolved by the Contractor (or its Surety) and Owner may be by any legal remedy available to the parties. Alternatively, upon the written agreement of the Contractor (or its Surety) and the Owner, final Resolution of Claims and Disputes may be by submission to binding arbitration before a neutral arbitrator or panel or by submission to the Director in accordance with preceding Paragraph D.

**ARTICLE 25**  
**OWNER'S RIGHT to CORRECT DEFECTIVE WORK**

If the Contractor fails or refuses to correct Defective Work in a timely manner that will avoid delay of completion, use, or occupancy of the Work or work by the Owner or separate contractors, the Architect may give the Contractor written Notice to Cure the Defective Work within a reasonable, stated time. If within ten days after receipt of the Notice to Cure the Contractor has not proceeded and satisfactorily continued to cure the Defective Work or provided the Architect with written verification that satisfactory positive action is in process to cure the Defective Work, the Owner may, without prejudice to any other remedy available to the Owner, correct the Defective Work and deduct the actual cost of the correction from payment then or thereafter due to the Contractor.

**ARTICLE 26**  
**OWNER'S RIGHT to STOP or SUSPEND the WORK**

**A. STOPPING the WORK for CAUSE**

If the Contractor fails to correct Defective Work or persistently fails to carry out Work in accordance with the Contract Documents, the Owner may direct the Contractor in writing to stop the Work, or any part of the Work, until the cause for the Owner's directive has been eliminated; however, the Owner's right to stop the Work shall not be construed as a duty of the Owner to be exercised for the benefit of the Contractor or any other person or entity.

**B. SUSPENSION by the OWNER for CONVENIENCE**

- (1) The Owner may, at any time and without cause, direct the Contractor in writing to suspend, delay or interrupt the Work, or any part of the Work, for a period of time as the Owner may determine.
- (2) The Contract Sum and Contract Time shall be adjusted, pursuant to Article 19, for reasonable increases in the cost and time caused by an Owner-directed suspension, delay or interruption of Work for the Owner's convenience. However, no adjustment to the Contract Sum shall be made to the extent that the same or concurrent Work is, was or would have been likewise suspended, delayed or interrupted for other reasons not caused by the Owner.

**ARTICLE 27**  
**OWNER'S RIGHT to TERMINATE CONTRACT**

**A. TERMINATION by the OWNER for CAUSE**

- (1) **Causes:** The Owner may terminate the Contractor's right to complete the Work, or any designated portion of the Work, if the Contractor:
- (a) should be adjudged bankrupt, or should make a general assignment for the benefit of the Contractor's creditors, or if a receiver should be appointed on account of the Contractor's insolvency to the extent termination for these reasons is permissible under applicable law;
  - (b) refuses or fails to prosecute the Work, or any part of the Work, with the diligence that will insure its completion within the Contract Time, including any extensions, or fails to complete the Work within the Contract Time;
  - (c) refuses or fails to perform the Work, including prompt correction of Defective Work, in a manner that will insure that the Work, when fully completed, will be in accordance with the Contract Documents;
  - (d) fails to pay for labor or materials supplied for the Work or to pay Subcontractors in accordance with the respective Subcontract;
  - (e) persistently disregards laws, ordinances, or rules, regulations or orders of a public authority having jurisdiction, or the instructions of the Architect or Owner; or
  - (f) is otherwise guilty of a substantial breach of the Contract.
- (2) **Procedure for Unbonded Construction Contracts (Generally, contracts less than \$100,000):**
- (a) **Notice to Cure:** In the presence of any of the above conditions the Architect may give the Contractor written notice to cure the condition within a reasonable, stated time, but not less than ten days after the Contractor receives the notice.
  - (b) **Notice of Termination:** If, at the expiration of the time stated in the Notice to Cure, the Contractor has not proceeded and satisfactorily continued to cure the condition or provided the Architect with written verification that satisfactory positive action is in process to cure the condition, the Owner may, without prejudice to any other rights or remedies of the Owner, give the Contractor written notice that the Contractor's right to complete the Work, or a designated portion of the Work, shall terminate seven days after the Contractor's receipt of the written Notice of Termination.
  - (c) If the Contractor satisfies a Notice to Cure, but the condition for which the notice was first given reoccurs, the Owner may give the Contractor a seven day Notice of Termination

without giving the Contractor another Notice to Cure.

(d) At the expiration of the seven days of the termination notice, the Owner may:

.1 take possession of the site, of all materials and equipment stored on and off site, and of all Contractor-owned tools, construction equipment and machinery, and facilities located at the site, and

.2 finish the Work by whatever reasonable method the Owner may deem expedient.

(e) The Contractor shall not be entitled to receive further payment under the Contract until the Work is completed.

(f) If the Owner's cost of completing the Work, including correction of Defective Work, compensation for additional architectural, engineering, managerial, and administrative services, and reasonable attorneys' fees due to the default and termination, is less than the unpaid balance of the Contract Sum, the excess balance less liquidated damages for delay shall be paid to the Contractor. If such cost to the Owner including attorney's fees, plus liquidated damages, exceeds the unpaid balance of the Contract Sum, the Contractor shall pay the difference to the Owner. Final Resolution of any claim or Dispute involving the termination or any amount due any party as a result of the termination shall be pursuant to Article 24.

(g) Upon the Contractor's request, the Owner shall furnish to the Contractor a detailed accounting of the Owner's cost of completing the Work.

**(3) Procedure for Bonded Construction Contracts (Generally, contracts of \$100,000 or more):**

(a) **Notice to Cure:** In the presence of any of the above conditions the Architect may give the Contractor and its Surety written Notice to Cure the condition within a reasonable, stated time, but not less than ten days after the Contractor receives the notice.

(b) **Notice of Termination:** If, at the expiration of the time stated in the Notice to Cure, the Contractor has not proceeded and satisfactorily continued to cure the condition or provided the Architect with written verification that satisfactory positive action is in process to cure the condition, the Owner may, without prejudice to any other rights or remedies of the Owner, give the Contractor and its Surety written notice declaring the Contractor to be in default under the Contract and stating that the Contractor's right to complete the Work, or a designated portion of the Work, shall terminate seven days after the Contractor's receipt of the written Notice of Termination.

(c) If the Contractor satisfies a Notice to Cure, but the condition for which the notice was first given reoccurs, the Owner may give the Contractor a Notice of Termination without giving the Contractor another Notice to Cure.

(d) **Demand on the Performance Bond:** With the Notice of Termination the Owner shall give the Surety a written demand that, upon the effective date of the Notice of Termination, the Surety promptly fulfill its obligation to take charge of and complete the Work in accordance with the terms of the Performance Bond.

(e) **Surety Claims:** Upon receiving the Owner's demand on the Performance Bond, the Surety shall assume all rights and obligations of the Contractor under the Contract. However, the Surety shall also have the right to assert "Surety Claims" to the Owner, which are defined as claims relating to acts or omissions of the Owner or Architect prior to termination of the Contractor which may have prejudiced its rights as Surety or its interest in the unpaid balance of the Contract Sum. If the Surety wishes to assert a Surety Claim, it shall give the Owner, through the Architect, written notice within twenty-one days after first recognizing the condition giving rise to the Surety Claim. The Surety Claim shall then be submitted to the Owner, through the Architect, no later than sixty days after giving notice thereof, but no such Surety Claims shall be considered if submitted after the date upon which final payment

becomes due. Final resolution of Surety Claims shall be pursuant to Article 24, Resolution of Claims and Disputes. The presence or possibility of a Surety Claim shall not be just cause for the Surety to fail or refuse to take charge of and complete the Work or for the Owner to fail or refuse to continue to make payments in accordance with the Contract Documents.

**(f) Payments to Surety:** The Surety shall be paid for completing the Work in accordance with the Contract Documents as if the Surety were the Contractor. The Owner shall have the right to deduct from payments to the Surety any reasonable costs incurred by the Owner, including compensation for additional architectural, engineering, managerial, and administrative services, and attorneys' fees as necessitated by termination of the Contractor and completion of the Work by the Surety. No further payments shall be made to the Contractor by the Owner. The Surety shall be solely responsible for any accounting to the Contractor for the portion of the Contract Sum paid to Surety by Owner or for the costs and expenses of completing the Work.

**(4) Wrongful Termination:** If any notice of termination by the Owner for cause, made in good faith, is determined to have been wrongly given, such termination shall be effective and compensation therefore determined as if it had been a termination for convenience pursuant to Paragraph B below.

**B. TERMINATION by the OWNER for CONVENIENCE**

**(1)** The Owner may, without cause and at any time, terminate the performance of Work under the Contract in whole, or in part, upon determination by the Owner that such termination is in the Owner's best interest. Such termination is referred to herein as Termination for Convenience.

**(2)** Upon receipt of a written notice of Termination for Convenience from the Owner, the Contractor shall:

- (a)** stop Work as specified in the notice;
- (b)** enter into no further subcontracts or purchase orders for materials, services, or facilities, except as may be necessary for Work directed to be performed prior to the effective date of the termination or to complete Work that is not terminated;
- (c)** terminate all existing subcontracts and purchase orders to the extent they relate to the terminated Work;
- (d)** take such actions as are necessary, or directed by the Architect or Owner, to protect, preserve, and make safe the terminated Work; and
- (e)** complete performance of the Work that is not terminated.

**(3)** In the event of Termination for Convenience, the Contractor shall be entitled to receive payment for the Work performed prior to its termination, including materials and equipment purchased and delivered for incorporation into the terminated Work, and any reasonable costs incurred because of the termination. Such payment shall include reasonable mark-up of costs for overhead and profit, not to exceed the limits stated in Article 19, Changes in the Work. The Contractor shall be entitled to receive payment for reasonable anticipated overhead ("home office") and shall not be entitled to receive payment for any profits anticipated to have been gained from the terminated Work. A proposal for decreasing the Contract Sum shall be submitted to the Architect by the Contractor in such time and detail, and with such supporting documentation, as is reasonably directed by the Owner. Final modification of the Contract shall be by Contract Change Order pursuant to Article 19. Any Claim or Dispute involving the termination or any amount due a party as a result shall be resolved pursuant to Article 24.

**ARTICLE 28**  
**CONTRACTOR'S RIGHT to SUSPEND or TERMINATE the CONTRACT**

**A. SUSPENSION by the OWNER**

If all of the Work is suspended or delayed for the Owner's convenience or under an order of any court, or other public authority, for a period of sixty days, through no act or fault of the Contractor or a Subcontractor, or anyone for whose acts they may be liable, then the Contractor may give the Owner a written Notice of Termination which allows the Owner fourteen days after receiving the Notice in which to give the Contractor appropriate written authorization to resume the Work. Absent the Contractor's receipt of such authorization to resume the Work, the Contract shall terminate upon expiration of this fourteen day period and the Contractor will be compensated by the Owner as if the termination had been for the Owner's convenience pursuant to Article 27.B.

**B. NONPAYMENT**

The Owner's failure to pay the undisputed amount of an Application for Payment within sixty days after receiving it from the Architect (Certified pursuant to Article 30) shall be just cause for the Contractor to give the Owner fourteen days' written notice that the Work will be suspended pending receipt of payment but that the Contract shall terminate if payment is not received within fourteen days (or a longer period stated by the Contractor) of the expiration of the fourteen day notice period.

(1) If the Work is then suspended for nonpayment, but resumed upon receipt of payment, the Contractor will be entitled to compensation as if the suspension had been by the Owner pursuant to Article 26, Paragraph B.

(2) If the Contract is then terminated for nonpayment, the Contractor will be entitled to compensation as if the termination had been by the Owner pursuant to Article 27, Paragraph B.

**ARTICLE 29**  
**PROGRESS PAYMENTS**

**A. FREQUENCY of PROGRESS PAYMENTS**

Unless otherwise provided in the Contract Documents, the Owner will make payments to the Contractor as the Work progresses based on monthly estimates prepared and certified by the Contractor, approved and certified by the Architect, and approved by the Owner and other authorities whose approval is required.

**B. SCHEDULE of VALUES**

Within ten days after receiving the Notice to Proceed the Contractor shall submit to the Architect a DCM Form C-10SOV, Schedule of Values, which is a breakdown of the Contract Sum showing the value of the various parts of the Work for billing purposes. The Schedule of Values shall be printable on 8.5" x 11" and shall divide the Contract Sum into as many parts ("line items") as the Architect and Owner determine necessary to permit evaluation and to show amounts attributable to

Subcontractors. The Contractor's overhead and profit are to be proportionately distributed throughout the line items of the Schedule of Values. Upon approval, the Schedule of Values shall be used as a basis for monthly Applications for Payment, unless it is later found to be in error. Approved change order amounts shall be added to or incorporated into the Schedule of Values as mutually agreed by the Contractor and Architect.

### **C. APPLICATIONS for PAYMENTS**

(1) Based on the approved Schedule of Values, each DCM Form C-10, Application and Certificate for Payment shall show the Contractor's estimate of the value of Work performed in each line item as of the end of the billing period. The Contractor's cost of materials and equipment not yet incorporated into the Work, but delivered and suitably stored on the site, may be considered in monthly Applications for Payment. One payment application per month may be submitted. Each DCM Form C-10, Application and Certificate for Payment shall match to the penny and be accompanied by an attached DCM Form C-10SOV, Schedule of Values.

(2) The Contractor's estimate of the value of Work performed and stored materials must represent such reasonableness as to warrant certification by the Architect to the Owner in accordance with Article 30. Each monthly Application for Payment shall be supported by such data as will substantiate the Contractor's right to payment, including without limitation copies of requisitions from subcontractors and material suppliers.

(3) If no other date is stated in the Contract Documents or agreed upon by the parties, each Application for Payment shall be submitted to the Architect on or about the first day of each month and payment shall be issued to the Contractor within thirty days after an Application for Payment is Certified pursuant to Article 30 and delivered to the Owner.

(4) The Applications for Payment of State Agency/Authority projects and Public School and College Authority (PSCA)-funded projects must be activated via the appropriate DocuSign link available from DCM's Engage Portal at <https://engagealabama-rpm.facilityforce.cloud>.

### **D. MATERIALS STORED OFF SITE**

Unless otherwise provided in the Contract Documents, the Contractor's cost of materials and equipment to be incorporated into the Work, which are stored off the site, may also be considered in monthly Applications for Payment under the following conditions:

- (1) the contractor has received written approval from the Architect and Owner to store the materials or equipment off site in advance of delivering the materials to the off site location;
- (2) a Certificate of Insurance is furnished to the Architect evidencing that a special insurance policy, or rider to an existing policy, has been obtained by the Contractor providing all-risk property insurance coverage, specifically naming the materials or equipment stored, and naming the Owner as an additionally insured party;
- (3) the Architect is provided with a detailed inventory of the stored materials or equipment and the materials or equipment are clearly marked in correlation to the inventory to facilitate inspection and verification of the presence of the materials or equipment by the Architect or Owner;
- (4) the materials or equipment are properly and safely stored in a bonded warehouse, or a facility otherwise approved in advance by the Architect and Owner; and
- (5) compliance by the Contractor with procedures satisfactory to the Owner to establish the Owner's title to such materials and equipment or otherwise protect the Owner's interest.

**E. RETAINAGE**

(1) “Retainage” is defined as the money earned and, therefore, belonging to the Contractor (subject to final settlement of the Contract) which has been retained by the Owner conditioned on final completion and acceptance of all Work required by the Contract Documents. Retainage shall not be relied upon by Contractor (or Surety) to cover or off-set unearned monies attributable to uncompleted or uncorrected Work.

(2) In making progress payments the Owner shall retain five percent of the estimated value of Work performed and the value of the materials stored for the Work; but after retainage has been held upon fifty percent of the Contract Sum, no additional retainage will be withheld.

**F. CONTRACTOR’S CERTIFICATION**

(1) Each Application for Payment shall bear the Contractor’s certification that, to the best of the Contractor’s knowledge, information, and belief, the Work covered by the Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payments were issued and payments received from the Owner and that the current payment shown in the Application for Payment has not yet been received.

(2) By making this certification the Contractor represents to the Architect and Owner that, upon receipt of previous progress payments from the Owner, the Contractor has promptly paid each Subcontractor, in accordance with the terms of its agreement with the Subcontractor, the amount due the Subcontractor from the amount included in the progress payment on account of the Subcontractor’s Work and stored materials. The Architect and Owner may advise Subcontractors and suppliers regarding percentages of completion or amounts requested and/or approved in an Application for Payment on account of the Subcontractor’s Work and stored materials.

**G. PAYMENT ESTABLISHES OWNERSHIP**

All material and Work covered by progress payments shall become the sole property of the Owner, but the Contractor shall not be relieved from the sole responsibility for the care and protection of material and Work upon which payments have been made and for the restoration of any damaged material and Work.

**ARTICLE 30**  
**CERTIFICATION and APPROVALS for PAYMENT**

- A. The Architect’s review, approval, and certification of Applications for Payment shall be based on the Architect’s general knowledge of the Work obtained through site visits and the information provided by the Contractor with the Application. The Architect shall not be required to perform exhaustive examinations, evaluations, or estimates of the cost of completed or uncompleted Work or stored materials to verify the accuracy of amounts requested by the Contractor, but the Architect shall have the authority to adjust the Contractor’s estimate when, in the Architect’s reasonable opinion, such estimates are overstated or understated.

- B.** Within seven days after receiving the Contractor's monthly Application for Payment, or such other time as may be stated in the Contract Documents, the Architect will take one of the following actions:
- (1)** The Architect will approve and certify the Application as submitted and forward it to the Owner as a Certification for Payment for approval by the Owner (and other approving authorities, if any) and payment.
  - (2)** If the Architect takes exception to any amounts claimed by the Contractor and the Contractor and Architect cannot agree on revised amounts, the Architect will promptly issue a Certificate for Payment for the amount for which the Architect is able to certify to the Owner, transmitting a copy of same to the Contractor.
  - (3)** To the extent the Architect determines may be necessary to protect the Owner from loss on account of any of the causes stated in Article 31, the Architect may subtract from the Contractor's estimates and will issue a Certificate for Payment to the Owner, with a copy to the Contractor, for such amount as the Architect determines is properly due and notify the Contractor and Owner in writing of the Architect's reasons for withholding payment in whole or in part.
- C.** Neither the Architect's issuance of a Certificate for Payment nor the Owner's resulting progress payment shall be a representation to the Contractor that the Work in progress or completed at that time is accepted or deemed to be in conformance with the Contract Documents.
- D.** The Architect shall not be required to determine that the Contractor has promptly or fully paid Subcontractors and suppliers or how or for what purpose the Contractor has used monies paid under the Construction Contract. However, the Architect may, upon request and if practical, inform any Subcontractor or supplier of the amount, or percentage of completion, approved or paid to the Contractor on account of the materials supplied or the Work performed by the Subcontractor.

### **ARTICLE 31** **PAYMENTS WITHHELD**

- A.** The Architect may nullify or revise a previously issued Certificate for Payment prior to Owner's payment thereunder to the extent as may be necessary in the Architect's opinion to protect the Owner from loss on account of any of the following causes not discovered or fully accounted for at the time of the certification or approval of the Application for Payment:
- (1)** Defective Work;
  - (2)** filed, or reasonable evidence indicating probable filing of, claims arising out of the Contract by other parties against the Contractor;
  - (3)** the Contractor's failure to pay for labor, materials or equipment or to pay Subcontractors;
  - (4)** reasonable evidence that the Work cannot be completed for the unpaid balance of the Contract Sum;
  - (5)** damage suffered by the Owner or another contractor caused by the Contractor, a Subcontractor, or anyone for whose acts they may be liable;
  - (6)** reasonable evidence that the Work will not be completed within the Contract Time, and that the unpaid balance is insufficient to cover applicable liquidated damages; or
  - (7)** the Contractor's persistent failure to conform to the requirements of the Contract Documents.

- B. If the Owner deems it necessary to withhold payment pursuant to preceding Paragraph A, the Owner will notify the Contractor and Architect in writing of the amount to be withheld and the reason for same.
- C. The Architect shall not be required to withhold payment for completed or partially completed Work for which compliance with the Contract Documents remains to be determined by Specified Inspections or Final Inspections to be performed in their proper sequence. However, if Work for which payment has been approved, certified, or made under an Application for Payment is subsequently determined to be Defective Work, the Architect shall determine an appropriate amount that will protect the Owner's interest against the Defective Work.
  - (1) If payment has not been made against the Application for Payment first including the Defective Work, the Architect will notify the Owner and Contractor of the amount to be withheld from the payment until the Defective Work is brought into compliance with the Contract Documents.
  - (2) If payment has been made against the Application for Payment first including the Defective Work, the Architect will withhold the appropriate amount from the next Application for Payment submitted after the determination of noncompliance, such amount to then be withheld until the Defective Work is brought into compliance with the Contract Documents.
- D. The amount withheld will be paid with the next Application for Payment certified and approved after the condition for which the Owner has withheld payment is removed or otherwise resolved to the Owner's satisfaction.
- E. The Owner shall have the right to withhold from payments due the Contractor under this Contract an amount equal to any amount which the Contractor owes the Owner under another contract.

## **ARTICLE 32**

### **SUBSTANTIAL COMPLETION**

- A. Substantial Completion is the stage in the progress of the Work when the Work or designated portion of the Work is sufficiently complete in accordance with the Contract Documents so that the Owner can occupy or utilize the Work for its intended use without disruption or interference by the Contractor in completing or correcting any remaining unfinished Work ("punch list" items). Substantial Completion of the Work, or a designated portion of the Work, is not achieved until so agreed in a Certificate of Substantial Completion signed by the Contractor, Architect, Owner, and Technical Staff of the Alabama Division of Construction Management.
- B. The Contractor shall notify the Architect in writing when it considers the Work, or a portion of the Work which the Owner has agreed to accept separately, to be substantially complete and ready for a Final Inspection pursuant to Article 16. In this notification the Contractor shall identify any items remaining to be completed or corrected for Final Acceptance prior to final payment.
- C. Substantial Completion is achieved and a Final Inspection is appropriate only when a minimal number of punch list items exists and only a short period of time will be required to correct or complete them. Upon receipt of the Contractor's notice for a Final Inspection, the Architect will advise the Contractor in writing of any conditions of the Work which the Architect or Owner is

aware do not constitute Substantial Completion, otherwise, a Final Inspection will proceed within a reasonable time after the Contractor's notice is given. However, the Architect will not be required to prepare lengthy listings of punch list items; therefore, if the Final Inspection discloses that Substantial Completion has not been achieved, the Architect may discontinue or suspend the inspection until the Contractor does achieve Substantial Completion.

**D. CERTIFICATE of SUBSTANTIAL COMPLETION**

(1) When the Work or a designated portion of the Work is substantially complete, the Architect will prepare (via the appropriate DocuSign link available from DCM's [Engage Portal at https://engagealabama-rpm.facilityforce.cloud](https://engagealabama-rpm.facilityforce.cloud)) and sign a Certificate of Substantial Completion to be signed in order by the Contractor, Owner, and Alabama Division of Construction Management.

(2) When signed by all parties, the Certificate of Substantial Completion shall establish the Date of Substantial Completion which is the date upon which:

- (a) the Work, or designated portion of the Work, is accepted by the Architect, Owner, and Alabama Division of Construction Management as being ready for occupancy,
- (b) the Contractor's one-year and special warranties for the Work covered by the Certificate commence, unless stated otherwise in the Certificate (the one-year warranty for punch list items completed or corrected after the period allowed in the Certificate shall commence on the date of their Final Acceptance), and
- (c) Owner becomes responsible for building security, maintenance, utility services, and insurance, unless stated otherwise in the Certificate.

(3) The Certificate of Substantial Completion shall set the time within which the Contractor shall finish all items on the "punch list" accompanying the Certificate. The completion of punch list items shall be a condition precedent to Final Payment.

(4) If the Work or designated portion covered by a Certificate of Substantial Completion includes roofing work, the General Contractor's (5-year) Roofing Guarantee, DCM Form C-9, must be executed by the Contractor and attached to the Certificate of Substantial Completion. If the Contract Documents specify any other roofing warranties to be provided by the roofing manufacturer, Subcontractor, or Contractor, they must also be attached to the Certificate of Substantial Completion. The Alabama Division of Construction Management will not sign the Certificate of Substantial Completion in the absence of the roofing guarantees.

E. The Date of Substantial Completion of the Work, as set in the Certificate of Substantial Completion of the Work or of the last completed portion of the Work, establishes the extent to which the Contractor is liable for Liquidated Damages, if any; however, should the Contractor fail to complete all punch list items within thirty days, or such other time as may be stated in the respective Certificate of Substantial Completion, the Contractor shall bear any expenses, including additional Architectural services and expenses, incurred by the Owner as a result of such failure to complete punch list items in a timely manner.

**ARTICLE 33**  
**OCCUPANCY or USE PRIOR to COMPLETION**

**A. UPON SUBSTANTIAL COMPLETION**

Prior to completion of the entire Work, the Owner may occupy or begin utilizing any designated portion of the Work on the agreed Date of Substantial Completion of that portion of the Work.

**B. BEFORE SUBSTANTIAL COMPLETION**

- (1) The Owner shall not occupy or utilize any portion of the Work before Substantial Completion of that portion has been achieved.
- (2) The Owner may deliver furniture and equipment and store, or install it in place ready for occupancy and use, in any designated portion of the Work before it is substantially completed under the following conditions:
  - (a) The Owner's storage or installation of furniture and equipment will not unreasonably disrupt or interfere with the Contractor's completion of the designated portion of the Work.
  - (b) The Contractor consents to the Owner's planned action (such consent shall not be unreasonably withheld).
  - (c) The Owner shall be responsible for insurance coverage of the Owner's furniture and equipment, and the Contractor's liability shall not be increased.
  - (d) The Contractor, Architect, and Owner will jointly inspect and record the condition of the Work in the area before the Owner delivers and stores or installs furniture and equipment; the Owner will equitably compensate the Contractor for making any repairs to the Work that may subsequently be required due to the Owner's delivery and storage or installation of furniture and equipment.
  - (e) The Owner's delivery and storage or installation of furniture and equipment shall not be deemed an acceptance of any Work not completed in accordance with the requirements of the Contract Documents.

**ARTICLE 34  
FINAL PAYMENT**

**A. PREREQUISITES to FINAL PAYMENT**

The following conditions are prerequisites to Final Payment becoming due the Contractor:

- (1) Full execution of a Certificate of Substantial Completion for the Work, or each designated portion of the Work.
- (2) Final Acceptance of the Work.
- (3) The Contractor's completion, to the satisfaction of the Architect and Owner, of all documentary requirements of the Contract Documents; such as delivery of "as-built" documents, operating and maintenance manuals, warranties, etc.
- (4) Delivery to the Owner of a final Application for Payment, prepared by the Contractor and approved and certified by the Architect. Architect prepares DCM Form B-13: Final Payment Checklist and forwards it to the Owner along with the final Application for Payment.
- (5) Completion of an Advertisement for Completion pursuant to Paragraph C below.
- (6) Delivery by the Contractor to the Owner through the Architect of DCM Form C-18: Contractor's Affidavit of Payment of Debts and Claims, and a Release of Claims, if any, and such other documents as may be required by Owner, satisfactory in form to the Owner pursuant to Paragraph D below.
- (7) Consent of Surety to Final Payment, if any, to Contractor. This Consent of Surety is required for projects which have Payment and Performance Bonds.

- (8) Delivery by the Contractor to the Architect and Owner of other documents, if any, required by the Contract Documents as prerequisites to Final Payment.
- (9) See Manual of Procedures Chapter 7, Section L.7 concerning reconciliation of contract time, if any.

**B. FINAL ACCEPTANCE of the WORK**

“Final Acceptance of the Work” shall be achieved when all “punch list” items recorded with the Certificate(s) of Substantial Completion are accounted for by either: **(1)** their completion or correction by the Contractor and acceptance by the Architect, Owner, and DCM Project Inspector, or **(2)** their resolution under Article 18, Deductions for Uncorrected Work.

**C. ADVERTISEMENT for COMPLETION**

**(1) If the Contract Sum is less than \$100,000:** Advertisement for Completion shall not apply to contractors performing contracts of less than \$100,000.00 in amount. §39-1-1(g)

**(2) If the Contract Sum is \$100,000 or more:** The Contractor, immediately after being notified by the Architect that all other requirements of the Contract have been completed, shall give public notice of completion of the Contract by having an Advertisement for Completion, similar to the sample contained in the Project Manual, published for a period of three weeks. The contractor can publish a notice in one or more of the following ways:

- (a) In a newspaper of general circulation in the county or counties in which the work, or some portion thereof, has been done.
- (b) On a website that is maintained by a newspaper of general circulation in the county or counties in which the work, or some portion thereof, has been done.
- (c) On a website utilized by the awarding authority for publishing notices.
- (d) If no newspaper is published in the county in which the work was done, and if the awarding authority does not utilize a website for the purpose of publishing notices, the notice may be given by posting at the courthouse for 30 days, and proof of the posting of the notice shall be given by the awarding authority and the contractor.

Proof of publication of the notice shall be made by the contractor to the authority by whom the contract was made by affidavit of the publisher or website owner and a printed copy of the notice published. A final settlement shall not be made upon the contract until the expiration of 30 days after the completion of the notice.

**D. RELEASE of CLAIMS**

The Release of Claims and other documents referenced in Paragraph A(6) above are as follows:

**(1)** A release executed by Contractor of all claims and claims of lien against the Owner arising under and by virtue of the Contract, other than such claims of the Contractor, if any, as may have been previously made in writing and as may be specifically excepted by the Contractor from the operation of the release in stated amounts to be set forth therein.

**(2)** An affidavit under oath, if required, stating that so far as the Contractor has knowledge or information, there are no claims or claims of lien which have been or will be filed by any Subcontractor, Supplier or other party for labor or material for which a claim or claim of lien could be filed.

(3) A release, if required, of all claims and claims of lien made by any Subcontractor, Supplier or other party against the Owner or unpaid Contract funds held by the Owner arising under or related to the Work on the Project; provided, however, that if any Subcontractor, Supplier or others refuse to furnish a release of such claims or claims of lien, the Contractor may furnish a bond executed by Contractor and its Surety to the Owner to provide an unconditional obligation to defend, indemnify and hold harmless the Owner against any loss, cost or expense, including attorney's fees, arising out of or as a result of such claims, or claims of lien, in which event Owner may make Final Payment notwithstanding such claims or claims of lien. If Contractor and Surety fail to fulfill their obligations to Owner under the bond, the Owner shall be entitled to recover damages as a result of such failure, including all costs and reasonable attorney's fees incurred to recover such damages.

**E. EFFECT of FINAL PAYMENT**

(1) The making of Final Payment shall constitute a waiver of Claims by the Owner except those arising from:

- (a) liens, claims, security interests or encumbrances arising out of the Contract and unsettled;
- (b) failure of the Work to comply with the requirements of the Contract Documents;
- (c) terms of warranties or indemnities required by the Contract Documents, or
- (d) latent defects.

(2) Acceptance of Final Payment by the Contractor shall constitute a waiver of claims by Contractor except those previously made in writing, identified by Contractor as unsettled at the time of final Application for Payment, and specifically excepted from the release provided for in Paragraph D(1), above.

**ARTICLE 35**  
**CONTRACTOR'S WARRANTY**

**A. GENERAL WARRANTY**

The Contractor warrants to the Owner and Architect that all materials and equipment furnished under the Contract will be of good quality and new, except such materials as may be expressly provided or allowed in the Contract Documents to be otherwise, and that none of the Work will be Defective Work as defined in Article 1.

**B. ONE-YEAR WARRANTY**

(1) If, within one year after the date of Substantial Completion of the Work or each designated portion of the Work (or otherwise as agreed upon in a mutually-executed Certificate of Substantial Completion), any of the Work is found to be Defective Work, the Contractor shall promptly upon receipt of written notice from the Owner or Architect, and without expense to either, replace or correct the Defective Work to conform to the requirements of the Contract Documents, and repair all damage to the site, the building and its contents which is the result of Defective Work or its replacement or correction.

(2) The one-year warranty for punch list items shall begin on the Date of Substantial Completion if they are completed or corrected within the time period allowed in the Certificate of Substantial Completion in which they are recorded. The one-year warranty for punch list items that are not completed or corrected within the time period allowed in the Certificate of Substantial Completion,

and other Work performed after Substantial Completion, shall begin on the date of Final Acceptance of the Work. The Contractor's correction of Work pursuant to this warranty does not extend the period of the warranty. The Contractor's one-year warranty does not apply to defects or damages due to improper or insufficient maintenance, improper operation, or wear and tear during normal usage.

(3) Upon recognizing a condition of Defective Work, the Owner shall promptly notify the Contractor of the condition. If the condition is causing damage to the building, its contents, equipment, or site, the Owner shall take reasonable actions to mitigate the damage or its continuation, if practical. If the Contractor fails to proceed promptly to comply with the terms of the warranty, or to provide the Owner with satisfactory written verification that positive action is in process, the Owner may have the Defective Work replaced or corrected and the Contractor and the Contractor's Surety shall be liable for all expense incurred.

(4) **Year-end Inspection(s):** An inspection of the Work, or each separately completed portion thereof, is required near the end of the Contractor's one-year warranty period(s). The inspection must be scheduled with the Owner, Architect and DCM Inspector. The subsequent delivery of the Architect's report of a Year-end Inspection will serve as confirmation that the Contractor was notified of Defective Work found within the warranty period.

(5) The Contractor's warranty of one year is in addition to, and not a limitation of, any other remedy stated herein or available to the Owner under applicable law.

#### **C. GENERAL CONTRACTOR'S ROOFING GUARANTEE**

(1) In addition to any other roof related warranties or guarantees that may be specified in the Contract Documents, the roof and associated work shall be guaranteed by the General Contractor against leaks and defects of materials and workmanship for a period of five (5) years, starting on the Date of Substantial Completion of the Project as stated in the Certificate of Substantial Completion. This guarantee for punch list items shall begin on the Date of Substantial Completion if they are completed or corrected within the time period allowed in the Certificate of Substantial Completion in which they are recorded. The guarantee for punch list items that are not completed or corrected within the time period allowed in the Certificate of Substantial Completion shall begin on the date of Final Acceptance of the Work.

(2) The "General Contractor's Roofing Guarantee" (DCM Form C-9), included in the Project Manual, shall be executed in triplicate, signed by the appropriate party and submitted to the Architect for submission with the Certificate of Substantial Completion to the Owner and the Division of Construction Management.

(3) This guarantee does not include costs which might be incurred by the General Contractor in making visits to the site requested by the Owner regarding roof problems that are due to lack of proper maintenance (keeping roof drains and/or gutters clear of debris that cause a stoppage of drainage which results in water ponding, overflowing of flashing, etc.), or damages caused by vandalism or misuse of roof areas. Should the contractor be required to return to the job to correct problems of this nature that are determined not to be related to faulty workmanship and materials in the installation of the roof, payment for actions taken by the Contractor in response to such request will be the responsibility of the Owner. A detailed written report shall be made by the General Contractor on each of these 'Service Calls' with copies to the Architect, Owner and Division of Construction Management.

**D. SPECIAL WARRANTIES**

- (1) The Contractor shall deliver to the Owner through the Architect all special or extended warranties required by the Contract Documents from the Contractor, Subcontractors, and suppliers.
- (2) The Contractor and the Contractor's Surety shall be liable to the Owner for such special warranties during the Contractor's one-year warranty; thereafter, the Contractor's obligations relative to such special warranties shall be to provide reasonable assistance to the Owner in their enforcement.

**E. ASSUMPTION of GUARANTEES of OTHERS**

If the Contractor disturbs, alters, or damages any work guaranteed under a separate contract, thereby voiding the guarantee of that work, the Contractor shall restore the work to a condition satisfactory to the Owner and shall also guarantee it to the same extent that it was guaranteed under the separate contract.

**ARTICLE 36  
INDEMNIFICATION AGREEMENT**

To the fullest extent permitted by law, the Contractor shall defend, indemnify, and hold harmless the Owner, Architect, Architect's consultants, Alabama Division of Construction Management, State Department of Education (if applicable), and their agents, employees, and consultants (hereinafter collectively referred to as the "Indemnitees") from and against all claims, damages, losses and expenses, including but not limited to attorneys' fees, arising out of, related to, or resulting from performance of the Work, provided that such claim, damage, loss or expense is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property, including loss of use resulting therefrom, and is caused in whole or in part by negligent acts or omissions of the Contractor, a Subcontractor, anyone directly or indirectly employed by them, or anyone for whose acts they may be liable, regardless of whether such claim, damage, loss or expense is caused in part, or is alleged but not legally established to have been caused in whole or in part by the negligence or other fault of a party indemnified hereunder.

- A. This indemnification shall extend to all claims, damages, losses and expenses for injury or damage to adjacent or neighboring property, or persons injured thereon, that arise out of, relate to, or result from performance of the Work.
- B. This indemnification does not extend to the liability of the Architect, or the Architect's Consultants, agents, or employees, arising out of (1) the preparation or approval of maps, shop drawings, opinions, reports, surveys, field orders, Change Orders, drawings or specifications, or (2) the giving of or the failure to give directions or instructions, provided such giving or failure to give instructions is the primary cause of the injury or damage.
- C. This indemnification does not apply to the extent of the sole negligence of the Indemnitees.

**ARTICLE 37**  
**CONTRACTOR'S and SUBCONTRACTORS' INSURANCE**

*(Provide entire Article 37 to Contractor's insurance representative.)*

**A. GENERAL**

**(1) RESPONSIBILITY.** The Contractor shall be responsible to the Owner from the time of the signing of the Construction Contract or from the beginning of the first work, whichever shall be earlier, for all injury or damage of any kind resulting from any negligent act or omission or breach, failure or other default regarding the work by the Contractor, a Subcontractor, anyone directly or indirectly employed by them or anyone for whose acts they may be liable, regardless of who may be the owner of the property.

**(2) INSURANCE PROVIDERS.** Each of the insurance coverages required below shall be issued by an insurer licensed by the Insurance Commissioner to transact the business of insurance in the State of Alabama for the applicable line of insurance, and such insurer (or, for qualified self-insureds or group self-insureds, a specific excess insurer providing statutory limits) must have a Best Policyholders Rating of "A-" or better and a financial size rating of Class V or larger.

**(3) NOTIFICATION ENDORSEMENT.** Each policy shall be endorsed to provide that the insurance company agrees that the policy shall not be canceled, changed, allowed to lapse or allowed to expire for any reason until thirty days after the Owner has received written notice by certified mail as evidenced by return receipt or until such time as other insurance coverage providing protection equal to protection called for in the Contract Documents shall have been received, accepted and acknowledged by the Owner. Such notice shall be valid only as to the Project as shall have been designated by Project Name and Number in said notice.

**(4) INSURANCE CERTIFICATES.** The Contractor shall procure the insurance coverages identified below, or as otherwise required in the Contract Documents, at the Contractor's own expense, and to evidence that such insurance coverages are in effect, the Contractor shall furnish the Owner an insurance certificate(s) acceptable to the Owner and listing the Owner as the certificate holder. The insurance certificate(s) must be delivered to the Owner with the Construction Contract and Bonds for final approval and execution of the Construction Contract. The insurance certificate must provide the following:

- (a) Name and address of authorized agent of the insurance company
- (b) Name and address of insured
- (c) Name of insurance company or companies
- (d) Description of policies
- (e) Policy Number(s)
- (f) Policy Period(s)
- (g) Limits of liability
- (h) Name and address of Owner as certificate holder
- (i) Project Name and Number, if any
- (j) Signature of authorized agent of the insurance company
- (k) Telephone number of authorized agent of the insurance company
- (l) Mandatory thirty day notice of cancellation / non-renewal / change

**(5) MAXIMUM DEDUCTIBLE.** Self-insured retention, except for qualified self-insurers or group self-insurers, in any policy shall not exceed \$25,000.00.

## **B. INSURANCE COVERAGES**

Unless otherwise provided in the Contract Documents, the Contractor shall purchase the types of insurance coverages with liability limits not less than as follows:

### **(1) WORKERS' COMPENSATION and EMPLOYER'S LIABILITY INSURANCE**

(a) Workers' Compensation coverage shall be provided in accordance with the statutory coverage required in Alabama. A group insurer must submit a certificate of authority from the Alabama Department of Industrial Relations approving the group insurance plan. A self-insurer must submit a certificate from the Alabama Department of Industrial Relations stating the Contractor qualifies to pay its own workers' compensation claims.

(b) Employer's Liability Insurance limits shall be at least:

- .1 Bodily Injury by Accident - \$1,000,000 each accident
- .2 Bodily Injury by Disease - \$1,000,000 each employee

### **(2) COMMERCIAL GENERAL LIABILITY INSURANCE**

(a) Commercial General Liability Insurance, written on an ISO Occurrence Form (current edition as of the date of Advertisement for Bids) or equivalent, shall include, but need not be limited to, coverage for bodily injury and property damage arising from premises and operations liability, products and completed operations liability, blasting and explosion, collapse of structures, underground damage, personal injury liability and contractual liability. The Commercial General Liability Insurance shall provide at minimum the following limits:

| <b><u>Coverage</u></b>                      | <b><u>Limit</u></b>            |
|---------------------------------------------|--------------------------------|
| .1 General Aggregate                        | \$ 2,000,000.00 per Project    |
| .2 Products, Completed Operations Aggregate | \$ 2,000,000.00 per Project    |
| .3 Personal and Advertising Injury          | \$ 1,000,000.00 per Occurrence |
| .4 Each Occurrence                          | \$ 1,000,000.00                |

(b) Additional Requirements for Commercial General Liability Insurance:

- .1 The policy shall name the Owner, Architect, Alabama Division of Construction Management, State Department of Education (if applicable), and their agents, consultants and employees as additional insureds, state that this coverage shall be primary insurance for the additional insureds; and contain no exclusions of the additional insureds relative to job accidents.
- .2 The policy must include separate per project aggregate limits.

### **(3) COMMERCIAL BUSINESS AUTOMOBILE LIABILITY INSURANCE**

(a) Commercial Business Automobile Liability Insurance which shall include coverage for bodily injury and property damage arising from the operation of any owned, non-owned or hired automobile. The Commercial Business Automobile Liability Insurance Policy shall provide not less than \$1,000,000 Combined Single Limits for each occurrence.

(b) The policy shall name the Owner, Architect, Alabama Division of Construction Management, State Department of Education (if applicable), and their agents, consultants, and employees as additional insureds.

### **(4) COMMERCIAL UMBRELLA OR COMMERCIAL EXCESS LIABILITY INSURANCE**

(a) Commercial Umbrella or Commercial Excess Liability Insurance to provide excess coverage above the Commercial General Liability, Commercial Business Automobile

Liability and the Workers' Compensation and Employer's Liability to satisfy the minimum limits set forth herein.

(b) Minimum Combined Primary Commercial General Liability and Commercial Umbrella or Commercial Excess Limits of:

- .1 \$ 5,000,000 per Occurrence
- .2 \$ 5,000,000 Aggregate

(c) Additional Requirements for Commercial Umbrella or Commercial Excess Liability Insurance:

- .1 The policy shall name the Owner, Architect, Alabama Division of Construction Management, State Department of Education (if applicable), and their agents, consultants, and employees as additional insureds.
- .2 The policy must be on an "occurrence" basis.

## **(5) BUILDER'S RISK INSURANCE**

(a) The Builder's Risk Policy shall be made payable to the Owner and Contractor, as their interests may appear. The policy amount shall be equal to 100% of the Contract Sum, written on a Causes of Loss - Special Form (current edition as of the date of Advertisement for Bids), or its equivalent. All deductibles shall be the sole responsibility of the Contractor.

