

DIVISION 1 - GENERAL REQUIREMENTS SECTION 18 - SUPPLEMENTARY CONDITIONS

A. ARTICLES IN THIS SECTION ARE SUPPLEMENTARY IN NATURE TO THE PROVISIONS OF THE AIA A201-1997 - GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION. THIS AIA DOCUMENT SHALL BE INCORPORATED INTO THE CONTRACT DOCUMENTS AND SHALL BE BINDING TO THE CONTRACT AS IF WRITTEN HEREIN.
1. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, PROCEDURES AND COORDINATION OF THE WORK AS REQUIRED BY ALL PORTIONS OF THE WORK UNDER THE CONTRACT, UNLESS CONTRACT DOCUMENTS GIVE OTHER SPECIFIC INSTRUCTIONS CONCERNING THESE MATTERS.
2. UNLESS OTHERWISE DEFINED BY OWNER, SUBMIT BIDS ON CONTRACTOR'S PREFERRED FORM.
B. SCOPE OF WORK
1. THESE DRAWINGS AND SPECIFICATIONS DESCRIBE THE ARCHITECTURAL AND ENGINEERING REQUIREMENTS FOR THE CONSTRUCTION OF THE PROJECT INDICATED ON THE TITLE BLOCK ON THE SHEET. UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL PERFORM THE WORK DESCRIBED BY THESE DOCUMENTS.
a. THE WORK IS A RENOVATION TO EXISTING CONSTRUCTION. THEREFORE, IT IS ABSOLUTELY ESSENTIAL THAT THE CONTRACTOR VISIT THE SITE TO DETERMINE THE EXTENT OF THE EXISTING WORK TO REMAIN, THE EXTENT OF THE EXISTING WORK TO BE REMOVED AND THE EXTENT OF THE EXISTING WORK TO BE COORDINATED.
2. IT IS THE INTENT OF THIS CONTRACT THAT A JOB, COMPLETE IN EVERY RESPECT SHALL BE PROVIDED TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FULL AND COMPLETE EXECUTION OF THE PROJECT AND SHALL INCLUDE ALL LABOR, MATERIALS, EQUIPMENT AND INCIDENTALS NECESSARY TO COMPLETE THE WORK, WHETHER SPECIFIED OR NOT, TO COMPLY WITH THE FULL INTENT OF THESE DOCUMENTS.
3. CONTRACTOR AND SUBCONTRACTORS SHALL INSTRUCT ALL PERSONS, PREPARING BIDS ON WORK, THAT THE GENERAL CONDITIONS AND SUPPLEMENTARY CONDITIONS APPLY TO EACH SPECIFICATION. THE MENTION, HEREIN, OF MATERIALS ARTICLES, OPERATIONS AND METHODS APPLICABLE TO THE CONTRACT WORK REQUIRES THAT THE CONTRACTOR PROVIDE EACH ITEM INDICATED BY THE CONTRACT WORK TO THE OWNER IN FULL COMPLIANCE WITH THE SPECIFICATION. THE MENTION, HEREIN, OF MATERIALS ARTICLES, OPERATIONS AND METHODS ACCORDING TO THE CONDITIONS STATED FOR EACH OPERATION PRESCRIBED.
4. CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR COORDINATION OF ENGINEERING AND CONSTRUCTION OF THEIR RESPECTIVE TRADE AND COORDINATION WITH THE ARCHITECT.
5. BUILDING CODES & REGULATIONS: COMPLY WITH APPLICABLE ORDINANCES, ORDINANCES, CODES AND REGULATIONS OF ANY JURISDICTION HAVING JURISDICTION OVER THIS PROPERTY AND INDEMNIFY OWNER FROM DAMAGES.
a. PRIOR TO THE START OF CONSTRUCTION, CONTRACTOR SHALL ARRANGE A MEETING AT THE SITE WITH THE BUILDING DEPARTMENT, FIRE MARSHAL AND APPROPRIATE OTHER AUTHORITIES TO REVIEW THE NUMBER AND LOCATION OF FIRE SPRINKLER HEADS, FIRE EXTINGUISHERS, EXIT LIGHTS, EMERGENCY LIGHTS AND BACKUP POWER AND FIRE RATED CONSTRUCTION. CONTRACTOR SHALL MAKE NECESSARY MODIFICATIONS TO THE SYSTEMS AS REQUIRED. SUCH ADDITIONS AND MODIFICATIONS SHALL BE PART OF THE ORIGINAL CONSTRUCTION COST.
b. CONTRACTOR SHALL OBTAIN INTERIM AND FINAL INSPECTIONS AND ALL REQUIRED APPROVALS FROM GOVERNING AGENCIES HAVING JURISDICTION, PRIOR TO RECEIVING FINAL PAYMENT.
c. OBTAIN INSPECTION AND APPROVAL FROM GOVERNING AUTHORITIES HAVING JURISDICTION, FOR ITEMS THAT WILL BE CONCEALED IN THE FINISHED WORK, PRIOR TO COVERING SAID ITEMS.