(b) The policy shall be endorsed as follows:

"The following may occur without diminishing, changing, altering or otherwise affecting the coverage and protection afforded the insured under this policy:

- (i) Furniture and equipment may be delivered to the insured premises and installed in place ready for use; or
- (ii) Partial or complete occupancy by Owner; or
- (iii) Performance of work in connection with construction operations insured by the Owner, by agents or lessees or other contractors of the Owner, or by contractors of the lessee of the Owner."

Exception: projects containing only abatement and/or only demolition do not require Builder's Risk insurance, unless required by the Owner. Note: projects containing any scope of work besides abatement and/or demolition require Builder's Risk insurance.

## **C. SUBCONTRACTORS' INSURANCE**

(1) **WORKERS' COMPENSATION and EMPLOYER'S LIABILITY INSURANCE.** The Contractor shall require each Subcontractor to obtain and maintain Workers' Compensation and Employer's Liability Insurance coverages as described in preceding Paragraph B, or to be covered by the Contractor's Workers' Compensation and Employer's Liability Insurance while performing Work under the Contract.

(2) **LIABILITY INSURANCE.** The Contractor shall require each Subcontractor to obtain and maintain adequate General Liability, Automobile Liability, and Umbrella or Excess Liability Insurance coverages similar to those described in preceding Paragraph B. Such coverage shall be in effect at all times that a Subcontractor is performing Work under the Contract.

(3) **ENFORCEMENT RESPONSIBILITY.** The Contractor shall have responsibility to enforce its Subcontractors' compliance with these or similar insurance requirements; however, the Contractor shall, upon request, provide the Architect or Owner acceptable evidence of insurance for any Subcontractor.

**D. TERMINATION of OBLIGATION to INSURE**

Unless otherwise expressly provided in the Contract Documents, the obligation to insure as provided herein shall continue as follows:

**(1) BUILDER'S RISK INSURANCE.** The obligation to insure under Subparagraph B(5) shall remain in effect until the Date of Substantial Completion as shall be established in the Certificate of Substantial Completion. In the event that multiple Certificates of Substantial Completion covering designated portions of the Work are issued, Builder's Risk coverage shall remain in effect until the Date of Substantial Completion as shall be established in the last issued Certificate of Substantial Completion. However, in the case that the Work involves separate buildings, Builder's Risk coverage of each separate building may terminate on the Date of Substantial Completion as established in the Certificate of Substantial Completion issued for each building.

**(2) PRODUCTS and COMPLETED OPERATIONS.** The obligation to carry Products and Completed Operations coverage specified under Subparagraph B(2) shall remain in effect for two years after the Date(s) of Substantial Completion.

**(3) ALL OTHER INSURANCE.** The obligation to carry other insurance coverages specified under Subparagraphs B(1) through B(4) and Paragraph C shall remain in effect after the Date(s) of Substantial Completion until such time as all Work required by the Contract Documents is completed. Equal or similar insurance coverages shall remain in effect if, after completion of the Work, the Contractor, a Subcontractor, anyone directly or indirectly employed by them or anyone for whose acts they may be liable, returns to the Project to perform warranty or maintenance work pursuant to the terms of the Contract Documents.

**E. WAIVERS of SUBROGATION**

The Owner and Contractor waive all rights against (1) each other and any of their subcontractors, sub-subcontractors, agents and employees, each of the other, and (2) the Architect, Architect's consultants, separate contractors performing construction or operations related to the Project, if any, and any of their subcontractors, sub-subcontractors, agents and employees, for damages caused by fire or other causes of loss. But said waiver shall apply only to the extent the loss or damage is covered by builder's risk insurance applicable to the Work or to other property located within or adjacent to the Project, except such rights as they may have to proceeds of such insurance held by the Owner or Contractor as fiduciary. The Owner or Contractor, as appropriate, shall require of the Architect, Architect's consultants, separate contractors, if any, and the subcontractor, sub-subcontractors, suppliers, agents and employees of any of them, by appropriate agreements, written where legally required for validity, similar waivers each in favor of other parties enumerated herein. The Policies shall provide such waivers of subrogation by endorsement or otherwise. A waiver of subrogation shall be effective as to the person or entity even though that person or entity would otherwise have a duty of indemnification, contractual or otherwise, did not pay the insurance premium directly or indirectly, and whether or not the person or entity had an insurable interest in the property damaged. The waivers provided for in this paragraph shall not be applicable to loss or damage that occurs after final acceptance of the Work. **Any provision found herein which attempts to waive or invalidate the subrogation interests of Alabama's State Insurance Fund against any party to this contract or any other person or entity is void and invalid. No such waiver is intended or made by the parties to this agreement with regard to any property insured by the State Insurance Fund.**

**ARTICLE 38**  
**PERFORMANCE and PAYMENT BONDS**

**A. GENERAL**

Upon signing and returning the Construction Contract to the Owner for final approval and execution, the Contractor shall, at the Contractor's expense, furnish to the Owner a Performance Bond and a Payment Bond (P&P Bonds), DCM Forms C-6 and C-7 as contained in the Project Manual, each in a penal sum equal to 100% of the Contract Sum. Each bond shall be on the form contained in the Project Manual, shall be executed by a surety company (Surety) acceptable to the Owner and duly authorized and qualified to make such bonds in the State of Alabama in the required amount. The P&P bonds must be signed either on the same day or after the construction contract date. Each P&P Bond shall have attached thereto a power of attorney (POA) of the signing official. The POA signature date must be the same day as the P&P Bond's signature date. All signatures must be present.

The provisions of this Article are not applicable to this Contract if the Contract Sum is less than \$100,000, unless bonds are required for this Contract in the Supplemental General Conditions.

**B. PERFORMANCE BOND**

Through the Performance Bond, the Surety's obligation to the Owner shall be to assure the prompt and faithful performance of the Contract and Contract Change Orders. The Penal Sum shall remain equal to the Contract Sum as the Contract Sum is adjusted by Contract Change Orders. In case of default on the part of the Contractor, the Surety shall take charge of and complete the Work in accordance with the terms of the Performance Bond. Any reasonable expenses incurred by the Owner as a result of default on the part of the Contractor, including architectural, engineering, administrative, and legal services, shall be recoverable under the Performance Bond.

**C. PAYMENT BOND**

Through the Payment Bond the Surety's obligation to the Owner shall be to guarantee that the Contractor and its Subcontractors shall promptly make payment to all persons supplying labor, materials, or supplies for, or in, the prosecution of the Work, including the payment of reasonable attorneys fees incurred by successful claimants or plaintiffs in civil actions on the Bond. Any person or entity indicating that they have a claim of nonpayment under the Bond shall, upon written request, be promptly furnished a certified copy of the Bond and Construction Contract by the Contractor, Architect, Owner, or Alabama Division of Construction Management, whomever is recipient of the request.

**D. CHANGE ORDERS**

The Penal Sum shall remain equal to the Contract Sum as the Contract Sum is adjusted by Contract Change Orders. All Contract Change Orders involving an increase in the Contract Sum will require consent of Surety by endorsement of the Contract Change Order form. The Surety waives notification of any Contract Change Orders involving only extension of the Contract Time.

**E. EXPIRATION**

The obligations of the Contractor's performance bond surety shall be coextensive with the

contractor's performance obligations under the Contract Documents; provided, however, that the surety's obligation shall expire at the end of the one-year warranty period(s) of Article 35.

### **ARTICLE 39** **ASSIGNMENT**

The Contractor shall not assign the Contract or sublet it as a whole nor assign any moneys due or to become due to the Contractor thereunder without the previous written consent of the Owner (and of the Surety, in the case of a bonded Construction Contract). As prescribed by the Public Works Law, the Contract shall in no event be assigned to an unsuccessful bidder for the Contract whose bid was rejected because the bidder was not a responsible or responsive bidder.

### **ARTICLE 40** **CONSTRUCTION by OWNER or SEPARATE CONTRACTORS**

#### **A. OWNER'S RESERVATION of RIGHT**

(1) The Owner reserves the right to self-perform, or to award separate contracts for, other portions of the Project and other Project related construction and operations on the site. The contractual conditions of such separate contracts shall be substantially similar to those of this Contract, including insurance requirements and the provisions of this Article. If the Contractor considers such actions to involve delay or additional cost under this Contract, notifications and assertion of claims shall be as provided in Article 20 and Article 23.

(2) When separate contracts are awarded, the term "Contractor" in the separate Contract Documents shall mean the Contractor who executes the respective Construction Contract.

#### **B. COORDINATION**

Unless otherwise provided in the Contract Documents, the Owner shall be responsible for coordinating the activities of the Owner's forces and separate contractors with the Work of the Contractor. The Contractor shall cooperate with the Owner and separate contractors, shall participate in reviewing and comparing their construction schedules relative to that of the Contractor when directed to do so, and shall make and adhere to any revisions to the construction schedule resulting from a joint review and mutual agreement.

#### **C. CONDITIONS APPLICABLE to WORK PERFORMED by OWNER**

Unless otherwise provided in the Contract Documents, when the Owner self-performs construction or operations related to the Project, the Owner shall be subject to the same obligations to Contractor as Contractor would have to a separate contractor under the provision of this Article 40.

#### **D. MUTUAL RESPONSIBILITY**

(1) The Contractor shall reasonably accommodate the required introduction and storage of materials and equipment and performance of activities by the Owner and separate contractors and shall connect and coordinate the Contractor's Work with theirs as required by the Contract Documents.

(2) By proceeding with an element or portion of the Work that is applied to or performed on construction by the Owner or a separate contractor, or which relies upon their operations, the Contractor accepts the condition of such construction or operations as being suitable for the Contractor's Work, except for conditions that are not reasonably discoverable by the Contractor. If the Contractor discovers any condition in such construction or operations that is not suitable for the proper performance of the Work, the Contractor shall not proceed, but shall instead promptly notify the Architect in writing of the condition discovered.

(3) The Contractor shall reimburse the Owner for any costs incurred by a separate contractor and payable by the Owner because of acts or omissions of the Contractor. Likewise, the Owner shall be responsible to the Contractor for any costs incurred by the Contractor because of the acts or omissions of a separate contractor.

(4) The Contractor shall not cut or otherwise alter construction by the Owner or a separate contractor without the written consent of the Owner and separate contractor; such consent shall not be unreasonably withheld. Likewise, the Contractor shall not unreasonably withhold its consent allowing the Owner or a separate contractor to cut or otherwise alter the Work.

(5) The Contractor shall promptly remedy any damage caused by the Contractor to the construction or property of the Owner or separate contractors.

#### **ARTICLE 41** **SUBCONTRACTS**

##### **A. AWARD of SUBCONTRACTS and OTHER CONTRACTS for PORTIONS of the WORK**

(1) Unless otherwise provided in the Contract Documents, when delivering the executed Construction Contract, bonds, and evidence of insurance to the Architect, the Contractor shall also submit a listing of Subcontractors proposed for each principal portion of the Work and fabricators or suppliers proposed for furnishing materials or equipment fabricated to the design of the Contract Documents. This listing shall be in addition to any naming of Subcontractors, fabricators, or suppliers that may have been required in the bid process. The Architect will promptly reply to the Contractor in writing stating whether or not the Owner, after due investigation, has reasonable objection to any Subcontractor, fabricator, or supplier proposed by the Contractor. The issuance of the Notice to Proceed in the absence of such objection by the Owner shall constitute notice that no reasonable objection to them is made.

(2) The Contractor shall not contract with a proposed Subcontractor, fabricator, or supplier to whom the Owner has made reasonable and timely objection. Except in accordance with prequalification procedures as may be contained in the Contract Documents, through specified qualifications, or on the grounds of reasonable objection, the Owner may not restrict the Contractor's selection of Subcontractors, fabricators, or suppliers.

(3) Upon the Owner's reasonable objection to a proposed Subcontractor, fabricator, or supplier, the Contractor shall promptly propose another to whom the Owner has no reasonable objection. If the proposed Subcontractor, fabricator, or supplier to whom the Owner made reasonable objection was reasonably capable of performing the Work, the Contract Sum and Contract Time shall be equitably adjusted by Contract Change Order for any resulting difference if the Contractor has acted promptly and responsively in this procedure.

(4) The Contractor shall not change previously selected Subcontractors, fabricators, or suppliers without notifying the Architect and Owner in writing of proposed substitute Subcontractors, fabricators, or suppliers. If the Owner does not make a reasonable objection to a proposed substitute within three working days, the substitute shall be deemed approved.

**B. SUBCONTRACTUAL RELATIONS**

(1) The Contractor agrees to bind every Subcontractor and material supplier (and require every Subcontractor to so bind its subcontractors and material suppliers) to all the provisions of the Contract Documents as they apply to the Subcontractor's and material supplier's portion of the Work.

(2) Nothing contained in the Contract Documents shall be construed as creating any contractual relationship between any Subcontractor and the Owner, nor to create a duty of the Architect, Owner, or Director to resolve disputes between or among the Contractor or its Subcontractors and suppliers or any other duty to such Subcontractors or suppliers.

**ARTICLE 42**  
**ARCHITECT'S STATUS**

- A. The Architect is an independent contractor performing, with respect to this Contract, pursuant to an agreement executed between the Owner and the Architect. The Architect has prepared the Drawings and Specifications and assembled the Contract Document and is, therefore, charged with their interpretation and clarification as described in the Contract Documents. As a representative of the Owner, the Architect will endeavor to guard the Owner against variances from the requirements of the Contract Documents by the Contractor. On behalf of the Owner, the Architect will administer the Contract as described in the Contract Documents during construction and the Contractor's one-year warranty.
- B. So as to maintain continuity in administration of the Contract and performance of the Work, and to facilitate complete documentation of the project record, all communications between the Contractor and Owner regarding matters of or related to the Contract shall be directed through the Architect, unless direct communication is otherwise required to provide a legal notification. Unless otherwise authorized by the Architect, communications by and with the Architect's consultants shall be through the Architect. Unless otherwise authorized by the Contractor, communications by and with Subcontractors and material suppliers shall be through the Contractor.

**C. ARCHITECT'S AUTHORITY**

Subject to other provisions of the Contract Documents, the following summarizes some of the authority vested in the Architect by the Owner with respect to the Construction Contract and as further described or conditioned in other Articles of these General Conditions of the Contract.

**(1) The Architect is authorized to:**

- (a) approve "minor" deviations as defined in Article 9, Submittals,
- (b) make "minor" changes in the Work as defined in Article 19, Changes in the Work,
- (c) reject or require the correction of Defective Work,
- (d) require the Contractor to stop the performance of Defective Work,
- (e) adjust an Application for Payment by the Contractor pursuant to Article 30, Certification

and Approval of payments, and

(f) issue Notices to Cure pursuant to Article 27.

**(2) The Architect is not authorized to:**

- (a) revoke, alter, relax, or waive any requirements of the Contract Documents (other than “minor” deviations and changes) without concurrence of the Owner,
- (b) finally approve or accept any portion of the Work without concurrence of the Owner,
- (c) issue instructions contrary to the Contract Documents,
- (d) issue Notice of Termination or otherwise terminate the Contract, or
- (e) require the Contractor to stop the Work except only to avoid the performance of Defective Work.

**D. LIMITATIONS of RESPONSIBILITIES**

(1) The Architect shall not be responsible to Contractors or to others for supervising or coordinating the performance of the Work or for the Construction Methods or safety of the Work, unless the Contract Documents give other specific instructions concerning these matters.

(2) The Architect will not be responsible to the Contractor (nor the Owner) for the Contractor’s failure to perform the Work in accordance with the requirements of the Contract Documents or for acts or omissions of the Contractor, a Subcontractor, or anyone for whose acts they may be liable. However, the Architect will report to the Owner and Contractor any Defective Work recognized by the Architect.

(3) The Architect will endeavor to secure faithful performance by Owner and Contractor, and the Architect will not show partiality to either or be liable to either for results of interpretations or decisions rendered in good faith.

(4) The Contractor’s remedies for additional time or expense arising out of or related to this Contract, or the breach thereof, shall be solely as provided for in the Contract Documents. The Contractor shall have no claim or cause of action against the Owner, Architect, or its consultants for any actions or failures to act, whether such claim may be in contract, tort, strict liability, or otherwise, it being the agreement of the parties that the Contractor shall make no claim against the Owner or any agents of the Owner, including the Architect or its consultants, except as may be provided for claims or disputes submitted in accordance with Article 24. The Architect and Architect’s consultants shall be considered third party beneficiaries of this provision of the Contract and entitled to enforce same.

**E. ARCHITECT’S DECISIONS**

Decisions by the Architect shall be in writing. The Architect’s decisions on matters relating to aesthetic effect will be final and binding if consistent with the intent expressed in the Contract Documents. The Architect’s decisions regarding disputes arising between the Contractor and Owner shall be advisory.

**ARTICLE 43  
CASH ALLOWANCES**

- A. All allowances stated in the Contract Documents shall be included in the Contract Sum. Items covered by allowances shall be supplied by the Contractor as directed by the Architect or Owner

and the Contractor shall afford the Owner the economy of obtaining competitive pricing from responsible bidders for allowance items unless other purchasing procedures are specified in the Contract Documents.

- B.** Unless otherwise provided in the Contract Documents:
- (1) allowances shall cover the cost to the Contractor of materials and equipment delivered to the Project site and all applicable taxes, less applicable trade discounts;
  - (2) the Contractor's costs for unloading, storing, protecting, and handling at the site, labor, installation, overhead, profit and other expenses related to materials or equipment covered by an allowance shall be included in the Contract Sum but not in the allowances;
  - (3) if required, the Contract Sum shall be adjusted by Change Order to reflect the actual costs of an allowance.
- C.** Any selections of materials or equipment required of the Architect or Owner under an allowance shall be made in sufficient time to avoid delay of the Work.

## **ARTICLE 44**

### **PERMITS, LAWS, and REGULATIONS**

**A. PERMITS, FEES AND NOTICES**

- (1) Unless otherwise provided in the Contract Documents, the Contractor shall secure and pay for the building permit and other permits and governmental fees, licenses, and inspections necessary for proper execution and completion of the Work which are customarily secured after award of the Construction Contract and which are in effect on the date of receipt of bids.
- (2) The Contractor shall comply with and give notices required by all laws, ordinances, rules, regulations, and lawful orders of public authorities applicable to performance of the Work.

**B. TAXES**

Unless stated otherwise in the Contract Documents, materials incorporated into the Work are exempt from sales and use tax pursuant to Section 40-9-33, Code of Alabama, 1975 as amended. The Owner, Contractor and its subcontractors shall be responsible for complying with rules and regulations of the Sales, Use, & Business Tax Division of the Alabama Department of Revenue regarding certificates and other qualifications necessary to claim such exemption when making qualifying purchases from vendors. The Contractor shall pay all applicable taxes that are not covered by the exemption of Section 40-9-33 and which are imposed as of the date of receipt of bids, including those imposed as of the date of receipt of bids but scheduled to go into effect after that date.

**C. COMPENSATION for INCREASES**

The Contractor shall be compensated for additional costs incurred because of increases in tax rates imposed after the date of receipt of bids.

**D. ALABAMA IMMIGRATION LAW**

Per ACT 2011-535 as codified in Title 31, Chapter 13 of the Code of Alabama, 1975, as amended:

The contracting parties affirm, for the duration of the agreement, that they will not violate federal immigration law or knowingly employ, hire for employment, or continue to employ an unauthorized alien within the State of Alabama. Furthermore, a contracting party found to be in violation of this provision shall be deemed in breach of the agreement and shall be responsible for all damages resulting therefrom.

**E. ALABAMA TRADE BOYCOTT LAW**

Per Act 2016-312as codified in Title 41, Chapter 16, Article 1, of the Code of Alabama, 1975, as amended:

The contracting parties affirm, for the duration of the agreement, that they are not currently engaged in, and will not engage in, the boycott of a person or an entity based in or doing business with a jurisdiction with which this state can enjoy open trade.

**EE. ALABAMA ECONOMIC BOYCOTT LAW**

Per Act 2023-409 as codified in Title 41, Chapter 16, Article 1 of the Code of Alabama, 1975, as amended:

The contracting parties affirm, for the duration of the agreement, that they are not currently engaged in, and will not engage in, economic boycotts.

**F. ACCOUNTING OF SALES TAX EXEMPT PROJECTS**

Per Act 2013-205 as codified in Title 40, Chapter 9, Article 1, of the Code of Alabama, 1975, as amended:

In bidding the work on a tax exempt project, the bid form shall provide an accounting for the tax savings.

**ARTICLE 45**  
**ROYALTIES, PATENTS, and COPYRIGHTS**

The Contractor shall pay all royalties and license fees. The Contractor shall defend, indemnify and hold harmless the Owner, Architect, Architect's consultants, Alabama Division of Construction Management, State Department of Education (if applicable), and their agents, employees, and consultants from and against all claims, damages, losses and expenses, including but not limited to attorney's fees, arising out of, related to, or resulting from all suits or claims for infringement of any patent rights or copyrights arising out of the inclusion of any patented or copyrighted materials, methods, or systems selected by the Contractor and used during the execution of or incorporated into the Work. This indemnification does not apply to any suits or claims of infringement of any patent rights or copyrights arising out of any patented or copyrighted materials, methods, or systems specified in the Contract Documents. However, if the Contractor has information that a specified material, method, or system is or may constitute an

infringement of a patent or copyright, the Contractor shall be responsible for any resulting loss unless such information is promptly furnished to the Architect.

**ARTICLE 46**  
**USE of the SITE**

- A. The Contractor shall confine its operations at the Project site to areas permitted by the Owner and by law, ordinances, permits and the Contract Documents and shall not unreasonably encumber the site with materials, equipment, employees' vehicles, or debris. The Contractor's operations at the site shall be restricted to the sole purpose of constructing the Work, use of the site as a staging, assembly, or storage area for other business which the Contractor may undertake shall not be permitted.
- B. Unless otherwise provided in the Contract Documents, temporary facilities, such as storage sheds, shops, and offices may be erected on the Project site with the approval of the Architect and Owner. Such temporary buildings and/or utilities shall remain the property of the Contractor, and be removed at the Contractor's expense upon completion of the Work, unless the Owner authorizes their abandonment without removal.

**ARTICLE 47**  
**CUTTING and PATCHING**

- A. The Contractor shall be responsible for all cutting, fitting, or patching that may be required to execute the Work to the results indicated in the Contract Documents or to make its parts fit together properly.
- B. Any cutting, patching, or excavation by the Contractor shall be supervised and performed in a manner that will not endanger persons nor damage or endanger the Work or any fully or partially completed construction of the Owner or separate contractors.

**ARTICLE 48**  
**IN-PROGRESS and FINAL CLEANUP**

**A. IN-PROGRESS CLEAN-UP**

(1) The Contractor shall at all times during the progress of the Work keep the premises and surrounding area free from rubbish, scrap materials and debris resulting from the Work. Trash and combustible materials shall not be allowed to accumulate inside buildings or elsewhere on the premises. At no time shall any rubbish be thrown from window openings. Burning of trash and debris on site is not permitted.

(2) The Contractor shall make provisions to minimize and confine dust and debris resulting from construction activities.

**B. FINAL CLEAN-UP**

(1) Before Substantial Completion or Final Acceptance is achieved, the Contractor shall have removed from the Owner's property all construction equipment, tools, and machinery; temporary structures and/or utilities including the foundations thereof (except such as the Owner permits in writing to remain); rubbish, debris, and waste materials; and all surplus materials, leaving the site clean and true to line and grade, and the Work in a safe and clean condition, ready for use and operation.

(2) In addition to the above, and unless otherwise provided in the Contract Documents, the Contractor shall be responsible for the following special cleaning for all trades as the Work is completed:

(a) **Cleaning of all painted, enameled, stained, or baked enamel work:** Removal of all marks, stains, finger prints and splatters from such surfaces.

(b) **Cleaning of all glass:** Cleaning and removing of all stickers, labels, stains, and paint from all glass, and the washing and polishing of same on interior and exterior.

(c) **Cleaning or polishing of all hardware:** Cleaning and polishing of all hardware.

(d) **Cleaning all tile, floor finish of all kinds:** Removal of all splatters, stains, paint, dirt, and dust, the washing and polishing of all floors as recommended by the manufacturer or required by the Architect.

(e) **Cleaning of all manufactured articles, materials, fixtures, appliances, and equipment:** Removal of all stickers, rust stains, labels, and temporary covers, and cleaning and conditioning of all manufactured articles, material, fixtures, appliances, and electrical, heating, and air conditioning equipment as recommended or directed by the manufacturers, unless otherwise required by the Architect; blowing out or flushing out of all foreign matter from all equipment, piping, tanks, pumps, fans, motors, devices, switches, panels, fixtures, boilers, sanitizing potable water systems; and freeing identification plates on all equipment of excess paint and the polishing thereof.

**C. OWNER'S RIGHT to CLEAN-UP**

If the Contractor fails to comply with these clean-up requirements and then fails to comply with a written directive by the Architect to clean-up the premises within a specified time, the Architect or Owner may implement appropriate clean-up measures and the cost thereof shall be deducted from any amounts due or to become due the Contractor.

**ARTICLE 49**  
**LIQUIDATED DAMAGES**

- A. Time is the essence of the Contract. Any delay in the completion of the Work required by the Contract Documents may cause inconvenience to the public and loss and damage to the Owner including but not limited to interest and additional administrative, architectural, inspection and supervision charges. By executing the Construction Contract, the Contractor agrees that the Contract Time is sufficient for the achievement of Substantial Completion.
- B. The Contract Documents may provide in the Construction Contract or elsewhere for a certain dollar amount for which the Contractor and its Surety (if any) will be liable to the Owner as liquidated damages for each calendar day after expiration of the Contract Time that the Contractor fails to achieve Substantial Completion of the Work. If such daily liquidated damages are provided for, Owner and Contractor, and its Surety, agree that such amount is reasonable and agree to be bound thereby.

- C. If a daily liquidated damage amount is not otherwise provided for in the Contract Documents, a time charge equal to six percent interest per annum on the total Contract Sum may be made against the Contractor for the entire period after expiration of the Contract Time that the Contractor fails to achieve Substantial Completion of the Work.
- D. The amount of liquidated damages due under either paragraph B or C, above, may be deducted by the Owner from the moneys otherwise due the Contractor in the Final Payment, not as a penalty, but as liquidated damages sustained, or the amount may be recovered from Contractor or its Surety. If part of the Work is substantially completed within the Contract Time and part is not, the stated charge for liquidated damages shall be equitably prorated to that portion of the Work that the Contractor fails to substantially complete within the Contract Time. It is mutually understood and agreed between the parties hereto that such amount is reasonable as liquidated damages.

## **ARTICLE 50**

### **USE of FOREIGN MATERIALS**

- A. In the performance of the Work the Contractor agrees to use materials, supplies, and products manufactured, mined, processed or otherwise produced in the United States or its territories, if same are available at reasonable and competitive prices and are not contrary to any sole source specification implemented under the Public Works Law.
- B. In the performance of the Work the Contractor agrees to use iron or steel, that are made a permanent part of the structure, produced in the United States if the Contract Documents require the use of iron or steel and do not limit its supply to a sole source pursuant to the Public Works Law. If the Owner decides that the procurement of domestic steel products becomes impractical as a result of national emergency, national strike, or other cause, the Owner shall waive this restriction.
- C. If domestic steel or other domestic materials, supplies, and products are not used in accordance with preceding Paragraphs A and B, the Contract Sum shall be reduced by an amount equal to any savings or benefits realized by the Contractor.
- D. This Article applies only to Public Works projects financed entirely by the State of Alabama or any political subdivision of the state.

## **ARTICLE 51**

### **PROJECT SIGN**

- A. Fully locally-funded State Agency and Public Higher Education projects: DCM Form C-15: Detail of Project Sign must be included in the project manual regardless of expected bid amount. If the awarded contract sum is \$100,000.00 or more, Contractor shall furnish and erect a project sign. Other conditions besides the contract sum may warrant waiver of this requirement, but only with approval of the Technical Staff.
- B. Fully locally-funded K-12 school projects: Project sign is not required unless requested by Owner; if project sign is requested by Owner, include DCM Form C-15: Detail of Project Sign in the project manual.
- C. Partially or fully PSCA-funded projects: DCM Form C-15: Detail of Project Sign must be included in the project manual. Contractor shall furnish and erect a project sign for all PSCA-funded projects, regardless of the contract sum. "Alabama Public School and College Authority" as well as the local owner entity must be included as awarding authorities on the project sign of all PSCA-funded projects.

When required per the above conditions, the project sign shall be erected in a prominent location selected by the Architect and Owner and shall be maintained in good condition until completion of Work. If the Contract involves Work on multiple sites, only one project sign is required, which shall be erected on one of the sites in a location selected by the Architect and Owner. Slogan: The title of the current PSCA Act should be placed on the project sign of all PSCA-funded projects, otherwise the Awarding Authority/Owner's slogan, if any, should be used. If the Awarding Authority/Owner of a fully locally-funded project does not have a slogan, the project sign does not require a slogan.

END of  
GENERAL CONDITIONS of the CONTRACT

1.0 - GENERAL

1.1 Related Documents

Drawings and general provisions of Contract, including General and Supplementary Conditions and other Division-1 Specification Sections, apply to this Section.

1.2 Summary

A. This Section specifies administrative and procedural requirements governing handling and processing allowances.

Selected materials, services and equipment, and in some cases, their installation is shown and specified in the Contract Documents by allowances. Allowances have been established in lieu of additional requirements and to defer selection of actual materials, services and equipment to a later date when additional information is available for evaluation. Additional requirements, if necessary, will be issued by Change Order. **Allowances indicated shall be included in the Base Bid or Alternates as indicated.**

B. Types of allowances required include the following:

1. Lump sum allowances.
2. Contingency allowance.

C. Procedures for submitting and handling Change Orders are included in the General Conditions of the Contract, Article 43.

1.3 Selection and Purchase

At the earliest feasible date after Contract award, advise the Architect of the date when the final selection and purchase of each service, product or system described by an allowance must be completed in order to avoid delay in performance of the Work.

A. When requested by the Architect, obtain proposals for each allowance for use in making final selections; including recommendations that are relevant to performance of the Work.

B. Purchase products and systems as selected by the Architect from the designated supplier.

C. Specific service providers, i.e., geotechnical and landscaping, shall be selected by the Owner.

1.4 Submittals

A. Submit proposals for purchase of products or systems included in allowances. Reduction and addition in allowances shall be in the form specified for Change Orders.

B. Submit invoices or delivery slips to indicate actual quantities of materials delivered to the site for use in fulfillment of each allowance.

1.5 Contingency Allowances

- A. Use the contingency allowance only as directed for the Owner's purposes, and only by written approval which designate amounts to be charged to the allowance.
- B. **With the exception of quantity allowances, all allowances indicated are contingency allowances and therefore the Owner may transfer balances for other discretionary uses. Overhead and profit margins SHALL NOT BE ADDED to any amount drawn from original Allowance(s) regardless of the indicated use.**
- C. Invoicing Procedures:
1. Each contingency allowance shall be a "line item" on the Schedule of Values which is an attachment to the Application and Certificate for Payment as referenced in the "General Conditions of the Contract, Article 29.B".
  2. A copy of actual invoices paid by the Contractor and used against the respective Allowance(s), shall be included with the General Contractor's Application for Payment. This will allow all parties to know the remaining balance of Allowance(s) at all times.
  3. Overages:  
Contractor shall submit to the Architect all costs associated with prior approved overages of Allowance(s). The Architect will prepare change order for these prior approved overages.
  4. Unused Balance:  
Prior to final Application of Payment, Contractor shall submit total costs associated with Allowance(s). These costs should correspond with Schedule of Values from previous Applications for Payment plus any new charges. The Architect will prepare a change order to credit unused amounts. All changes which involve a net credit to the Owner shall include fair and reasonable credits for overhead and profit on the deducted work, in no case less than 5%.

2.0 - PRODUCTS

Not applicable.

3.0 - EXECUTION

3.1 Inspection

Inspect products covered by an allowance promptly upon delivery for damage or defects.

3.2 Preparation

Coordinate materials and their installation for each allowance with related materials and installations to ensure that each allowance item is completely integrated and interfaced with related construction activities.

3.3 Schedule of Allowances

Allowance No. 1: Include a contingency allowance of **\$30,000.00** for the Owner's use throughout the project for unforeseen conditions as directed by the Architect.

Allowance No. 2: Include a contingency allowance of \$150,000.00 for Lighting Equipment.

END OF SECTION

1.0 - GENERAL REQUIREMENTS

1.1 Related Documents

Drawings and general provisions of Contract, including General and Supplementary (Special) Conditions and Modifications and other Division - 1 Specifications Sections, apply to work of the Section.

1.2 Project / Work Identification

Project name is Auditorium Renovations For Springville Middle School

A. General Description:

1. In general, the project shall consist of selective demolition and new construction including, but not limited to:

Interior renovation with new fixed auditorium seating, paint finishes, acoustic tile ceiling, resilient flooring and carpet plus electrical work as required to perform the work under this Contract for Springville Middle School and to properly join, connect and finish the new work to bring all to final, finished completion in first class manner ready for use by the Owner, all in strict accordance with Contract Documents including plans and specifications as prepared by Lathan Associates Architects, P. C., Hoover, Alabama; and shall include the furnishing of all labor, materials, equipment and services necessary for the proper completion of the building and other work as called for in the drawings and / or specifications dated July 28, 2026.

2. The Base Bid shall include all work shown or specified.
3. See Section 01020 for Allowances.
4. It is the intent and requirement under this Contract to accomplish all demolition and preparation necessary to perform the Work under this Contract and to properly join, connect and finish the new work to bring all to final, finished completion in first class manner ready for use by Owner.

B. Contractor's Duties: Except as specifically noted, provide and pay for:

1. Labor, materials and equipment.
2. Tools, construction equipment and machinery.
3. Water, heat, conditioning and utilities required for construction shall be provided by the Contractor.
4. Other facilities and services necessary for the proper execution and completion of the Work. Including hoist if same required for access to site. Provide own telephone service and sanitary portable toilet facilities.
5. Secure and pay for permits, impact fees, government fees, and licenses. This will include, but not be limited to, all permits required by ADEM , the U.S. Army Corp of Engineers and all fees required by State of Alabama, Division of Construction Management.
6. Give required notices.

7. Comply with codes, ordinances, rules, regulations, orders and other legal requirements of public authorities which bear on performance of the Work.
8. Promptly submit written notice to the Architect of observed variance of Contract Documents from legal requirements. It is not Contractor's responsibility to make certain that drawings and specifications comply with codes and regulations.
9. Enforce strict discipline and good order among employees. Do not employ unfit persons or persons not skilled in assigned tasks. **Smoking is prohibited on site.**
10. It is intended that all items and systems shown or specified be furnished and installed complete and fully operational when all work is in place and in use. Where more than one trade is involved, the General Contractor shall be responsible for coordination and resolution of disputes between his subcontractors and material suppliers regarding responsibility for furnishing and installing individual parts, systems, materials, connections, proper separation, hardware, adapters, surface preparation, relationship conflicts, supports, blocking and all similar items required for the complete and fully functional weathertight installation of the work.

C. Related Contract Documents:

Related requirements and conditions that are indicated on the Contract Documents include, but are not necessarily limited to, the following:

1. Existing site conditions and restrictions on use of the site.
2. Alterations and coordination with existing work.
3. Work to be performed concurrently by the Owner.
4. Work to be performed concurrently by separate contractors.
5. Work to be performed subsequent to work under this Contract.
6. Equipment / Material assigned as work of the Contract.
7. Requirements for partial Owner occupancy prior to substantial completion of the Contract Work.
8. Safety for and protection for occupancy, operation of existing facilities and construction to remain.

D. Summary by References:

Work of the Contract can be summarized by references to the Contract, General Conditions, Supplementary (Special Requirements) Conditions, Specification Sections, Drawings, addenda and modifications to the Contract Documents issued subsequent to the initial printing of the project manual and including, but not necessarily limited to, printed material referenced by any of these.

It is recognized that work of the Contract is also unavoidably affected or influenced by governing regulations, natural phenomenon including weather conditions and other forces outside the Contract Documents.

E. The Owner may provide certain items of furniture, equipment, etc. Coordinate for

utility rough-in and / or installation.

1.3 Contractor's Use of Premises:

A. General:

During the entire construction period the Contractor shall have the exclusive use of that portion of the phased contract work limits for construction operations, in accord with approved phasing plan schedule.

The Contractor shall limit his use of the premises to the work indicated, so as to allow for Owner occupancy and use by the public.

Use of the Site:

Confine operations at the site to the areas and limits permitted under the Contract and by law, ordinances, permits, and special conditions and special project procedures and coordination sections of the documents. Portions of the site beyond areas on which work is indicated are not to be disturbed. Conform to site rules and regulations affecting the work while engaged in project construction.

1. Keep existing driveways and entrances serving the premises clear and available to the Owner and his employees at all times. Do not use these areas for parking or storage of materials.
  2. Do not unreasonably encumber the site with materials or equipment. Confine stockpiling of materials and location of storage sheds to the areas indicated. If additional storage is necessary, obtain and pay for such storage off site. Storage of material in the phased contract work limits shall be confined to noncombustible / non-hazard material that is scheduled for immediate use (no longer than 24-hour storage).
  3. Lock mechanized or motorized construction equipment, when parked and unattended, so as to prevent unauthorized use. Do not leave such vehicles or equipment unattended with the motor running or the ignition key in place. Release hydraulic pressure when equipment is not in use. All vehicles delivering materials to the site shall be manned at all times, no exception.
- B. Confine operations at site to areas and limits permitted by law, ordinances, permits, Contract Documents and SUPPLEMENTARY CONDITIONS.
- C. Assume full responsibility for insurance, protection and safekeeping of products stored on premises.
- D. Coordinate with the Owner and schedule deliveries and unloading to prevent traffic congestion blocking of access or interference with Work. Arrange deliveries to avoid larger accumulations of materials than can be suitably stored at site.
- E. Contractor to pay for, or satisfactorily repair, all damages incident to their Work, to sidewalks, streets, other public or private property, or to any public utilities occurring during period of work under Contract.
- F. Owner furnished and installed items that may require coordination between this General Contractor and Owner assigned agent. Contractor should also verify requirements for utility rough-ins for Owner furnished equipment.
- G. Contractor shall maintain all existing adjacent building exits passable for emergency pedestrian egress.

1.4 Owner Occupancy / Partial Owner Occupancy:

The Owner reserves the right to place and install equipment as necessary in completed areas of the building and to occupy such completed areas prior to substantial completion, provided that such occupancy does not substantially interfere with completion of the work. Such placing of equipment and partial occupancy shall not constitute acceptance of the work or any part of the work.

1.5 Alterations and Coordination:

A. General:

The work of this contract includes coordination of the entire work of the project, including preparation of general coordination drawings, diagrams and schedules, and control of site utilization, from beginning of construction activity through project close-out and warranty periods.

B. Alterations:

Where applicable, requirements of the Contract Documents apply to alteration work in the same manner as to new construction.

C. General:

To expedite delivery and for other purposes in his own best interests, the Owner, before the date of the Contract, may negotiate purchase orders or make other commitments with supplies of material and equipment to be incorporated into the work by the Contractor. These purchase orders and commitments will be assigned to the Contractor for installation.

1.6 Miscellaneous Provisions (to include, but not be limited, by the following):

A. Provide all rough-in and utility connections for all Owner Furnished Equipment and all new plumbing fixtures, new kitchen equipment and for all new electrical fixtures, switches and outlets, etc.

B. Complete Plumbing, Heating, Ventilating, Air Conditioning, and Electrical systems.

C. Preparation of new finishes as called for in Finish Schedule and related specified Sections.

D. Rework and refinish those areas including ceiling tile and grid disturbed by work of Divisions 15 and 16, cutting and patching as required for these specifications. Strict coordination with the Architect and Owner's assigned project representative is mandatory.

E. Mechanical / Electrical Requirements of General Work:

1. General:

Except as otherwise indicated, comply with applicable requirements of Division 15 Sections for mechanical provisions within units of general (Division 2 - 14) Work. Except as otherwise indicated, comply with applicable requirements of Division 16 Sections for electrical provisions within units of general (Division 2 - 14) Work.

Service Connections: Refer to Division 15 and Division 16 Sections for the characteristics of the mechanical and electrical services to be connected to units of general work. Provide units manufactured or fabricated for proper connection to and utilization of available services.

Except as otherwise indicated, final connection of mechanical services to general work is defined as being mechanical work, and final connection of electrical services to general work is defined as electrical work.

2. Electrical Requirements:

Except as otherwise indicated, comply with applicable provisions of The National Electrical Code (NEC) and standards by National Electrical Manufacturer's Association (NEMA), for electrical components of general work. Provide Underwriters Laboratories listed and labeled products where applicable. See Division 16 and electrical drawings.

F. Performance Requirements for Completed Work

The Contract Documents indicate the intended occupancy and utilization of the building and its individual systems and facilities. Compliance with governing regulations is intended and required for the work and for the Owner's occupancy and utilization. In addition to the requirement that every element of the work comply with applicable requirements of the contract documents, it is also required that the work as a whole comply with the general building performance requirements.

1.7 Utilities for Construction:

Make all arrangements necessary to connect to all utilities required to accomplish work under this contract. The Contractor will be solely responsible for connection to utilities required for construction of this Contract.

\*

A. The Owner/Contractor shall pay for water and electricity usage bills required for normal construction purposes.

B. The Contractor shall provide reasonable heat, cooling and ventilation within the building as required until the mechanical system has been completed, connected and in operation in the normal sequence of construction. This is not "in addition" to any normal requirement for heating, cooling and ventilation under this Contract, but is to clarify that a subcontractor or a Separate Contractor may benefit from the existence of these systems.

C. Temporary Electrical Lighting and Power:

Until permanent electrical power is installed and until the building lighting fixtures are installed in the normal sequence of construction, the General Contractor will make available in each general area of the contract work, outlets to which the Separate Contractors may connect for temporary lighting and single phase electrical power. The General Contractor will pay all costs for this temporary utility extension and remove this temporary source when permanent electrical lighting and power outlets are installed. When, in the normal sequence of construction, the building lights are installed and connected and the building electrical outlets installed, the use of these shall be available for use by the subcontractor and/or Separate Contractors at no cost to them. All temporary electrical lighting and power for Separate Contractors shall be single phase, except the General Contractor will provide sufficient three-phase service as required for the operation and testing of certain items of Equipment, such as food service equipment. Verify all electrical service and phasing prior to construction.

1.8 Requirements of Separate Contractors will be as follows:

A. Separate Contractors to enter the building site to accomplish his work at the approval of the building General Contractor shall cooperate and coordinate with the General Contractor and shall be subject to the General Contractor as to schedule

and locations within the site for him to accomplish his work. The General Contractor is responsible for and is in charge of the building site.

- B. The Separate Contractor is entitled to storage, access and work space inside the building in the same manner and subject to the same conditions and requirements as subcontractors for the building contract. The Separate Contractor will be advised of the availability of storage space (location coordinated by the General Contractor), and of responsibility to vacate and clean in time for final finish work.
- C. Separate Contractors are liable for any damage to the building. The Separate Contractor shall immediately make good any stain, harm or damage to the building caused by his forces. Most particularly, his attention is directed to need for caution in not damaging ceiling tile and wall finishes. Before final payment will be made to a Separate Contractor, he must have settled with the building General Contractor for any damage done.
- D. Separate Contractor must provide own toilet and telephone facilities (or make arrangements with the General Contractor as to pay rent for his share of cost).
- E. Separate Contractor to make provisions for his own safety and to accomplish his work in compliance with all National and Local Safety Regulations.
- F. Remove own trash and debris; each Separate Contractor to completely remove all trash and debris, caused by his work, from the building, and from the site.
- G. Do not allow dust to be exhausted through mechanical system.
- H. This Contractor to clean building exterior and interior as outlined in Section 01700-CLEAN UP.

#### 1.9 Quality Control

- A. Shop Drawings and Product Approval:  
Compliance with Shop Drawing checking by the Contractor then submittal for approval to the Architect as required by GENERAL CONDITIONS and SUBMITTALS - SECTION 01350 .
- B. Material Approval:  
Compliance with SUBMITTALS - SECTION 01350 for submittal of products for approval by Architect before delivery of same to jobsite.
- C. Qualifications of Workmen:  
In acceptance or rejection of the work of the Sections specified herein, and in particularly that work involved with the application of finish materials, the Architect will make no allowance for lack of skill on the part of the workmen.
- D. Special Inspections:  
Compliance with special inspection requirements of the International Building Code is the responsibility of the General Contractor.

#### 1.10 Patch and Repair Work:

Patch and Repair work under this Contract (in addition to work specified and indicated on the drawings) shall include, but not be limited to, the following:

Maintain fire integrity of walls, floors, ceilings and structure where piercing or openings are

made. Use safing material as specified herein for approved UL poke-through applications.

1.11 N.I.C. Items:

Items noted as Not In Contract (N.I.C.) are to be furnished by Owner.

END OF SECTION

## SPECIAL PROJECT REQUIREMENTS - SECTION 01030

The Instructions to Bidders, General Conditions, Modified General Conditions and Special Project Requirements as set forth herein are applicable to the work under every Division and Section of these Specifications.

### TIME FOR COMPLETION

All work under this Contract shall be complete and ready for Owner occupancy One Hundred Eighty (180) consecutive calendar days from written Notice To Proceed. The work under this contract shall commence within Ten (10) calendar days from date of Notice To Proceed.

### TIME IS OF THE ESSENCE

The Owner must occupy the work within the completion time indicated herein. Delivery time for equipment and material provided under this contract shall include lead time for storage and ready installation within time limits of the work. Coordination of Owner furnished/Contractor installed equipment and/or materials shall be considered within time limits of the work.

### BID GUARANTY

The base bid proposal shall be guaranteed for a period of Sixty (60) days after date of proposal. Alternate proposals (additive or deductive), if requested, shall be guaranteed for a period of Ninety (90) days after date of signing contract. Unit prices, if requested, shall be guaranteed until the date of final acceptance of the project by the Owner. Upon receipt of the drafted construction contract, the contractor shall have no more than fourteen (14) days to execute and return the construction contract to the architect with all supporting documentation in correct order.

### INSURANCE

All projects require Builder's Risk Insurance

### OWNER

All papers shall be delivered to the Owner, unless otherwise specified in writing to the Contractor. Wherever the term "Owner" is used in the Specification it shall refer to:

St. CLAIR COUNTY BOARD OF EDUCATION  
410 ROY DRIVE  
ASHVILLE, AL 35953

### ARCHITECT

Wherever the term "Architect" is used in the Specifications, it shall refer to:

LATHAN ASSOCIATES ARCHITECTS, P. C.  
dba LATHAN MCKEE ARCHITECTS  
300 CHASE PARK SOUTH, SUITE 200  
HOOVER, AL 35244

who by contract with the Owner, is authorized to prepare all drawings, details, and specifications for this work.

After the award of this contract, supervision of the work will be performed by the aforementioned Architect, his duly authorized representatives, or his duly appointed successor as may be designated in writing to the Contractor by the Owner.

### APPLICABLE CODES AND AUTHORITIES

#### A. Codes

1. The work of this project shall be in accordance with the State Building Code. The

State Building Code adopted by the Division of Construction Management is the 2021 International Code. The following companion codes to the 2021 International Code are also adopted:

- a. 2021 – International Existing Building Code.
  - b. 2021 – International Plumbing Code.
  - c. 2021 – International Fuel Gas Code.
  - d. 2021 – International Mechanical Code.
  - e. 2020 – National Electrical Code (NFPA 70).
  - f. 2021 – International Fire Code.
  - g. ANSI/ASHRAE/IES Standard 90.1 – 2013 Energy Standard for Buildings.
  - h. 2010 – ADA Standards for Accessible Design.
  - i. 2020 – ICC/NSSA-500 Standard for the Design and Construction of Storm Shelters.
  - j. 2019 NFPA 72: National Fire Alarm and Signaling Code (NFPA 72).
2. The requirements of the 2010 ADA Standards for Accessible Design supersede the accessibility requirements contained in the International Building Code and ANSI A117.1.
  3. Promptly notify the Architect, in writing, if any of the contract documents are in conflict or variance with applicable codes, laws and ordinances. All changes will be made by written addenda or modifications.

B. Precedence of Codes

1. In case of conflict between the State Building Code, local codes, the Life Safety Code enforced by the State Fire Marshal, or other codes, the most stringent requirements shall prevail.
2. All food preparation facilities, private water systems, and sewage disposal systems shall also meet the requirements of and be approved by the applicable county health department.

C. Authorities, including but not limited to:

1. State of Alabama Department of Finance - Division of Construction Management (DCM)
2. Secure and pay for permits, impact fees, government fees and licenses. This will include, but not be limited to, all permits and/or fees required by ADEM, State of Alabama and the U.S. Army Corp of Engineers.

- D. If any work is performed knowing it to be contrary to such codes, law, ordinances, rules and regulations and without notice to the Architect, the Contractor assumes full responsibility therefore and shall bear all costs for compliance thereto.

SAFE SPACE REQUIREMENTS

Reference: Act 2010-746 Safe Spaces in New K-12 Schools and Adoption of the ICC500 and 2020 ACC/NSSA Standard for the Design and Construction of Storm Shelters.

**Mandatory Contractor's Statement** – The Contractor's Statement of Responsibility provided under Additional Guidance on Safe Space Requirements, (form enclosed) must be completed by the contractor and submitted to the DCM Inspector prior to the start of construction. A copy of the Quality Assurance Plan must be attached to the Contractor's Statement.

## **FIRE ALARM REQUIREMENTS**

The Certified Fire Alarm Act requires that every business who installs fire alarm systems in commercial occupancies must be licensed as a Certified Fire Alarm Contractor. The contractor must have a NICET Level III Technician in a position of responsibility, and the license will be issued in the name of the certificate holder and the contractor. The Certified Fire Alarm Act also requires that technicians working for the Certified Contractor must hold a current NICET Level II or equivalent certification. Contractors wishing to bid on fire alarm work must show evidence at the pre-bid conference that he/she meets the certification requirements of the Act and holds a permit issued by the State Fire Marshal.

Act 2009-657, effective August 1, 2012, requires fire alarm contractors to be permitted through the State of Alabama Fire Marshal's Office. In accordance with §34-33A-9, if a fire alarm contractor is going to do work in State of Alabama, the contractor must deliver to the local building official a copy of their State Fire Marshal's Fire Alarm Permit. In addition, the DCM requires the following:

**For work involving fire alarm systems, General Contractors must provide a copy of the fire alarm contractor's State Fire Marshal's Fire Alarm Permit to the DCM Inspector at the pre-construction conference.**

## **NONRESIDENT BIDDERS**

Nonresident bidders must accompany any written bid documents with a written opinion of an attorney at law licensed to practice law in such nonresident bidders' state of domicile, as to the preferences, if any or none, granted by the law of that state to its own business entities whose principal places of business are in that state in the letting of any or all public contracts.

## **PRE-CONSTRUCTION CONFERENCE**

A conference shall be held at the job site no later than two weeks following the date of "NOTICE TO PROCEED". The purpose of this conference is to define the duties and responsibilities of the Architect, Owner, Contractor and The State of Alabama Department of Finance - Division of Construction Management. All forms, procedures, schedules and other pertinent requirements will be discussed.

The pre-construction conference can be scheduled once the construction contract is fully-executed. Benchmarks must then be met for required inspections listed in the [Pre-Construction Conference Checklist](#) including periodic and special inspections when applicable, final inspections, and year-end inspections. \$750K or Less projects with a contract awarded on or after 10/01/22 are exempt from Permit Fees. A copy of the check List is provided along with a Sample of the Pre-Construction Conference Agenda.

## **PRE-FINISHES CONFERENCE**

If elected by the Architect, a conference shall be held at the job site within two weeks prior to the installation of finishes. All Contractors involved with finish work are required to attend. The purpose of this conference is to discuss finish work, coordination issues, the Owner's and Architect's expectations of quality and workmanship and the position of the Owner and Architect regarding poor quality and workmanship. This conference must be scheduled two weeks in advance of any finish installation.

## **LIST OF SUBCONTRACTORS AND PRINCIPAL MATERIAL SUPPLIERS**

A copy shall be prepared by the successful Contractor and delivered to Architect within **Twenty-Four (24) hours after bid**. List shall show following information on each Subcontractor and/or Supplier:

- A. Name of Subcontractor and/or Supplier
- B. Complete mailing address
- C. Telephone Number
- D. Person to contact and position in organization
- E. Scope of Work to be performed by Subcontractor and percent of total contract.
- F. For work involving fire alarm systems, General Contractor's must submit a copy of the Fire Alarm contractor's State Fire Marshall's Fire Alarm Permit at the same time as submission of

the subcontractor and supplier list to Architect. The architect or engineer shall reject fire alarm contractors who cannot provide a copy of the required permit.

This list may also be emailed to [submittals@lathanmckee.com](mailto:submittals@lathanmckee.com).

#### PROGRESS SCHEDULES AND CHARTS

One hard copy prepared by Contractor and delivered to Architect at beginning of job. Five (5) additional copies must be submitted with each monthly request for payment showing actual progress. The schedule shall be in the form of an Analog Bar Chart Schedule of suitable scale to indicate appropriately the percentage of work scheduled for completion at any time. The Contractor shall enter on the Chart his actual progress, preferably at the end of each week, but in any event, at the end of each month, and deliver to the Architect five (5) copies thereof and attach one to his monthly Application for Partial Payment.

#### CONTRACTOR'S CONSTRUCTION SCHEDULE

- A. Bar-Chart Schedule: Prepare a fully developed, horizontal bar-chart type Contractor's construction schedule. Submit within 30 days of the date established for "Commencement of the Work".
1. Provide a separate time bar for each significant construction activity. Provide a continuous vertical line to identify the first working day of each week. Use the same breakdown of units of the work as indicated in the "Schedule of Values".
  2. Within each time bar indicate estimated completion percentage in 10 percent increments. As work progresses, place a contrasting mark in each bar to indicate Actual Completion.
  3. Prepare the schedule on a sheet, or series of sheets, of stable transparency, or other reproducible media, of sufficient width to show data for the entire construction period.
  4. Secure time commitments for performing critical elements of the work from parties involved. Coordinate each element on the schedule with other construction activities; include minor elements involved in the sequence of the work. Show each activity in proper sequence. Indicated graphically sequences necessary for completion of related portions of the work.
  5. Coordinate the Contractor's construction schedule with the schedule of values, list of subcontracts, submittal schedule, progress reports, payment requests and other schedules.
  6. Indicate completion in advance of the date established for Substantial Completion. Indicate Substantial Completion on the schedule to allow time for the Architect's procedures necessary for certification of Substantial Completion.
- B. Work Stages  
Indicate important stages of construction for each major portion of the work, including testing and installation.
- C. Cost Correlation  
At the head of the schedule, provide a two-item cost correlation line, indicating "precalculated" and "actual" costs. On the line show dollar-volume of work performed as of the dates used for preparation of payment requests.

D. Distribution

Following response to the initial submittal, print and distribute copies to the Architect, Owner, subcontractors, and other parties required to comply with scheduled dates. Post copies in the Project meeting room and temporary field office.

When revisions are made, distribute to the same parties and post in the same locations. Delete parties from distribution when they have completed their assigned portion of the work and are no longer involved in construction activities.

E. Schedule Updating and Progress Photographs

Revise the schedule after each bi-weekly meeting or activity, where revisions have been recognized or made. Issue the copies of updated schedule concurrently with progress photographs and report of each meeting to the Owner and Architect.

NOTICE OF SALES AND USE TAX EXEMPTION

The Owner is a tax-exempt agency. Materials incorporated into the Work are exempt from sales and use tax, therefore Contractor shall NOT include sales and use taxes in his Bid. Pursuant to Alabama Act No. 2013-205 (effective 5/9/2013), Contractors bidding the Work shall be required to attach "Accounting of Sales Tax" (DCM) Form C-3A-Sales Tax) to their Bid. **FAILURE OF THE CONTRACTOR TO COMPLETE THIS ATTACHMENT TO BID PROPOSAL FORM INDICATING THE SALES TAX AS REQUIRED BY ACT 2013-205, SECTION 1 (g) SHALL RENDER THE BID NON-RESPONSIVE.**

It shall be the responsibility of the successful Contractor and any Subcontractor working under the same contract to apply for a Certificate of Exemption from the Alabama Department of Revenue for this specific project and to comply with all ADOR rules and regulations. The Owner shall not consider claims for additional costs resultant of the Contractor's or its subcontractors' failure to comply with such rules and regulations.

However, the Owner may elect to issue Form ST: PAA1 Purchasing Agent Appointment which appoints the Contractor as Agent to purchase materials Tax-Exempt. In this case, invoices must be transmitted for direct payment by the Owner.

DAMAGE TO PROPERTY

- A. The Contractor shall be solely responsible for all work of this contract prior to such work achieving official Substantial Completion as per ARTICLE 32 of the General Conditions of the Contract; and for providing adequate insurance, including: project specific Builder's Risk Insurance and Flood Insurance to cover the following:
1. Any damage to or loss of stored materials.
  2. Any damage to or loss of in-place work.
  3. Any damage to or loss of any portion of on-site or off-site property, existing or new, resulting from failure of or omission of protective measures; or caused by the work of this contract, including but not limited to: property, furnishings, contents or loss of revenue.

The Contractor shall be further responsible for promptly correcting or remedying of any such damage or loss; and shall exercise all reasonable measures to minimize any resulting delays to the projects original completion schedule.

- B. Damaged work shall be considered Defective Work.

USER FEES - CONTRACTOR

The State of Alabama Department of Finance - Division of Construction Management has adopted a new rule, Administrative Rule 170X-8 Collection of User Fees. The full text of Administrative Rule 170X-8 is available on The State of Alabama Department of Finance - Division of Construction Management's website.

It is the responsibility of the General Contractor to visit The State of Alabama Department of Finance - Division of Construction Management website to verify these rules.

### PERMIT FEE

A permit fee will be required for projects exceeding \$750,000. All projects will be inspected by The State of Alabama Department of Finance - Division of Construction Management. The permit fee is outlined in the Administrative Rule 170X-8.

DCM Form C-8, "General Conditions of the Construction Contract", Article 44, Para. A, states the following:

"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 all inspections necessary for proper execution and completion of the Work which are customarily secured after award of the Construction Contract and which are in effect on the date of receipt of bids."

For public works projects falling under The State of Alabama Department of Finance - Division of Construction Management's jurisdiction and bid after October 1, 2014, the Architect shall include a copy of The State of Alabama Department of Finance - Division of Construction Management user fee schedule in the project manual and specify that the permit fee is to be included in the contractor's bid and paid by the Contractor.

The Pre-Construction Conference cannot be held until both (1) the permit fee and (2) the signed construction contract has been received by The State of Alabama Department of Finance - Division of Construction Management.

| <b>PERMIT FEE SCHEDULE WORKSHEET</b> |                                                                                              |
|--------------------------------------|----------------------------------------------------------------------------------------------|
| <b>Cost Categories</b>               | <b>Permit Fee Calculation</b>                                                                |
| Less than \$1000                     | N/A                                                                                          |
| \$1001 – \$50,000                    | Cost of the Work minus \$1,000 = _____/1000 x \$5.00 = _____ + \$15.00 = Permit Fee Due      |
| \$50,001 – \$100,000                 | Cost of the Work minus \$50,000 = _____/1000 x \$4.00 = _____ + \$260.00 = Permit Fee Due    |
| \$100,001 – \$500,000                | Cost of the Work minus \$100,000 = _____/1000 x \$3.00 = _____ + \$460.00 = Permit Fee Due   |
| \$500,001 and up                     | Cost of the Work minus \$500,000 = _____/1000 x \$2.00 = _____ + \$1,660.00 = Permit Fee Due |

### INSPECTIONS

**Scheduling** - The contractor will contact the architect by e-mail at [inspections@lathanmckee.com](mailto:inspections@lathanmckee.com) of the date the project will be ready for an inspection.

- The Architect will contact The State of Alabama Department of Finance - Division of Construction Management (DCM) Inspector to schedule the first available date for the inspection. Inspections must

be requested minimum 14 days in advance.

- When the DCM Inspector confirms the inspection time, the Architect will send an e-mail confirming the inspection time and date.
- Cancellations of any scheduled inspection must be received in writing by e-mail no less than 48 hours prior to the scheduled inspection. If an inspection is cancelled, it will be rescheduled subject to the DCM Inspector's availability.
- If an inspection is cancelled less than 48 hours prior to the scheduled inspection, the re-inspection fee of \$1,500 will be charged to the General Contractor.
- If an inspection is held and the project is not deemed ready for inspection or it does not pass the inspection, a re-inspection fee of \$1,500 will be charged to the General Contractor.

**Minimum Requirements** - The following minimum requirements listed below are provided to aid the contractors and architect in determining if a project is ready for a required inspection.

- Pre-Construction Conference
  - Required Attendees: Contractor, Owner, Architect, Major Subcontractors, DCM Inspector
  - Inspection Requirements:
    - Signed construction contract
    - Verification of payment of permit fee
    - Fire Alarm Contractor's Certification (from State Fire Marshal)
    - ADEM permit, if more than 1 acre of land is disturbed
  - Inspection Requirements:
    - Roofing submittals must be approved by the architect prior to Pre-Roofing Conference
    - Roofing manufacturer must provide documentation that roof design and roofing materials meet code requirements for wind uplift and impact resistance
    - Copy of sample roofing warranty
- Above-Ceiling Inspections
  - Required Attendees: Contractor, Owner, Architect, MEP Engineers, Major Subcontractors DCM Inspector
  - Inspection Requirements:
    - All work must be completed except for installation of ceiling tiles and/or hard ceilings
    - Space must be conditioned
    - Permanent power must be connected unless otherwise arranged with the DCM Inspector
    - Grease duct must be inspected and approved by the DCM Inspector prior to fire wrapping and Above-Ceiling Inspection
- Life Safety Inspections and Final Inspections
  - Required Attendees: Contractor, Owner, Architect, Engineers, Major Subcontractors, Local Fire Marshal, DCM Inspector
  - Inspection Requirements:
    - Fire alarm certification
    - Kitchen hood fire suppression system certification
    - Provide Smoke Machine for testing of Duct Detectors
    - General Contractor's 5-Year Roofing Warranty (DCM Form C-9)
    - Roofing manufacturer's guaranty

- Above ground and below ground sprinkler certifications
- Completed Certificate of Structural Engineer 's Observations for storm shelters
- Emergency and exit lighting tests
- Fire alarm must be monitored
- Elevator Inspection completed and Certificate of Operation provided by the State of Alabama Department of Labor
- Boiler/Vessels Inspection completed and Certificate of Operation provided by the State of Alabama Department of Labor
- Flush test for underground sprinkler lines (witnessed by local fire marshal, fire chief and/or DCM Inspector)
- Flush/pressure test for new and/or existing fire hydrants
- Must have clear egress/access and emergency (for first responders) access to building
- Must have ADA access completed
- Year-End Inspections
  - Required Attendees: Contractor, Owner, Architect, Engineers, DCM Inspector and /or Major subcontractors may also be required to attend
  - Inspection Requirements:
    - Owner 's list of documented warranty items

## MATERIALS

ALL MATERIALS FOR THIS PROJECT SHALL BE ASBESTOS FREE.

## PROTECTION OF WORK AND PROPERTY

Contractor shall confine his operations to the project work limits of this contract and shall maintain required exit and fire safety requirements as well as Owner's security requirements. Protect adjoining spaces and cause no damage to same; any damage to be immediately repaired.

### A. Protection of Work and the Public

Provide adequate protection, in full accordance with local, State and Federal regulations, for the work in progress as well as for the public and others using the site, until the completion of all work.

Provide suitable signs, signals and barricades against trespassing by individual and take whatever steps necessary or required by law to protect workers and public from harm. Protect the work and the public from damage of any kind during all operations. Methods described herein are minimum standards acceptable except where exceeded by Federal, State or local requirements.

### B. Safety and Traffic Control Devices During Construction

1. Within the limits of area designated for work under this contract, and any staging or traffic areas, this Contractor shall furnish, install and maintain all safety and traffic control devices during the construction period as described herein, and as required by law.
2. All safety and traffic control devices shall be in compliance with Federal, State and local laws and regulations, and to the requirements and approval of applicable local officials, State Highway Department and the Architect.
3. Wherever the work affects the normal flow of vehicular or pedestrian traffic, traffic control devices shall be in accordance with requirements and standards as set forth in the "Manual on the Uniform Traffic Control Devices for Streets and Highways", latest edition, as published by U.S. Department of Transportation, Federal Highway Administration, and Section "G" of the Alabama Manual on Uniform Traffic Control

Devices, Volumes I and II, latest edition.

4. Traffic Control Devices. Traffic control devices shall be installed at the inception of the construction operations and shall be properly maintained during the periods of construction. They shall remain in place only as long as they are needed and shall be removed immediately thereafter.
5. All traffic control devices must be approved by the City, County and by all affected enforcing agencies.
6. Protective Construction Site Barricade
  - a. Requirements: Contractor shall furnish, install and maintain throughout the life of the Contract, all necessary barricades, covers, scaffold guards, warning signs, warning lights, channelization markers and other protective devices, all as required by Owner, local rules, regulations and ordinances, and as necessary to protect the work from trespassing.
  - b. Barricades, enclosing devices and warning lights may be standard rental items of equipment in compliance with these requirements; and shall be of a type that affords security, is quite visible and is easily moved.
  - c. Materials for use in construction of site barricades and other protective devices shall be of new exterior plywood and not less than #2 pine structural lumber, all of good appearance, sound, square, straight, in line, braced and well-constructed. All materials, except those to be walked on, shall be painted.
  - d. Move barricades from one area to the next as the work progresses. Remove all upon completion.
  - e. Lighting on Barricades: Furnish and install traffic warning lights or barricades, in areas of vehicular traffic. Install yellow traffic signal lamps complete with all wiring, switches, disconnects, fusing, sockets, guards and hanging provisions. These lights shall be turned on during all hours of darkness (dusk to dawn). Maintain in service during the construction period; move forward as site of work moves. Remove all upon completion of work.
  - f. See also erosion control requirements of Earthwork Section 02300.
  - g. **Unauthorized visitors not permitted within working and storage areas.** OSHA approved suitable personal safety devices are to be provided for authorized visitors within working areas. Suitable fire extinguishing equipment, readily accessible from any part of the work, to be provided and maintained. Erect any and all required additional protective barriers, lights, etc., as necessary for safety and protection. Keep area of work closed off when not in use.

C. Utilities

1. See Section 01025 for Utility usage billing.
2. Other utility bills caused by work of the contract are to be paid by Contractor as outlined in the SUMMARY OF THE WORK. Contractor to provide own telephone,

temporary heat and pay costs for same. Contractor to pay for any sewer impact fee as related to this project. All project related sanitary conditions are the responsibility of the Contractor.

3. Contractor must investigate and verify the existence and location of all site utilities in the field before starting work. Flag on site all underground service lines in the construction area. Notify the Architect of any condition which, in the Contractor's opinion, may interfere with the completion of work as designated. Excavating in the vicinity of existing utilities shall be done carefully and by hand. Maintain and protect existing utilities.

4. The Contractor is responsible for all temporary utility connections to utilities.

D. Protection of Materials

Properly and effectively protect all materials and equipment, before, during and after their installation. Contractor will be allowed to store materials, equipment, etc., on the site. Security of the area(s) will be the sole responsibility of the Contractor. **Protect materials such as insulation and insulated duct from rain exposure.**

E. Watchman

The Contractor, at his own expense and option, may employ a watchman at such time as he deems necessary to protect his work and/or materials.

DAMAGE TO PROPERTY

The contractor will be responsible for, and insure against, any damage to property, furnishings, and/or loss of revenue resulting from any damage to any part of the existing property caused by the work of this Contract.

SPECIAL SAFETY REQUIREMENTS

All exitways shall be maintained free and clear of all stored materials, debris, etc.

No combustible construction materials shall be stored in the Project area after the day's work is complete. Remove any potentially hazardous materials immediately to prevent any fire hazards which may result from the construction of this Project. In addition, precautions shall be made by the General Contractor to prevent any other activities at the site which may constitute a fire hazard.

In addition to any portable fire extinguishers existing in the building, the General Contractor shall provide additional fire extinguishers during the construction as required.

Refer to the General Conditions for additional safety requirements.

USE OF PREMISES, SANITARY PROVISIONS

Refer to SECTION 01035, SPECIAL PROJECT PROCEDURES, for use of premises, sanitary provisions which are specifically related to this project. Note that sanitary conditions are the responsibility of the Contractor.

All personnel required on the job site must at all times be in possession of **state issued** photo identification subject to examination by Owner or their representative. Other security or evacuation requirements may also be in place and is the responsibility of the General Contractor to abide by all school rules.

USE OF OCCUPIED PREMISES

During execution of this Contract, clear passages must be maintained as described along corridors. Owner will endeavor to keep personnel and visitors from work areas, but it will be the Contractor's responsibility to enforce all safety precautions.

### CUTTING AND PATCHING

All excavation and cutting of new work to accomplish the work shall be by the respective trades. It is to be noted that Divisions 15 and 16 each are required to perform the necessary cutting of floors, walls, ceilings as necessary to install the work of their trade, all under the direct supervision of the General Contractor and in accordance with the construction schedule. The General Contractor is responsible for the repair, replacement and finish of pavement, roofs, floors, walls and ceiling (all finish work); and same shall be accomplished by competent workmen and finish up in a neat manner, by craftsmen skilled in their work, all to be equal in quality and appearance of adjacent work. Finished installation shall comply with specified tolerances and finishes. The Contractor shall not cut, excavate, or otherwise alter any work in a manner or by a method or methods that will endanger the work, adjacent property, workmen, the public or the work of any other Contractor.

In acceptance or rejection of the work of the Sections involved in the application of finish materials, the Architect will make no allowance for lack of skill on the part of the workmen.

When necessary to cut, or alter completed work to accommodate subsequent work, the Contractor performing the work previously in place shall do such cutting and repairing.

Cost of cutting and repairs necessitated by fault of negligence, or for other reasons, shall be borne by the Contractor at fault in requiring such work.

If a Contractor or Subcontractor fails to do necessary cutting or fails to have restored any work of others damaged by him, for a period of time causing delay in project construction, the Owner may do so and cost thereof shall be charged to the General Contractor.

Cutting of structural members will not be permitted.

FIRE INTEGRITY OF CONSTRUCTION shall be maintained whenever components of rated assemblies are penetrated, jointed, cracked or compromised in any way either intentionally or unintentionally; including, but not limited to: walls, floors, ceilings and caps. Rated walls shall extend and key to floor, cap assembly or roof deck above using consistent materials.

Openings for "poke-through" pipe, conduit, etc., penetrations shall be of minimum size in accordance with UL published requirements for maintaining integrity of rated construction and fire sealed properly. Mortar or concrete in contact with copper will not be accepted. Expansive spray foam fill which is combustible shall not be allowed.

Opening shall be sealed full thickness of penetration, (i.e., grout solid up to within one (1) inch of finish surface then seal with rated sealant material). Any and all pipe and conduit penetrations of a finished wall, floor or ceiling materials shall be finished out with an approved escutcheon plate. Any penetration of rated walls or ceilings by mechanical ductwork shall be protected by use of rated fire damper system at point of penetration. Provide for collars as required at point of penetration through rated construction. Contractor shall provide fire integrity sign on rated wall construction (above ceiling) lines in accordance with the building code, and as outlined in PAINTING - SECTION 09910.

If specified under FIRESTOP CAULKING AND SEALING - SECTION 07840, fire caulking and sealing shall be **single source** provided using same approved materials and certified technicians throughout the project. All applicable trades shall coordinate accordingly and make their work ready to properly receive fire sealant. If fire sealing is not specified under a separate section, then all applicable trades shall fire seal their own work using the same mutually agreed upon fire sealing materials consistently throughout the project installed by manufacturer's certified technician(s). Acceptable fire sealing materials include, but are not limited to: Dow-Corning, 3-M Brand, Tremco meeting ASTM 3-119, ASTM 3-814 and mineral wool fiber safing.

### USE AND OCCUPANCY PRIOR TO ACCEPTANCE BY OWNER

- A. Contractor agrees to permit Owner to use and occupy portions of building or Project before formal acceptance by Owner, provided that Owner:
  - 1. Secures written consent of Contractor (except in event that in the opinion of Architect, Contractor is chargeable with unwarranted delay in final completion of contract requirements).
  - 2. Secures endorsement from insurance carrier and consent of the surety, permitting occupancy and use of portions of project during remaining period of construction.
- B. Use and occupancy prior to formal acceptance shall not relieve Contractor of his responsibility to maintain insurance coverage, as called for in specifications, for benefit of Owner, Owner's Agent, Contractor and all Subcontractors until Project is completed and accepted by Owner. However, use and occupancy of any area by the Owner prior to project completion shall mean partial acceptance of that area and any equipment within that area used by the Owner, thereby requiring a substantial completion agreement between the Owner and the Contractor for said area and equipment.

#### PROJECT SIGN

- A. The General Contractor will erect a sign at the project site identifying the project. Wording for sign to be provided by the Owner through the Architect. Sign to be constructed of 3/4" x 4' x 8' exterior grade plywood with treated wood trim surround, mounted on two (2) 4" x 4" x 8'-0" treated wood posts, bottom of sign to be 3'-0" above finish grade. Sign painted with two coats best exterior grade alkyd paint before letters and graphics are painted on. Option: In lieu of painted lettering on plywood, a corrugated plastic sign (displaying the same lettering, layout and colors as above) may be secured directly to the unpainted exterior grade plywood.
- B. Sign shall be single sided.
- C. Location of sign to be coordinated with Architect and Owner and placed in a prominent location easily readable from existing street or roadway. Sign to be maintained in good condition until completion of Project. No other signs will be allowed on Project Site without the written approval of the Owner, issued through the Architect.

END OF SECTION

## SPECIAL PROJECT PROCEDURES - SECTION 01035

### 1.0 Requirements

As set forth herein are applicable to the Work under every Section or Division of this Specification, of the General Contractor and all Subcontractors.

### 1.1 Completion Date

Work under this contract shall be sufficiently completed to permit Owner to occupy the building, or a designated portion thereof, on or before date stipulated on the Proposal Form and accepted by Owner. See Paragraph entitled Time For Completion under SPECIAL PROJECT REQUIREMENTS, SECTION 01030.

### 1.2 Acceptance of Preceding Work

Before starting any operation, Contractor and each Subcontractor shall examine existing work performed by others to which his work adjoins. Failure to remedy faults in or notify Architect of deficiencies or faults in preceding work will constitute acceptance thereof and waiver of any claim of its unsuitability.

### 1.3 Layouts and Levels

General Contractor shall establish principal lines, grades, levels and corners, and shall set and maintain adequate reference points therefore. Contractor shall lay out own work to dimension from principal lines and shall be responsible for layout of his subcontractor's work.

### 1.4 Product Approval

A. In addition to items submitted for approval by Shop Drawings, Contractor to submit for approval within ten (10) days after receipt of Notice to Proceed a list of all products proposed for use in the work, listing manufacturer, make, model number, catalog listing subcontractors' and / or vendors' names, and other manufacturers' identification for each particular product for each particular use. Submit in letter form in 3 copies, and approval obtained before material is ordered. Submit list of products requiring color selection. Approved list of products manufacturer and / or vendor will be returned promptly in order to avoid any delay of ordering materials specified. General Contractor shall review with Architect and the Owner the actual status of availability of all materials and schedule of work in the building, (including Alternates).

B. Submit complete Product Data and testing results, if requested.

### 1.5 Weather Protection

Contractor provide, maintain and pay all cost for all weather protection required to properly protect all parts of structure from damage during construction. Note that building heating and cooling system will remain in operation throughout the contract period.

### 1.6 Manufacturer's Directions

A. Apply, install, connect and erect manufactured items or materials according to recommendations of manufacturer when such recommendations are not in conflict with Contract Documents.

B. Furnish to Architect, on request, copies of manufacturer's recommendations. Secure approval of recommendations before proceeding with work.

**ALL MANUFACTURED ITEMS THAT ARE STRUCTURAL IN NATURE SHALL BEAR THE SEAL OF A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF ALABAMA AND SUBMITTED FOR APPROVAL.**

### 1.7 Coordination Between Trades: Contractor's Pre-Construction Coordination Meeting

A. Plumbing, Heating, Ventilating, Air Conditioning and Electrical Drawings are diagrammatic.

- B. BEFORE COMMENCING WORK UNDER THIS CONTRACT, GENERAL CONTRACTOR IS TO ARRANGE FOR A MEETING OF ALL MAJOR SUBCONTRACTORS (AND SEPARATE CONTRACTS AS APPLICABLE) TO DETERMINE THAT ALL ITEMS WILL FIT INTO SPACES PROVIDED, HEADROOMS MAINTAINED, CONCEALMENT REQUIRED, WALL THICKNESS SUFFICIENT FOR RECESS OF ITEMS, PRIORITIES ESTABLISHED IN INSTALLATION OF DUCTS, PIPING, ETC. EACH SUBCONTRACTOR MUST HAVE THEIR RESPECTIVE ON-SITE JOB FOREMAN PRESENT. Each Subcontractor to have drawings of all trades, and to be completely aware of and fully informed of, requirements and locations of work to be installed by other Subcontractors. In case of disagreements in locations, General Contractor is to settle same, giving preference to ductwork and larger items, except where grading of pipe may require preference. All decisions to be recorded on each Subcontractor's drawings and on jobsite set of drawings and fully inform all Subcontractors. No changes to be made which affect finish locations or alter requirements of contract without approval of the Architect. Do not cover or block previously installed alarm devices, valves, etc., without providing for access to same.
- C. If, in any location, it is impossible to install required items and maintain requirements as to ceiling heights, clearances dimensions, etc., or due to structural interference, General Contractor is to advise Architect for a decision.

1.8 City Ordinances

- A. Comply with all City rules, regulations and ordinances in regard to parking, unloading, blocking of street, sidewalk or alley; and provide all lights, barriers, temporary walkways, protection, etc., as necessary for complete compliance.
- B. Comply with applicable Code and all local and Federal laws and ordinances in regard to safeguards during construction and fire protection, and all governing regulations pertaining to requirements during construction.

1.9 Operating and Maintenance Instructions

- A. Contractor shall instruct Owner's operating personnel in proper operation, lubrication and maintenance of all equipment items installed under this contract.
- B. At completion of job, Contractor shall provide three (3) copies of a brochure containing manufacturer's operating, lubricating and maintenance instructions and parts lists for each item of equipment furnished under this contract. Each copy shall be assembled and bound under a substantial hardboard cover with title and index. Provide a complete set of approved manufacturer's and contractor's shop and equipment "setting" drawings for major systems and equipment furnished under this contract.

One (1) copy of the Operating and Maintenance instructions shall be hand delivered to the Architect at the final inspection and the remaining copies shall be provided to the Owner prior to issuance of the Certificate of Substantial Completion

1.10 Site Limitation and Use

- A. General Contractor and each Subcontractor shall note the extent of site available for access and storage. Contractor restricted to those limits.
- B. All personnel required on the job site must at all times be in possession of **state issued** photo identification subject to examination by Owner or their representative. Other security requirements may also be in place and is the responsibility of the General Contractor to abide by all school rules.
- C. Contractor and Subcontractors are further cautioned that the traffic on adjacent streets may

place strict limitations on the rates and means of delivery of materials, equipment and supplies, the removal of rubbish, and, in some cases, the hours during which deliveries are made.

1.11 Protection of Existing Property Adjacent

A. Protect and cause no damage to adjacent area and site.

During progress of work, Contractor will be responsible for full and complete protection of property which the work is being done, insofar as related to work under this Contract. Any damage to adjacent property, or contents caused by failure in performance with these requirements must be made good by Contractor at his own expense and to the satisfaction of Owner. Any damage to existing adjacent areas outside contract work limits shall be replaced with exact same materials as that damaged.

B. Provide for means to prevent objectionable dust and debris blowing onto adjacent property or streets from work being accomplished under this contract.

1.12 Dimensions

Contractor and each Subcontractor shall verify dimensions at site for built-in work, for work adjoining that of other trades and for dimensions shown to existing structures or installations. Notify Architect of any discrepancies.

1.13 Security of Construction Area

Contractor shall secure on site storage of materials and equipment. Storage of materials shall be within the Contractor's limit of construction at the site. This General Contractor shall adhere to Owner's requirements for security of work area and under all conditions shall be subject to these security regulations and requirements. Off-site storage of materials and equipment that are to be installed in the project shall be in a bonded storage area as outlined in the General Conditions.

1.14 Delivering and Storage

A. Deliver packaged materials to site in manufacturer's original, unopened and labeled containers. Do not open containers until approximate time for use.

B. Store materials in a manner that will prevent damage to materials or structure, and that will prevent injury to persons. No materials will be stored outside of contract work area by this Contractor.

C. Store cementitious materials in dry, weathertight, ventilated spaces. Store ferrous materials to prevent contact with ground and to avoid rusting and damage from weather.

1.15 Fire Protection

Contractor to take all necessary steps to ensure prevention of fire. Contractor to have portable extinguishers on hand at site throughout the period of construction. Flammable and combustible materials shall be kept in metal cans with tight covers and removed from building at end of each working day.

Fire protection systems within existing buildings must be maintained in full operation during construction.

1.16 Hoist, Ramps, Elevator Access, etc.

Furnish and Maintain as Necessary: Hoists, ramps, railings, platforms, etc., required in conformance with local applicable regulations. Hoists shall be operated by qualified and experienced mechanics. Space for hoist shall be coordinated with Architect and Owner's assigned project representative.

1.17 Chases and Openings

Provide all proper chases, openings and recesses as indicated for work under this Contract. Build

in all sleeves, anchors, etc., for proper engagement of work to be installed. All post piercing of slabs and masonry shall be core drilling.

END OF SECTION

1.0 - GENERAL REQUIREMENTS

1.1 Related Documents

Drawings and general provisions of Contract, including General and Supplementary Conditions (plus modifications thereto), and other Division 1 Specification sections, apply to work of this section.

1.2 Description of Work

Minimum administrative and supervisory requirements necessary for coordination of work on the project include, but are not necessarily limited to, the following:

- A. Coordination and meetings.
- B. Administrative and supervisory personnel.
- C. Surveys and records or reports.
- D. Limitations for use of site.
- E. Special reports.
- F. General installation provisions.
- G. Cleaning and protection.
- H. Conservation and salvage.
- I. Special Inspections.

1.3 Coordination and Meetings

A. General

Prepare a written memorandum on required coordination activities. Include such items as required notices, reports and attendance at meetings. Distribute this memorandum to each entity performing work at the project site. Prepare similar memorandum for separate contractors where interfacing of their work is required.

B. Coordination Drawings

Prepare coordination drawings where work by separate entities requires fabrication off-site of products and materials which must accurately interface. Coordination drawings shall indicate how work shown by separate shop drawings will interface and shall indicate sequence for installation.

C. Bi-Weekly Coordination Meetings

Hold bi-weekly general project coordination meetings at regularly scheduled times convenient for all parties involved. These meetings are in addition to specific meetings held for other purposes, such as regular project meetings and special pre-installation meetings. Request representation at each meeting by every party currently involved in coordination or planning for the work of the entire project. Conduct meetings in a manner which will resolve coordination problems. Record results of the meeting and distribute copies to everyone in attendance and to others affected by decisions or actions resulting from each meeting.

- D. At Contractor's option, bi-weekly coordination meetings can be held integrally with progress meetings.

1.4 Administrative / Supervisory Personnel

A. General

In addition to a General Superintendent and other administrative and supervisory personnel required for performance of the work, provide specific coordinating personnel as specified herein.

B. Project Coordinator

Provide a full-time Project Coordinator experienced in administration and supervision of building construction, including mechanical and electrical work. This Project Coordinator is hereby authorized to act as general coordinator of interfaces between units of work. For the purpose of this provision, "interface" is defined to include scheduling and sequencing of work, sharing of access to work spaces, installation, protection of each other's work, cutting and patching, tolerances, cleaning, selections for compatibility, preparation of coordination drawings, inspections, tests, temporary facilities and services, scheduling and sequencing of mechanical / electrical work, integration of work placed into limited spaces available for mechanical / electrical installations, each trades' protection of work by other trades and preparation of mechanical / electrical coordination drawings.

1.5 Surveys and Records / Reports

A. General

Establish markers to set lines and levels for work as needed to properly locate each element of the project. Calculate and measure required dimensions as shown within recognized tolerances. Drawings shall not be scaled to determine dimensions. Advise entities performing work of marked lines and levels provided for their use.

B. Survey Procedures

Before proceeding with the layout of actual work, verify the layout information shown on the drawings, in relation to the existing partitions and conditions. As work proceeds, check every major element for line, level and plumb. Maintain a record of such checks; make this record available for the Architect or Engineer. Record deviations from required lines and levels and advise the Architect or Engineer promptly upon detection of deviations that exceed indicated or recognized tolerances. Record deviations which are accepted, and not corrected, on record drawings.

1.6 Limitations on Use of the Site

A. General

Limitations on site usage as well as specific requirements that impact site utilization are indicated on the drawings and by other contract documents. In addition to these limitations and requirements administer allocation of available space equitably among entities needing both access and space so as to produce the best overall efficiency in performance of the total work of the project. Schedule deliveries so as to minimize space and time requirements for storage of materials and equipment on site.

B. See also specific requirements of SECTION 01030 - SPECIAL PROJECT REQUIREMENTS and SECTION 01035 SPECIAL PROJECT PROCEDURES.

1.7 Special Reports

A. General

Submit special reports directly to the Owner through the Architect within one day of an occurrence. Submit a copy of the report to the other entities that are affected by the occurrence.

B. Reporting Unusual Events

When an event of an unusual and significant nature occurs at the site, prepare and submit a special report. List chain of events, persons participating, response by the Contractor's personnel, and evaluation of the results or affects and similar pertinent information. Advise the Owner in advance when such events are known or predictable.

C. Reporting Accidents

Prepare and submit reports of significant accidents at the site and anywhere else work is in progress. Record and document data and actions. For this purpose, a significant accident is defined to include events where personal injury is sustained, or property loss of substance is sustained, or where the event posed a significant threat of loss or personal injury.

2.0 -PRODUCTS

Not applicable.

3.0 - EXECUTION

3.1 General Installation Provisions

A. Pre-Installation Conferences

Hold a pre-installation meeting at the project site well before installation of each unit of work which requires coordination with other work. Installer and representatives of the manufacturers and fabricators who are involved in, or affected by, that unit of work, and with its coordination or integration with other work that has preceded or will follow shall attend this meeting. Advise the Architect / Engineer of scheduled meeting dates.

1. At each meeting review progress of other work and preparations for the particular work under consideration including specific requirements for the following:

Contract documents.  
Options.  
Related change orders.  
Purchases.  
Deliveries.  
Shop drawings, product data and quality control samples.  
Possible conflicts and compatibility problems.  
Time schedules.  
Manufacturer's recommendations.  
Compatibility of materials.  
Acceptability of substrates.  
Temporary facilities.  
Space and access limitations.  
Governing regulations.  
Safety.  
Inspection and testing requirements.  
Required performance results.  
Recording requirements.  
Protection.

2. Record significant discussions of each conference, and record agreements and disagreements, along with the final plan of action. Distribute the record of meeting promptly to everyone concerned, including the Owner and Architect / Engineer.
3. Do not proceed with the work if the pre-installation conference cannot be successfully concluded. Initiate whatever actions are necessary to resolve impediments to performance of the work and reconvene pre-installation conference at the earliest feasible date.

- B. Installer's Inspection of Conditions  
Require the Installer of each major unit of work to inspect the substrate to receive work and conditions under which the work is to be performed. The Installer shall report all unsatisfactory conditions in writing to the Contractor. Do not proceed with the work until unsatisfactory conditions have been corrected in a manner acceptable to the Installer.
- C. Special Inspections  
Coordinate and schedule for Special Masonry Inspections with Masonry Contractor and Owner's Inspector as required to comply with current Building Codes. All grout placement for CMU walls shall be witnessed by the Special Inspector.
- D. Manufacturer's Instructions  
Where installations include manufactured products, comply with the manufacturer's applicable instructions and recommendations for installation, to the extent that these instructions and recommendations are more explicit or more stringent than the requirements indicated in the contract documents.
- E. Inspect each item of materials or equipment immediately prior to installation. Reject damaged and defective items.
- F. Provide attachment and connection devices and methods for securing work. Secure work true to line and level and within recognized industry tolerances. Allow expansion and building movement. Provide uniform joint width in exposed work. Arrange joints in exposed work to obtain the best visual effect. Refer questionable visual-effect choices to the Architect / Engineer for final decision.
- G. Recheck measurements and dimensions of the work as an integral step of starting each installation.
- H. Install each unit-of-work during weather conditions and project status which will ensure the best possible results in coordination with the entire work. Isolate each unit of work from incompatible work as necessary to prevent deterioration.
- I. Coordinate enclosure of the work with required inspections and tests, so as to minimize the necessity of uncovering work for that purpose.
- J. Mounting Heights  
Where mounting heights are not indicated, mount individual units of work at industry recognized standard and A.D.A. acceptable mounting heights for the particular application indicated. Refer questionable mounting height choices to the Architect / Engineer for final decision. For mounting heights on Owner Furnished Equipment, Contractor shall obtain accurate information from data supplied by Owner or from field measurements of actual equipment to be relocated and installed.

### 3.2 Cleaning and Protection

- A. General  
During handling and installation of work at the project site, clean and protect work in progress and adjoining work on the basis of continuous maintenance. Apply protective covering on installed work where it is required to ensure freedom from damage or deterioration at time of substantial completion.

B. Clean and perform maintenance on installed work as frequently as necessary through the remainder of the construction period. Adjust and lubricate operable components to ensure proper operation without damaging effects.

C. Limiting Exposures of Work

To the extent possible through reasonable control and protection methods, supervise performance of the work in such a manner and by such means which will ensure that none of the work, whether completed or in progress, will be subjected to harmful, dangerous, damaging or otherwise deleterious exposure during the construction period. Such exposures include, where applicable, but not by way of limitation, to the following:

Excessively high or low temperatures.

Thermal shock.

Excessively high or low humidity.

Water or ice.

Solvents.

Chemicals.

Electrical current.

Incompatible interface.

Misalignment.

Unprotected storage.

Theft.

Vandalism.

3.3 Conservation and Salvage

It is a requirement for supervision and administration of the work that construction operations be carried out with the maximum possible consideration given to conservation of energy, water and materials.

END OF SECTION

1.0 - GENERAL REQUIREMENTS

1.1 Related Documents

Drawings and General Provisions of Contract, including General and Supplementary Conditions (plus modifications thereto), and other Division 1 Specification Sections, apply to work of this Section.

1.2 Description of Requirements

A. Definition

“Cutting and patching” includes cutting into existing construction to provide for the installation or performance of other work and subsequent fitting and patching required to restore surfaces to their original condition.

1. “Cutting and patching” is performed for coordination of the work, to uncover work for access or inspection, to obtain samples for testing, to permit alterations to be performed or for other similar purposes.

2. Cutting and patching performed during the initial fabrication, erection or installation processes is not considered to be “cutting and patching” under this definition. Drilling of holes to install fasteners and similar operations are also not considered to be “cutting and patching”.

B. Refer to other sections of these specifications for specific cutting and patching requirements and limitations applicable to individual units of work.

Unless otherwise specified, requirements of this section apply to mechanical and electrical work. Refer to Division 15 and Division 16 Sections for additional requirements and limitations on cutting and patching of mechanical and electrical work.

1.3 Quality Assurance

A. Requirements for Structural Work

Do not cut and patch structural work in a manner that would result in a reduction of load-carrying capacity or of load-deflection ratio.

B. Before cutting and patching the following categories of work, obtain the Architect / Engineer’s approval to proceed with cutting and patching as described in the procedural proposal for cutting and patching.

1. Structural steel.
2. Miscellaneous structural metals, including lintels, equipment supports, stair systems and similar categories or work.
3. Structural concrete.
4. Bearing walls.
5. Structural decking.
6. Exterior wall construction.
7. Piping, ductwork, vessels and equipment.
8. Structural systems of special construction, as specified by Division 13 Sections.

C. **Where new work is indicated to interface with an existing roofing system or other systems potentially under current warranty, the Contractor shall coordinate as required to verify and provide new work in such manner and with such resources as to maintain the Owners current warranty accordingly without compromise.**

- D. Operational and Safety Limitations  
Do not cut and patch operational elements or safety related components in a manner that would result in a reduction of their capacity to perform in the manner intended, including energy performance, or that would result in increased maintenance, or decreased operational life or decreased safety.
- E. Before cutting and patching the following elements of work, and similar work elements where directed, obtain the Owner's approval through the Architect / Engineer to proceed with cutting and patching as proposed in the proposal for cutting and patching. Note fourteen (14) day prior notice requirement of Owner.
1. Primary operational systems and equipment.
  2. Noise and vibration control elements and systems.
  3. Control, communication, conveying and electrical wiring systems.
- F. Visual Requirements  
Do not cut and patch work exposed on the building's exterior or in its occupied spaces in a manner that would, in the Architect's opinion, result in lessening the building's aesthetic qualities. Do not cut and patch work in a manner that would result in substantial visual evidence of cut and patch work. Remove and replace work judged by the Architect to be cut and patched in a visually unsatisfactory manner.

1.4 Submittals

- A. Procedural Proposal for Cutting and Patching  
Where prior approval of cutting and patching is required, submit proposed procedures for this work well in advance of the time work will be performed and request approval to proceed. Include the following information, as applicable, in the submittal:
1. Describe nature of the work and how it is to be performed, indicating why cutting and patching cannot be avoided. Describe anticipated results of the work in terms of changes to existing work, including structural, operational and visual changes as well as other significant elements.
  2. List products to be used and firms that will perform work.
  3. Give dates when work is expected to be performed.
  4. List utilities that will be disturbed or otherwise be affected by work, including those that will be relocated and those that will be out-of-service temporarily. Indicate how long utility service will be disrupted. Request day and time desired for disruption of services.
  5. Where cutting and patching structural work involves the addition of reinforcement, submit details and engineering calculations to show how that reinforcement is integrated with original structure to satisfy requirements.
  6. Approval by the Architect / Engineer to proceed with cutting and patching work does not waive the Architect / Engineer's right to later require complete removal and replacement of work found to be cut and patched in an unsatisfactory manner.

## 2.0 - PRODUCTS

### 2.1 Materials

Except as otherwise indicated, or as directed by the Architect / Engineer, use materials for cutting and patching that are identical to existing materials. If identical materials are not available, or cannot be used, use materials that match existing adjacent surfaces to the fullest extent possible with regard to visual effect. Use materials for cutting and patching that will result in equal-or-better performance characteristics.

## 3.0 - EXECUTION

### 3.1 Inspection

- A. Before cutting, examine the surfaces to be cut and patched and the conditions under which the work is to be performed. If unsafe or otherwise unsatisfactory conditions are encountered, take corrective action before proceeding with the work.
- B. Before the start of cutting work, meet at the work site with all parties involved in cutting and patching, including mechanical and electrical trades. Review areas of potential interference and conflict between the various trades. Coordinate layout of the work and resolve potential conflicts before proceeding with the work.

### 3.2 Preparation

- A. Temporary Support  
To prevent failure, provide temporary support of work to be cut.
- B. Protection
  - 1. Protect other work during cutting and patching to prevent damage. Provide protection from adverse weather conditions for that part of the project that may be exposed during cutting and patching operations.
  - 2. Avoid interference with use of adjoining areas or interruption of free passage to adjoining areas.
- C. Take precautions not to cut existing pipe, conduit or duct serving the building but scheduled to be relocated until provisions have been made to bypass them.

### 3.3 Performance

- A. General  
Employ skilled workmen to perform cutting and patching work. Except as otherwise indicated or as approved by the Architect / Engineer, proceed with cutting and patching at the earliest feasible time and complete work without delay.
- B. Cutting
  - 1. Cut the work using methods that are least likely to damage work to be retained or adjoining work. Where possible, review proposed procedures with the original installer; comply with original installer's recommendations.
  - 2. In general, where cutting is required, use hand or small power tools designed for sawing or grinding, not hammering, and chopping. Cut through concrete and masonry using a cutting machine such as a Carborundum saw or core drill to insure a neat hole. Cut holes and slots neatly to size required with minimum disturbance of adjacent work. To avoid marring existing finished surfaces, cut or drill from the exposed or finished side into concealed surfaces. Temporarily cover openings when not in use.
  - 3. By-pass utility services such as pipe and conduit, before cutting, where such utility services are shown or required to be removed, relocated or

abandoned. Cut-off conduit and pipe in walls or partitions to be removed. After by-pass and cutting, cap, valve or plug and seal tight remaining portion of pipe and conduit to prevent entrance of moisture or other foreign matter.

C. Patching

1. Patch with seams which are durable and as invisible as possible. Comply with specified tolerances for the work.
2. Where feasible, inspect and test patched areas to demonstrate integrity of work.
3. Restore exposed finishes of patched areas and, where necessary, extend finish restoration into retained adjoining work in a manner which will eliminate evidence of patching and refinishing.
4. Where removal of walls or partitions extends one finished area into another finished area, patch and repair floor and wall surfaces in the new space to provide an even surface of uniform color and appearance. If necessary to achieve uniform color and appearance, remove existing floor and wall coverings and replace with new materials.
5. Where patch occurs in a smooth painted surface, extend final paint coat over entire unbroken surface containing patch, after patched area has received prime and base coat.
6. Patch and repair existing plaster / gypsum board ceilings as necessary to provide an even plane surface of uniform appearance.

3.4 Cleaning

Thoroughly clean areas and spaces where work is performed or used as access to work. Remove completely paint, mortar, oils, putty and items of similar nature. Thoroughly clean piping, conduit and similar features before painting or other finishing is applied. Restore damaged pipe covering to its original condition.

END OF SECTION

## TEMPORARY FACILITIES AND CONTROLS - SECTION 01200

### 1.0 GENERAL REQUIREMENTS

Temporary facilities and controls required for this project include, but are not necessarily limited to, the following:

#### 1.1 Temporary Structures

- A. Provide and maintain field office separate from the project of not more than 300 sq. ft. in area.
- B. The entire facility, including furniture, will remain the property of the Contractor and shall be removed from the site by completion of the Work.
- C. Portable office or trailer shall meet all appropriate regulation and local approval.

#### 1.2 Temporary Facilities

- A. Temporary water and electrical service connections will be provided by General Contractor. This Contractor shall make necessary connections and provide conductors and furnish and install area distribution boxes so located that the individual trades may use 30m (100') maximum length extension cords to obtain adequate power and artificial lighting at all points where required for the Work, and for inspection and safety.
- B. Cost of temporary water and electric connections and conductors shall be borne by Contractor.
- C. Provide temporary toilets in portable units. Toilets must meet standards of the County Public Health Department. Toilets shall be maintained for the duration of the project.
- D. Remove temporary utilities on completion of construction.

#### 1.3 Temporary Scaffolds, Lifts, Staging and Stairs

Provide scaffolds, lifts, staging, stairs, ramps, ladders, runways, platforms, hoists and guard rails necessary for execution of construction. Comply with recognized safety rules and prevailing laws or ordinances. Remove on completion of construction.

#### 1.4 Protective Barricades and Temporary Walkways

- A. Contractor to provide and maintain all necessary temporary barricades, covers, enclosing fences, walkways, scaffolds, guards, street barricades, etc., in accordance with requirements of SPECIAL PROJECT REQUIREMENTS - SECTION 01030. Height and location to be in compliance with local codes and ordinances. Provide adequate warning signs and warning lights.
- B. Materials for construction shall be substantial, sound, all of good appearance, straight, in line, unyielding, complete, well installed, braced and adequate for use intended. All to comply with requirements of local codes and ordinances including the International Building Code. Provide and install gates and doors in enclosing barricade as required.
- C. Remove upon completion of the work.

#### 1.5 Construction Fence

- A. Provide 6'-0" high chain link fence around area of work, around staging area, and/or material storage area(s) as directed and/or as deemed necessary for safety. Fence shall be supported on steel posts and be free standing with panel stands.

Fence to be maintained in good condition throughout contract period. Remove fence when contract is completed and repair any site damage caused by fence and posts.

- B. Fence adjacent to pedestrian and traffic areas as required to safely maintain ongoing school operations subject to the Site Limits and approval of the Owner and the Architect.
- C. Provide lockable gates (truck gates and pedestrian gate as required). Locate at Contractor's option. Keep gates closed except during actual ingress and egress.
- D. Route fence in behind existing fire hydrants to keep available from street side at all times.
- E. Coordinate fence location with Owner prior to installation of fencing and gates. Fencing and gates shall not obstruct the Owner's daily operation of pedestrian, bus, and or car traffic.

1.6 Protection

Conform to requirements of "Safety & Protection of Persons and Property", in GENERAL CONDITIONS.

1.7 Maintaining Traffic

- A. Do not close or obstruct streets, sidewalks, alleys and passageways without permit. Do not place or store material in streets, alleys or passageways.
- B. Conduct operations with minimum interference to roads, streets, driveways, alleys, sidewalks and facilities, except as noted herein.
- C. Provide, erect and maintain lights, barriers and the like required by traffic regulations or local laws.

1.8 Protection of Structure and Property

- A. Execute work to ensure adjacent property against damages which might occur from falling debris or other cause; do not interfere with use of adjacent property. Maintain free, safe passage to and from same.
- B. Take precautions to guard against movement, settlement or collapse of any sidewalks or street passages adjoining property; be liable for any such movement, settlement or collapse; repair promptly such damage when so ordered.

1.9 Project Signs

Allow no signs or advertising of any kind on the job site except as specifically approved in advance by the Architect.

1.10 Maintenance and Removal

Maintain all temporary facilities and controls as long as needed for the safe and proper completion of the Work. Remove all such temporary facilities and controls as rapidly as progress of the Work will permit, or as directed by the Architect.

END OF SECTION

1.0 - GENERAL REQUIREMENTS

1.1 Related Documents

Drawings and general provisions of Contract, including General and Supplementary (Special) Conditions, and modifications thereto, and other Division 1 Specifications Sections, apply to work of this Section. See Special Project Requirements Section 01030 for pre-installation meetings and pre-finishes meeting.

1.2 Description of Requirements

A. General

Required inspection and testing services are intended to assist in the determination of probable compliance of the work with requirements specified or indicated. These required services do not relieve the Contractor of responsibility for compliance with these requirements or for compliance with requirements of the Contract Documents.

B. Definitions

The requirements of this section relate primarily to customized fabrication and installation procedures, not to the production of standard products. Quality control services include inspections and tests and related actions including reports performed by independent agencies and governing authorities, as well as directly by the Contractor. These services do not include Contract enforcement activities performed directly by the Architect or Engineer.

1. Specific quality control requirements for individual units of work are specified in the sections of these specifications that specify the individual element of the work. These requirements, including inspections and tests, cover both production of standard products and fabrication of customized work. These requirements also cover quality control of the installation procedures.
2. Inspection, tests and related actions specified in this section and elsewhere in the Contract Documents are not intended to limit the Contractor's own quality control procedures which facilitate overall compliance with requirements of the Contract Documents.
3. Requirements for the Contractor to provide quality control services as required by the Architect / Engineer, the Owner, governing authorities or other authorized entities are not limited by the provisions of this section.

1.3 Responsibilities

A. Testing

Owner shall employ and pay for testing services except where tests are specifically indicated as being the contractor's responsibility.

B. Re-Test Responsibilities

Where results of required inspections, tests or similar services prove unsatisfactory and do not indicate compliance or related work with the requirements of the Contract Documents, then re-tests are the responsibility of the Contractor, regardless of whether the original test was the Contractor's responsibility. Re-testing of work revised or replaced by the Contractor is the Contractor's responsibility, where required tests were performed on original work.

C. Responsibility for Associated Services

The Contractor is required to cooperate with the independent agencies performing required inspections, tests and similar services. Provide such auxiliary services as are reasonably requested. Notify the testing agency sufficiently in advance of operations to permit assignment of personnel. These auxiliary services include, but are not necessarily limited to, the following:

1. Providing access to the work.
2. Taking samples or assistance with taking samples.
3. Delivery of samples to test laboratories.
4. Security and protection of samples and test equipment at the project site.

D. Coordination

The Contractor and each independent agency engaged to perform inspections, tests and similar services for the project shall coordinate the sequence of their activities so as to accommodate required services with a minimum of delay in the progress of the work. In addition, the Contractor and each independent testing agency shall coordinate their work so as to avoid the necessity of removing and replacing work to accommodate inspections and tests. The Contractor is responsible for scheduling times for inspections, tests, taking of samples and similar activities.

1.4 Quality Assurance

Qualification for Service Agencies: Except as otherwise indicated, engage inspection and test service agencies, including independent testing laboratories, which are pre-qualified as complying with "Recommended Requirements for Independent Laboratory Qualification" by the American Council of Independent Laboratories, and which are recognized in the industry as specialized in the types of inspections and tests to be performed.

1.5 Submittals

A. General

Refer to Division - 1 Section of "Submittals" for the general requirements on submittals. Submit a certified written report of each inspection, test or similar service, directly to the Architect / Engineer, in duplicate, unless the Contractor is responsible for the service. If the Contractor is responsible for the service, submit a certified written report of each inspection, test or similar service through the Contractor, in duplicate. Submit additional copies of each written report directly to the governing authority, when the authority so directs.

B. Report Data

Written reports of each inspection, test or similar service shall include, but not be limited to, the following:

1. Name of testing agency or test laboratory.
2. Dates and locations of samples and tests or inspections.
3. Names of individuals making the inspection or test.
4. Designation of the work and test method.
5. Complete inspection or test data.
6. Test results.
7. Interpretations of test results.
8. Notation of significant ambient conditions at the time of sample-taking and testing.
9. Comments or professional opinion as to whether inspected or tested work complies with requirements of the Contract Documents.
10. Recommendations on re-testing, if applicable.

## 2.0 - PRODUCTS

Not applicable.

## 3.0 - EXECUTION

### 3.1 Repair and Protection

Upon completion of inspection, testing, sample-taking and similar services performed on the work, repair damaged work and restore substrates and finishes to eliminate deficiencies, including deficiencies in the visual qualities of exposed finishes. Comply with the Contract Document requirements for "Cutting and Patching". Protect work exposed by or for quality control service activities and protect repaired work. Repair and protection is the Contractor's responsibility, regardless of the assignment of responsibility for inspection, testing or similar services.

END OF SECTION

1.0 - GENERAL

**A. The Project shall utilize Part3 as the designated digital collaboration platform for construction. Communication, document review and distribution of shop drawing submittals shall be coordinated within Part3.**

1. Digital Copies:

- a. Shop drawing and product data submittals shall be uploaded by the General Contractor to Part3, per the instructions below. Do not email the Architect or engineer directly.
- b. The intent of submittals being uploaded to Part3 is to expedite the construction process by reducing paperwork and improving information flow.
- c. The Part3 submittal process is not intended for color samples, color charts, or physical material samples. For instructions on submitting color samples, color charts, or physical material samples please see below.
- d. The General Contractor agrees to use Part3 for the submittal process as indicated herein. Architect, Engineers, and Consultants shall use Part3 for review and response of submittals and other construction-phase documents within their respective scopes of work.
- e. **Part3 is the primary digital collaboration platform for the project. Part3's connection to other construction administration software is for convenience only. Should for any reason the connection between the programs have technical difficulties or quite the General Contractor shall be required to use Part3.**
- f. The use of Part3 for this project shall be at no cost for General Contractor, Owner, Engineers, and Consultants.

B. Submittal Procedures:

1. Coordinate submittals preparation with construction, fabrication, other submittals and activities that require sequential operations. Transmit in advance of construction operations to avoid delay.
2. Coordinate submittals for related operations to avoid delay because of the need to review submittals concurrently for coordination. The Architect reserves the right to withhold action on a submittal requiring coordination until related submittals are received.
3. Submittals not submitted in their entirety will be subject to being conditionally rejected until the submittal information has been completed per the requirements.
4. Processing: General Contractor must review and approve shop drawings and submittals prior to submitting to Architect. Allow the Architect no less than three (3) weeks for initial review. Allow more time if the Architect must delay processing to permit coordination with the sequence of construction, related specification divisions and finishes to be selected in comparison, engineers, consultants and owner's representatives. Allow no less than two (3) weeks for reprocessing.

NOTE: No extension of Contract Time and/or additional costs will be authorized because of failure to transmit submittals sufficiently in advance of the Work to permit processing.

5. Submittal Preparation: The following information must be included with each

transmittal cover.

- a. Date
- b. Project name and architect's project number.
- c. Name of the General Contractor and contact within company.
- d. Subcontractor name.
- e. Supplier name.
- f. Description of item.
- g. Specification Section and name of that section.
- h. Name of the Manufacturer - Model / Style of Item.
- i. Only project specific items should be sent.

6. Transmittal Letter: Transmit samples, etc. with form that contains Architect's Job name and number, Specification Number, Product Name, Manufacturer name and Model number. On the form, record requests for data and deviations from requirements.

7. Contractors Action/Approval

Include General Contractor's certification stamp that information has been checked and complies with requirements before submitting to architect. General Contractor's action stamp must include Approved or Approved as Noted.

Information received without the contractor's stamp will be returned without any action taken by engineer or architect.

C. Submittal Schedule:

1. After developing the Contractor's Construction Schedule, prepare a schedule of submittals. Submit at or before date of the Pre-Construction Conference.
2. Coordinate with a list of Subcontracts, Schedule of Values, List of Products and the Contractor's Construction Schedule.
3. Prepare the schedule in order by Section number. Provide the following information:
  - a. Date for first submittal.
  - b. Related Section number.
  - c. Submittal category (Shop Drawings, Product Data or Samples).
  - d. Name of the Subcontractor.
  - e. Description of the Work covered.
  - f. Date for the Architect's final approval.

D. Shop Drawings:

Submit newly prepared information drawn to scale. Indicate deviations from the Contract Documents. Do not reproduce Contract Documents or copy standard information. Include the following information:

1. Dimensions.
2. Identification of products and materials included by sheet and detail number.
3. Compliance with standards.
4. Notation of coordination requirements.
5. Notation of dimensions established by field measurement.
6. Do not use Shop Drawings without an appropriate final stamp indicating action taken.

**ALL MANUFACTURED ITEMS THAT ARE STRUCTURAL IN NATURE SHALL BEAR THE SEAL OF A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF ALABAMA AND SUBMITTED FOR APPROVAL.**

E. Product Data:

1. Collect Product Data into a single submittal for each element of construction. General Contractor shall digitally mark-up the submittal to show applicable choices and options. Where Product Data includes information on several products, make a submittal for each item, so that Architect, Engineers, and Consultants can indicate and/or select applicable information.
2. Include the following information:
  - a. Manufacturer's printed recommendations.
  - b. Compliance with trade association standards.
  - c. Compliance with recognized testing agency standards.
  - d. Application of testing agency labels and seals.
  - e. Notation of dimensions verified by field measurement.
  - f. Notation of coordination requirements.
3. Submittals:
  - a. Unless noncompliance with Contract Documents is observed, the submittal serves as the final submittal.
4. Distribution:
  - a. General Contractor shall furnish copies of the completed submittals to Installers, Subcontractors, Suppliers and others required for performance of construction activities.
  - b. Do not use unmarked Product Data for construction.

F. Samples:

1. Submit samples as required/requested and for color/texture finish selections.
2. Include the following:
  - a. Specification Section number and reference.
  - b. Generic description of the Sample.
  - c. Sample source.
  - d. Product name or name of the Manufacturer.
  - e. Compliance with recognized standards.
3. Refer to other Sections for requirements for samples that illustrate workmanship, fabrication techniques, details of assembly, connections, operation and similar characteristics.
  - a. Samples erected at site and not incorporated into the Work, or designated as the Owner's property, are the Contractor's property and shall be removed from the site.

G. Part3 Submittal procedure:

- a. The Architect shall set up a distribution and project team list within Part3. The General Contractor will receive an email requesting they create an account.
- b. To create a new submittal the General Contractor shall click on the "+" plus sign in the top right corner of the program and choice submittal from the drop-down menu.
- c. The General Contractor shall fill in the submittal details and select the Architect, Engineers, and/or Consultants that will need to review the submittal and select create.

d. Once the submittal has been started the General Contractor can load the shop drawings and/or submittal information into Part3 and submit for review.

H. **Physical Samples Submittal procedure:**

a. The General Contractor shall deliver to the Architect's office or OAC meeting any color samples, color charts, or physical material samples that need to be submitted for review.

b. The General Contractor shall provide a transmittal cover within Part3 for each color samples, color charts, or physical material samples the Architect, Engineers, and Consultants required.

c. The General Contractor shall provide a physical copy of the transmittal cover. This transmittal cover shall be included with the color samples, color charts, or physical material samples when delivered to the Architect.

J. **Architect's Action:**

1. Except for submittals for the record or information, where action and return are required, the Architect will review each submittal, mark to indicate action taken, and return. Compliance with contract documents and specified characteristics is the Contractor's responsibility.

2. **Action Stamp**

a. The Architect will stamp each submittal with an action stamp. The Architect will mark the stamp appropriately to indicate the action taken.

b. Architect's Action Stamp will read as follows:

Reviewed by Lathan Associates Architects, P.C., dba Lathan  
McKee Architects

Date

Approved for Design as Noted Subject to Contractor Verifying  
Quantities and Dimensions

2.0 - PRODUCTS Not applicable.

3.0 - EXECUTION Not applicable.

END OF SECTION

ELECTRONIC SUBMITTAL REQUIREMENTS FOR  
LATHAN ASSOCIATES ARCHITECTS, P.C.

1. Processing: General Contractor must review and approve shop drawings and submittals prior to submitting to Architect. Allow the Architect two (2) weeks for initial review. Allow more time if the Architect must delay processing to permit coordination with other engineers and consultants.

NOTE: No extension of Contract Time will be authorized because of failure to transmit submittals sufficiently in advance of the Work to permit processing.

2. Contractors Action / Approval  
Include General Contractor's electronic certification stamp that information has been checked by the General Contractor and complies with requirements of the Contract Documents before submitting to architect. General Contractor's action stamp must include **Approved** or **Approved as Noted**.

Information received without the contractor's stamp will not be reviewed and no action will be taken by engineer or architect.

**DIGITAL file name** shall include Architect Job No, Specification Section number and description. (e.g., 15-01, 06100 - Rough Carpentry). We will not accept files that are randomly named. (e.g. scan 1234 or from Xerox Copier, etc.)

3. Submittal Preparation:  
**Include the following information on transmittal / email.**
  - a. Date
  - b. Project Name and Architect's Project Number.
  - c. Name of the General Contractor and Contact within company.
  - d. Subcontractor/Supplier.

Clearly state **Number** and title of appropriate Specification Section and **Description** of Item and if applicable

- a. Name of the Manufacturer.
- b. Model / Style of Item.

4. **Electronic submittals will only be accepted when emailed to: submittals@lathanmckee.com** DO NOT COPY ARCHITECTS OR ENGINEERS WITH THE SUBMITTAL
5. After receiving approved submittals, **General Contractor is responsible for printing and delivering 2 hard copies of the approved shop drawings to the Architect within 10 days.** Submittals are not considered complete until these copies are received by the Architect and may have a direct effect on Pay Requests and / or final payment.

I have read the above requirements and agree to the terms set forth in this document.

\_\_\_\_\_  
General Contractor

by: \_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
Architect Job Name and Number

1.0 - GENERAL

**A. The Project shall utilize Part3 as the designated digital collaboration platform for construction. Communication, document review and distribution of shop drawing submittals shall be coordinated within Part3.**

1. RFI General:

- a. Request for Information (RFI) shall be uploaded by the General Contractor to Part3, per the instructions below. Do not email the Architect or engineer directly.
- b. The intent of all RFI's being uploaded to Part3 is to expedite the construction process by reducing paperwork and improving information flow.
- c. The General Contractor agrees to use Part3 for the RFI process as indicated herein. Architect, Engineers, and Consultants shall use Part3 for review and response of RFIs and other construction-phase documents within their respective scopes of work.
- d. Part3 is the primary digital collaboration platform for the project. Part3's connection to other construction administration software is for convenience only. Should for any reason the connection between the programs have technical difficulties or quite the General Contractor shall be required to use Part3.
- e. The use of Part3 for this project shall be at no cost for General Contractor, Owner, Engineers, and Consultants.
- f. The Architect will not accept RFI's directly from subcontractors or vendors.
- g. An RFI log shall be kept by the General Contractor and reviewed at each OAC meeting.

B. RFI Procedures:

1. Should the General Contractor need clarity or a resolution on unforeseen conditions, product substitution, differing site conditions, document ambiguities, missing information, coordination issues, conflicts within drawings and specifications, etc. The General Contractor shall submit to the Architect an RFI through Part3.
2. Coordinate RFI for related operations to avoid delays.
3. General Contractor must review RFI's prior to submitting to Architect. Allow the Architect no less than three (3) weeks for initial review.
4. RFI Preparation: The following information must be included with each RFI.
  - a. Date
  - b. Project name and architect's project number.
  - c. Name of the General Contractor and contact within company.
  - d. Subcontractor name if applicable.
  - e. Supplier name, if applicable.
  - f. Description of issue.
  - g. Reference specification sections, drawings, detail number, etc.
  - h. Include Visuals: photos, marked-up drawings, sketches that clearly communicate the issue.
  - i. Name of the Manufacturer - Model / Style of Item if applicable.
  - j. Propose Solutions: if the General Contractor or Subcontractor have a solution to the issue then provide a through description of the solution and

- provide any supporting documents that may be required.
- k. Timeline: should this RFI adversely affect the project timeline indicate when the RFI response is needed by.

**C. Part3 RFI procedure:**

a. The Architect shall set up a distribution and project team list within Part3. The General Contractor will receive an email requesting they create an account.

b. To create a new RFI the General Contractor shall click on the "+" plus sign in the top right corner of the program and choose submittal from the drop-down menu.

c. The General Contractor shall fill in the RFI information and provide any associated documents, such as specifications, drawings, photos, etc. and select the Architect, Engineers, and/or Consultants that will need to review the RFI and select create.

d. Once the RFI has been started the General Contractor can load the associated documents into Part3 and submit for review.

**D. Architect's Action:**

1. The Architect will review each RFI, coordinate with engineer's and consultant's as required, provide an answer, and return. Compliance with contract documents and specified characteristics is the Contractor's responsibility.

2.0 - PRODUCTS Not applicable.

3.0 - EXECUTION Not applicable.

END OF SECTION

## PRODUCT SUBSTITUTION PROCEDURES - SECTION 01360

### 1.0 GENERAL

- 1.1 Section Includes:
  - A. General requirements for product options and substitution procedures.
  - B. Material and product options.
  - C. Substitutions.
  - D. Coordination
  - E. Substitution Request Form.
- 1.2 Related Sections:
  - A. Section 01025 - Summary of Work
  - B. Section 01040 - Project Coordination
  - C. Section 01350 - Shop Drawing Submittals
  - D. Section 01400 - Materials and Equipment
  - E. Section 01900 - Warranties
  - F. Section 01910 - Close Out Procedures
  - G. In addition to "General Conditions of the Contract", comply with product option and substitution requirements specified in this Section.
- 1.3 Material and Product Options:
  - A. Materials and products specified by reference standards, by performance, or by description only:
    - 1. Any product meeting specified requirements.
  - B. Materials and products specified by naming products of one or more manufacturers with a provision for an equivalent product:
    - 1. Submit one of the products listed which complies with specified requirements or submit a Request for Substitution for a product of manufacturer not specifically named which complies with specified requirements.
  - C. Materials and products specified by naming products of several manufacturers meeting specifications:
    - 1. Submit one of the products listed which complies with specified requirements or submit a Request for Substitution for a product of manufacturer not specifically named which complies with specified requirements.
- 1.4 Substitutions:
  - A. After date of Notice to Proceed, Architect / Engineer will consider requests from Contractor for substitutions. Subsequently, substitutions will be considered only when a material or product becomes unavailable due to no fault of Contractor or as follows:
    - 1. Lockouts
    - 2. Strikes
    - 3. Bankruptcy
    - 4. Discontinuation of products
    - 5. Proven shortage
    - 6. Other similar occurrences
  - B. Each proposed substitution of materials or products for that one specified is a representation by Contractor that he has personally investigated the substitution and determined that the proposed substitution is equivalent or superior to that specified in quality, durability and serviceability, design, appearance, function, finish, performance, and of size and weight which will permit installation in spaces provided and allow adequate service access. Additionally, Contractor agrees that it will provide and/or do the following:

1. Same warranty on substitution as for specified product or materials;
  2. Coordinate installation and make other changes that may be required for Work to be complete in all respects;
  3. Waive claims for additional costs which may subsequently become apparent;
  4. Verify that proposed materials and products comply with applicable building codes and governing regulations and, where applicable, has approval of governing authorities having jurisdiction.
- C. The Architect/Engineer will review requests from Contractor for substitutions with the Owner. Contractor shall not purchase or install substitute materials and products without written approval. The Architect/Engineer will give written notice to Contractor and the Owner of acceptance or rejection within a reasonable time.
- D. Document each request for substitution with complete data substantiating compliance of proposed substitution with Contract Documents. Contractor shall use the *Substitution Request Form* along with appropriate attachments and submit them to the office of the Architect. A copy of the *Substitution Request Form* is included at the end of this Section.
1. Documents, as appropriate, shall include the following:
    - a. Reason for the proposed substitution;
    - b. Change in Contract Sum and Contract Time, if any;
    - c. Effect on work progress schedule and completion date;
    - d. Changes in details and construction of related work required due to substitution
    - e. Drawings and samples
    - f. Product identification and description
    - g. Performance and test data
    - h. Itemized comparison of the qualities of the proposed substitution to the product specified including durability, serviceability, design, appearance, function, finish, performance, size and space limitations, vibration, noise, and weight
    - i. Availability of maintenance service, source and interchangeability of parts or components
    - j. Additional information as requested.
- E. In the event of credit change in the cost, the Owner shall receive all benefit of the reduction in cost of the proposed substitution. Credit shall be established prior to final approval of the proposed substitution and will be adjusted by Change Order.
- F. Substitutions will not be considered when they are indicated or implied on shop drawing or product data submittals without separate written request, without having been reviewed and approved by Contractor, or when acceptance will require substantial revision of Contract Documents without addition compensation to the Architect / Engineer.
- G. In the event that the Contractor or Subcontractor has neglected to place an order for specified materials and products to meet the work progress schedule, specified requirements, color schemes or other similar provisions, such failure or neglect shall not be considered as legitimate grounds for an extension of completion time nor shall arbitrary substitutions be considered to meet completion date.
- H. Only one request for substitutions will be considered for each product. When substitutions are not accepted, the Contractor shall provide specified product.

- I. Should substitution be accepted, and substitution subsequently is defective or otherwise unsatisfactory, Contractor shall replace defective material or product with specified material or product at no cost to Owner.

1.5 Coordination:

- A. When a specified, optional, specified by reference standard, or proposed substitution item of equipment or material is submitted which requires minor changes or additions to the designed structure, finishes or to mechanical and/or electrical services due to its requirements being different from those shown on the Contract Documents, itemize the changes required and attach to submittal. Do not proceed with changes without written approval from the Architect / Engineer.
- B. Contractor shall make adjustments and changes required to coordinate Work for installation of optional materials and products, approved substitutions and materials and products specified by reference standards without additional costs to Owner or Architect/ Engineer.

2.0     PRODUCTS  
Not applicable.

3.0     EXECUTION  
Not applicable.

END OF SECTION

## PRIOR APPROVAL / SUBSTITUTION REQUEST FORM

Date: \_\_\_\_\_

Company Submitting Request: \_\_\_\_\_  
(Name and Address)

Contact Name: \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

E-Mail \_\_\_\_\_

PROJECT NAME: \_\_\_\_\_

SPECIFIED ITEM: \_\_\_\_\_  
(Section) (Page) (Description)

Send substitution and any supporting documentation to [LathanprebidRFI@Lathanmckee.com](mailto:LathanprebidRFI@Lathanmckee.com). Provide a minimum of 10 days prior to bid date for Architect's review.

The undersigned requests consideration of the following product substitution:

PROPOSED SUBSTITUTION: \_\_\_\_\_  
Provide Product Name / Model /Manufacturer

1. Attached data includes: \_\_\_\_\_ Product Description \_\_\_\_\_ Performance and Test Data  
\_\_\_\_\_ Drawings \_\_\_\_\_ Specifications \_\_\_\_\_ Photographs
2. \_\_\_\_\_ Yes / No changes will be required to the Contract Documents for the proper installation of proposed product substitution. If yes, then attach data that includes description of changes.

**The undersigned states that the following paragraphs, unless modified by attachments, are correct:**

1. The proposed substitution does not affect dimensions shown on the drawings.
2. No changes to the building design, engineering design, or detailing are required by the proposed substitution.
3. The proposed substitution will have no adverse affect on other trades, the construction schedule, or **specified warranty requirements.**
4. No maintenance is required by the proposed substitution other than that required for originally specified product.
5. Other Information

**The undersigned further states that they have read the corresponding specification section in the project manual and confirms that the function, appearance and quality of the proposed substitution are equivalent or superior to the originally specified product.** \_\_\_\_\_ initial.

Signature: \_\_\_\_\_ Printed Name: \_\_\_\_\_

**For Architect's Use:**

|                    |                         |                                                  |
|--------------------|-------------------------|--------------------------------------------------|
| _____ Accepted     | _____ Accepted As Noted | _____ Incomplete Information                     |
| _____ Not Accepted | _____ Received Too Late | _____ No Substitutions Accepted For This Product |

Reviewed By / Date: \_\_\_\_\_

Processed by Addendum No. \_\_\_\_\_

Comments: \_\_\_\_\_

1.0 - GENERAL REQUIREMENTS

1.1 Products and Materials

A. Products, materials and manufactured items or articles of like nature shall, as nearly as possible, be of one brand or manufacturer. No changes or substitutions shall be made without written consent of the Architect. In selection of colors and patterns, the Architect reserves the right to select from the manufacturer's running pattern line (within same price range) of the materials called for in the Specifications without the added cost to the Owner.

B. All products and materials used for this project shall be asbestos free.

1.2 Trade Names

The use of manufacturer's names and serial numbers are given to establish a standard of manufacture and not intended to be restrictive or preferential. Similar, equal, and approved materials of other manufacturers will be acceptable, subject to the approval of the Architect, pursuant to requirements set forth in INSTRUCTIONS TO BIDDERS and as required by the Specifications.

1.3 Measurements

Before ordering any material or doing any work, the Contractor shall verify all measurements of the building and shall be responsible for correctness of same. No extra charge or compensation will be allowed because of differences between actual measurements and the dimensions indicated on the Drawings. Any differences which may be found, shall be submitted to the Architect for consideration before proceeding with the work.

1.4 Salvageable Material

Any salvageable material and/or equipment shall remain the property of the Owner and, upon removal from its existing location, shall be stored where directed by the Architect.

In the event that the Owner does not wish to keep the salvaged material, it shall be the responsibility of the Contractor to remove same promptly from the site.

Salvageable material shall include those items indicated on the drawings as items to be reused or relocated. Remove all finish hardware from doors noted to be removed under demolition. Tag and label finish hardware as to door function (and label), and turn over to Owner.

Coordinate with Architect on questionable salvage items.

1.5 Unused Materials

Unused excess materials purchased for this project and charged against the contract shall be the property of the General Contractor and removed upon final completion.

END OF SECTION

1.0 - GENERAL

1.1 Related Documents

Drawings and General Provisions of Contract, including General and Supplementary Conditions and Division - 1 Specifications Sections, apply to work of this Section. See drawings for additional Demolition and Protection Requirements not stated herein.

1.2 Description of Work

- A. Extent of selective demolition work as indicated on drawings and/or as required for completion of finish work.
- B. Types of Selective Demolition Work: Demolition requires the selective removal and subsequent offsite disposal of the following:
  - 1. It is the intent for all required existing building components, systems, related structure, materials, etc., be removed and/or relocated to allow for completion of new construction, whether indicated or not.
  - 2. All abandoned components, systems and related wiring, piping, ductwork, controls, fixtures, etc., shall be removed from job site, whether specifically indicated or not. Refer to Civil, Structural, Plumbing, Mechanical and Electrical drawings and specifications for respective demolition requirements and coordinate with Architectural.
  - 3. See drawings for other demolition items.

1.3 Submittals

- A. Submit schedule indicating proposed methods and sequence of operations for selective demolition work to Owner's representative for review prior to commencement of work. Include coordination for shut-off, capping, and continuation of utility services as required, together with details for dust and noise control protection.
- B. Provide detailed sequence of demolition and removal work to ensure uninterrupted progress of Owner's on-site operations.
- C. Existing building function and operation shall be maintained during construction unless scheduled and approved by the Owner. Work schedule shall vary as required to complete work as required.
- D. Existing facilities shall be maintained in operation during construction. Protect and/or relocate all utilities, service, security systems, satellite communications, data systems, etc., as required to ensure continuous operation and function. Temporary relocation and utility outages shall be scheduled and approved by the Owner.

1.4 Job Conditions

- A. Owner will be continuously occupying areas of the building immediately adjacent to areas of selective demolition. Conduct selective demolition work in manner that will minimize need for disruption of Owner's normal operations. Provide minimum of 72 hours advance notice to Owner of demolition activities which will severely impact Owner's normal operations.
- B. Owner and Architect assume no responsibility for actual condition of items or structures to be demolished.

- C. All salvageable materials, as selected by Owner, shall be removed, stored, and / or delivered to Owner as directed. Salvageable materials shall be protected during removal and delivery. All items of salvage not wanted by the Owner shall be the property of the General Contractor and removed from job site.
- D. Provide temporary barricades and other forms of protection as required to protect Owner's personnel and general public from injury due to selective demolition work.
  - 1. All paths to and from exits and entrances shall be maintained during construction. Provide temporary barricades, fences, warning signs, etc., as required, interior and exterior, to protect building occupants and pedestrians during construction and demolition.
  - 2. Erect temporary covered passageways as required by authorities having jurisdiction.
  - 3. Provide interior and exterior shoring, bracing, or support to prevent movement, settlement, or collapse of structure or element to be demolished, and adjacent facilities or work to remain.
  - 4. Protect from damage existing finish work that is to remain in place and becomes exposed during demolition operations.
  - 5. Protect floors with suitable coverings when necessary.
  - 6. Construct temporary insulated solid dust proof partitions where required to separate areas where noisy or extensive dirt or dust operations are performed. Equip partitions with dustproof doors and security locks if required.
  - 7. Provide temporary weather protection during interval between demolition and removal of existing construction on exterior surfaces, and installation of new construction to ensure that no water leakage or damage occurs to structure or interior areas of existing building.
  - 8. Remove protections at completion of work.
- E. Damages: Promptly repair damages caused to adjacent facilities by demolition work at no cost to Owner.
- F. Traffic:
  - 1. Conduct selective demolition operations and debris removal in a manner to ensure minimum interference with roads, streets, walks and other adjacent occupied or used facilities.
  - 2. Do not close, block or otherwise obstruct streets, walks or other occupied or used facilities without written permission from authorities having jurisdiction. Provide alternate routes around closed or obstructed traffic ways if required by governing regulations.
- G. Explosives: Use of explosives will not be permitted.
- H. Utility Services:
  - 1. Maintain existing utilities indicated to remain, keep in service and protect against damage during demolition operations.
  - 2. Do not interrupt existing utilities or fire alarm/fire protection systems serving occupied or used facilities, except when authorized in writing by

authorities having jurisdiction. Provide temporary services during interruptions to existing utilities, as acceptable to governing authorities. Repair damages to such immediately.

- I. Environmental Controls:
  1. Use water sprinkling, temporary enclosures and other suitable methods to limit dust and dirt, interior and exterior, from rising and scattering in air to lowest practical level. **COMPLY WITH GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.**
  2. Do not use water when it may create hazardous or objectionable conditions such as ice, flooding and pollution.

## 2.0 - PRODUCTS

Products are not applicable to this section.

## 3.0 - EXECUTION

### 3.1 Inspection

Prior to commencement of selective demolition work, inspect areas in which work will be performed. Photograph existing conditions of structure surfaces, equipment or of surrounding properties which could be misconstrued as damage resulting from selective demolition work; file with Owner's representative prior to starting work.

### 3.2 Preparation

- A. Provide interior and exterior shoring, bracing, or support to prevent movement, settlement or collapse of structures to be demolished and adjacent facilities to remain.
- B. Cease operations and notify the Owner's representative immediately if safety of structure appears to be endangered. Take precautions to support structure until determination is made for continuing operations.
- C. Cover, protect, and relocate furniture, equipment and fixtures to remain from soiling or damage when demolition work is performed in rooms or areas from which such items have not been removed.
- D. Erect and maintain dust-proof partitions and closures as required to prevent spread of dust or fumes to occupied portions of the building.
- E. Where selective demolition occurs immediately adjacent to occupied portions of the building, construct dust-proof partitions of minimum 4" studs, 5/8" drywall (joints taped) on occupied side, 1/2" fire-retardant plywood on demolition side, and fill partition cavity with sound-deadening insulation.
- F. Provide weatherproof closures for exterior openings resulting from demolition work.
- G. Locate, identify, stub off and disconnect utility services that are not indicated to remain.
- H. Provide by-pass connections as necessary to maintain continuity of service to occupied areas of building. Provide minimum of 72 hours advance notice to Owner if shut-down of service is necessary during change over.

### 3.3 Demolition

- A. Perform selective demolition work in a systematic manner. Use such methods as required to complete work indicated on drawings in accordance with demolition schedule and governing regulations.

1. Demolish concrete and masonry in all sections. Cut concrete and masonry at junctures with construction to remain using power-driven masonry saw or hand tools; do not use power-driven impact tools.
  2. Locate demolition equipment throughout structure and promptly remove debris to avoid imposing excessive loads on supporting walls, floors, roofs or framing.
  3. Provide services for effective air and water pollution controls as required by local authorities having jurisdiction.
  4. For interior slab on grade, use removal methods that will not crack or structurally disturb adjacent slabs or partitions. Use power saw where possible.
  5. Existing ceramic tile floor finishes shall be removed down to the top of the existing dropped slab.
- B. If unanticipated mechanical, electrical or structural elements which conflict with intended function or design are encountered, investigate and measure both nature and extent of the conflict. Submit report to Architect in written, accurate detail. Pending receipt of directive from Architect, rearrange selective demolition schedule as necessary to continue overall job progress without delay.

3.4 Disposal of Demolished Materials

- A. Remove debris, rubbish and other materials resulting from demolition operations from building site. Transport and legally dispose of materials off site. Pay all related fees and costs.
- B. If hazardous materials are encountered during demolition operations, comply with applicable regulations, laws and ordinances concerning removal, handling and protection against exposure or environmental pollution.
- C. Burning of removed materials is not permitted on project site.

3.5 Clean-Up and Repair

- A. Upon completion of demolition work, remove tools, equipment and demolished materials from site. Remove protections and leave interior areas broom clean.
- B. Repair demolition performed in excess of that required. Return structures and surfaces to remain to condition existing prior to commencement of selective demolition work. Repair adjacent construction or surfaces soiled or damaged by selective demolition work.

END OF SECTION

1.0 - GENERAL

1.1 Scope of Work

- A. Demolition shall, unless otherwise noted, included removal of existing objects or improvements, whether indicated or not, that would in any way prevent or interfere with progress or completion of proposed.
- B. Permits, fees and licenses shall be secured and paid for by Contractor, including disposal charges as required to ensure progress of work will proceed.
- C. Work shall comply with the latest edition of city ordinance or regulations and/or requirements of any governing authorities or utility owners in demolition of existing pavement, curbs and gutters, drainage structures and utilities as may be required.
- D. Demolition requires removal and disposal off-site in a legal manner of the following:
  - 1. All demolished carpet, carpet glue or anything related to carpet system.
  - 2. All demolished wallcovering, glue or anything related to wallcovering system.
  - 3. Wood base and shoe mould that is required to be removed for proper vinyl wallcovering and carpet installation. Any wood base and shoe mould that is damaged during demolition shall be removed and disposed.

1.2 Job Conditions

- A. Occupancy: Areas to be demolished will remain in use for duration of work.
- B. Condition of Structures:
  - 1. Owner assumes no responsibility for actual condition of materials to be demolished.
  - 2. Conditions existing at time of the inspection for bidding purposes will be maintained by Owner insofar as practicable. Variations within structures may occur by Owner's removal and salvage prior to start of demolition work.
- C. Partial Removal:
  - 1. Items of salvageable value to Contractor may be removed from structure as work progresses. Salvaged items must be transported from site as they are removed.
  - 2. Storage or sale of removed items on site will not be permitted.
- D. Protections:  
Ensure safe passage of persons around areas of demolition. Conduct operations to prevent damage to adjacent buildings, structures, other facilities and injury to persons.
- E. Damages:  
Promptly repair damages caused to adjacent facilities, etc., by demolition operations at no cost to Owner.

## 2.0 PRODUCTS (Not Applicable)

### 3.0 - EXECUTION

#### 3.1 Demolition

##### A. Pollution Controls

1. Use suitable methods to limit dust and dirt rising and scattering in air to lowest practical level. Comply with governing regulations pertaining to environmental protection.
2. Clean adjacent areas and improvements of dust, dirt and debris caused by demolition operations. Return adjacent areas to condition existing prior to start of work.
3. Protect all items remaining within building as required and clean all areas prior to final inspection.

##### B. Scaffolding, Barricades, Shoring, etc.

Scaffolding, barricades, shoring, etc. as required shall be provided by the Contractor in compliance with all recognized safety rules and prevailing laws, codes or ordinances applicable thereto. All such scaffolding, barricades, shoring, etc., shall remain until construction has been completed. The Contractor, upon completion, shall remove any and all scaffolding, barricades, shoring, etc., and leave site clean from debris and make ready for other construction or use.

##### C. Protection

1. Existing walks, curbs, drives, other improvements on or near the site that are to remain, shall be properly protected from damage of any kind by the Contractor during the entire construction operation. Improvements that are damaged shall be replaced to the satisfaction of the Architect at the Contractor's expense.
2. Provide all required protection as may be required by the governing governmental agencies for protection of the public on or near the site.

#### 3.2 Disposal of Demolished Materials

- A. Remove debris, rubbish and other materials resulting from demolition operations from building site. Transport and legally dispose of materials off site. Pay all related fees and costs.
- B. If hazardous materials are encountered during demolition operations, comply with applicable regulations, laws and ordinances concerning removal, handling and protection against exposure or environmental pollution.

#### 3.3 Payment

Include all work in this section in lump sum.

END OF SECTION

1.0 - GENERAL

1.1 Scope

The work required under this Section consists of providing all labor, materials and equipment necessary to do all clean-up work; including, but not limited to, periodic cleaning, removal of temporary protection, removal of debris and final cleaning.

1.2 Related Sections

Administrative provisions and technical requirements specified under this Section are in addition to provisions for cleaning specified under various Sections of the Specifications and apply to each Section of Specifications.

1.3 Special Instructions

- A. Contractor shall endeavor to keep interior free of dust and mud, take precautionary measures, and provide protective materials, such as insulated dust and noise partitions and gravel at all entries during dried-in stages of construction.
- B. Upon completion of work in each area or part of the building and immediately prior to final inspection and acceptance of that respective area, that area shall be thoroughly cleaned and made ready for immediate occupancy by the Owner.
- C. In case of failure to comply with the requirements of this Section for any part of the work within the time specified by the Architect, the Architect may cause the work to be done and deduct the price thereof from the Contract Price on the next succeeding monthly Application for Payment.

2.0 - PRODUCTS

2.1 Equipment

- A. For periodic and final cleaning operations, use approved apparatus designed for the specific type of cleaning required and compatible with the particular materials to be cleaned.
- B. Operate equipment in compliance with equipment manufacturer's instructions.

2.2 Materials

All soap, detergents, brushes, scrapers and other materials and accessories utilized in periodic and final cleaning shall be of a type recommended by the material manufacturer as being compatible with and non-injurious to the particular surface, material, equipment or finish to be cleaned.

3.0 - EXECUTION

3.1 Periodic Cleaning

- A. The Contractor shall periodically, or as directed during the progress of the work, clean-up and remove from the premises all refuse, rubbish, scrap materials and debris caused by his employees, his Subcontractors or resulting from his work.
- B. Such clean-up shall be sufficient to assure that at all times the premises are sanitary, safe, reasonably clean, orderly and workmanlike.
- C. Remove oily rags and combustible waste, debris, rubbish and excess materials from the premises at the completion of each day's work, or more often, if required to keep the building and premises free from any accumulation of flammable and dangerous materials.

- D. At no time shall any rubbish, debris or any other material be thrown from window or door openings nor into foundation trenches.
- E. Clean areas prior to any painting work. Take care to settle and minimize dust before painting begins. Use commercial type vacuum cleaners.
- F. Close rooms and areas where painting and decorating work is completed to all but authorized personnel.
- G. All debris and waste materials shall become the property of the Contractor and shall be removed by him from the project site.
- H. Remove Debris from roof tops daily.
- I. Trim excess exposed dur-o-wall flush with face of CMU.
- J. Keep adjacent paved driveways and roads clear of mud and debris intruded as a result of this work.

### 3.2 Removal of Temporary Facilities

- A. Upon completion of work in each area or part of the building, remove temporary lighting, power, protection and enclosures and repair defects in materials and workmanship noted after removal of such.
- B. Before final completion and final acceptance, the Contractor shall remove from the Owner's property, and from all public and private property, all tools, scaffolding, falsework, temporary structures and/or utilities including the foundations thereof (except as the Owner permits in writing to remain).

### 3.3 Final Cleaning

- A. Before final completion and acceptance, the Contractor shall remove from the Owner's property, and from all public and private property, all refuse, rubbish, scrap and surplus material and debris caused by his employees, his Subcontractors, or resulting from his work, leaving the site clean and true to line and grade, and the work in a safe and clean condition, ready for use and operation.
- B. Clean all painted, enameled, stained or baked enamel work to remove all marks, stains, smudges, fingerprints and splatters from such surfaces.
- C. Clean and remove all stickers, labels, marks, stains, smudges and paint from all glass. Wash and polish all glass, including, but not limited to, that in mirrors, view windows and doors, on the interior and exterior. Scratched or marred glass shall be replaced.
- D. Clean all hardware and metals to remove all stains, marks, smudges, fingerprints, dirt, dust, paint or other disfigurement and polish. Scratched, marred or otherwise disfigured hardware or metals shall be replaced.
- E. Clean all tile and floor finishes of all kinds to remove all splatters, stains, paint, dirt and dust. Wash and apply a final coat of wax and polish all finished floors except concrete and carpet as recommended by the manufacturer or as required by the Architect.
- F. Clean all manufactured articles, fixtures, materials, appliances and equipment to remove all stickers, labels, rust stains and temporary covers.

- G. Clean and condition all manufactured articles, fixtures, materials, appliances and equipment and all electrical, heating and air conditioning equipment as recommended or directed by the manufacturer.
- H. Blow out or flush out all foreign matter from all dust pockets, piping, tanks, pumps, fans, motors, devices, switches, panels, fixtures, boilers and similar features of all appliances and equipment and all electrical, heating and air conditioning equipment as recommended or directed by the manufacturer.
- I. Remove all paint from all identification plates on all appliances and equipment and all electrical, heating and air conditioning equipment and polish plates.
- J. Exterior walks, steps, ramps and platforms shall be washed down, and broom cleaned to remove all dirt, dust, stains or other disfigurations.
- K. Interior surfaces of all heating, ventilation and air conditioning ducts shall be damp or wet mopped or vacuum cleaned to remove all dirt and dust.
- L. In general, leave all work clean and free of dirt, dust, smudges, stains, paint spots, mastic, caulk, sealant and other excess materials.
- M. After final cleaning of building and prior to final balancing of heating and air conditioning system, all air filters shall be replaced with clean, new filters.
- N. Upon completion of final cleaning, remove all cleaning equipment, materials and debris from the building and the premises.

END OF SECTION

1.0 - GENERAL

- A. This Section shall adhere to *General Conditions of the Contract, Article 19, and DCM Form C-12*, as issued by The State of Alabama Department of Construction Management, a copy of which is included within this Specification Manual.
- B. Should changes in the work constitute an increase or decrease in the Contract amount, the General Contractor shall submit a Change Order Request (COR) which shall include a number for identification, description and cost break down.
- C. Contractor shall attach all supporting documentation, including, but not limited to the following:
  - 1. Breakdown of costs which shall include material, labor, delivery (freight), installation, taxes, and mark-up for overhead and profit.
  - 2. If a Subcontractor is used for the requested change, then supporting documentation listed for Item 1 shall also be provided by the Subcontractor and included with the COR.
- D. In accordance with *General Conditions of the Contract, Article 19*, the General Contractor shall note the following:
  - 1. Mark-Up Procedures for Change Order with net addition to Contract:
    - a. The General Contractor's mark-up for overhead and profit shall not exceed fifteen (15) percent.
    - b. Where Subcontract work is involved, the total mark-up for the Contractor and Subcontractor shall not exceed twenty-five (25) percent.
    - c. The Architect must be able to determine the total amount of mark-up, therefore, supporting documentation **must** state the mark-up of both the Subcontractor and the General Contractor.
  - 2. Mark-Up Procedures for Change Order with net Credit to Contract:  
 "General Conditions of the Contract":  
**Changes which involve a net credit to the Owner shall include credits for overhead and profit on the deducted work of no less than 5%.**
  - 3. Overhead "Indirect Costs": For the purposes of determining an adjustment of the Contract Sum, "overhead" shall cover the Contractor's indirect costs of the change including but not limited to the following:
    - a. Bonds
    - b. Insurance
    - c. Superintendent
    - d. Job Office Personnel
    - e. Watchman
    - f. Job Office, office supplies and expenses
    - g. Temporary facilities and utilities
    - h. Home office expenses
    - i. Lodging
    - j. Travel time to job site
- E. **The Project shall utilize Part3 as the designated digital collaboration platform for construction. Communication, document review and distribution of Change Order Request shall be coordinated within Part3. See section "J. Sequence of**

**PART3 review and approval” for the steps to creating and completing a COR within Part3.**

2.0 – PRODUCTS (Not Applicable)

3.0 – EXECUTION

- A. All Change Order Request (CORs) shall be uploaded by the General Contractor to Part3, per the instructions label “Sequence of PART3 review and approval” below. Do not email the Architect or engineer directly.
- B. The intent of CORs being uploaded to Part3 is to expedite the construction process by reducing paperwork and improving information flow.
- C. The Part3 COR process is not intended to override the DCM for C-12 process. After the design team and owner completely approve the COR in Part3 it will become an official Change Order (CO) that is then submitted to DCM for review. See “Sequence of Final Execution shall be as follows” for this process.
- D. The General Contractor agrees to use Part3 for the COR process as indicated herein. Architect, Engineers, and Consultants shall use Part3 for review and approval of the COR and other construction-phase documents within their respective scopes of work.
- E. The use of Part3 for this project shall be at no cost for General Contractor, Owner, Engineers, and Consultants.
- F. General Contractor shall submit COR to Architect for review and approval. If approved, the Architect will submit to Owner for final approval. Upon approval by the Owner, the Architect will prepare required number of copies of Change Order DCM Form C-12 (local) or DCM Form C-12 (PSCA) and forward to General Contractor.
- G. Three (3) copies of Change Order are required for locally funded projects and three (3) copies are required for PSCA funded projects. All copies must be signed by the General Contractor’s Bonding Company with Power of Attorney attached.
  - **In close coordination with the Alabama State Department of Education (ALSDE), as of October 1, 2022, all fully locally-funded K-12 projects’ O/A Agreements, Amendments, Construction Contracts and Changes Orders must be submitted electronically via DocuSign links available at [https://dcm.alabama.gov/forms\\_publicK12.aspx](https://dcm.alabama.gov/forms_publicK12.aspx). Exception: any forms submitted on paper prior to October 1, 2022 will be processed to completion on paper.**
- J. **Sequence of PART3 review and approval:**
  - 1. **The Architect shall set up a distribution and project team list within Part3. The General Contractor will receive an email requesting they create an account.**
  - 2. **To create a new COR the General Contractor shall click on the “+” plus sign in the top right corner of the program and choose “Change Order” from the drop-down menu.**
  - 3. **The General Contractor shall fill in the COR details add in the accompanying documents as required and create the COR for the Architect’s review. When assigning reviewers the General Contractor shall select Contract Coordinator, the Project Architect, and Construction Administrator.**

4. The Architecture's team shall review and send the document for review to any Engineers and/or Consultants as required.
5. Once the Architect, Engineers, and/or Consultants have completed their review they will select "approve" or "needs work."
6. If approved the document will go to the Owner and/or Program Manager for Final Review and approval.
7. If "needs work" is selected by the design team the documents will be returned to the General Contractor with comments for corrections. The General Contractor must complete the corrections and resubmit by "Create Revision".
8. Once all parties have reviewed and approved the Change Order Request it will be returned to the General Contractor for Final Execution.

K. **Sequence of Final Execution shall be as follows:**

1. General Contractor prints and signs all copies of Change Order. Note: Change Order must be signed by an Officer within the company.
2. General Contractor forwards Change Order to their Bonding Company.
3. Bonding Company signs each copy and returns same to G. C.
4. G. C. forwards Change Order to Architect.
5. Architect forwards Change Order to local Board of Education.
6. Superintendent of local Board of Education executes and returns Change Order to Architect.
7. Architect forwards Change Order to either the State Department of Education (local funded projects) or to The State of Alabama Department of Construction Management (PSCA funded projects).
8. All parties will receive a copy of fully executed Change Order from the appropriate state agency for their permanent records.

L. General Contractor may include cost of Change Order on Pay Application only after receipt of fully executed Change Order. This cost shall be included on Pay Application as a separate line-item listing change order number and amount. Billing shall be for the percentage of work completed for the change order within the month covered by that Pay Application.

M. All change(s) in the work shall require approval by the Owner, through the Architect, in advance of the commencement of any work associated with the change(s).

N. Charges against Allowances shall **not** include General Contractor's mark-up.  
- Refer to Specification Section 01020 - Allowances -

O. Refer to "General Conditions of the Contract" - "DCM Form C-8 for additional information.

END OF SECTION

1.0 - GENERAL

- A. Standard product warranties are preprinted written warranties published by individual manufacturers for particular products and are specifically endorsed by the manufacturer to the Owner.
- B. Special warranties are written warranties required by or incorporated in the Contract Documents, either to extend time limits provided by standard warranties or to provide greater rights for the Owner.
  - 1. Refer to the General Conditions for terms of the Contractor's period for correction of the Work.
- C. Warranties
  - 1. Subcontractors: General Contractor shall provide a one-year warranty from each Subcontractor they have under contract for the project.
  - 2. Vendors/Suppliers: General Contractor shall obtain a one-year warranty from each Vendor/Supplier for manufactured product used for the project. Example: *XYS Building Products, Inc.* shall provide a one-year warranty for each product they provided for the project, such as, *toilet partitions and hollow metal doors and frames*. This warranty may be on a form or letterhead provided by the Vendor/Supplier and must list all products provided for the project.
  - 3. Manufacturers: The Manufacturer's warranty for each product shall be placed directly behind the applicable Subcontractor or Vendor/Supplier's warranty within the warranty binder.
  - 4. Roof Warranties: The executed roofing warranties shall be presented at Final Inspection. Manufacturer's warranties cannot be prorated.
- D. Disclaimers and Limitations: Manufacturer's disclaimers and limitations on product warranties do not relieve the Contractor of the warranty on the Work that incorporates the products. Manufacturer's and limitations on product warranties do not relieve suppliers, manufacturer's and subcontractors required to countersign special warranties with the Contractor.
- E. Related Damages and Losses: When correcting failed or damaged warranted construction, remove and replace construction that has been damaged as a result of such failure or must be removed and replaced to provide access for correction of warranted construction.
- F. Reinstatement of Warranty: When Work covered by a warranty has failed and been corrected by replacement or rebuilding, reinstate the warranty by written endorsement. The reinstated warranty shall be equal to the original warranty with an equitable adjustment for depreciation.
- G. Replacement Cost: Upon determination that Work covered by a warranty has failed, replace or rebuild the Work to an acceptable condition complying with requirements of the Contract Documents. The Contractor is responsible for the cost of replacing or rebuilding defective Work regardless of whether the Owner has benefitted from use of the Work through a portion of its anticipated useful service life.
- H. Owner's Recourse: Expressed warranties made to the Owner are in addition to implied warranties and shall not limit the duties, obligations, rights, and remedies otherwise

available under the law. Expressed warranty periods shall not be interpreted as limitations on the time in which the Owner can enforce such other duties, obligations, rights, or remedies.

1. Rejection of Warranties: The Owner reserves the right to reject warranties and to limit selection to products with warranties not in conflict with requirements of the Contract Documents.
  2. Where the Contract Documents require a special warranty, or similar commitment, the Owner reserves the right to refuse to accept the Work, until the Contractor presents evidence that entities required to countersign such commitments are willing to do so.
- I. Submit written warranties to the Architect prior to the date certified for Substantial Completion. If the Architect's Certificate of Substantial Completion designates a commencement date for warranties other than the date of Substantial Completion, submit written warranties upon request of the Architect.
1. When a designated portion of the Work is completed and occupied or used by the Owner, by separate agreement with the Contractor during the construction period, submit properly executed warranties to the Architect within 15 days of completion of that designated portion of the Work.
- J. When the Contract Documents require the Contractor, or the Contractor and a subcontractor, supplier, or manufacturer to execute a special warranty, prepare a written document that contains appropriate terms and identification, ready for execution by the required parties. Submit a draft to the Owner, through the Architect, for approval prior to final execution.
1. Refer to Divisions 2 through 16 Sections for specific content requirements and particular requirements for submitting special warranties.
- K. Bind warranties and bonds in heavy-duty, commercial-quality, durable 3-ring, vinyl-covered loose-leaf binders, thickness as necessary to accommodate contents, and sized to receive 8-1/2-by-11-inch (115-by-280-mm) paper. Three (3) sets of warranties and close out documents are required: one set will be retained by the Architect and two sets will be delivered to the Owner.
1. Provide heavy paper dividers with celluloid covered tabs for each separate warranty. Mark the tab to identify the product or installation. Provide a typed description of the product or installation, including the name of the product, and the name, address, and telephone number of the Installer.
  2. Identify each binder on the front and spine with the typed or printed title "WARRANTIES," Project title or name, and name of the Contractor.
  3. When warranted construction requires operation and maintenance manuals, provide additional copies of each required warranty, as necessary, for inclusion in each required manual.

## 2.0 - PRODUCTS (Not Applicable)

## 3.0 - EXECUTION

The One-Year Warranty issued by the General Contractor shall list all disciplines they are covering when there is not a warranty from a Subcontractor. For instance, some General Contractors have Masons employed within their company and, therefore, do not contract Masonry work through a Masonry Subcontractor. In that case, the General Contractor's warranty would list Masonry as part of their itemized list of warranted work. Other typical examples are Painting, Rough Carpentry,

Miscellaneous Metals, etc.

Warranties shall bear the same date as the Date of Substantial Completion. All warranties shall be effective for a period of One Year from Date of Substantial Completion with exceptions for special warranties requiring extended periods of warranty coverage.

This list is designed as an aid to comply with close-out procedures; however, it should not be considered a complete and comprehensive list. General Contractor should review warranty requirements specified in Project Manual.

Warranties shall include, but not be limited, to the following:

Warranties from ALL Subcontractors for this project.

DIVISION 6 - CARPENTRY

Rough Carpentry  
Finish Carpentry

DIVISION 9 – FINISHES

Gypsum Drywall & Light Gauge Metal Stud System  
Acoustical Panel Ceilings  
Stage Wood Floor Refinishing  
Resilient Rubber Base and Accessories  
Luxury Vinyl Tile Flooring  
Carpet  
Paint

DIVISION 12 - FURNITURE AND FIXTURES

Fixed Auditorium Seating

DIVISION 16 - ELECTRICAL

Electrical Systems – Fixtures -Equipment – Material and Labor

**See attached WARRANTY FORMS immediately following for General Contractors and Subcontractors.**

**GENERAL CONTRACTOR WARRANTY FORM**

**G. C.' S PROJECT NO.** \_\_\_\_\_ **ARCHITECT'S PROJECT NO:** \_\_\_\_\_

**PROJECT NAME:** \_\_\_\_\_

**GENERAL CONTRACTOR:** \_\_\_\_\_

(Name and Address)

**PROJECT OWNER:** \_\_\_\_\_

**ARCHITECT:** Lathan Associates Architects, P.C., dba Lathan McKee Architects, 300 Chase Park South,  
Suite 200, Hoover, AL 35244

**PROJECT SUBSTANTIAL COMPLETION DATE:**

This is to certify that we, \_\_\_\_\_, the General Contractor for the above referenced project, per contract documents, warrant all labor, material and equipment provided and performed for a period of One (1) Year from the Date of Substantial Completion indicated above.

If applicable, we warrant additional work, materials and equipment for One (1) Year on the following:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**By:** \_\_\_\_\_  
(Name and Title)

**Dated this** \_\_\_\_\_ **day of** \_\_\_\_\_

---

State of Alabama  
County of \_\_\_\_\_

Sworn to and subscribed before me this

\_\_\_\_\_ day of \_\_\_\_\_

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

## SUBCONTRACTOR WARRANTY FORM

G. C.' S PROJECT NO. \_\_\_\_\_ ARCHITECT'S PROJECT NO: \_\_\_\_\_

PROJECT NAME: \_\_\_\_\_

GENERAL CONTRACTOR: \_\_\_\_\_

SUBCONTRACTOR: \_\_\_\_\_

(Name and Address)

PROJECT OWNER: \_\_\_\_\_

ARCHITECT: Lathan Associates Architects, P.C., dba Lathan McKee Architects, 300 Chase Park South, Suite 200, Hoover, AL 35244

### PROJECT SUBSTANTIAL COMPLETION DATE:

We, \_\_\_\_\_, Subcontractor for \_\_\_\_\_,  
(name) (work)

as described in Specification Section(s) \_\_\_\_\_, do hereby warrant that all labor and materials provided and performed in conjunction with above referenced project are in accordance with the Contract Documents and will be free from defects due to defective materials and/or workmanship for a period of One (1) year from the Date of Substantial Completion indicated above or as required by the Specification Section relevant to your trade.

Should any defect develop during the warranty period due to improper materials and/or workmanship, the same, including adjacent work displaced, shall be made good by the undersigned at no expense to the Owner.

The Owner will give Subcontractor written notice of defective work. Should Subcontractor fail to correct defective work within Thirty (30) days after receiving notice, the Owner may, at his option, correct defects and charge Subcontractor cost for such correction. Subcontractor agrees to pay such charges upon demand.

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Warranty applies to the following Work: \_\_\_\_\_

By: \_\_\_\_\_  
(Name and Title)

Dated this \_\_\_\_\_ day of \_\_\_\_\_

1.0 - GENERAL

- A. Closeout requirements for specific construction activities are included in the appropriate Sections in Division 2 through 16.
  
- B. Final Inspection Procedures: See Section 01030 - Special Project Requirements for Inspection Requirements
  - 1. Deliver tools, spare parts, extra stock, and similar items.
  - 2. Changeover locks and transmit keys to the Owner.
  - 3. Complete startup testing of systems and instruction of operation and maintenance personnel. **Obtain signature(s) of all Owner's personnel participating in operation and maintenance instructions.**
  - 4. Remove temporary facilities, mockups, construction tools, and similar elements.
  - 5. Complete final cleanup requirements, including touchup painting.
  - 6. Touch up and repair and restore marred, exposed finishes.
  
- C. After Substantial Completion has been achieved, the General Contractor shall:
  - 1. Submit final payment request with releases and supporting documentation. Include insurance certificates where required.
    - a. In the Application for Payment that coincides with, or first follows, the date Substantial Completion is claimed, show 100 percent completion for the Work claimed as substantially complete. Include supporting documentation for completion and an accounting of changes to the Contract Sum.
    - b. Advise the Owner of pending insurance changeover requirements.
    - c. Submit specific warranties, workmanship bonds, maintenance agreements, final certifications, and similar documents.
    - d. Submit record drawings, maintenance manuals, final project photographs, damage or settlement surveys, property surveys, and similar final record information.
    - e. Deliver tools, spare parts, extra stock, and similar items.
    - f. Changeover locks and transmit keys to the Owner.
    - g. Complete startup testing of systems and instruction of operation and maintenance personnel. Obtain signature(s) of all Owner's personnel participating in operation and maintenance instructions.
  - 2. Submit a copy of the final inspection list stating that each item has been completed or otherwise resolved for acceptance.
  - 3. Submit final meter readings for utilities, a record of stored fuel, and similar data as of the date of Substantial Completion.
  - 4. Submit Consent of Surety to final payment.
  - 5. Submit Release of Liens.
  - 6. Submit a final settlement statement.
  - 7. Submit evidence of continuing insurance coverage complying with insurance requirements.
  
- D. Record Drawings: Maintain a set of prints of Contract Drawings. Mark the set to show the actual installation where the installation varies substantially from the Work as originally shown. Mark the drawing most capable of showing conditions fully and accurately. Give attention to concealed elements.
  - 1. Mark sets with red pencil.
  - 2. Mark completed record drawings: "As-Built" Set.
  - 3. Upon completion of the Work, submit record drawings to Part 3.
  
- E. Record Specifications: Maintain one copy of the Project Manual, including addenda. Mark to show variations in Work performed in comparison with the text of the Specifications and

modifications. Give attention to substitutions and selection of options and information on concealed construction. Note related record drawing information and Product Data. Mark cover of set: "As-Built".

Upon completion of the Work, submit record "As-Built" Specifications to Part 3.

F. Maintenance Manuals: Organize operation and maintenance data into PDFs and submit to Part 3.

1. Name each PDF by trade (such as: Mechanical) or material (such as: VCT Flooring).
2. Be sure to add any special information to the name. For Example:

G. Close-Out Documents

Close-Out Documents consists of the following:

1. General Contractor's Warranty
2. Subcontractors' Warranties
3. Manufacturers' Warranties
4. Affidavit of Advertisement of Completion
5. Consent of Surety to Final Payment
6. Contractor's Affidavit of Release of Liens
7. Operating and Maintenance Manuals / Instructions to Owner
8. "As-Built" Plans and Specification Manual
9. Shop Drawings and Submittals

This project shall utilize Part 3 as the designated digital collaboration platform for close out documents. Communication, document review and distribution of close out shall be handled by and within Part 3.

The general contract shall submit items 1-9 listed under the close out documents to Part 3. Submit separate PDFs for each warranty, O&M manual, list, "As-Built" plans and specs, submittals, RFIs, shop drawings, etc. separately and clearly named.

Upon completion of the entire project including close out process, Architect will export the entire job onto two (2) jump drives, which shall be turned over to the Owner with the physical copy of the "As-Built" plans & specifications. The Architect will provide a link to the exported project for the Owner, Contractor, Engineers, and Consultants. This active link shall only be provided for thirty (30) days. All associated parties are required to save and maintain their own copy for future posterity.

If Operating Manuals are large, they can be bound in separate binders as indicated under Paragraph I listed above.

Provide one physical copy of "As-Built" Plans and Specification for Owner to Architect's office. All plans should be submitted as one set. Do not submit separate sets of "As-Built" plans for Plumbing, HVAC, Electrical, etc.

Architect shall turn-over "As-Built" documents to Owner upon completion of close out.

2.0 - PRODUCTS (Not Applicable)

### 3.0 - EXECUTION

- A. Operation and Maintenance Instructions:  
Arrange for each Installer of equipment that requires maintenance to provide instruction in proper operation and maintenance. Include a detailed review of the following items.
  - 1. Maintenance manuals.
  - 2. Spare parts, tools, and materials.
  - 3. Lubricants and fuels.
  - 4. Identification systems.
  - 5. Control sequences.
  - 6. Hazards.
  - 7. Warranties and bonds.
  - 8. Maintenance agreements and similar.
- B. As part of instruction for operating equipment, demonstrate the following:
  - 1. Startup and shutdown.
  - 2. Emergency operations and safety procedures.
  - 3. Noise and vibration adjustments.
- C. Final Cleaning: Employ experienced cleaners for final cleaning. Clean each surface or unit to the condition expected in a normal, commercial building cleaning and maintenance program. Complete the following operations before requesting inspection for certification of Substantial Completion.
  - 1. Remove labels that are not permanent labels.
  - 2. Clean transparent materials, including mirrors and glass. Remove glazing compounds. Replace chipped or broken glass.
  - 3. Clean exposed finishes to a dust-free condition, free of stains, films, and foreign substances. Leave concrete floors broom clean. Vacuum carpeted surfaces.
  - 4. Wipe surfaces of mechanical and electrical equipment. Remove excess lubrication. Clean plumbing fixtures. Clean light fixtures and lamps.
  - 5. Clean the site of rubbish, litter, and foreign deposits. Rake grounds to a smooth, even textured surface.
- D. Pest Control: Engage a licensed exterminator to make a final inspection and rid the Project of rodents, insects, and other pests.
- E. Removal of Protection: Remove temporary protection and facilities.
- F. Compliance: Comply with regulations of authorities having jurisdiction and safety standards for cleaning. Remove waste materials and dispose of lawfully.

END OF SECTION

1.0 - GENERAL

1.1 Scope

The work under this section consists of all rough carpentry work.

1.2 General

- A. Rough carpentry shall generally include all rough framing, furring, grounds, bucks, blocking and such other wood work as required.
- B. Carpentry shall also include all temporary bracing, shoring and centering as required for the support or protection of the work.

1.3 Cooperation With Other Trades

The work under this section includes the necessary cutting and patching required for the proper installation of work of other trades. Work which is to be built in by others shall be accurately positioned and properly built in to secure the work of this section. Temporary centering, bracing and shoring shall be provided as required for the support and protection of masonry work during construction.

1.4 Delivery and Storage

Lumber and other materials specified herein shall be delivered, handled and stored in order to prevent damage and absorption of excess moisture. Lumber shall be stored in such a manner as to insure proper ventilation and protection from the weather.

2.0 - PRODUCTS

2.1 Lumber

- A. All dimensional lumber used under this section shall be thoroughly dried No. 2 Southern Yellow Pine or No. 2 Douglas Fir of sizes, shapes and lengths required. Moisture content shall not exceed 19% at time of installation.
- B. All wood shall be sound, flat, straight, well-seasoned, thoroughly dry and free from structural defects. Warped or twisted wood shall not be used.
- C. Lumber grades shall conform to the grading rules of the manufacturer's association under whose rules the lumber is produced. All lumber shall be grade-marked.

2.2 Plywood

- A. Each panel of softwood plywood shall be identified with the DFPA grade trademark of the American Plywood Association and shall meet the requirements of Product Standard PS 1-66 for Softwood Plywood Construction and Industrial. All plywood which has any edge or surface permanently exposed to the weather shall be of the exterior type.
- B. Plywood sheathing and/or decking shall be DFPA Standard with exterior glue, thickness as shown on the drawings or required for the intended use. Square edge or tongue and groove as approved.
- C. Plywood for roof decking shall be 3/4" minimum CDX with C grade up. Provide "H" clips at mid-span of edge joints.

2.3 Oriented Strand Board (OSB)

- A. Shall be used for floor, wall and roof sheathing in light commercial construction applications as indicated. Each panel is third-party certified

for quality and is rated for Exposure 1 bond durability for protected applications and limited exposure during normal construction delays. OSB shall be edge coated to limit absorption and pick-up of moisture. OSB shall be equal to Georgia-Pacific Blue-Ribbon OSB.

2.4 Wood Treatment

- A. Lumber in contact with concrete or masonry, including roof blocking, cants and nailers and/or as indicated, shall be pressure preservative treated in accordance with American Wood Preservers Institute Standard No. LP-2. Creosote, oil or similar materials which bleed shall not be used.
- B. Lumber for blocking and furring, located within interior concealed spaces shall be non-combustible. Treatment shall be equal to "Flame-Proof" by Osmose Wood Preservative; "Non-Con" by Koppers or approved equal. Lumber shall be UL certification marked.
- C. Pressure Treated wood associated with roof and roof edge construction which will be in contact with steel or galvanized steel components shall be wrapped or covered with Ice & Water Shield to prevent direct contact between pressure treated wood and steel.

2.5 Fastening Devices

Nails, screws, bolts, anchors, washers, clips, shields, power actuated devices and other rough hardware shall be of the sizes and types indicated on the drawings or as required to adequately anchor all members. Anchors for nailing strips and blocking shall have nuts and washers countersunk and bolts cut off flush with the top of the wood nailer. All fasteners in contact with pressured treated wood shall be galvanized.

2.6 Temporary Closures

Provide batten doors with locks at all exterior openings. Appropriate protection against weather and life safety shall be maintained throughout the job.

2.7 Blocking

Provide solid blocking at all grab bars, millwork cabinets and wall mounted units. Coordinate with Installer and/or Manufacturer.

2.8 Building Wrap - Provide building wrap over exterior surface of all exterior walls as recommended by manufacturer. Building Wrap shall be approved equal to Tyvek.

2.9 Air /Moisture Barrier - Provide building wrap over exterior surface of all exterior walls as recommended by manufacturer. Basis of Design: Spunbonded polyolefin, non-woven, non-perforated, weather barrier is based upon Dupont Tyvek Commercial Wrap and related assembly components.

3.0 - EXECUTION

3.1 Installation

- A. All work shall be installed plumb and true, and secured in place with proper fastenings so as to make rigid and firm.
- B. The work of this section shall be performed in the best practice relating to the trade so as to carry out the intent of the drawings and to properly accommodate the work of all trades.
- C. Cut ends or faces of all treated wood shall be brushed treated with preservative.
- D. Wood Studs shall not exceed 16" o.c. Provide stud framing for walls to receive

ceramic tile at 12" o.c.

- E. Plywood Roof Decking shall be installed with a 1/8" expansion gap between abutting sheets, all sides.
- F. All Roof Deck fasteners shall be 100% within roof framing. Nails missing or bypassing structural rafter members shall be subject to correction.

END OF SECTION

1.0 - GENERAL

1.1 Scope

The work under this section consists of all rough and finish carpentry work.

1.2 General

- A. Rough carpentry shall generally include all rough framing, furring, grounds, bucks, blocking and such other wood work as required.
- B. Finish carpentry shall include all interior and/or exterior finish and/or trim as indicated.
- C. Carpentry shall also include all temporary bracing, shoring and centering as required for the support or protection of the work.

1.3 Cooperation With Other Trades

The work under this section includes the necessary cutting and patching required for the proper installation of work of other trades. Work which is to be built in by others shall be accurately positioned and properly built in to secure the work of this section. Temporary centering, bracing, and shoring shall be provided as required for the support and protection of masonry work during construction.

1.4 Delivery and Storage

Lumber and other materials specified herein shall be delivered, handled, and stored in order to prevent damage and absorption of excess moisture. Lumber shall be stored in such a manner as to insure proper ventilation and protection from the weather.

2.0 - PRODUCTS

2.1 Lumber

- A. All dimensional lumber used under this section shall be thoroughly dried No. 2 Southern Yellow Pine or No. 2 Douglas Fir of sizes, shapes and lengths required. Moisture content shall not exceed 19% at time of installation.
- B. All wood shall be sound, flat, straight, well-seasoned, thoroughly dry and free from structural defects. Warped or twisted wood shall not be used.
- C. Lumber grades shall conform to the grading rules of the manufacturer's association under whose rules the lumber is produced. All lumber shall be grade-marked.

2.2 Interior Woodwork

- A. Lumber used for painted interior woodwork, unless otherwise indicated, shall be one of the following:  
  
Fir - Coast or Inland Douglas White.  
Pine - Ponderosa, Southern  
Grade of lumber used shall be second grade for paint finish.
- B. All interior plywood to be painted shall be Paint Grade Fir or Natural Birch.
- C. All interior woodwork and plywood to be stained or finished natural shall be Premium Grade Select White Oak as indicated. Veneer shall be rotary cut. Semi-exposed parts, as defined by AWI, of natural or stained casework shall be Natural

Birch.

- D. Lumber shall be kiln dried with an average moisture content of 6% to 11%.

2.3 Plywood

- A. Each panel of softwood plywood shall be identified with the DFPA grade trademark of the American Plywood Association and shall meet the requirements of Product Standard PS 1-66 for Softwood Plywood Construction and Industrial. All plywood which has any edge or surface permanently exposed to the weather shall be of the exterior type.
- B. Plywood sheathing and/or decking shall be DFPA Standard with exterior glue, thickness as shown on the drawings or required for the intended use.
- C. Durably plywood to be exterior grade with sheet plastic facing.
- D. Particle board shall be U.S. Plywood Corp. "Novoply". Weyerhaeuser Company "Timberland" or approved equal of thickness shown. Factory sanded and sealed or filled, 2 sides.

2.4 Plastic Laminate

- A. Plastic laminate shall be Nevamar, Wilson-Art or Formica, 1/16" thick. Color and pattern shall be as selected.
- B. Backing sheet shall be high pressure laminate, .020" minimum thickness.
- C. The adhesive shall be that recommended by the manufacturer of the laminated plastic used.

2.5 Wood Treatment

- A. Lumber in contact with concrete or masonry, including roof blocking, cants and nailers and/or as indicated, shall be pressure preservative treated in accordance with American Wood Preservers Institute Standard No. LP-2. Creosote, oil or similar materials which bleed shall not be used.
- B. Lumber for blocking and furring, located within interior concealed spaces shall be non-combustible. Treatment shall be equal to "Flame-Proof" by Osmose Wood Preservative; "Non-Con" by Koppers or approved equal. Lumber shall be UL certification marked.

2.6 Fastening Devices

Nails, screws, bolts, anchors, washers, clips, shields, power actuated devices and other rough hardware shall be of the sizes and types indicated on the drawings or as required to adequately anchor all members. Anchors for nailing strips and blocking shall have nuts and washers countersunk and bolts cut off flush with the top of the wood nailer.

2.7 Cabinet Hardware - Contractor shall furnish hardware equal to that as manufactured by Stanley, as hereinafter specified. All hardware to have finish to match room hardware.

Flush Doors # 1584

Lipped Doors # 1585

Drawer Guides - Grant # 300; Catches # 41

Adjustable Shelf Standards - Knap & Vogt # 255 with # 256 shelf supports.

Pull Handles # 4484 with # 4487 Bases, yellow or white metal to match room hardware color.

2.8 Temporary Closures

Provide batten doors with locks at all exterior openings. Appropriate protection against weather and danger of life shall be maintained throughout the job.

3.0 - EXECUTION

3.1 Installation

- A. All work shall be installed plumb and true, and secured in place with proper fastenings so as to make rigid and firm.
- B. The work of this section shall be performed in the best practice relating to the trade so as to carry out the intent of the drawings and to properly accommodate the work of all trades.
- C. Cut ends or faces of all treated wood shall be brushed treated with preservative.

END OF SECTION

## GYPSUM DRYWALL & LIGHT GAUGE METAL STUD SYSTEM - SECTION 09260

### 1.0 - GENERAL

- 1.1 Scope  
The work of this section consists of the furnishing and erection of all metal studs and gypsum wall board, finished ready for field decoration.
- 1.2 Submittals
  - A. Submit manufacturer data, samples and shop drawings.
- 1.3 Applicable Standards  
Current editions or revisions of Federal and ASTM standards shall apply unless specifically noted otherwise.
- 1.4 Delivery and Storage  
All materials shall be delivered to the job in original unopened containers or bundles and stored in a place protected from the elements and damage.

### 2.0 - PRODUCTS

- 2.1 Materials
  - A. Interior wall metal studs shall be cold rolled "Cee" design 25-gauge steel, prepared to receive self-drill, self-tapping screw fasteners. Metal studs web shall be punched to facilitate work of other crafts. At interior wall with plumbing, provide metal stud framing wide enough to fully conceal plumbing work.
  - B. Exterior wall metal studs shall be 3-5/8" 20-gauge metal studs and runners, welded system, unless noted otherwise. At all areas to receive masonry veneer, use 18-gauge metal studs and runners.
  - C. Track shall be of proper dimension to receive metal studs and provide a close friction fit.
  - D. Metal studs and track shall be hot-dipped galvanized.
  - E. Wall board shall be a mill fabricated gypsum board consisting of a core of processed gypsum rock encased in a heavy mineral finished paper on the face side and a strong liner paper on the back side. The face paper shall be folded around the long edges to reinforce and protect the core and the ends shall be square cut and smooth finish. Thickness shall be as indicated on the Drawings but not less than 5/8".
  - F. Fire resistant wall board shall be a board having a specifically formulated core which shall meet Underwriter's Laboratory tests for a one-hour fire resistant rating. Material shall be equal to USG Sheetrock® Brand Ultralight Panels Fire code® X as manufactured by U.S. Gypsum, Fire-Shield® LITE® as manufactured by National Gypsum, Fireguard® by Georgia-Pacific.
  - G. Moisture- and Mold-resistant, Fire-resistant Gypsum Core shall be 5/8" thick Fire code equal to SHEETROCK® brand MOLD TOUGH™ FIRECODE® .

Provide at all walls subject to moisture and/or at walls behind drinking fountains, sinks, lavatories, urinals, water closets, and all other plumbing fixtures where drywall is indicated.

- H. For High Impact Areas as indicated provide USG Sheetrock® Brand Mold Tough® VHI Firecode® X Panels or pre-approved equal that meets testing requirements for High Impact. The main ASTM standard for abuse classification is **ASTM C1629** which specifies the levels of performance. Annex A1 describes test methods for testing products for Hard Body Impact Resistance.

**ASTM C1629** makes reference to three other test methods for abuse resistance: **ASTM E695** for Soft Body Impact, **ASTM D4977** for Abrasion resistance, **ASTM D 5420** for Indentation Resistance.

- I. Runner channels shall be hot-rolled or cold-rolled steel and shall be galvanized or given a coat of rust-inhibitive paint. Runner channels shall be one and one-half inches (1-1/2") with flange approximately one-half inch (1/2") deep, spaced not over forty-eight inches (48") on centers. Hot Rolled Channel shall weigh not less than 850 pounds per 1,000 lineal feet; cold rolled channel shall weigh not less than 475 pounds per 1,000 feet.
- J. Fasteners shall be flat, countersunk head drywall screws, USG Type S or as approved, or annular nails for use with nailer bars or for wood.
- K. Trim shall be hot dip galvanized steel, corner bead, casing, and expansion strips.
- L. Joint tape shall be a heavy perforated cross fibered reinforced paper.
- M. Joint cement shall be a bedding and finishing cement especially prepared for use with reinforcing joint tape.
- N. Metal accessories shall be provided at all exterior corners, where a horizontal surface abuts a vertical surface or where an exposed edge of the wallboard abuts metal. Material shall be as manufactured by or as recommended by the manufacturer of the wall board used.
- O. Control joints shall be provided at all corners, intersections, ceilings, etc., subject to movement. Install control joints in areas as recommended by manufacturer and/or as indicated on drawings.

## 2.2 Auxiliary Materials

- A. Laminating Adhesive: Adhesive or joint compound recommended for directly adhering gypsum panels to continuous substrate.

## 3.0 - EXECUTION

- 3.1 A. Floor and ceiling tracks aligned accurately according to partitions layout and anchored securely into structural floor and overhead structure at maximum of 16" o.c. All walls shall extend to underside of deck above.
- B. Studs spaced not greater than 16" o.c. for gypsum board, anchored securely to floor and ceiling tracks. Set studs approximately 2" from abutting partitions or walls at corners, openings and ends of partitions. Anchor door bucks to adjacent studs.
- C. Partitions shall be rigid, sound and plumb with all necessary metal trim, clips and accessories for a complete installation.
- D. Gypsum board shall be applied in single layer or multiple layers as indicated on the Drawings by screw application to metal studs with joints taped and filled with

manufacturer's recommended joint compound.

- E. Application of gypsum board and joint finishing shall not begin under cold or damp conditions. The temperature shall be a minimum of 35° before work is begun and shall be maintained at this level or above until the joint cement is set dry and hard. Adequate ventilation shall be provided at all times.
- F. Installation shall be in full accord with the recommendations of the manufacturer. Workmanship shall be by competent workmen experienced in the installation of wall board and all work shall be done in accordance with the best practices of the trade to give a smooth, straight, aligned surface which is ready for the finish.
- G. Apply metal trim at exposed edges.
- H. Neatly cut all openings so that they may be covered by plates and escutcheons.
- I. Vertical Furring - All vertical furring in ceiling shall be of 5/8" fire rated gypsum board on metal framing. DO NOT furr with acoustical panels.

### 3.2 Drywall Finish

- A. Temperature and Humidity Conditions  
Do not install joint treatment compounds unless installation areas comply with the minimum temperature and ventilation requirements recommended by the manufacturer and conditions are acceptable to the installer.
- B. Finish exposed drywall surfaces with joints, corners, and exposed edges reinforced or trimmed as specified, and with all joints, fastener heads, trim accessory flanges and surface defects filled with joint compound in accordance with manufacturer's recommendation for a smooth, flush surface. Drywall finishing work will not be considered acceptable if corners or edges do not form true, level or plumb lines, or if joints, fastener heads, flanges of trim accessories or defects are visible after application of field-applied decoration.
  - 1. Refer to ASTM 6840 for guidelines for acceptable levels of finish.
    - a. Finish Level shall be no less than Level 3 for all exposed Gypsum Board.
- C. Joint and Corner Reinforcing
  - 1. Use joint tape to reinforce joints formed by tapered edges or butt ends of drywall units and at interior corners and angles. Set tape in joint compound then apply skim coat over tape in one application.
  - 2. Where open spaces of more than 1/16" width occur between abutting drywall units (except at control joints), prefill joints with joint compound and allow prefill to dry before application of joint tape.
  - 3. Provide control joints as recommended by manufacturer.
- D. Reinforce external corners of drywall work with specified type of corner bead.  
  
Securely fasten metal corner beads as recommended by the manufacturer. Do not use fasteners which cannot be fully concealed by joint compound fill applied over flanges.
- E. Edge Trimming  
Provide specified type of metal casing bead trim. Install in single unjointed lengths unless run exceeds longest available stock length. Miter corners of semi-finished type trim. Coordinate installation of trim continuously with drywall installation.

F. Application of Joint Compounds

Use only compatible compounds from one manufacturer. After mixing, do not use joint compounds if recommended pot-life time has expired. Allow drying time between applications of joint compound in accordance with manufacturer's recommendations for the relative humidity and temperature levels at the time of application. In no case, allow less than 24 hours drying time between application to joint compound. Apply not less than 3 separate coats of joint compound over joints, fastener heads, and metal flanges. Joint compound treatment is not required at non-fire rated walls above suspended ceiling where partitions/walls are shown or specified to extend to structural deck or ceiling above suspended ceiling.

G. REVEALS

Provide 1" reveals equal to Fry Reglet drywall reveals Product # DRM-50-100. Reveals shall be painted to match adjacent drywall.

H. LEVELS OF FINISH. The following levels of finish are established as a guide for specific final decoration. The minimum requirements for each level shall be as described herein

1. Level 4:

All joints and interior angles shall have tape embedded in joint compound and shall be immediately wiped with a joint knife leaving a thin coating of joint compound over all joints and interior angles. Two separate coats of joint compound shall be applied over all flat joints and one separate coat of joint compound shall be applied over interior angles. Fastener heads and accessories shall be covered with three separate coats of joint compound. All joint compound shall be smooth and free of tool marks and ridges. Note: It is recommended that the prepared surface be coated with a drywall primer prior to the application of final finishes. See painting/wallcovering specification in this regard.

END OF SECTION

1.0 - GENERAL

1.1 Related Documents

Drawings and general conditions of Contract, including General and Supplementary Conditions and Division-1 Specification sections apply to work of this section.

1.2 Summary

A. Section Includes:

1. Acoustical ceiling panels.
2. Exposed grid suspension system.
3. Wire hangers, fasteners, main runners, cross tees, and wall angle moldings.

B. Related Sections:

1. Section 09260 - Gypsum Board
2. Section 09910 - Painting
3. Division 15 Sections - Mechanical Work
4. Division 16 Sections - Electrical Work

C. Substitutions:

1. Prior Approval: Unless otherwise provided for in the Contract documents, proposed product substitutions may be submitted no later than TEN (10) working days prior to the date established for receipt of bids. Acceptability of a proposed substitution is contingent upon the Architect's review of the proposal for acceptability and approved products will be set forth by the Addenda. If included in a Bid are substitute products which have not been approved by Addenda, the specified products shall be provided without additional compensation.
2. Submittals which do not provide adequate data for the product evaluation will not be considered. The proposed substitution must meet all requirements of this section, including but not necessarily limited to, the following: Single source materials suppliers (if specified in Section 1.5); Underwriters' Laboratories Classified Acoustical performance; Panel design, size, composition, color, and finish; Suspension system component profiles and sizes; Compliance with the referenced standards.  
*See Section 01360 – Product Substitution for submittal process information and Product Substitution Form.*

1.3 References

A. American Society for Testing and Materials (ASTM):

1. ASTM A 1008 Standard Specification for Steel, Sheet, Cold Rolled, Carbon, Structural, High-Strength Low-Alloy and High-Strength Low-Alloy with Improved Formability.
2. ASTM A 641 Standard Specification for Zinc-Coated (Galvanized) Carbon Steel Wire.
3. ASTM A 653 Standard Specification for Steel Sheet, Zinc-Coated (Galvanized) by the Hot-Dip Process.
4. ASTM C 423 Sound Absorption and Sound Absorption Coefficients by the Reverberation Room Method.
5. ASTM C 635 Standard Specification for Metal Suspension Systems for Acoustical Tile and Lay-in Panel Ceilings.

6. ASTM C 636 Recommended Practice for Installation of Metal Ceiling Suspension Systems for Acoustical Tile and Lay-in Panels.
  7. ASTM E 84 Standard Test Method for Surface Burning Characteristics of Building Materials.
  8. ASTM E 1414 Standard Test Method for Airborne Sound Attenuation Between Rooms Sharing a Common Ceiling Plenum.
  9. ASTM E 1111 Standard Test Method for Measuring the Interzone Attenuation of Ceilings Systems.
  10. ASTM E 1264 Classification for Acoustical Ceiling Products.
  11. ASTM E 1477 Standard Test Method for Luminous Reflectance Factor of Acoustical Materials by Use of Integrating-Sphere Reflectometers.
  12. ASTM D 3273 Standard Test Method for Resistance to Growth of Mold on the Surface of Interior Coatings in an Environmental Chamber.
  13. ASTM E 119 Standard Test Methods for Fire Tests of Building Construction and Material.
- B. ASHRAE Standard 62.1-2004, "Ventilation for Acceptable Indoor Air Quality"

#### 1.4 Submittals

- A. Product Data: Submit manufacturer's technical data for each type of acoustical ceiling unit and suspension system required.
- B. Samples: Minimum 6 inch x 6 inch samples of specified acoustical panel; 8 inch long samples of exposed wall molding and suspension system, including main runner and 4 foot cross tees.
- C. Shop Drawings: Layout and details of acoustical ceilings. Show locations of items which are to be coordinated with, or supported by the ceilings.
- D. Certifications: Manufacturer's certifications that products comply with specified requirements, including laboratory reports showing compliance with specified tests and standards. For acoustical performance, each carton of material must carry an approved independent laboratory classification of NRC, CAC, and AC.
- E. If the material supplied by the acoustical subcontractor does not have an Underwriter's Laboratory classification of acoustical performance on every carton, subcontractor shall be required to send material from every production run appearing on the job to an independent or NVLAP approved laboratory for testing, at the architect's or owner's discretion. All products not conforming to manufacturer's current published values must be removed, disposed of and replaced with complying product at the expense of the Contractor performing the work.

#### 1.5 Quality Assurance

- A. Single-Source Responsibility: Provide acoustical panel units and grid components by a single manufacturer.
- B. Fire Performance Characteristics: Identify acoustical ceiling components with appropriate markings of applicable testing and inspecting organization.
  1. Surface Burning Characteristics: As follows, tested per ASTM E 84 and complying with ASTM E 1264 for Class A products.
    - a. Flame Spread: 25 or less
    - b. Smoke Developed: 50 or less

2. Fire Resistance Ratings: As indicated by reference to design designations in UL Fire Resistance Directory, for types of assemblies in which acoustical ceilings function as a fire protective membrane and tested per ASTM E 119.
          - a. Protect lighting fixtures and air ducts to comply with requirements indicated for rated assembly.
      - C. Handle acoustical ceiling units carefully to avoid chipping edges or damaged units in any way.
- 1.6 Delivery, Storage, and Handling
  - A. Deliver acoustical ceiling units to project site in original, unopened packages and store them in a fully enclosed space where they will be protected against damage from moisture, direct sunlight, surface contamination, and other causes.
  - B. Before installing acoustical ceiling units, permit them to reach room temperature and a stabilized moisture content.
  - C. Handle acoustical ceiling units carefully to avoid chipping edges or damaged units in any way.
- 1.7 Project Conditions
  - A. Space Enclosure:

All ceiling products and suspension systems must be installed and maintained in accordance with Armstrong written installation instructions for that product in effect at the time of installation and best industry practice. Prior to and after installation, the ceiling product must be kept clean and dry, in an environment that is between 32°F (0°C) and 120°F (49°C) and not subject to Abnormal Conditions within the space or with interfacing construction such as walls or soffits. Abnormal conditions include exposure to chemical fumes, vibrations, moisture, excessive humidity, or excessive dirt or dust buildup.

HumiGuard Plus Ceilings: Installation of the products shall be carried out where the temperature is between 32°F (0° C) and 120°F (49° C). It is not necessary for the area to be enclosed or for HVAC systems to be functioning. All wet work (plastering, concrete, etc) must be complete and dry. The ceilings must be maintained to avoid excessive dirt or dust buildup that would provide a medium for microbial growth on ceiling panels. Microbial protection does not extend beyond the treated surface as received from the factory, and does not protect other materials that contact the treated surface such as supported insulation materials.
- 1.8 Warranty
  - A. Acoustical Panel: Submit a written warranty executed by the manufacturer, agreeing to repair or replace acoustical panels that fail within the warranty period. Failures include, but are not limited to:
    1. Acoustical Panels: Sagging and warping as a result of defects in materials or factory workmanship.
    2. Grid System: Rusting and manufacturer's defects
    3. Acoustical Panels with BioBlock Plus or designated as inherently resistive to the growth of micro-organisms installed with Armstrong suspension systems: Visible sag and will resist the growth of mold/mildew and gram positive and gram negative odor and stain causing bacteria.
  - B. Warranty Period Humiguard:

1. Acoustical panels and grid systems with HumiGuard Plus or HumiGuard Max performance supplied by one source manufacturer is thirty (30) years from date of substantial completion.
- C. The Warranty shall not deprive the Owner of other rights the Owner may have under other provisions of the Contract Documents and will be in addition to and run concurrent with other warranties made by the Contractor under the requirements of the Contract Documents.

#### 1.9 Maintenance

- A. Extra Materials: Deliver extra materials to Owner. Furnish extra materials described below that match products installed. Packaged with protective covering for storage and identified with appropriate labels.
1. Acoustical Ceiling Units: Furnish quality of full-size units equal to 5.0 percent of amount installed.
  2. Exposed Suspension System Components: Furnish quantity of each exposed suspension component equal to 2.0 percent of amount installed.

### 2.0 - PRODUCTS

#### 2.1 Manufacturers

- A. Ceiling Panels:  
Armstrong World Industries, Inc. USG or pre-approved equal.

#### 2.2 Acoustical Ceiling Units

- A. Acoustical Panels Type L1 (without fire guard): Product:  
Fine Fissured, 1728
1. Surface Texture: Medium
  2. Composition: Mineral Fiber
  3. Color: White
  4. Size: 24in X 24in X 5/8in
  5. Edge Profile: Square Lay-In for interface with Prelude XL 15/16" Exposed Tee.
  6. Noise Reduction Coefficient (NRC): ASTM C 423; Classified with UL label on product carton, 0.55.
  7. Ceiling Attenuation Class (CAC): ASTM C 1414; Classified with UL label on product carton, 35
  8. Emissions Testing: < 13.5 ppb of formaldehyde when used under typical conditions required by ASHRAE Standard 62.1- 2007, "Ventilation for Acceptable Indoor Air Quality"
  9. Flame Spread: ASTM E 1264;
  10. Light Reflectance (LR): ASTM E 1477; White Panel: Light Reflectance: 0.85.
  11. Dimensional Stability: HumiGuard Plus - Temperature is between 32°F (0° C) and 120°F (49° C). It is not necessary for the area to be enclosed or for HVAC systems to be functioning. All wet work (plastering, concrete, etc) must be complete and dry.
  12. Antimicrobial Protection: BioBlock Plus - Resistance against the growth of mold/mildew and gram positive and gram negative odor and stain causing bacteria.

## 2.4 Suspension Systems (WITHOUT FIRE GUARD CEILING TILES)

- A. Components: All main beams and cross tees shall be commercial quality hot-dipped galvanized aluminum as per ASTM A 653. Main beams and cross tees are double-web steel construction with type exposed flange design. Exposed surfaces chemically cleansed, capping pre-finished galvanized aluminum in baked polyester paint. Main beams and cross tees shall have rotary stitching (exception: extruded aluminum or stainless steel).
  - 1. Structural Classification: ASTM C 635 HD.
  - 2. Color: White and match the actual color of the selected ceiling tile, unless noted otherwise.
  - 3. Acceptable Product: Prelude XL 15/16" Exposed Tee as manufactured by Armstrong World Industries, Inc.
- B. Attachment Devices: Size for five times design load indicated in ASTM C 635, Table 1, Direct Hung unless otherwise indicated.
- C. Wire for Hangers and Ties: ASTM A 641, Class 1 zinc coating, soft temper, pre-stretched, with a yield stress load of at least three times design load, but not less than 12 gauge.
- D. Edge Moldings and Trim: Metal or extruded aluminum of types and profiles indicated or, if not indicated, manufacturer's standard moldings for edges and penetrations, including light fixtures, that fit type of edge detail and suspension system indicated. Provide moldings with exposed flange of the same width as exposed runner.

## 3.0 - EXECUTION

### 3.1 Examination of Adjoining Work

Do not proceed with installation until all wet work or work that has become wet such as concrete, CMU, terrazzo, plastering and painting has been completed and thoroughly dried out.

### 3.2 Preparation

- A. Measure each ceiling area and establish layout of acoustical units to balance border widths at opposite edges of each ceiling. Avoid use of less than half width units at borders, and comply with reflected ceiling plans. Coordinate panel layout with mechanical and electrical fixtures.
- B. Coordination: Furnish layouts for preset inserts, clips, and other ceiling anchors whose installation is specified in other sections.
  - 1. Furnish concrete inserts and similar devices to other trades for installation well in advance of time needed for coordination of other work.

### 3.3 Installation

- A. Install suspension system and panels in accordance with the manufacturer's instructions, and in compliance with ASTM C 636 and with the authorities having jurisdiction.
- B. Suspend main beam from overhead construction with hanger wires spaced 4'-0" on center along the length of the main runner. Install hanger wires plumb and straight.

Main beams are to be supported with hanger wires within 8" of vertical surface terminations.

- C. Install wall moldings at intersection of suspended ceiling and vertical surfaces. Miter corners where wall moldings intersect or install corner caps.
- D. Vertical Wall or soffit surfaces intended to be paint finished shall receive the first coat of primer or block fill prior to installation of wall moulding.
- E. For reveal edge panels: Cut and reveal or rabbet edges of ceiling panels at border areas and vertical surfaces.
- F. Install acoustical panels in coordination with suspended system, with edges resting on flanges of main runner and cross tees. Cut and fit panels neatly against abutting surfaces. Support edges by wall moldings.

#### 3.4 Adjusting and Cleaning

- A. Replace damaged and broken panels.
- B. Clean exposed surfaces of acoustical ceilings, including trim, edge moldings, and suspension members. Comply with manufacturer's instructions for cleaning and touch up of minor finish damage.
- C. Ceiling Touch-Up Paint, (Item #5760, 8oz. bottles) (Item #5761, quart size cans), "global white" latex paint should be used to hide minor scratches and nicks in the surface and to cover field tegularized edges that are exposed to view.
- D. Remove and replace work that cannot be successfully cleaned and repaired to permanently eliminate evidence of damage.

END OF SECTION

1.0 - GENERAL

1.1 Scope

A. Work under this Section consists of furnishing all labor, materials, equipment, supervision, and related items required for refinishing existing stage wood flooring as indicated on the Drawings.

B. Work includes, but is not limited to:

1. Examination and documentation of existing flooring conditions.
2. Removal of existing coatings and contaminants.
3. Resetting loose flooring and fasteners.
4. Replacement of damaged or deteriorated flooring boards where indicated or approved.
5. Filling minor cracks, nail holes, and surface imperfections.
6. Sanding existing flooring to a smooth, uniform surface.
7. Application of stain where indicated.
8. Application of compatible sealer and finish coats.
9. Refinishing of exposed wood flooring at removable floor panels, traps, access panels, and similar stage components.
10. Protection of completed flooring during curing and until final acceptance.

C. Existing stage flooring shall remain unless otherwise indicated. Do not remove flooring except where replacement of damaged material is authorized by the Architect.

D. Coordinate work with stage equipment, orchestra-pit covers, floor pockets, traps, rigging components, removable platforms, and other items that penetrate or bear on the stage flooring.

1.2 A. Quality Assurance

1. Refinishing Contractor Qualifications: Contractor shall have documented experience in commercial wood-floor sanding and refinishing, including not fewer than three projects of similar size and scope.
2. Perform sanding and finishing in accordance with the applicable recommendations of the National Wood Flooring Association and the finish manufacturer's written instructions.
3. Use stain, sealer, finish, filler, cleaner, and related materials that are mutually compatible and recommended for use as a complete system.
4. Engage personnel experienced in working around stage floor pockets, traps, removable panels, orchestra-pit covers, and other stage-related components.
5. Provide a field sample measuring approximately 4 by 4 feet at a location selected by the Architect. Demonstrate the proposed sanding, repair, color, sheen, and finish system. Do not proceed until the sample is accepted.

B. Installer Qualifications

Flooring contractor shall be a firm experienced in the flooring field and approved by the manufacturer.

C. Submit three (3) copies of WSFI Recommendations for the correct preparation, finishing and testing of concrete subfloor surfaces to received wood flooring.

### 1.3 Submittals

- A. Manufacturers' Products Data - Submit manufacturer's current product data for each of the following:
  - 1. Wood filler and repair materials.
  - 2. Stain, if specified.
  - 3. Sealer.
  - 4. Finish coats.
  - 5. Cleaning and maintenance products.
- B. Submit Safety Data Sheets for each field-applied product.
- C. Submit the proposed sanding and refinishing procedure, including:
  - 1. Sanding equipment and abrasive sequence.
  - 2. Proposed method for controlling dust.
  - 3. Number and type of sealer and finish coats.
  - 4. Manufacturer's published coverage rates.
  - 5. Drying and curing periods.
  - 6. Anticipated date the floor may be returned to service.
- D. Submit a written existing-condition report identifying:
  - 1. Loose, split, cracked, cupped, crowned, or deteriorated boards.
  - 2. Protruding or loose fasteners.
  - 3. Water stains or evidence of moisture damage.
  - 4. Existing coatings, waxes, oils, silicone, or other possible contaminants.
  - 5. Areas requiring board replacement.
  - 6. Areas that may not be suitable for sanding or refinishing.
- E. Samples: Submit stain and finish samples on wood of the same species as the existing flooring, where available.
- F. Maintenance Literature - Submit three (3) copies of "WSFI Care and Preservation of Your Wood Floors."
- G. Certification - Suppliers shall submit certificates attesting that the materials furnished will meet specifications for grade, quality, dryness and treatment, if required.

### 1.4 Delivery, Storage and Handling

- A. Deliver materials in original, unopened containers bearing the manufacturer's product name, batch number, and application instructions.
- B. Store finishing materials within the temperature range required by the manufacturer. Protect materials from freezing, excessive heat, moisture, and contamination.
- C. Store replacement flooring in the space where it will be installed and acclimate it in accordance with applicable NWFA recommendations.
- D. Do not use materials that have exceeded the manufacturer's published shelf life.

### 1.5 Job Conditions - Sequence

- A. Maintain the building at not less than 65 degrees F and within the temperature and relative-humidity limits required by the finish manufacturer.

B. Maintain stable environmental conditions before, during, and after sanding and finishing operations.

C. Provide adequate ventilation during application, drying, and curing. Prevent airflow from depositing dust or debris on wet finishes.

D. Protect smoke detectors, theatrical equipment, draperies, seating, walls, doors, stage equipment, HVAC systems, and adjacent surfaces from sanding dust and finish materials. Coordinate temporary protection of life-safety equipment with the Owner.

E. Prevent unauthorized access to the stage during sanding, application, drying, and curing.

F. Do not begin work until wet construction, overhead work, painting, and other dust-producing activities are complete.

#### 1.6 Guarantee

A. Provide a written warranty covering defects in materials and workmanship for one year from the date of Substantial Completion.

B. Warranty shall include correction of peeling, flaking, delamination, abnormal loss of adhesion, and other failures resulting from improper preparation or application.

C. Warranty does not cover damage caused by water intrusion, improper maintenance, movement of stage equipment, abuse, or use of cleaning products not approved by the finish manufacturer.

### 2.0 - PRODUCTS

#### 2.1 Materials

A. Existing flooring is to remain and be refinished except where replacement is indicated or authorized.

B. Contractor shall verify the existing wood species, flooring thickness, construction, existing finish, and suitability for sanding before beginning work.

C. Notify the Architect if the existing flooring does not have sufficient thickness remaining for the proposed sanding operation.

D. Perimeter Base - 3" x 4" ventilating type, black color (if needing to be replaced)

#### 2.2 Replacement Flooring

A. Provide replacement flooring where existing boards are damaged beyond repair.

B. Match existing flooring in:

1. Wood species.
2. Grade.
3. Width and thickness.
4. Tongue-and-groove profile.
5. Grain and cut.
6. Moisture content.

7. Installation and fastening method.

C. Weave replacement boards into the existing floor. Do not create a continuous rectangular patch unless approved by the Architect.

D. Replacement flooring shall be sufficiently dry and acclimated before installation.

### 2.3 Repair materials

A. Wood Filler: Commercial wood-floor filler recommended by the finish manufacturer and compatible with the existing wood species, stain, and finish.

B. Fasteners: Type and size appropriate for the existing flooring and subfloor construction. Conceal fasteners where possible.

C. Adhesives: Use only where compatible with the existing floor assembly and approved for the intended application.

D. Do not fill intentional expansion spaces or joints required for floor movement.

### 2.4 Finish System

A. Provide a complete commercial wood-floor finishing system suitable for stage flooring and the anticipated level of traffic.

B. Provide stain, sealer, finish, filler, and related materials from one manufacturer unless written compatibility is submitted.

C. Finish shall be:

1. Suitable for application over the existing wood species.
2. Resistant to abrasion, scuffing, and routine cleaning.
3. Suitable for commercial foot traffic and movement of stage equipment.
4. Repairable and recoatable using the manufacturer's standard procedures.
5. Compliant with applicable VOC requirements.

D. Finish Sheen: **Satin** unless otherwise indicated or selected by the Architect from the manufacturer's standard range.

E. Apply the manufacturer's recommended sealer and not fewer than two finish coats unless the approved system requires more.

F. Do not use wax, paste wax, silicone-containing products, or finishes requiring wax maintenance.

### 2.5 Optional stain

Wood Stain

A. Provide penetrating wood-floor stain where indicated.

B. Color: As selected by the Architect from the manufacturer's full range.

C. Verify color on the approved field sample.

D. Do not apply stain until the existing wood species, previous finish penetration, repairs,

and replacement boards have been evaluated for uniform appearance.

### 3.0 - EXECUTION

#### 3.1 Inspection

- A. Examine the existing stage floor and verify that conditions are suitable for refinishing.
- B. Identify and document:
  - 1. Loose or damaged boards.
  - 2. Loose or protruding fasteners.
  - 3. Excessive movement or deflection.
  - 4. Open joints and damaged edges.
  - 5. Water damage or elevated moisture.
  - 6. Existing fillers and patches.
  - 7. Paint, tape adhesive, wax, oils, silicone, or other contaminants.
  - 8. Damage around traps, floor pockets, orchestra-pit covers, and removable panels.
- C. Conduct adhesion and compatibility testing before applying a new finish over any remaining existing coating.
- D. Do not proceed until conditions affecting the work have been corrected or accepted by the Architect.

#### 3.2 Preparation and Repairs

- A. Remove temporary tape, adhesive residue, nails, screws, staples, paint buildup, chewing gum, and other surface contaminants.
- B. Reset protruding fasteners below the finished surface without damaging surrounding flooring.
- C. Secure loose boards using concealed fastening methods where practicable.
- D. Replace boards that are split, broken, excessively worn, deteriorated, or otherwise unsuitable for refinishing.
- E. Repair flooring around stage-floor pockets, traps, removable panels, and access covers while maintaining their proper operation and required clearances.
- F. Fill minor cracks, holes, and surface imperfections using compatible wood-floor filler.
- G. Do not obstruct expansion joints or movement spaces.

#### 3.3 Sanding

- A. Sand the existing flooring to remove existing coatings, scratches, surface discoloration, and minor irregularities.
- B. Use a progressive sequence of abrasives appropriate for the existing wood species, floor condition, and selected finish system.
- C. Perform final sanding in the direction of the wood grain wherever practicable.
- D. Sand edges, corners, flooring around stage pockets, and other areas inaccessible to floor machines to match the surrounding surface.

E. Do not over-sand or dish flooring at board edges, floor pockets, traps, thresholds, or perimeter conditions.

F. Completed sanding shall provide a smooth, uniformly abraded surface free from:

1. Existing coating.
2. Machine marks.
3. Chatter.
4. Swirl marks.
5. Gouges.
6. Visible sanding scratches.
7. Dust and debris.

G. Vacuum the floor, wall bases, stage pockets, joints, and adjacent surfaces using commercial dust-extraction equipment.

### 3.4 Finish Application

A. Apply stain, where indicated, in accordance with the approved field sample.

B. Apply sealer and finish coats in accordance with the manufacturer's published instructions.

C. Apply materials at the manufacturer's recommended coverage rate. Do not excessively thin or overapply materials.

D. Allow each coat to dry for the period required by the manufacturer.

E. Abrade between coats where required. Vacuum and tack the surface before applying succeeding coats.

F. Maintain a wet edge and apply materials uniformly.

G. Extend finish over exposed edges and surfaces of removable stage-floor panels where required to provide a uniform appearance, without bonding operable components together.

H. Completed flooring shall be uniform in color, sheen, coverage, and texture and free from:

1. Lap marks.
2. Applicator marks.
3. Bubbles.
4. Pinholes.
5. Fisheyes.
6. Dust or debris.
7. Runs or sags.
8. Visible sanding scratches.
9. Uneven sheen.

J. Install vent cove base (should it be replaced) anchored to walls with base cement or screws and anchors. Use pre-molded outside corners and neatly mitered inside corners.

### 3.5 Stage Equipment Coordination

A. Protect and maintain operation of floor pockets, traps, orchestra-pit covers, removable panels, anchorage points, tracks, and other stage components.

- B. Prevent finish materials from entering receptacles, connectors, floor pockets, mechanical components, hinges, or locking devices.
- C. Remove protective masking after application without damaging the new finish.
- D. Verify that movable and removable components operate freely after the finish has cured.
- E. Coordinate placement of rolling stage equipment, pianos, lifts, platforms, and scenery carts with the finish manufacturer's required cure period.

### 3.6 Curing and Protection

- A. Prevent foot traffic until the finish manufacturer's minimum light-traffic cure period has elapsed.
- B. Prevent rolling loads, stage equipment, scenery, pianos, lifts, and heavy traffic until the finish has cured sufficiently for such use.
- C. Do not install rugs, mats, taped coverings, or nonbreathable protection until the finish manufacturer permits.
- D. Do not apply adhesive tape directly to the refinished floor.
- E. Maintain required temperature, humidity, and ventilation throughout the curing period.
- F. Replace or refinish damaged areas to the nearest natural flooring break when directed by the Architect.

### 3.7 Cleaning and Maintenance

- A. Remove dust, debris, containers, masking, and protection upon completion.
- B. Clean completed flooring using only products and procedures approved by the finish manufacturer.
- C. Provide the Owner with written instructions covering:
  - 1. Initial cure period.
  - 2. Approved cleaners.
  - 3. Routine cleaning procedures.
  - 4. Prohibited cleaning chemicals.
  - 5. Methods for removing tape residue and scuff marks.
  - 6. Periodic screening and recoating.
  - 7. Movement of pianos, scenery, lifts, and other heavy equipment.
- D. Do not use wax, oil soap, silicone-based cleaners, or other products that could interfere with future recoating.

END OF SECTION



## RESILIENT RUBBER BASE AND ACCESSORIES- SECTION 09653

### 1.0 - GENERAL

#### 1.1 Related Documents

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.
- B. The Construction Waste Management plan prepared by the Construction Manager for coordination of waste material recycling is hereby incorporated by the reference as requirement of this section. Work under this section shall conform to the provisions outlined in the Plan and shall conform with the local recycling Standards to provide a coordinated effort to maximize reuse of waste materials.

#### 1.2 Submittals

- A. Submit for the approval of the Architect samples of each color and type of material. Mark each sample with the manufacturer's name, type material, pattern, color, catalog number, thickness, name of contractor, and name of project.

#### 1.3 Delivery and Storage

- A. Deliver materials to site in manufacturer's original, unopened containers clearly marked with manufacturer's brand name, color, and pattern numbers, and production run color code. Care shall be taken to prevent damage and freezing during delivery, handling, and storage.
- B. Store materials at site for at least 24 hours before installation.
- C. Maintain temperature of spaces where materials are stored and are to be installed at not less than 60° for at least 24 hours before installation. Thereafter, maintain a minimum temperature of 60°F.

### 2.0 - PRODUCTS

#### 2.1 General

- A. Materials shall be uniform in thickness and size with accurately cut edges. No seconds, off-goods, or remnants will be allowed.
- B. Colors shall be uniform throughout.
- C. Materials within each area shall be from one production run as indicated by cartons bearing the same manufacturer's color code.
- D. Interior finish materials shall comply with flame spread limitations and smoke production limitations as follows. Tests shall be performed by an independent testing laboratory.

|                    |                  |                        |
|--------------------|------------------|------------------------|
| Walls and Ceilings | Flame Spread     | 25 or less ASTM E-84.  |
|                    | Smoke Production | 350 or less ASTM E-84. |
| Floors             | Flame Spread     | 75 or less ASTM E-84.  |
|                    | Smoke Production | 350 or less ASTM E-84. |

#### 2.2 Manufacturers

- A. Rubber Base Manufacturers
  - 1. Tarkett (Basis of Design)
  - 2. Roppe

- 3. Flexco
    - 4. Mannington
  - B. Transition Material Manufacturers:
    - 1. Tarkett
    - 2. Roppe
    - 3. Flexco
    - 4. Mannington
  - C. Requests for substitution shall be considered in accordance with provision of Section 01360 and received by Architect at least 10 days prior to bid.
- 2.3 Wall Base Materials
  - A. Rubber Base shall be 4" high x running length. Rubber base shall be Johnsonite, Roppe or approved equal. Base type and color as specified on Finish Legend.
  - B. Adhesives, including primer, shall be as manufactured or recommended by the manufacturer of the materials used.
  - C. Outside corners are to be mitered. V-cut back of base strip to two thirds of its thickness and fold. Use Tool # 532 cove base groover gunlach or equal. Inside corners are to be mitered.  
  
**4' lengths or less and pre-mitered corners are not acceptable**
  - D. Provide caulk to fill in at bullnose corners.
- 2.4 Floor Transition Materials
  - A. Provide transition strips tapered to meet abutting materials on drawings.
- 2.5 Adhesives:
  - A. Wall Base Adhesives shall be as manufactured or recommended by the manufacturer of the materials used. Provide epoxy at "wet areas".
    - 1. Wall Base Adhesives
      - a. Tarkett/Johnsonite 960 Wall Base Adhesive for porous surfaces
      - b. Tarkett/Johnsonite 946 Premium Contact Adhesive for non-porous surfaces
      - c. Tarkett/Johnsonite 965 Flooring and Tread Adhesive
      - d. Tarkett/Johnsonite 996 Two-Part Epoxy Adhesive
      - e. Tarkett/Johnsonite 975 Two-Part Urethane Adhesive
    - 2. Caulk: Color Rite Inc.
  - B. Floor Transitions: Adhesives shall be as manufactured or recommended by the manufacturer of the materials used.

### 3.0 - EXECUTION

- 3.1 Inspection

Surfaces to receive rubber base shall meet the minimum requirements established by the rubber base manufacturer. Examine surfaces and correct defects before starting applications.
- 3.2 Precautions During Installations

- A. Spaces in which rubber base material is being set shall be closed to traffic and to other work until the base is firmly set.
- B. Where solvent-based adhesive is used, safety sparkproof fans shall be provided and operated when natural ventilation is inadequate. Smoking shall be prohibited.

3.3 Installation

- A. Install rubber base materials only after all finishing operations have been completed. Moisture content of concrete slabs, building air temperature and relative humidity must be within limits recommended by rubber base manufacturer.
- B. Mix and apply adhesive in accordance with the manufacturer's instructions. Cover the area evenly and only to the extent which can be covered with rubber base material in the recommended working time of the adhesive.
- C. Base shall be applied in such a manner that the entire under- surface shall be securely bonded in place. Base shall be laid tightly so that each piece is in contact with the adjoining pieces and all joints are in true alignment.
- D. Apply resilient base to permanent walls, cabinets, and fixtures in rooms or areas as specified. Install base in as long lengths as practicable. Press down so that bottom cove edge follows floor. Scribe accurately to abutting materials.

3.4 Adjustments

Inspect and make necessary adjustments after heat is applied continuously in finished areas. Any portion of the rubber base which has not seated in a level plane with surrounding base and all damaged, imperfect, or improperly installed base shall be warmed, carefully removed, and new base of the same color and thickness substituted.

3.5 Cleaning and Waxing

Remove stains from base and clean as required and recommended by manufacturer.

3.6 Surplus Materials

Unused runs and one full carton of materials shall be left at the job and turned over to the Owners.

END OF SECTION

1.0 - GENERAL

1.1 Summary

- A. Section Includes: Luxury Vinyl tile floor coverings.
- B. Cement Based Finishing Underlayment
- C. Related Sections:
  - 1. Division 5 Section: Miscellaneous Metals

1.2 References

- A. ASTM International:
  - 1. ASTM E648 Standard Test Method for Critical Radiant Flux of Floor-Covering Systems Using a Radiant Heat Energy Source.
  - 2. ASTM E662 Standard Test Method for Specific Optical Density of Smoke Generated by Solid Materials.
  - 3. ASTM F710 Standard Practice for Preparing Concrete Floors to Receive Resilient Flooring.
  - 4. ASTM F970 Standard Test Method for Static Load Limit.
  - 5. ASTM F1700 Standard Specification for Solid Vinyl Floor Tile.
- B. National Fire Protection Association (NFPA):
  - 1. NFPA 253 Standard Method of Test for Critical Radiant Flux for Floor Covering Systems Using a Radiant Energy Source.
  - 2. NFPA 258 Research Test Method for Determining Smoke Generation of Solid Materials.

1.3 System Description

- A. Performance Requirements:
  - 1. Fire Performance:
    - a. Critical Radiant Flux (NFPA 253 or ASTM E648): Class 1 (0.45 watts per square centimeter or greater).
    - b. Smoke Density (NFPA 258 or ASTM E662): 450 or less.

1.4 Submittals

- A. General: Submit listed submittals in accordance with Conditions of the Contract and Section 01360 - Submittals
- B. Product Data: Submit product data for specified products.
- C. Samples: Submit selection and verification samples of finishes, colors and textures.

1.5 Quality Assurance

- A. Installer Qualifications: Firm with minimum five years successful experience completing resilient tile installation similar to that required.
- B. Provide types of flooring and accessories supplied by one manufacturer, including leveling and patching compounds, and adhesives.

- C. Materials within each area shall be from one production run as indicated by cartons bearing the same manufacturer's color code.
  - D. Materials shall be uniform in thickness and size with accurately cut edges. No seconds, off-goods, or remnants will be allowed.
  - E. Provide flooring material to meet the following fire test performance criteria as tested by a recognized independent testing laboratory:
    - 1. ASTM E 648 Critical Radiant Flux of 0.45 watts per sq. cm. or greater, Class I.
    - 2. ASTM E 662 (Smoke Generation) Maximum Specific Optical Density of 450 or less.
  - F. Pre-Installation Conference: Conduct meeting at site prior to commencing work related to resilient tile installation.
    - 1. Require attendance of parties directly affecting resilient tile installation.
    - 2. Review site conditions, procedures, and coordination required with related work.
- 1.6 Delivery, Storage & Handling
- A. General: Comply with Division 1 Product Requirements Section.
  - B. Delivery: Deliver materials in manufacturer's original, unopened, undamaged containers with identification labels intact.
  - C. Storage and Protection: Store materials protected from exposure to harmful environmental conditions and at temperature and humidity conditions recommended by the manufacturer.

## 2.0 - PRODUCTS

- 2.1 Cement Based Finish Underlayment
- A. Ardex Feather Finish as approved by Ardex Engineered Cements
    - 1. Self-Drying
    - 2. Waterbased
- 2.2 Vinyl Tile Floor Covering
- A. Manufacturer: Interface
  - B. Other manufacturers seeking approval must submit product information and comply with Section 01360 - Product Substitution. Information must be received by Architect at least 10 days prior to bid date.
- 2.3 Materials
- A. Level Set Collection LVT: Natural Woodgrains
    - 1. Product No. A007
    - 2. Product Construction: High-performance luxury vinyl tile
    - 3. Classification: ASTM F1700, Class III, printed vinyl plank.
    - 4. Wear Layer Thickness: 22 mil
    - 5. Total thickness: 4.5mm

6. Backing Class: Commercial Grade.
7. Finish: Ceramor Coating.
8. Installation Recommendation: Floating Floor with tactiles glue free installation system.
9. Nominal dimensions: 25cm x 1m (9.845in x 39.38in)
10. Installation Methods: Ashlar or Herringbone

### 3.0 - EXECUTION

#### 3.1 Manufacturer's Instructions

- A. Compliance: Comply with manufacturer's product data, including product technical bulletins, product catalog installation instructions and product carton instructions for installation.

#### 3.2 Finishing Underlayment

- A. Clean and prepare the full extent of the existing concrete floor scheduled to receive flooring under this section.
- B. Provide new Ardex feather finish underlayment as recommended by the manufacturer to achieve a uniform, level substrate surface throughout the entire area to receive flooring products specified under this section.

#### 3.3 Examination

- A. Site Verification of Conditions: Verify that substrate conditions, which have been previously installed under this section, are acceptable for product installation in accordance with manufacturer's instructions.

#### 3.4 Preparation

- A. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.

#### 3.5 Protection

- A. Protect installed products until completion of project.
- B. Repair or replace damaged products prior to Substantial Completion.

END OF SECTION

1.0 - GENERAL

1.1 Scope

The work under this Section consists of all carpet, labor, metal strip, and all accessories required to properly install carpet in quality, workmanlike manner.

1.2 Submittals

A. The carpet contractor shall submit to the Architect samples of all materials with complete color specifications specified herein.

B. Carpet subcontractor shall submit to Architect a seam layout for approval before being approved as a subcontractor.

1.3 Manufacturer

Carpet manufacturer shall have been manufacturer of this type carpet continuously for period of five (5) years.

1.4 Test Requirements

Meets FHA requirements as prescribed in "Use of Materials Bulletin" No. 44b, dated April 23, 1969, for HEAVY TRAFFIC.

Certified to pass Flame Spread Rating in accordance with provisions of State Fire Marshall's regulations.

1.5 Guarantees and Warranties

A. Carpet manufacturer and installer must submit certification guaranteeing carpet and installation against defects for a period of two (2) years from date of final acceptance of the Contract, or from occupancy of the building, whichever is earlier.

B. Carpet manufacturer shall guarantee carpet against wear for a period of Fifteen (15) Years minimum from date of final acceptance of the Contract, or from occupancy of the building, whichever is earlier.

C. Carpet manufacturer shall guarantee static generation of no more than 3.5 KV as tested under AATCC-134.

D. Manufacturer must submit certification guaranteeing carpet against edge ravel for a period of Fifteen (15) Years from date of final acceptance of the Contract, or from occupancy of the building, whichever is earlier.

1.6 Maintenance Instruction

The carpet manufacturer shall furnish three (3) copies of a complete Maintenance Manual for Owner's use.

1.7 Manufacturers

CPT – 1 Interface; 'Night Lights' 131110AK00, Color: See Finish Legend

2.0 - PRODUCTS

2.1 Materials

A. All carpet shall be first quality of American manufacture, and all yarn shall be of Domestic origin.

### **Night Lights – CPT - 1**

|                                                        |                              |
|--------------------------------------------------------|------------------------------|
| Style Name                                             | Night Lights                 |
| Style Number                                           | 131110AK00                   |
| Product Type                                           | 25cm x 1m Modular Tile       |
| Construction                                           | Tufted Textured Loop         |
| Fiber Type                                             | 100% Recycled Content; Nylon |
| Dye Method                                             | 100% Solution Dyed           |
| Gauge                                                  | 1/12 (47.24 per 10cm)        |
| Stitches Per Inch                                      | 8 / inch                     |
| Tufted Pile Height                                     | 0.166 in.                    |
| Tufted Yarn Weight                                     | 19 oz./sq.yd.                |
| Finished Pile Thickness                                | 0.09 in                      |
| Density                                                | 7600                         |
| Protective Treatments                                  | Protekt                      |
| Primary Backing                                        | GlasBac                      |
| Pattern Repeat                                         | None                         |
| Recommended Installation: As indicated on the Drawings |                              |
| Post-Consumer Recycled Content: 11.51                  |                              |

### Performance Specifications

|                                        |                  |
|----------------------------------------|------------------|
| Methenamine Pill Test<br>(DOC FF-1-70) | Pass             |
| Flooring Radiant Panel<br>(ASTM E-648) | Class I          |
| Smoke Density<br>(ASTM E-662)          | Less than 450    |
| Static Control<br>(AATCC-134)          | Less than 3.5 kV |
| CRI Green Label Plus                   | GLP 9968         |

### Warranty Information

#### 15 Year Standard Carpet Warranty

- B. Provide white metal aluminum wrap around edge strip at termination edge of carpet where transitioning to other floor finish.
- C. Interior finish materials shall comply with critical radiant flux, flame spread limitations and smoke production limitations as follows. If a separate underlayment is used with any floor finish materials, the underlayment and the finish material shall be tested as a unit or equivalent provisions taken as to the effect of the underlayment on the flammability characteristics of the floor finish material. Tests shall be performed by an independent testing laboratory.

Carpet on floors in Group I Occupancies shall satisfactorily withstand a minimum critical radiant flux of 0.45 watts/sq cm when tested in accordance with NFPA 253.

Carpet on floors in other than Group I Occupancies shall satisfactorily withstand a minimum critical radiant flux of 0.22 watts/sq. cm when tested in accordance with NFPA 253.

### **3.0 - EXECUTION**

#### **3.1 Inspection**

- A. Examine subfloors prior to installation to determine that surfaces are smooth and free from cracks, holes, ridges, and other defects that might prevent adhesive bond or impair durability or appearance of the flooring material.
- B. Inspect subfloors prior to installation to determine that surfaces are free from curing, sealing, parting and hardening compounds; residual adhesives; adhesive removers; and other foreign materials that might prevent adhesive bond. Visually inspect for evidence of moisture, alkaline salts, carbonation, dusting, mold, or mildew.
- C. Report conditions contrary to contract requirements that would prevent a proper installation. Do not proceed with the installation until unsatisfactory conditions have been corrected.
- D. Failure to call attention to defects or imperfections will be construed as acceptance and approval of the subfloor. Installation indicates acceptance of substrates with regard to conditions existing at the time of installation.

### 3.2 Preparation

- A. Smooth concrete surfaces, removing rough areas, projections, ridges, and bumps, and filling low spots, control or construction joints, and other defects as recommended by the flooring manufacturer.
- B. Remove paint, varnish, oils, release agents, sealers, and waxes. Remove residual adhesives as recommended by the flooring manufacturer. Remove curing and hardening compounds not compatible with the adhesives used, as indicated by a bond test or by the compound manufacturer's recommendations for flooring. Avoid organic solvents.
- C. Perform subfloor moisture testing in accordance with ASTM F 2170, "Standard Test Method for Determining Relative Humidity in Concrete Slabs Using in-situ Probes to determine if surfaces are dry; free of curing and hardening compounds, old adhesive, and other coatings; and ready to receive flooring. [Relative humidity shall not exceed 80%.][MVER shall not exceed 5 lbs./1000 sq. ft./24 hrs.] On installations where both the Percent Relative Humidity and the Moisture Vapor Emission Rate tests are conducted, results for both tests shall comply with the allowable limits listed above. Do not proceed with flooring installation until results of moisture tests are acceptable. All test results shall be documented and retained.
- D. Perform pH tests on concrete floors regardless of their age or grade level. All test results shall be documented and retained.
- E. Vacuum or broom-clean surfaces to be covered immediately before the application of flooring. Make subfloor free from dust, dirt, grease, and all foreign materials.

### 3.3 Installation

- A. All materials to be installed by craftsmen with at least 5 years commercial experience and must show evidence of having satisfactorily installed jobs of this size. Installer must be a CFI (Certified Floorcovering Installer) or FCIB (Floor Covering Installation Board) Certified Installer.
- B. Direct Glue-Down Method - Direct lamination to the sub-floor with NO PAD. Use primer and cement as recommended by carpet manufacturer.
- C. All seams shall receive a coating of latex edge sealer as approved by the

manufacturer. All seams must be kept to a minimum and shall be invisible.

- D. After installation clean up all dirt, scraps, debris and vacuum. Remove any spots.
- E. Installation of carpet shall be delayed until final stages of project construction to insure that goods are not soiled and stained during project completion. Rooms shall be locked immediately after installation of carpet and traffic is not to be allowed in these areas.
- F. Installation of all carpet tile is to be as noted on Finish Legend.
- G. Carpet Tile Glue Down Method – shall be done as a “Continuous Spread” method. **“Grid-Set” method is unacceptable.**
- H. Dye lots – If more than one dye lot is used, verify customer satisfaction with all lots prior to installing carpet. Make sure to inspect all carpet prior to installation. Carpet from a single dye lot is preferred.

3.4 Damages

Carpet contractor shall be responsible for any damages to structure thru fault of installers.

3.5 Surplus Materials

Carpet remnants shall be packaged and delivered to the Owner.

3.6 Attic Stock

Provide 5% of each style and color of specified products. Store at location as determined by Owner.

1.0 - GENERAL

1.1 Scope

- A. The work under this section consists of all painting, finishing work and related items.
- B. Paint or Painting shall include sealers, primers, stains, and oil, alkyd, latex and enamel paints and the application of these materials on surfaces prepared to produce a complete job whether or not every item is specifically mentioned. Where items are not mentioned they shall be furnished as specified for similar work.

Only work specifically noted as being excluded shall be left unfinished.

- C. This specification includes field painting of all exposed piping, ductwork, conduit, hangers, mechanical and electrical equipment in finished spaces. A finished space is one listed in the Finish Schedule as having finish materials on walls and/or ceiling.

1.2 List of Proposed Materials

The contractor shall either verify in writing that he intends to apply the products listed in the Paint Schedule, or shall submit for approval a list of comparable materials of another listed approved manufacturer. This submittal shall include full identifying product names and catalog numbers.

1.3 Submittals

As soon as practicable after contract is let, submit for approval a detailed schedule of the paint proposed, listing the name of each product, and the surface to which it will be applied. Omission of any item from the approved schedule shall not relieve Contractor of his obligation.

1.4 Storage of Materials

- A. Deliver all painting materials to job site at least three (3) days before beginning painting, in original unbroken containers showing manufacturers name and type of paint, subject to Architect's inspection and approval.
- B. All materials used on the job shall be stored in a single place. Such storage place shall be kept neat and clean, and all damage thereto or its surroundings shall be made good. Any soiled or used rags, waste, and trash must be removed from the building every night, and every precaution taken to avoid the danger of fire.

1.5 Protection of Other Work

The painting contractor shall furnish and lay drop cloths in all areas where painting is being done to protect floors and other work from damage. He shall be responsible for any damage to other work and shall replace any materials which have been damaged to such an extent that they cannot be restored to their original condition. All damage must be repaired to the satisfaction of the Architect.

1.6 Job, Weather, and Temperature Conditions

- A. Maintain temperature in building at constant 65° F. or above and provide adequate ventilation for escape of moisture from the building in order to prevent condensation mildew, damage to other work, and improper drying.
- B. Exterior painting shall not be done when the temperature is below 50° F., while the surface is damp, or during cold, rainy, or frosty weather, or when the temperature is

likely to drop to freezing within 24 hours. Avoid painting surfaces while they are exposed to hot sun.

- C. Before painting is started in any area, the area shall be broom cleaned and excessive dust shall be removed from all areas to be painted. After painting operations begin in a given area, clean only with commercial vacuum cleaning equipment.
- D. Adequate illumination shall be provided in all areas where painting operations are in progress.

1.7 Inspection of Surfaces

- A. Before starting any work, surfaces to receive paint finishes shall be examined carefully for defects which cannot be corrected by the procedures specified under paint manufacturers recommended "Preparation of Surfaces" and which might prevent satisfactory painting results. Work shall not proceed until such damages are correct.
- B. At areas of existing previously painted surface, the painting contractor shall field verify to assure compatibility between existing paint / coating material and the proposed new paint / coating material prior to procuring such new materials or products. Should a material or product compatibility conflict be discovered, the Contractor shall immediately notify the Architect for direction prior to proceeding with procuring such materials or products.
- C. The beginning of work in a specific area shall be construed as acceptance of the surfaces and the Contractor shall be fully responsible for satisfactory work.

1.8 Cooperation With Other Trades

- A. This work shall be scheduled and coordinated with other trades and shall not proceed until other work and/or job conditions are as required to produce satisfactory results.
- B. The contractor shall examine the specifications for the various trades and shall thoroughly familiarize himself with all provisions regarding painting. All surfaces that are left unfinished by the requirements of other sections shall be painted or finished as part of the work covered by this section.

1.9 Maintenance Material

The contractor shall turn over to the Owner at the final inspection one gallon of each type and final color of the paint used on the project.

2.0 - PRODUCTS

2.1 Materials

- A. Except where otherwise specifically stated hereinafter, painting materials shall be products of one of the following manufacturers without substitution of Equal, and shall be in that manufacturer's top grade of the respective type Benjamin Moore, PPG, Sherwin-Williams (Basis of Design). The term top grade refers to the manufacturers advertised line of best quality and not to Professional or maintenance lines. Any deviations from the requirements of this article shall be only by written change order with contract price adjusted accordingly.
- B. If job-mixed paints are used, submit proposed formulas for approval before proceeding with work. Thinning and tinting materials shall be as recommended by the manufacturer of the material used.

- C. Paints and finishing materials shall be free from skins, lumps, or any foreign matter when used, and pigments, fillers, etc., shall be kept well stirred while being applied.
- D. Interior finish materials shall comply with flame spread limitations and smoke production limitations as follows:

Walls and Ceilings -      Flame Spread - 25 or less ASTM E-84.  
                                          Smoke Production - 350 or less ASTM E-84.

2.2    Colors

- A. Not limited to stock ready-mixed colors. Bring to directed shades or tones by mixing.
- B. In two-coat or three-coat work use slightly different colors for different coats to avoid skipping.
- C. Accent or feature areas when indicated shall be colors as selected. Color spacing and pattern shall be as indicated and/or directed. Maximum three (3) colors per area.
- D. Complete color scheme shall be as indicated on Finish Legend and Schedule.

2.3    Accessory Materials

Provide all required ladders, scaffolding, drop cloths, maskings, scrapers, tools, sandpaper, dusters, cleaning solvents, and waste as required to perform the work and achieve the results specified herein.

3.0 - EXECUTION

3.1    Workmanship

- A. Surfaces shall be clean, dry, and free of oil, grease, dirt, mildew, loose or peeling paint, loose wood particles, and in proper condition for painting. All work shall be carefully done by skilled mechanics. Finished surfaces shall be uniform in coverage, gloss, finish and color, and free from brush marks. All coats shall be thoroughly dry before applying succeeding coats.
- B. Do all work in strict accordance with manufacturer's label directions.
- C. Hand sand woodwork until smooth and free from raised grain and other surface imperfections. First coat shall be applied before erection, to all surfaces, front and back. After woodwork is primed, fill nail holes, cracks, etc., full and smooth with putty. Lightly sand between coats where necessary in accord with good practice. Fully finish the top and bottom edges of doors and other woodwork edges not normally visible. Shellac knots and pitch streaks before painting.
- D. On concrete or masonry, do no painting until the surface has dried to the equivalent of eight days drying time under well ventilated conditions in good drying weather.
- E. Vertical surfaces to Interface with suspended acoustical panel ceiling shall be primed/filled to a minimum of 8" about finish ceiling elevation prior to the installation of the acoustical panel ceiling perimeter wall edge molding/trim.
- F. Wash metal surfaces with mineral spirits to remove any dirt, grease, before applying materials. Where rust or scale is present, use wire brush, or sandpaper clean before painting. Clean shop coats of paint that become marred and touch up with specified primer.

- G. Treat galvanized metal surfaces chemically with compound designed for this purpose, apply as per manufacturer's directions before applying first paint coat.
- H. Remove and protect hardware panels, accessories, device plates, lighting fixtures, factory finished work, and similar items; or provide ample in-place protection. Upon completion of each space, carefully replace all removed items.
- I. Exterior doors shall have tops, bottoms, and side edges finished the same as the exterior faces of these doors.  
  
Interior door shall have vision windows, louvers, grilles, etc. Finished to match door frame.
- J. All closets and the interior of all cabinets shall be finished the same as adjoining room paint or stain unless otherwise scheduled. All other surfaces shall be finished the same as nearest or adjoining surfaces unless otherwise scheduled or directed.

### 3.2 Schedule

#### A. Interior Metals

- 1. Non-primed metal shall be primed under this section.
  - a. Prime: S-W: Kem Kromik Universal Primer, B50-Z Series
  - b. Finish: Two (2) coats – S-W: Pro Industrial Urethane Alkyd Enamel, Gloss B54-150 Series
- 2. Primed metal shall have scratches and abrasions sanded free of rust and receive one full coat of primer.
  - a. Prime: S-W: Kem Kromik Universal Primer, B50-Z Series
  - b. Finish: Two (2) coats – S-W: Pro Industrial Urethane Alkyd Enamel, Gloss B54-150 Series

#### B. Interior Woodwork and Trim

- 1. Prime: One (1) coat, S-W Easy Sand Interior Oil-Based Primer, B49W8040
- 2. OPTION: S-W ProBlock Interior Oil-Based Primer, B70W8810
- 3. Finish: Two (2) coats – S-W Pro Mar 200 Interior Alkyd Semi-Gloss, B34-200 series or Gloss, B35-200

#### C. Gypsum Board and Plaster

- 1. Prime: One (1) coat, S-W ProMar 200 Zero VOC Interior Latex Primer, B28-2600
- 2. Finish: Two (2) coats – S-W Pro Industrial Waterbased Pre-Catalyzed Epoxy Eg-Shel, K-45-157 Series

#### D. Interior Concrete and Concrete Masonry

- 1. Concrete masonry surfaces shall be filled unless noted otherwise.
  - a. Block Filler: One (1) coat, S-W Pro Industrial Heavy Duty Acrylic Block Filler, B42W151
  - b. Finish: Two (2) coats – S-W Pro Industrial Waterbased Pre-Catalyzed Epoxy Semi-Gloss, K-46-153 Series

#### E. Interior Wood Doors and Natural Finish Wood

- 1. One (1) coat, S-W Wood Classics Interior Oil Stain, A49 Series
- 2. One (1) coat, S-W Wood Classics Polyurethane Varnish, Satin, A67F1
- 3. One (1) coat, S-W Wood Classics Polyurethane Varnish, Gloss, A67V1

- F. Exposed Ceiling Painting (Dryfall)  
Primer: Pro Industrial Pro-Cryl Primer (1 coat)  
Finish: Waterborne Acrylic Dry Fall Flat (1-2 coats)  
B42W00001

3.3 Material Application

- A. All materials shall be applied in complete accordance with manufacturer's printed instructions.
- B. All coats shall be thoroughly dry before the succeeding coat is applied.

END OF SECTION

**PART 1 GENERAL**

**1.01 SUMMARY**

- A. Section Includes: Fixed upholstered chairs with self-rising seat mechanisms, aisle and intermediate standards.
  - 1. Typical applications include the following
    - a. Floor mounted chairs.
  - 2. Special applications include the following
    - a. Individual chairs.
- B. Product Improvements: Hussey Seating Company strives to continuously improve its products and manufacturing methods. The company reserves the right to make changes without notice when, in the opinion of the company, such changes improve the product or its performance.

**1.02 REFERENCES**

- A. American Welding society (AWS):
  - 1. AWS D1.1 Structural Welding Code - Steel.
  - 2. AWS D1.3 Structural Welding Code - Sheet Steel.
- B. American Institute of Steel Construction (AISC):
  - 1. AISC - Design of Hot Rolled Steel Structural Members.
- C. American National Standards Institute (ANSI).
- D. American Iron & Steel Institute (AISI):
  - 1. AISI - Design Cold Formed Steel Structural Members.
- E. Aluminum Association (AA):
  - 1. AA - Aluminum Structures, Construction Manual Series.
- F. American Society for Testing Materials (ASTM)
  - 1. ASTM - Standard Specification for Properties of Materials.
- G. National Forest Products Association (NFPA):
  - 1. NFPA - National Design Specification for Wood Construction.
- H. National Bureau of Standards/Products Standard (NBS/PS):
  - 1. PS1 - Construction and Industrial Plywood.
- I. Americans with Disability Act (ADA)
  - 1. ADA - Standards for Accessible Design.

**1.03 MANUFACTURER'S SYSTEM ENGINEERING DESCRIPTION**

- A. Structural Performance: Engineer, fabricate and install fixed audience seating to the following structural loads without exceeding allowable design working stresses of materials involved, including anchors and connection. Apply each load to produce maximum stress in each respective component of each audience seat unit.
- B. Manufacturer's System Design Criteria:
  - 1. Seats and Backs:
    - a. Shall embody a timeless sculptured appearance to harmonize with any architectural form or room decor.

- b. Shall exhibit moderate compound contours for supportive comfort avoiding excess anatomical pressures.
  - c. Seat shall be semi-cantilevered, self-centering, automatic three-quarter (3/4) lift with over center retract feature, for ease of passage and janitorial access.
  - d. Seat shall be tested and professionally certified through an independent testing laboratory to support and withstand an evenly distributed 600 lb.[272 Kg] static load without failure or irregularities that would impair usefulness.
  - e. Self-lifting seat shall be tested and professionally certified through an independent testing laboratory to withstand 350,000 operating cycles without failure of seat mechanism or measurable component wear.
  - f. Seat shall be tested and professionally certified to withstand 10,000 impacts of a 40 lb.[18 Kg] sandbag dropped on the center of the seat from each of the following heights: 6"[152mm], 8"[203mm], 10"[254mm], and 12"[305mm]. The rate of impacts shall be approximately 18 per minute with the total quantity of impacts equaling 40,000.
  - g. Back shall withstand an evenly distributed front or rear static load of 450 lbs.[205 Kg].
  - h. Back shall be tested and professionally certified to withstand, without failure, 40,000 swinging impacts each to the front and rear of the back by means of two opposing 40 lb. [18 Kg] sandbags. The sandbags shall be moved horizontally and equally for 10,000 cycles each at the following distances of 6"[152mm], 8"[203mm], 10"[254mm], and 12"[305mm] at a rate of 35 cycles per minute.
  - i. Back shall withstand, without failure, an evenly distributed Horizontal Traverse Static Load of 200 lbs.[90.70Kg]. The load shall be applied to the top of the back at a 45-degree angle to the row of seats.
  - j. Armrests shall be tested and professionally certified to withstand, without failure, a 200 lb.[91 Kg] static load applied both perpendicular to and vertically down on the arm.
2. Materials (Flammability) shall satisfy applicable test, codes, standards, or requirements as follows:
- a. Copolymer polypropylene shall have a burn rate of 1 inch [25.4mm] or less per ASTM 635.
  - b. Upholstery materials shall meet requirements as set forth in the state of California Bureau of Home Furnishings Technical Bulletin 117.
  - c. Fire-performance Characteristics of Seat Padding: Provide seating that complies with test method: California Technical Bulletin 117
  - d. Cushioning and padding shall be self-extinguishing as defined in the requirements as set forth in the State of California Bureau of Home Furnishings Technical Bulletin 117.

#### 1.04 SUBMITTALS

- A. Section Cross-Reference: Submit required submittals in accordance with "Conditions of the Contract" and Division
  - 1. General Requirements sections of this "Project Manual."
- B. Project Data: Manufacturer's product data for each system. Include the following:
  - 1. Project list: Ten (10) seating projects of similar size, complexity and in service for at least five (5) years.
  - 2. Deviations: List of deviations from these project specifications.

- C. Shop Drawings: Indicate fixed upholstered chair seating layout. Show all equipment to be furnished with details of accessories to be supplied including necessary electrical service to be provided by others.
- D. Samples: Seat materials and color finish as selected by Architect from manufacturers standard color finishes.
- E. Manufacturer Qualifications: Certification of insurance coverage and manufacturing experience of manufacturer.
- F. Installer Qualifications: Installer qualifications indicating capability, experience, and manufacturer acceptance.
- G. Engineer Qualifications: Certification by a professional engineer registered in the state of manufacturer that the equipment to be supplied meets or exceeds the design criteria of this specification.
- H. Owner's Manuals: Provide Owner's maintenance manual and demonstrate operating procedures.
- I. Warranty: Manufacturers standard five-year warranty documents.

#### 1.05 QUALITY ASSURANCE

- A. Welding Standards & Qualification: Comply with AWS D1.1 Structural Welding Code - Steel and AWS D1.3 Structural Welding Code - Sheet Steel.
- B. Insurance Qualifications: Mandatory that each bidder submit with his bid an insurance certificate from the manufacturer evidencing the following insurance coverage:
  - 1. Workers Compensation - including Employers Liability with the following limits:
    - a. \$500,000.00 Each Accident
    - b. \$500,000.00 Disease - Policy Limit
    - c. \$500,000.00 Disease - Each Employee
  - 2. Commercial General Liability - including premises/ operations, independent contractors and products completed operations liability. Limits of liability shall not be less than \$2,000,000.00
- C. Manufacturer Qualifications: Manufacturer who has 10 years of experience manufacturing spectator seating equipment.
- D. Installer Qualifications: Engage experienced Installer who has specialized in installation of audience seating similar to types required for this project and who is acceptable to, or certified by, fixed upholstered chair seating manufacturer.
- E. Engineer Qualifications: Engage professional licensed engineer experienced in providing engineering services of the kind indicated that have resulted in the successful installation of audience seating similar in material, design, fabrication, and extent to those types indicated for this project.

#### 1.06 DELIVERY, STORAGE AND HANDLING

- A. Deliver fixed upholstered chair seating in manufacturers packaging clearly labeled with manufacturer name and content.
- B. Handle seating equipment in a manner to prevent damage.
- C. Deliver the seating at a scheduled time for installation that will not interfere with other trades operating in the building.

## 1.07 PROJECT CONDITIONS

- A. Field Measurements: Coordinate actual dimensions of construction affecting fixed upholstered chair seating installation by accurate field measurements before fabrication. Show recorded measurements on final shop drawings. Coordinate field measurements and fabrication schedule with construction progress to avoid delay of Work.

## 1.08 WARRANTY

- A. Manufacturer's Product Warranty: Submit manufacturer's standard warranty form for fixed upholstered chairs. This warranty is in addition to, and not a limitation of other rights Owner may have under Contract Documents.
  - 1. Warranty Period: Five years from Date of Substantial Completion.
  - 2. Beneficiary: Issue warranty in legal name of project Owner.
  - 3. Warranty Acceptance: Owner is sole authority who will determine acceptance of warranty documents.

## 1.09 MAINTENANCE AND OPERATION

- A. Instructions: An owners manual shall be transmitted to the Owner by the manufacturer of the seating or his representative.
- B. Service: Maintenance and operation of the seating system shall be the responsibility of the Owner or his duly authorized representative, and shall include the following:
  - 1. Only attachments specifically approved by the manufacturer for the specific installation shall be attached to the seating.
  - 2. Periodic annual inspections and required maintenance of each seating system shall be performed according to the owners manual to assure safe conditions.

# **PART 2 - PRODUCTS**

## 2.01 MANUFACTURERS

- A. Manufacturer: Hussey Seating Company, U.S.A.
  - 1. Product: Hussey Quattro Chair System
    - a. Model: **QUATTRO**
    - b. Series: Classic
    - c. Back Foam: 2" [51mm]
    - d. Seat Type: Standard upholstery
    - e. Armrest Type: Plastic
    - f. Standards: Cast aluminum
    - g. Chair Mount: Floor Mount
    - h. End Panels: None
  - 2. Product Description/Criteria:
    - a. Number of Chairs: 453
    - b. Number of Rows: As shown on drawings
    - c. Number of Wheelchair Locations: As shown on drawings
    - d. Number of ADA Easy Access End Standards: As shown on drawings
    - e. Row Spacing: As shown on drawings
    - f. Rise: As shown on drawings
    - g. Fabric: Naugahyde Surfside
  - 3. Product Accessories: ADA standards (Easy Access or Armless).

- B. Other Acceptable Manufacturers:
  - 1. Manufacturer/Product: With Written Approval.

## 2.03 MATERIALS

- A. Cast Aluminum: AA - 380
- B. Steel Tubing: ASTM A513
- C. Steel Sheet/Coil: ASTM A607
- D. Mechanical or Adhesive Concrete Anchors: SAE grade 2
- E. Exposed Hardwood Lumber: Wood Species: Birch
- F. Concealed Plywood: Engineered Wood Association PS1-95 2000: Poplar
- G. Exposed Plywood: Hardwood Plywood ANSI/HPVA-1 2000: Birch
- H. Medium Density Fiberboard: ANSI A208-2-1986
- I. Plastic Laminate: NEMA LD3.1-1985, GP 48
- J. Polyurethane Foam Padding: ASTM D-3574
- K. Fabric: 100% Marquesa Lana continuous filament Olefin in the following standard selections:
  - 1. Fabric shall have 13 fill picks per inch, 13 warp ends per inch, weighing 16 oz. [454grams] per linear yard including backing.
  - 2. Fabric shall have 13 fill picks per inch, 13 warp ends per inch, weighing 18 oz. [510grams] per linear yard including backing.
  - 3. Fabric shall have 16 fill picks per inch, 19 warp ends per inch, weighing 12 oz. [340grams] per linear yard including backing.
- L. Molded plastic: Injection Molded copolymer polypropylene or nylon 6/6.

## 2.04 DESIGN AND CONCEPT:

Auditorium chairs shall be designed to exhibit a modern appearance that will enhance any auditorium's décor. Seats, backs, and standards shall complement each other without the need for end panels or other adornments. Superior comfort will be derived through careful ergonomic engineering, selection of materials, and design of supportive structures.

## 2.05 FABRICATION

- A. Upholstered Seats:
  - 1. The seat assembly shall consist of a stylish padded and upholstered top surface, a polypropylene bottom shell with dual contours, and a dual sprung lifting mechanism. Seat shall have the ability to achieve a full fold position when rearward pressure is applied. Superior comfort shall be derived through careful ergonomic engineering.
  - 2. Upholstery Pad: The upholstered seat topper shall consist of a 5/8" thick formed ply form base with contoured molded polyurethane foam padding and fabric upholstered cover. Seat padding shall be properly contoured to support the body without causing discomfort. The upholstered seat cover shall exhibit a high degree of tailoring and will be affixed to the base with upholstery staples.
  - 3. Seat Mechanism: Seat lifting mechanism shall use lubricated lifting springs to provide whisper quiet fail-safe operation. The seat structure shall rotate

on a 3/4" [19mm] spanner bar to assure shaft alignment and eliminate binding due to irregular floor conditions. Seats shall be certified to withstand 350,000 lifting cycles and a 600lb static load without failure.

4. Standard Bottom Cover: Seat shell/bottom shall be constructed of polypropylene plastic to provide a durable yet aesthetic design. The cover shall protect the mechanical parts of the lifting hinge and upholstered seat topper. The shell / bottom shape shall complement the overall design of the chair.
5. Plush seat foam.
6. Standard Waterfall seat cover tailoring.

B. Classic Series Back (Plastic Outer Back Cover)

1. The outer back panel shall be constructed of injection molded polypropylene Plastic. The panel shall be no less than 27" in length and conceal the rear and sides of the upholstered inner panel. The panel shall extend below the rear of the seat to protect the chair occupant's back.
2. The inner upholstered panel shall be 5/8" (15mm) 11 ply thick-formed hardwood with an ergonomically engineered contour. The wings for attachment of chair back to standard shall be not less than 14 ga (1.9mm) and will be attached via concealed fasteners. Wings shall position the chair back at one of three positions: 15, 18, or 21 degrees. There shall be no exposed fasteners above the seat. Chair back upholstery shall exhibit a high degree of workmanship and customization.
3. Back Shape and Height:
  - a. Soft Square – 36" The top corners of the back are conically shaped for stylish looks and a timeless appearance. Overall back height is 36" above the floor allowing proper shoulder support of the chair occupant. The back surface shall be contoured to facilitate proper posture of a seated individual.
4. 2"(51mm) cut back foam type.
5. Waterfall back cover tailoring.

C. Cast Aluminum Standards:

1. Standards shall be die cast Aluminum AA380 grade.
2. Standards shall be floor attached, designed to maintain a constant seat height to floor.
3. Cast Aluminum Standards shall be an integral aesthetic part of the chair's appearance and do not require the use of end panels.

D. Seat Hinges:

1. Seat hinges shall be fully contained within the seat pan and fitted with a pair of independent nylon bushings.
2. Each of the independent seat hinges shall be fitted with double acting; self-centering, pre-loaded coiled seat return spring.
3. Seat hinge and spring installation shall be designed not to require periodic adjustment or lubrication.

E. Finish:

1. Finish for Steel / Aluminum Components: (Indoor) Material shall be pre-treated in an iron phosphate wash system prior to finish application. Finish shall be a specially blended polyester T.G.I.C./Epoxy powder coating with a minimum dry film thickness of 1.5 mils.

2. Injection molded polypropylene or nylon: Shall be pigmented, in one of manufacturers standard colors and have a textured surface.
3. Fabric: Upholstery material shall be 100% Marquesa Lana continuous filament Olefin yarn with one of manufacturer's standard fabric offerings.
4. Color: Shall be per manufacturer's standards. Seating Contractor shall submit color samples for owner's approval prior to manufacture.

F. Armrests:

1. Armrests, Injection Molded Plastic: Armrests shall be of injection molded, textured polypropylene. Armrest to be secured to standard with concealed fasteners.

## 2.06 FASTENINGS

A. Chair Assembly

1. All welds shall be made at the factory by welders that are certified on the equipment and process used.
2. All structural connections shall be made with S.A.E. stress rated zinc plated or, black oxide steel bolts, washers and nuts.

B. Concrete Floor Attachment

1. Chair stanchions shall each be attached by means of two 1/4"[6mm] mechanical wedge anchors set in holes drilled to a minimum depth of 2"[50mm] in the concrete.
  - a. Wedge anchors shall be tested to ASTM E488 criteria and listed by ICBO and SBCCI. Wedge anchors feature a type 18-8 stainless steel split expansion ring and a threaded stud bolt body and integral cone expander, and a nut and washers. Stanchion shall be placed on the bolts, stanchions to be permanently secured with a flat washer, lock washer and nut.

C. Wood Floor Attachment.

1. Chair standards shall each be attached by means of four (4) 1/4 inch [6mm] x 1 3/4 inch [44mm] lag screws and flat washer set in holes drilled to a depth of not less than 1 1/2 inches [38mm] in the wood.

## **PART 3 - EXECUTION**

### 3.01 EXAMINATION

- A. Verification of Conditions: Verify areas to receive fixed upholstered chair seating are free of impediments interfering with installation and condition of installation substrates are acceptable to receive audience seats in accordance with seating manufacturer's recommendations. Do not commence installation until conditions are satisfactory.

### 3.02 INSTALLATION

- A. Manufacturer's Recommendations: Comply with seating manufacturer's recommendations for product installation requirements.
- B. General: Install fixed upholstered chair system in accordance with manufacturer's installation instructions and final shop drawings. Provide accessories, anchors, fasteners, inserts and other items for installation of seating and for permanent attachment to adjoining construction.

### 3.03 ADJUSTMENT AND CLEANING

- A. Adjustment: After installation completion, all equipment is to be adjusted for smooth and proper operation.
- B. Cleaning: Clean work area and remove debris from site.

#### 3.04 PROTECTION

- A. General: Provide final protection and maintain conditions, in a manner acceptable to manufacturer and installer to ensure audience seats are without damage or deterioration at time of substantial completion.

END OF SECTION

## ELECTRICAL - SECTION 16000

### 1.0 - GENERAL

#### 1.1 Related Documents

The general provisions of the contract, including General Conditions and General Requirements, apply to the work specified in this section.

#### 1.2 Description of Work

Furnish all labor and materials required to complete the electrical work indicated on drawings or herein specified. Major work included in this section shall be:

- A. Arrange with local utility companies for providing such electrical and electronic services as indicated or herein specified. Pay to utility companies any charges associated with providing these services.
- B. Remove or relocate all electrical or electronic services located on or crossing through the project property, either above or below grade, which would obstruct the construction of the project or conflict in any manner with the completed project or any code pertaining thereto.
- C. Furnish and install complete electrical light and power system.
- D. Connect all meters, switchboards, panelboards, circuit breakers, power outlets, convenience outlets, switches and/or other equipment forming part of the system.
- E. Connect all electrical equipment mentioned in this section or noted on drawings, whether furnished by Electrical Contractor or by others.
- F. Procure and pay for permits and certificates as required by Local and State Ordinances and Fire Underwriters Certificate of Inspection.
- G. Visit the Site and determine conditions which affect this contract. Failure to do so will in no way relieve contractor of his responsibility under this contract.
- H. Submit to Architect a Certificate of Final Inspection from local Inspection Department along with assurance of completion of any items on this list.

#### 1.3 Qualifications Of Electrical Subcontractor

The Electrical Subcontractor shall meet the following qualifications:

- A. In business as an Electrical Contractor for two (2) years prior to the date of opening bids. Employees of a General Contractor will not be acceptable for work for this Section.
- B. Have completed at least five (5) projects with Electrical installations of character and scope comparable with this project. Contractor must supply list of projects, with the project shop drawings, for approval. If Contractor uses subcontractor for any portion of project, the name of this subcontractor must be submitted, along with similar project list, for approval.

- C. If Electrical Subcontractor proposes to use any other Subcontractor for any part of the work, these Subcontractors shall also meet the above qualifications before bid is acceptable.
- D. If Subcontractor's office is located more than 75 miles from jobsite, he shall submit the name of a service company with a 20 mile radius of the jobsite, for approval, who will be responsible through him for service required during the warranty period.

#### 1.4 Drawings

- A. Drawings indicate diagrammatically extent, general character and approximate location of work. Where work is indicated but with minor details omitted, furnish and install it complete so as to perform its intended function. For Building Details and Mechanical Equipment follow Architectural, Structural and Mechanical Drawings and fit electrical work thereto.
- B. Take finish dimensions at Job in preference to scale dimension.
- C. Except as above noted, make no changes in or deviations from work as shown or specified except on written order of Architect.

#### 1.5 Manufacturers Drawings and Data

- A. Within twenty (20) days after award of contract submit six (6) copies of Manufacturer's drawings to Architect for review of the following items. Partial submittals will be acceptable. Shop drawings of a specified item or system to be in one submittal:
  - 1. List of five (5) projects that Contractor (and any sub-contractor) has completed similar in size and capacity to this project
- B. Drawings of power equipment to contain exact details of device placement, phasing and numbering in elevation form. They shall also contain elevation view of front panelboard/switchboard outside cover.
- C. See Section 01350 – Administrative Requirements, for submittal procedures.

#### 1.6 Progress of Work

- A. Cooperate with other crafts and schedule work as needed. Do not delay other trades. Maintain necessary competent mechanics and supervision to provide an orderly progression of the work.
- B. Be informed as to equipment furnished by other trades but not liable for added cost incurred by equipment substitutions made by others above wiring indicated on drawings.

#### 1.7 Insurance

- A. This Contractor to carry Workman's Compensation Insurance and Public Liability Insurance and save Owner free from damage from suits arising out of the performance of this contract.

1.8 Protection of Persons and Property During Construction

- A. Take all precautions to provide safety and protection to persons and protection of materials and property as necessary, including protection from injury from rotating or moving equipment, tools, hot surfaces, holes, shafts, falling objects, electrical energy and all other potential hazards. Erect signs, barricades, warning lights, instruct workmen and others who may be subject to construction hazards.
- B. Protect items of equipment from stains, corrosion, scratches and any other damage or dirt, whether in storage at job site or installed. No damaged or dirty equipment, lenses or reflectors will be accepted.

1.9 Service Entrance

- A. Main service shall be as shown on drawings. Verify with the local utility company that the location, arrangement, voltage, phase and connections to utility service as well as required metering equipment are coordinated with and in accordance with requirements of the local utility company. If their requirements are at variance with these drawings or specifications, the contract price shall include any additional cost necessary to meet those requirements without extra cost to the Owner after contract is entered into. Notify Architect of any changes required before proceeding with work.

1.10 Cleaning Up

- A. During the progress of the work keep the Owner's premises in a neat and orderly condition, free from accumulation of debris resulting from this work and at completion of the work, remove all material, scrap, etc., not a part of this contract.

1.11 Operating and Maintenance Instructions

- A. Turn over to Architect one set of marked "as built" drawings, one set of all equipment catalogs and maintenance data and one set of shop drawings on all equipment requiring same. Explain and demonstrate electrical systems to Owner's representative.

1.12 Guarantee

- A. Guarantee that all work executed under this section will be free from defects of workmanship and materials for a period of one year from date of final acceptance of this work. Promptly repair, replace or otherwise make good, any defect becoming apparent during this period, upon notification and at no charge to Owner.
- B. See Section 01910 – Closeout Submittals, for additional warranty requirements.

1.13 Temporary Systems

- A. The Electrical Contractor shall be responsible for the furnishing and installation of all equipment and materials necessary for providing temporary power required by all trades during construction. All temporary wiring shall be installed so as not to interfere with the new construction and shall be made in a safe and approved manner.
- B. It shall be the responsibility of the Electrical Contractor to visit the site prior to submitting bid and thoroughly review all existing conditions affecting the temporary system requirements.

## 2.0 PRODUCTS

### 2.1 Standard of Materials

- A. All materials shall be new and listed by the Underwriters' Laboratories as conforming to these standards.
- B. Material substitutions will be considered only when evidence of equality and suitability, satisfactory to the Architect, has been presented in writing, with samples, if requested by the Architect. All proposed substitutions shall be approved in writing at least five days prior to bid date.
- C. It shall be understood that the Architect has the authority and may reject any material or equipment not specified or approved, or showing defects of manufacturer or workmanship, before or after installation.

### 2.2 Conduits

- A. Rigid: To be mild steel piping, galvanized inside and outside, and conform to ASA Specification C80.180.1 and Underwriters' Laboratories Specifications. By Sprang, Republic, Wheatland, Triangle or Pittsburg.
- B. Intermediate Metal Conduit: Shall be hot dipped galvanized inside and outside, and manufactured in accordance with U.L. Standard #6 or #1242. By Allied or approved equal.
- C. E.M.T.: To be of high grade steel electro-galvanized outside and lacquer or enamel coating inside and conform to ASA Specification C80.1 and Underwriters' Laboratories Specifications. By Sprang, Republic, Wheatland, Triangle or Pittsburg.
- D. PVC: To be of high impact PVC Schedule 40 and conform to Underwriters' Laboratories Standard UL-651. PVC to be used only where indicated on drawings. By Pittsburg, R. G. Sloane or Carlon.

### 2.3 Couplings and Connectors

- A. Rigid & IMC: By Raco, Efcor, Republic or Appleton.
- B. E.M.T.: All steel raintight type. Pressure indented type or cast metal will not be approved. All connectors to be insulated. By Appleton, Raco or Efcor.
- C. PVC: To be of high impact PVC Schedule 40. Joints to be made with PVC solvent cement as recommended by manufacturer. By Pittsburg, R.G. Sloane or Carlon.

### 2.4 Bushings

- A. All rigid bushings 1 1/4" and larger shall be the insulated grounding type. All other bushings shall be OZ. Mfg. Co., Type B or Efcor Type 55 insulated metallic type or by Sylvania.

### 2.5 Conduit Seals

- A. All conduit seals for wall, floor or ceiling penetrations shall be by 3M Company or approved equal.

2.6 Conduit Accessories

- A. Conduit clamps and supports by Efcor, Steel City or G. A. Tinnerman. Conduit fittings by Pyle-National, Crouse-Hinds and Appleton.

2.7 Building Wire

- A. Conductors shall have current carrying capacities as per N.E.C. and with 600 volt insulation THW #12 minimum. Conductors #3 and smaller to be copper. Conductors #2 and larger to be copper unless specifically indicated aluminum on drawings. Insulation for conductors to be N.E.C. Type THW for #3 and smaller. Insulation for conductors #2 and larger shown in cable specifications. By Phelps-Dodge, Rome, Simplex, General Cable, Okonite or Anaconda.

2.8 Cable

- A. Conductors for 0-600 volts shall have copper, current carrying capacities as per N.E.C. with cross-linked polyethylene insulation and thickness to IPCEA standards, and U.L. Standard #44. Rated for wet and dry locations. Type THW or THWN. By Phelps-Dodge, Rome, Simplex, General Cable, Okonite or Anaconda.

2.9 Fixture Wire

- A. Conductors for fixtures of 300 watts or less shall be #16 type TFN, for fixtures of more than 300 watts #14 type TFN shall be used. Conductors in channel of fluorescent fixtures shall be type THHN or RHH. Conductors shall be either Phelps-Dodge, Anaconda, Rome or General Cable.

2.10 Control and Signal System Wire

- A. Type TFF minimum size #16 copper and fully color coded. Conductors by Phelps-Dodge, Anaconda, Rome or General Cable.

2.11 Junction Boxes (thru 4-11/16")

- A. Sheet Metal: To be standard type with knockouts made of hot dipped galvanized steel by Steel City, Racor, Appleton or approved equal.
- B. Cast: To be type FS, FD, JB, GS or SEH as required for application.
- C. Junction and Pull Boxes (larger than 4-11/16"): To be cast aluminum for all below grade exterior use and where shown all other shall be oil tight, JIC boxes not less than 16 gauge. Hoffman type "CH" Boxes.

## 2.12 Gutters

- A. Up to and including 8" x 8" shall be a standard manufacturer's item as manufactured by Square D, ITE or B & C Company. Special gutters shall be made of code grade galvanized sheet steel with hinged covers having approved fastening devices. At each location shown for gutters, install a wood backboard not less than 3/4" thick, paint 2 coats of gray enamel, mount all equipment thereon. Conductors serving a gutter shall be extended without reduction in size for the entire length of the gutter. Tap-offs to the switches and other items serviced by the gutter shall be made with Penn-Union and Anderson compression connectors for aluminum conductors. Properly tape and insulate.

## 2.13 Outlet Boxes

- A. Standard type with knockouts made of hot dipped galvanized steel. Ceiling outlet boxes shall be 4" octagon 1-1/2" deep or larger if required due to number of wires.
- B. Boxes shall be provided with approved 3/8" fixture studs where required. Except when located in exposed concrete block switch and receptacles boxes shall be 4" square for single gang installation. Appropriate gang boxes shall be used for mounting ganged switches. Use Racor square block boxes for exposed block walls. By Steel City, Racor, National or Appleton.

## 2.14 Safety Switches

- A. Furnish and install safety switches as indicated on the drawings. Switch to be NEMA Heavy Duty type HD and Underwriters' Laboratories listed. Safety switches to be G.E., Cutler Hammer, Sylvania or Square D Heavy Duty type.
- B. Appropriately identify each safety switch by engraving mica name plate.

## 2.15 Fuses

- A. Branch feeder fuses to be Bussman Manufacturing Company dual element and fusetrone. Main switch fuses to be Bussman Manufacturing Company dual Hi-Cap. Fuses to be used only where indicated on drawings. Equals by Littell Fuse accepted.

## 2.16 Manual Motor Switches

- A. Thermal overload protection to be provided for single phase motors by manual switches with overload units rated as required by specific motor to be served. Manufactured by Cutler Hammer or Square D with NEMA Type 1 enclosure.

## 2.17 Wiring Devices

- A. Switches shall be A.C. type as made by Hubbell, P & S, Sierra, Bryant, Slater or Arrow Hart as shown on the drawings.
- B. Receptacles shall be Hubbell, Bryant, P & S, Sierra, Slater or Arrow Hart as shown on the drawings.
- C. Wiring devices shall be gray with stainless steel plates, beige with brass, ivory with ivory bakelite, brown and brown bakelite.

2.18 Special Purpose Receptacles

- A. Special purpose receptacles (other than 120V, 20A) shall be complete with a matching cord grip cap of the same manufacturer. See plans for special receptacles required in various locations.

2.19 Floor Outlets

- A. Floor outlets shall be an adjustable, galvanized floor box finished with accessories as required for a complete installation for power or communications. Except as identified otherwise on the plans, use Type "A" outlets as follows:
  - 1. Type "A" Outlet: Power outlets shall be Hubbell #2429 floor box finished with #S-2425 brass plate, #SC-3091 service fitting, receptacle and required accessories. Signal outlets shall be the same except #SC-3090 service fitting.
  - 2. Type "B" Outlet: Power outlets shall be Hubbell #2429 floor box finished with #S-3825 brass plate and complete with duplex receptacle and required accessories. Signal outlets shall be the same, less receptacle and with #S-2425 plate and #S-3086 nozzle furnished to the Owner.
  - 3. Type "C" Outlet: Power outlets shall be Hubbell #B-2529 floor box furnished with #S-3042 carpet flange and #S-3040 service fitting with duplex receptacle. Signal outlets shall be the same, except with #S-3041 service fitting.
- B. Where equipment is to be connected above floor level, delete service fitting and nipple or flex to connection from threaded brass floor plate.

2.20 Finishes

- A. All electrical items (device and telephone plates, junction, floor outlets, under-floor duct junctions, outlets, and other miscellaneous items) to match finish of building hardware in area installed. Unfinished areas with exposed conduit, shall have surface mounted boxes, gray switches and outlets, galvanized metal plates with beveled edges. All outlets to be gray with stainless steel plates.

2.21 Fixtures

- A. Fixtures shall be furnished as shown in fixture schedule on drawings. It shall be specifically the responsibility of this Contractor to verify exact type ceiling and recessing depth of all recessed fixtures, prior to any purchasing of fixtures. Stems shall be approved ball aligner type swivel 30 degrees from vertical and swivel below canopy. Paint stems same color as fixture trim. Stems in unfinished areas to be unpainted conduit.

2.22 Guarantee And Warranty - Lamps

- A. The guarantee and warranty shall apply to lamps as follows:
  - 1. LED Fixtures: Per manufacturer's warranty period for LED driver.
- B. Guarantees shall begin from date of final acceptance.

### 3.0 EXECUTION

#### 3.1 Workmanship

- A. All work shall be executed in workmanlike manner and present a neat and mechanical appearance upon completion.
- B. Balance load as equally as practical on services and all feeders, circuits, and panel busses. All wiring in panelboards shall be laced and looped in a workmanlike manner.
- C. Upon completion of work, test entire wiring system and show to be perfect working order in accordance with intent of specifications and drawings. This Contractor to have all systems ready for operation and electrician available to assist in removal of panel fronts, etc., to permit inspection as required.
- D. All work shall be in accordance with the National Electrical Code and the rules and regulations of the local bodies having jurisdiction.

#### 3.2 Excavation Cutting and Patching

- A. Provide cutting and patching required for this section of work under supervision of the General Contractor. Coordinate with other trades as work progresses so cutting and patching will be minimal.

#### 3.3 Sleeves, Inserts, and Supports

- A. Provide and install No. 16 gauge galvanized steel or iron sleeves in all walls, floors, ceilings, and partitions. Sleeves shall have not more than 1/2" clearance around pipes and insulation.
- B. Contractor shall furnish to other trades all sleeves, insert, anchors and other required items which are to be built in by trades for the securing of all hangers or other supports by the Contractor.
- C. Contractor shall assume all responsibility for the placing and size of all sleeves, inserts, etc., and either directly supervise or give explicit instructions for installation.
- D. Seal all conduits through floor, smoke or fire walls and sound barrier walls. All such penetrations shall be made with an Underwriters' Laboratories firestop assembly. Through floor conduit shall be sealed water tight.
- E. Furnish and install steel angles and channels as required for mounting and bracing heavy equipment, and conduits. Steel shall be securely bolted or welded to structure and equipment bolted to steel framework. Obtain approval of Architect prior to welding.

#### 3.4 Roof Penetrations

- A. Furnish roof flashing for all equipment installed under this section that penetrates through the roof. Galvanized sheet, 24 gauge with base extending 6" beyond pipe.

### 3.5 Grounding

- A. All equipment shall be grounded and bonded in accordance with local regulations and National Electrical Code. Ground main service to code size cold water pipe and driven ground rod, maximum of 2 driven rods. All conduits entering a free standing switchboard or motor control center shall be bonded together with approved grounding lugs and bare copper wire.
- B. Interior metal water piping shall be bonded to the system ground as outlined in NEC Section 250-80.
- C. This Contractor shall bond all metal air ducts to the respective unit grounding conductor. Install additional bonding jumpers at joints, flexible sections, etc., to insure that entire duct system is bonded.

### 3.6 Conduit Installation

- A. Where rigid conduits enter boxes secure in place by approved lock nuts and bushings. Where E.M.T. enters boxes secure in place with approved insulated fittings. Conduit ends shall be carefully plugged during construction.
- B. Use of running threads is absolutely prohibited. Conduits shall be joined with approved conduit couplings.
- C. Install conduit runs to avoid proximity to steam or hot water pipes. In no place shall a conduit be run within 3" of such pipes except where crossings are unavoidable, then conduit shall be kept at least 1" from the covering of the pipe crossed.
- D. Before installing raceways for motors and fixed appliances, check locations of motors and appliance connections. Locate and arrange raceways appropriately.
- E. Provide flexible conduit connections to all motors and/or any equipment which has moving or vibrating parts. Sealtite flexible conduit shall be used in all cases where exposed to moisture and in mechanical equipment rooms.
- F. Exposed conduit runs shall be parallel and/or at right angles to building walls and/or partitions.
- G. Where conduit crosses a structural expansion joint, an approved conduit expansion fitting will be installed.
- H. Leave aluminum pull wire in all empty conduit.
- I. Conduit shall be cut square and the ends reamed after threading.
- J. Fasten conduit securely in place by means of approved conduit clamps, hangers, supports, and fastening. Arrangement and method of fastening all conduits subject to Architect's direction and approval.
- K. Apply two (2) coats of asphaltum paints to all underground rigid conduit. Carefully retouch any breaks in paint and allow to dry before covering. Leave exposed until after Architect's inspection.

- L. Conduits shall be sized in accordance with National Electrical Code as amended to date, except when the size is shown larger on the drawings.
- M. Conduit with an external diameter larger than  $\frac{1}{3}$  the thickness of the slab shall not be placed in the slab. Conduit in the slab shall not be spaced closer than 3 diameters on center. No conduit in porous fill.
- N. E.M.T. may be used where concealed in ceiling or walls where there is no danger of mechanical injury. Rigid conduit shall be used, where embedded in concrete, areas exposed to moisture and danger of mechanical injury, in hazardous areas, and for feeders and motor circuits. PVC shall be allowed for branch circuit conduits installed in floor slab (rigid steel 90's).

### 3.7 Wire and Cable Installation

- A. No conductor shall be smaller than #12 except where so designated on the drawings or hereinafter specified.
- B. Joints and splices on wire shall be made with solderless connectors, and covered so that insulation is equal to conductor insulation. Wire nuts not permitted.
- C. Multi-wire lighting branches shall be used as indicated.
- D. No splices shall be pulled into conduit.
- E. Both conductors and conduits shall be continuous from outlet to outlet.
- F. No conductor shall be pulled until conduit is cleaned of all foreign matter.
- G. In installing parallel conductors, it is mandatory that all conductors making up the feeder be exactly the same length, the same size and type of conductor with the same insulation. Each group of conductors making up a phase or neutral must be bonded together at both ends in an approved manner.

### 3.8 Feeder Designation

- A. Non-ferrous identifying tags or pressure sensitive labels shall be fastened securely to all cables, feeders and power circuits in vaults, pull boxes, manholes, switchgear and at termination of cables. Tags or labels shall be stamped or printed to correspond with markings on drawings so that feeder or cable number or phase can be readily identified.

### 3.9 Circuits and Branch Circuits

- A. Outlets shall be connected to branch circuits as indicated on drawings by circuit number adjacent to outlet symbols, and no more outlets than are indicated shall be connected to a circuit.

### 3.10 Wire Joints

- A. On copper wire larger than #12 joints shall be made with solderless connectors and covered with Scotch #33 Electrical Tape so that insulation is equal to conductor insulation. Connectors by Penn-Union or Anderson.

- B. #12 and smaller wire joints shall be made with T & B Sta-Kon wire joints, complete with insulating caps, Ideal Wing nuts, or Buchanan Electrical Products Series 2000 pressure connectors complete with nylon snap-on insulators.
- C. Joints on aluminum cable #0 and larger shall be made with compression lugs and bolted to terminals using stainless steel bolts and Belleville washers. Torque to 50 to 60 foot pound or torque with torque wrench. Aluminum cable and joints shall be used only where indicated on drawings. Connectors by Penn-Union or Anderson. Connection to panelboard by Burndy Connector and stud.

### 3.11 Outlet Boxes Installation

- A. Outlet boxes shall be securely fastened.
- B. Surface Fixture outlet boxes shall be set so edge of cover comes flush with finished surface.
- C. There shall be no more knockouts opened in any outlet box than are actually required.
- D. Boxes shall be sealed during construction. Protect interiors (including panel cans) from paint and mortar.
- E. Unless otherwise shown, outlets shall be located as follows: centerline of boxes shall be following distance above the finished floor:

|                                 |                   |
|---------------------------------|-------------------|
| Receptacles General -----       | 1'4" - Centerline |
| Receptacles Over Counters ----- | 3'8" - Centerline |
| Telephone Outlets General ----- | 1'4" - Centerline |
| Wall Telephone Outlets -----    | 4'0" - Centerline |
| General Clock Outlets -----     | 7'6" - Centerline |
| Switches General -----          | 4'0" - Top        |
| Fire Alarm Pulls -----          | 4'0" - Top        |
| Fire Alarm Signals -----        | 6'8" - Bottom     |
| Bells -----                     | 6'8" - Centerline |
| T V & Computer Outlets -----    | 1'4" - Centerline |

- F. Symbols on drawings and mounting heights as indicated on drawings and in specifications are approximate only. The exact locations and mounting heights must be determined on the job and it shall be the Contractor's responsibility to coordinate with all trades to secure correct installation, i.e., over counter in or above back splashes, in stud walls, and other specific construction features. Mount all receptacles vertical. In block walls (exposed), use nearest joint as approved by Architect.

### 3.12 Fixture Installation

- A. Support of all fixture shall be responsibility of this Contractor. Fixtures shall be supported independent of ceiling from structure members of building. Contractor shall submit typical hanging detail to Architect/Engineer before installing any fixtures. All grid fixtures shall be wired by flex individually to junction and not wired fixture to fixture.
- B. Fixture conductors shall be connected by soldering and tying or by approved connectors.

- C. All stems on fluorescent fixtures shall be installed as follows: except fixtures with slide grip hangers first and last stem in row in first knockout from end of fixture. One stem shall be installed between each two fixtures, stem shall center joint where fixtures join, and attach by use of "joining plates". All fixtures in continuous rows other than recessed grid type shall be connected by nipples with lock nuts and bushings.
- D. Thoroughly clean all fixture lens and reflectors immediately prior to the final inspection.

3.13 Installation of Motors, Electric Heaters, and Controls

- A. Provide feeders and make connections for motors, electric heating units and controls.
- B. An approved H.P. rated safety switch shall be provided within sight of each motor and each heating unit. Provide fused switches where branch circuit fuses are not sized for overload protection. Weatherproof switches are to be used where switches are located outdoors. Safety switches shall be as manufactured by G.E., Square D, or Cutler Hammer.
- C. Manual motor starters with thermal overload protection may be used in lieu of safety switches for motors under 1/2 H.P. Manufacturers shall be same as above.
- D. The heating and air conditioning contractor shall furnish all motor starters.
- E. The temperature control contractor shall furnish and install all low and line voltage wiring necessary for the temperature control systems and interlocking with air handling units, cabinet unit heaters.
- F. The electrical contractor shall install all motor starters, except for factory mounted. He will furnish wire and disconnect switches. He will furnish and install all power wiring from the power panels on packaged equipment. He will not furnish nor install any low and line voltage wiring necessary for the temperature control system and interlocking with air handling units, or cabinet unit heaters.

3.14 Alterations & Additions to Electrical System in Existing Building

Work in existing building shall be performed as indicated or requested to perform its intended function on Electrical and Architectural plans. This contract shall include removing, relocating, extending, etc., any items of electrical nature required to facilitate work as indicated. All circuits interrupted by rework shall be extended and left energized. Contractor shall include night and weekend work in bid as required to keep all outages to a minimum four (4) hours, during non-business hours only.

END OF SECTION 16000

## PRE-CONSTRUCTION CONFERENCE CHECK-LIST

**Project:** Auditorium Renovation For Springville Middle School

**Funding:** Local

**Location:** TBD

**Date/Time:** TBD

**DCM Insp:** TBD

**Architect #:** #

Please note that all items listed below may not be applicable to this project.

1. **Introductions / Sign In**

2. **Owner's Comments**

3. **Preface / Pass Along To Others**

4. **General Contractor's Team Members (contact information)**

**Project Manager:** \_\_\_\_\_

**Superintendent:** \_\_\_\_\_

5. **Verify all alternates accepted.**

6. **E-Verify. Alabama Immigration Law. Be sure that all subcontractors comply with E-Verify requirements.**

7. **List of Sub-Contractors, submit for approval.**

A Complete list of sub-contractors must be submitted and approved by the Architect and Owner prior to any work commencing. Contractor cannot replace subs unless approved by the Architect and Owner (GCS 41)

8. **Cost Breakdown/Schedule of Values (SOV) and Progress schedule.**

Cost breakdown and progress schedule must be submitted and approved on proper state forms prior to first pay request. **GC is required to provide an updated progress schedule at each OAC.**

Start:

Completion Date:

Days:

9. **Method of approving monthly pay request.**

Due by the 25th of each month. Architect will verify, sign and forward to Owner, who will forward to DCM, if applicable.

Or

Pay applications shall be submitted thru DCM's Engage Portal via DocuSign per project requirements. Contact information will be provided upon request. Email draft to Savannah Newsome ([lathanpayapp@lathanmckee.com](mailto:lathanpayapp@lathanmckee.com)) for review/approval prior to entering in DocuSign.

10. **Allowances.**

A. With the exception of quantity allowances, all allowances indicated are contingency allowances and therefore the Owner may transfer balances for other discretionary uses. Overhead and profit margins SHALL NOT BE ADDED to any amount drawn from original Allowance(s) regardless of the indicated use.

B. Each contingency allowance shall be a "line item" on the Schedule of Values.

C. The following allowance(s) are a part of this project:

- 
- 

D. If applicable, note special material/equipment delivery dates associated with allowances.

11. **Change Orders Requests (CORs). No work prior to final approval; Architect can approve in writing if emergency. Send all CORs to [LathanCOR@lathanmckee.com](mailto:LathanCOR@lathanmckee.com).**

12.

- A. All changes in work are to be submitted via Change Order Request, regardless of monetary value through Part3.
- B. COR's must be submitted in sequential order on GC letterhead.
- C. All COR's must be broken down to the fullest degree, including breakdown of GC's cost by GC's labor, materials, subcontractor, sub-subcontractor cost and OH&P. Subcontractor and sub-subcontractor cost must be documented with copies of quotes detailing OH&P included.
- D. COR's applied to allowances cannot include GC's OH&P. Subcontractor OH&P is permitted but a maximum of 15%.
- E. Credit COR's must include a minimum of 5% OH&P.
- F. Upon Owner and/or Architects' approval of COR's, a revised Change Order and Allowance Usage log will be sent to GC via email.
- G. GC is to maintain a COR Log and present updated copy at each OAC meeting.
- H. The following information is required for ALL Change Order Requests submitted:
  - a. Each material number shall include an invoice / quote listing unit quantities, unit price, and extended total.
  - b. Each labor number shall include a breakdown showing number of laborers, hours of labor worked, hourly wage, and extended total.
  - c. Each equipment number shall have an invoice / quote listing the hours of use, hourly rate, and extended total.
- I. An official Change Order to the State CANNOT be prepared if all backup paperwork is not provided and accounted for.
- J. This information is required for all contractors, subcontractors, and sub-subcontractors.
- K. All Change Order Request (CORs) shall be uploaded by the General Contractor to Part3, per the instructions below. Do not email the Architect or engineer directly.

**L. Part3 Change Order Request Procedure:**

- a. **The Architect shall set up a distribution and project team list within Part3. The General Contractor will receive an email requesting they create an account.**
- b. **To create a new COR the General Contractor shall click on the "+" plus sign in the top right corner of the program and choice "Change Order" from the drop-down menu.**
- c. **The General Contractor shall fill in the COR details and add in the accompanying documents as required and create the COR for the Architect's review. When assigning reviewers the General Contractor shall select Contract Coordinator, the Project Architect, and Construction Administrator.**
- d. **The Architecture's team shall review and send the document for review to any Engineers and/or Consultants as required.**
- e. **Once the Architect, Engineers, and/or Consultants have completed their review they will select "approve" or "needs work." If approved the document will go to the Owner and/or Program Manager for Final Review and approval.**
- f. **If "needs work" is selected by the design team the documents will be returned to the General Contractor with comments for corrections. The General Contractor must complete the corrections and resubmit by "Create Revision".**

- g. Once all parties have reviewed and approved the Change Order Request it will be returned to the General Contractor for Final Execution.

13. **Shop Drawings.**

- A. Submittal Schedule must be submitted to Architect at or before Pre-Construction Conference. Correlate this submittal schedule with the listing of subcontractors and with list of materials as specified in contract documents. The submittal schedule should be in chronological order following the critical timing of the approval of submittals in accordance with the Work Progress Schedule.
- B. Submit all items proposed for use in work. Do not combine submittals with requests for substitutions
- C. Must bear GC's action stamp as APPROVED OR APPROVED AS NOTED. Contractor shall review and stamp approval and submit shop drawings, product data and samples far enough in advance to allow ample time for Architect review. Color selections may take longer than actual submittal approval, but in any case will not be given via phone calls. If submittals are not marked as approved by the GC, they will be returned without action.
- D. Submittal Preparation:
- **Include the following information on transmittal / email.**
    - Date
    - Project Name and Architect's Project Number.
    - Name of the General Contractor and Contact within company.
    - Subcontractor/Supplier.
  - Clearly state **Number** and title of appropriate Specification Section and **Description** of Item and if applicable
    - Name of the Manufacturer.
    - Model / Style of Item

E. **Part3 Submittal procedure:**

a. The Architect shall set up a distribution and project team list within Part3. The General Contractor will receive an email requesting they create an account.

b. To create a new submittal the General Contractor shall click on the "+" plus sign in the top right corner of the program and choose submittal from the drop-down menu.

c. The General Contractor shall fill in the submittal details and select the Architect, Engineers, and/or Consultants that will need to review the submittal and select create.

d. Once the submittal has been started the General Contractor can load the shop drawings and/or submittal information into Part3 and submit for review.

F. **Physical Samples Submittal procedure:**

a. The General Contractor shall deliver to the Architect's office or OAC meeting any color samples, color charts, or physical material samples that need to be submitted for review.

b. The General Contractor shall provide a transmittal cover within Part3 for each color samples, color charts, or physical material samples the Architect, Engineers, and Consultants required.

c. The General Contractor shall provide a physical copy of the transmittal cover. This transmittal cover shall be included with the color samples, color charts, or physical material samples when delivered to the Architect.

- G. General Contractor must review and approve shop drawings and submittals prior to submitting to Architect. Allow the Architect no less than three (3) weeks for initial review. Allow more time if the Architect must delay processing to permit coordination with the sequence of construction, related specification divisions, engineers, consultants and owner's representatives. Allow no less than two (2) weeks for reprocessing.

NOTE: No extension of Contract Time and/or additional costs will be authorized because of failure to transmit submittals sufficiently in advance of the Work to permit processing.

- H. Material shall not be fabricated or work performed without approval of respective submittal.
- I. GC is to maintain copies of all approved shop drawings at the site and have available for architect and/or engineers at all times.
- J. **GC is to maintain a Submittal Log and present updated copy log at each OAC meeting.**
- K. **Important:** Contractor shall perform no portion of the work for which the contract documents require submittal and review of Shop Drawings, Data, Installer Qualifications, etc. until respective submittal has been approved by the Architect.
- L. **Important:** Submittals are not Contract Documents and are not used to make changes in scope of project or intent of Contract Documents, and not used to request or IMPLY substitutions or to otherwise make changes in project requirements.
- M. **Important:** The only changes that can be made to the project once it is bid, is through Change Order Requests and Approvals.

**14. CAD Files / PDF**

- A. This project was bid under the assumption that electronic CAD files would not be available.
- B. Electronic CAD files are owned individually by each design professional according to discipline. If electronic CAD files or portions thereof are made available, be reminded that electronic CAD files can be manipulated and do not constitute the Contract Documents. The business of acquiring such files shall be between the contractor and the individual design professional. Fees may or may not be applicable. It shall be the Contractor's responsibility to investigate and procure at no added expense to the Owner.
- C. PDF files shall be made available to the General Contractor for use during construction.

**15. Advanced notice of required inspections.**

The contractor will contact the architect by e-mail at [LathanInspections@lathanmckee.com](mailto:LathanInspections@lathanmckee.com) of the date the project will be ready for an inspection by the DCM Inspector: Pre-Roofing, Fire Above Ceiling, Final, and Year End. Special Inspections shall be required for all work of the Storm Shelters and the Fire Water Lines. Schedule well in advance to prevent delays.

- Inspections must be requested 14 days in advance.
- When the DCM Inspector confirms the inspection time, the Architect will send an e-mail confirming the inspection time and date.
- Cancellations of any scheduled inspection must be received in writing by e-mail no less than 48 hours prior to the schedule inspection. If an inspection is cancelled, it will be rescheduled subject to the DCM Inspector's availability.
- If an inspection is cancelled less than 48 hours prior to the schedule inspection, the re-inspection fee of \$1,500 will be charged.
- If the contractor is not ready for the scheduled inspection, a re-inspection fee of \$1500 will be charged.

**16. Inspection Minimum Requirements.**

The following minimum requirements listed below are provided to aid the contractors and architect in determining if a project is ready for a required inspection.

- Pre-Construction Conference
  - Required Attendees: Contractor, Owner, Architect, Major Subcontractors
  - Inspection Requirements:
    - ✓ Signed construction contract
    - ✓ Verification of payment of permit fee
    - ✓ Contractor's Statement of Responsibility and Quality Assurance Plan (for storm shelter)
    - ✓ Fire Alarm Contractor's Certification (from State Fire Marshal)
    - ✓ ADEM permit, if more than 1 acre of land is disturbed

- Pre-Construction Conference for Storm Shelter
  - Required Attendees: Contractor, Owner, Architect, Structural Engineer, Major Subcontractors, Special Inspections Representative
  - Inspection Requirements:
    - ✓ DCM Inspector must have already received Contractor's Statement of Responsibility and Quality Assurance Plan (C-17 and attachments)
    - ✓ DCM Inspector must have already received Owner's Statement of Responsibility for Tornado Storm Shelter (Hurricane Shelter where applicable)
    - ✓ Storm Shelter Impact – protective systems listing and labeling: Impact-protective systems shall be listed and labeled.  
Marking: The following function and performance characteristics shall be provided on the label for each impact protective system tested:
      1. Manufacturer's identification reference or listing number for the assembly.
      2. Type of impact-protective system, such as window assembly, door assembly shutter assembly or louver.
      3. Hazard: hurricane, tornado, or both
      4. Missile weight and speed
      5. Design wind pressure
      6. Edition of ICC 500
- Pre-Roofing Conference
  - Required Attendees: Contractor, Owner, Architect, Roofing Subcontractor, Roofing Manufacturer's Representative
  - Inspection Requirements:
    - ✓ Roofing submittals must be approved by the architect prior to pre-roofing conference
    - ✓ Roofing manufacturer must provide documentation that roof design and roofing materials meet code requirements for wind uplift and impact resistance
    - ✓ Copy of sample roofing warranty
- Above-Ceiling Inspections
  - Required Attendees: Contractor, Owner, Architect, MEP Engineers, Major Subcontractors, DCM Inspector
  - Inspection Requirements:
    - ✓ All work must be completed except for installation of ceiling tiles and/or hard ceilings
    - ✓ Space must be conditioned
    - ✓ Permanent power must be connected unless otherwise arranged with the DCM Inspector
    - ✓ Grease duct must be inspected and approved by the DCM Inspector prior to fire wrapping and Above-Ceiling Inspection
- Life Safety Inspections and Final Inspections
  - Required Attendees: Contractor, Owner, Architect, Engineers, Major Subcontractors, Local Fire Marshal, DCM Inspector
  - Inspection Requirements:
    - ✓ Fire alarm certification
    - ✓ Kitchen hood fire suppression system certification
    - ✓ General Contractor's 5-Year Roofing Warranty (DCM Form C-9)
    - ✓ Roofing manufacturer's guaranty
    - ✓ Above ground and below ground sprinkler certifications
    - ✓ Completed Certificate of Structural Engineer's Observations for storm shelters
    - ✓ Emergency and exit lighting tests
    - ✓ Fire alarm must be monitored
    - ✓ Elevator Inspection completed and Certificate of Operation provided by the State of Alabama Department of Labor
    - ✓ Boiler/Vessels/Hot Water Heater exceeding 5 gallons Inspection completed and Certificate of Operation provided by State of Alabama Department of Labor
    - ✓ **Test and Balance Report previously accepted by Engineer**
    - ✓ Flush test for underground sprinkler lines (witnessed by local fire marshal, fire chief and/or DCM Inspector)

- ✓ Flush/pressure test for new and/or existing fire hydrants
- ✓ Must have clear egress/access and emergency (for first responders) access to building
- ✓ Must have ADA access completed

- **Year-End Inspections**

- Required Attendees: Contractor, Owner, Architect, Engineers and /or Major subcontractors may also be required to attend
- Inspection Requirements:
  - ✓ Owner 's list of documented warranty items
  - ✓ Reconciliation of user fees with DCM shall be completed prior to inspection

**17. Above Ceiling Inspection by the Architect, Engineers and DCM Inspector.**

No above ceiling work is to be done after the Above Ceiling Inspection other than correction of deficiencies noted during the inspection. (Pre-Above Ceiling Inspection)

|                    |                 |                        |        |
|--------------------|-----------------|------------------------|--------|
| Fire Caulking      | Tented fixtures | Wire at Light Fixtures | Debris |
| Temporary Lighting | Penetrations    | Pipe Saddles           |        |

**Insulation - No Kraft - Exposed Fire-Rated FSK or FRK - Type III, Class A.**

**18. Other inspections required before work is covered.**

- A. Local inspectors/engineers may require a full range of inspections on this project, i.e. footings, under-slab, light gauge metal roof framing, wood truss framing, etc. A wall inspection will be held before any finish paints are applied.
- B. Material Testing.

**19. Observation report distribution.**

Architect will submit field reports promptly to the Owner, GC, DCM Inspector. Architect will fill in all blanks on the field report form and a copy will be available on Part3.

(GCS 16 & MP 8D)

**20. Record drawings, definitions of procedures.**

G.C. is to keep all changes made in the field red lined daily. Cut and paste all addendums onto the plans at their respected locations. One clean set of plans is to be secured at the job trailer at all times for review by all interested parties. This set with changes could be used as the record drawings. Final pay approval is subject to receipt of these as-built drawings.

**21. Project sign and other job signs.**

State required sign is the only sign allowed on project.

Job trailers with contractor and/or sub-contractor names are allowed.

**22. Overall phasing of project.**

Superintendent is responsible to plan ahead in order to avoid delays and conflicts. GC is to advise Architect on delays of critical path items. Superintendent is to be on site at all times when any work is in progress; no exceptions (GCS 6A & B)

**23. Contractor's duty to coordinate work of separate contractor.**

Contractors employed by others for installation of data, computer and etc. (GCS 40D)

**24. Use of existing site, building and access drive.**

- A. Use of existing building site for lay down is to be determined by local owner and Architect. Local owner will advise contractor on proper route to site. Material delivery times are to be made as to not interfere with the school bus schedule. Area is to be reviewed after this meeting, if necessary. Maintain traffic flow.
- B. No workmen are allowed in existing building, unless prior approval is granted by the Owner and arranged by the General Contractor. There is to be no communication between workers and faculty/staff or students; through vocal, looks, stares or body language.
- C. Since most projects are hard hat areas, the worker's name will be on his/her hat for identification purposes.
- D. If a faculty/staff member or student is causing a problem with a worker, the worker is to report the incident to the Project Superintendent. The Superintendent should then report the incident to the Owner. Under no

circumstances should the Worker try and handle the problem by him/herself.

- E. There is to be no profanity on the job site.
- F. School Lunchroom is off limits to workers.
- G. Use of existing site, building and access drive.
- H. Workmen are expected to dress appropriately. Tee-shirts are expected to be non-offensive to all parties.
- I. State school properties are tobacco free areas. No smoking, chewing, or dipping of tobacco products are allowed.
- J. State school properties are drug free areas. Vehicles are subject to search and seizure by law enforcement authorities.
- K. Firearms are not allowed on school property. Cased, uncased, loaded, or unloaded.

**25. Use of existing toilets.**

There will be no use of existing toilets. G.C. is to provide proper number of toilets for all workers. School telephone is off limits.

**26. Coordinate any utilities supplied by the Owner / New equipment.**

- A. Existing sites, normally water only.
- B. Coordination - OAC /Sub Meetings
- C. New equipment utilities may be different than those existing utilities that the design is based upon. Coordinate with actual equipment cut sheets submitted and approved.

**27. Coordinate outages with Owner.**

Provide as much notice as possible. Superintendent is to verify that coolers and freezers are back on line. Coordinate with key testing date, do not disrupt on-going school operations. *Roofing fumes must be minimized with afterburner.*

**28. Keeping existing exit paths open.**

Required exits are to be maintained at all times.

**29. Routine job clean up.**

Debris is to be removed daily/weekly from building and site. Do not allow dumpster to spill over. Burning of trash on site is not allowed. (GCS 48, A & C)

**30. Safety is General Contractor's responsibility.**

As a courtesy, advise the Architect if there has been a problem.

**31. Project limits.**

Defined on drawings.

**32. Building location relative to critical property line. Easements, Setbacks, etc.**

Review with Architect before starting work.

**33. Location of property lines, corners, etc.**

Review with Architect before starting work.

**34. Verify sanitary outfall before committing to floor level.**

Plumber is to advise Superintendent ASAP and Superintendent is to notify Architect if there is a problem.

**35. Procedure if bad soil is encountered.**

Contact Architect immediately.

**36. Stockpiling top soil.**

On existing sites, location is to be approved by the Architect and Owner.

**37. Protect existing trees, shrubbery, landscaping, sidewalks, curbs and etc. if intended to remain.**

GC is to leave existing site in same condition as when project started.

*\*\*If disturbing more than 1 acre, discuss ADEM requirements.*

38. **Soil compaction, type soil, lab test, etc.**  
Testing Engineer is to approve compaction. Soil type is listed in the specs. For lab tests, refer to the specs. Testing disclosure.
39. **Soil Treatment.**  
Soil treatment provider is to come to the site with empty tank. Use on site water. Superintendent is to witness the treatment container seals broken and mix prepared. No pre-mixed material is to be brought to the site.
40. **Surveyor to check foundation wall. Location is critical.**
41. **Ready mix plant, file delivery tickets, slump and cylinder test.**  
Protect cylinders until tested. Superintendent is to have on file, at all times, the delivery tickets, slump and cylinder test results.
42. **Quality of concrete work. Concrete testing.**  
Concrete is to be free of hollows and humps. Finish floor areas are to be no more than 1/8" in 10'. Review specs for slump requirements. Do not add water to concrete without approval of Geotechnical personnel.
43. **Materials Testing / Re-testing**  
**Retesting shall be the at the contractor's expense.**
44. **Inspection before pouring concrete.**  
**Two (2) day notice is required before you pour footings.** Architect must approve all concrete placement. Pictures are not acceptable. Prior to footing inspection, all footings will be cleaned of loose soil, debris, and water. Steel is to be properly tied and supported.
45. **What is expected of masonry work, mortar additive.**  
All masonry work shall be as stated in the specs. Full head and bed bull-nose outside corners. Joints are expected on both sides of the units. Pre-formed corner tees, durowall and flashing are required. Mortar mix shall be made with same proportions everyday throughout entire project, using appropriate measuring devices. For tooling of brick or block, refer to specs. No brick or block less than a half unit is allowed at any opening. Full head weeps at 32" on center. All substandard masonry will be removed. Cull blocks; do not lay chipped blocks. Cut holes for electrical outlet boxes the proper size; caulking and oversized plates are not allowed.
46. **Light gauge metal roof framing and/or wood truss framing to be inspected by the structural engineer.**
47. **Problems with hollow metal (install proper fire labels).**  
Do not paint fire labels. Labels will be attached; rating is to be embossed in minutes and/or hours. Specs require coating the interior of the frames. Grout frames solid.
48. **Pre-roofing conference. No roofing materials installed prior to conference.**  
Contractor, manufacturer and applicable suppliers are required to be present.  
Verify with DCM inspector if underlayment installation is acceptable prior to pre-roofing conference.
49. **Where new work is indicated to interface with an existing roofing system or other systems potentially under current warranty, the Contractor shall coordinate as required to verify and provide new work in such manner and with such resources as to maintain the Owners current warranty accordingly without compromise.**
50. **G.C. is to have copies of all required roofing warranties in hand at the final inspection.** i.e. Manufacturers' and DCM Five Year warranty issued by the General Contractor and the Roofing Subcontractor, (which is to be dated the date of the substantial completion), or final cannot be held.
51. **Potential conflict of mechanical and electrical equipment.**

It is the responsibility of the GC to coordinate the installation of all equipment where a conflict may occur. G.C., HVAC, Plumbing and Electrical subs are to read their sections of specs. Each foreman is to sign their section on the master copy, which is kept in the job trailer.

**52. Problems with fire damper installations.**

Installation of the dampers will be as shown on the plans. All other installation procedures will be unacceptable.

- A. Fire stop material; workmen must be certified to install firestop material. Firestop system must be a UL approved assembly. (See manufactures' manual).
- B. Stencil all fire walls, both sides every 20ft.

**53. Certificate of Substantial Completion.**

Certificate will be routed in DocuSign upon the project being found to be substantially complete by the Architect.

**54. Project Closeout Procedures / Final payment.**

- A. The General Contractor shall email [Lathancloseouts@lathanmckee.com](mailto:Lathancloseouts@lathanmckee.com) with any questions pertaining to close-out documents.
- B. Warranties must be effective the Date of Substantial Completion. All warranties must identify the product covered.
- C. Operating and maintenance manuals. All training required for the MPE fields will be completed prior to the final request being released.
- D. As-built drawings.
- E. Other requirements. G.C. is to make a list of all over-stocks that are required by specs and have at final for B.O.E. signature and acceptance.
- F. Final Payment. Punch list items must be completed to the Architect and DCM Inspector's satisfaction, all close out documents must be received by the Architect, all change orders must be fully executed and Certificate of Substantial Completion must be fully executed before final payment is made. (GCS, 34A & B, MP 7 G4)

**55. Advertisement of Completion. Start ad after substantial completion.**

- A. Not required for projects less than \$100,000.00.
- B. 3 consecutive weeks for projects exceeding \$100,000.00.
- C. General Contractor is responsible for placement and payment of advertisement.

**56. Time Extensions.**

The GC can submit time extension request to the Architect on a weekly basis, with reasons for extension. Delays caused by rain, must exceed the five year average. (GCS 23).

**57. Quality Control.**

Urinals 17" A.F.F. Flush valves at wide side. Rigid conduit under slab. Fire strobes 80" to bottom, within 15' of exits.

**58. Requests For Information (RFI'S)**

**Part3 RFI procedure:**

**a. The Architect shall set up a distribution and project team list within Part3. The General Contractor will receive an email requesting they create an account.**

**b. To create a new RFI the General Contractor shall click on the "+" plus sign in the top right corner of the program and choice submittal from the drop-down menu.**

**c. The General Contractor shall fill in the RFI information and provide any associated documents, such as specifications, drawings, photos, etc. and select the Architect, Engineers, and/or Consultants that will need to review the RFI and select create.**

**d. Once the RFI has been started the General Contractor can load the associated documents into Part3 and submit for review.**

- A. Please include your name, company name, telephone number, and email address so that we may respond appropriately. Verbal RFI's will not be answered.
- B. The Architect will not accept RFI's directly from subcontractors or vendors.
- C. The Team List provided within the Specification Manual is for informational purposes only and should not be used to contact Engineers and/or Consultants directly with questions regarding the project.
- D. All questions that need to be directed to an Engineer / Consultant must be routed through the Architect's office. If applicable, the Architect will contact the appropriate Engineer / Consultant for information.
- E. Bids shall be based upon the official Contract Documents consisting of Plans, Specifications and Addenda. Architect assumes no responsibility for information used by Contractors outside the official Contract Documents.
- F. **A RFI Log shall be kept by the Contractor and reviewed at each OAC Meeting.**  
It will be the contractor's responsibility to inform Architect of any outstanding RFI's in a timely manner.
- G. For any question about a specific RFI or needing assistance please email [LathanRFI@lathanmckee.com](mailto:LathanRFI@lathanmckee.com).

**59. Liquidated Damages**

Liquidated damages will be strictly enforced for not reaching substantial completion by the scheduled completion date. Liquidated damages will be deducted from the General Contractors final payment.

**58. Miscellaneous:**