6. ALL WORK, WHETHER PERFORMED BY CONTRACTOR, LANDLORD OR TENANT, SHALL CONFORM TO THE DESIGN CRITERIA SUPPLIED BY THE LANDLORD. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE LANDLORD'S REPRESENTATIVE, DURING BIDDING, TO OBTAIN A COPY OF THE LANDLORD CRITERIA AND TO INCLUDE ASSOCIATED COSTS IN THE BID TO OWN A COPY OF THE CRITERIA.
C. DEFINITIONS
1. "LANDLORD" REFERS TO THE ENTITY INDICATED ON THE TITLE SHEET OF THESE DOCUMENTS AS THE LANDLORD. TENANT COORDINATOR/LANDLORD IS IDENTIFIED ON THE TITLE SHEET.
2. "OWNER" OR "TENANT" REFERS TO THE CONTRACTED "OWNER" AS INDICATED ON THE TITLE BLOCK OF THIS SHEET, THROUGHOUT THESE DOCUMENTS, THE TERMS "OWNER" AND "TENANT" INTERCHANGEABLY.
3. "CONTRACTOR" REFERS TO THE TENANT'S GENERAL CONTRACTOR AWARDED THE CONTRACT FOR CONSTRUCTION.
4. "SUBCONTRACTOR" REFERS TO THOSE SUBCONTRACTORS OR ASSIGNMENTS WITH DIRECT CONTRACTUAL RELATIONSHIPS, UNDER THIS BID PACKAGE, TO THE CONTRACTOR.
5. "ARCHITECT" REFERS TO THE ARCHITECT-OF-RECORD AS INDICATED ON THE TITLE BLOCK OF THIS SHEET.
6. "FURNISH" MEANS TO SUPPLY AND DELIVER TO PROJECT SITE, READY FOR INSTALLATION.
7. "INSTALL" MEANS TO PLACE IN POSITION FOR USE OR SERVICE.
8. "PROVIDE" MEANS TO FURNISH AND INSTALL, COMPLETE AND READY FOR INTENDED USE.
D. CONTRACT DOCUMENTS
1. THE BASIS OF THE CONTRACT SHALL BE AIA A201 - STANDARD FORM OF AGREEMENT BETWEEN OWNER AND CONTRACTOR BASED ON A STIPULATED SUM.
2. OWNER RESERVES THE RIGHT TO UTILIZE A DIFFERENT FORM OF AGREEMENT THAT IS MUTUALLY ACCEPTABLE TO OWNER AND CONTRACTOR.
3. THE DRAWINGS AND SPECIFICATIONS ARE TOGETHER INTENDED TO GIVE A COMPLETE DESCRIPTION OF THE WORK, QUALITY, AND FABRICATION, CONSTRUCTION, INSTALLATION AND FULL COMPLETION OF THE PROJECT, READY FOR OCCUPANCY. WORK SHOWN ON THE DRAWING, BUT NOT SPECIFIED AND WORK SPECIFIED, BUT NOT SHOWN ON THE DRAWINGS SHALL BE INCLUDED IN THE CONTRACT. THE SAME AS IF BOTH SHOWN AND SPECIFIED.
4. SUBMISSION OF A BID WILL BE AN ACKNOWLEDGMENT BY THE BIDDER THAT THEY HAVE FULLY INFORMED THEMSELVES AS TO THE REQUIREMENTS OF THE DRAWINGS AND SPECIFICATIONS AND THAT THEY WILL NOT SEEK TO EVADE RESPONSIBILITY FOR OMISSIONS BY MAKING CLAIM FOR AMBIGUITY OR CONFLICT OF THE PLANS AND SPECIFICATIONS.
5. COORDINATE WORK INDICATED ON THE ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL, AND FIRE PROTECTION DRAWINGS.
6. CONTRACTOR IS RESPONSIBLE FOR DISTRIBUTION OF CONSTRUCTION DOCUMENTS TO THE SUBCONTRACTORS AND FOR COORDINATION BETWEEN SUBCONTRACTORS BASED ON THIS SET OF DOCUMENTS. EXTRA COMPENSATION FOR THE WORK OF SUBCONTRACTORS WHO HAS BID FROM AN INCOMPLETE SET OF CONSTRUCTION DOCUMENTS.
7. BRING TO THE ATTENTION OF THE ARCHITECT, IMMEDIATELY, DISCREPANCIES BETWEEN THE DRAWINGS, DRAWINGS AND SPECIFICATIONS OR THE VARIOUS SPECIFICATION SECTIONS FOR A DECISION BY THE ARCHITECT OR RESPECTIVE ENGINEER FOR CLARIFICATION. AFTER BIDS ARE SUBMITTED, NO CLAIMS OF DISCREPANCIES WILL BE CONSIDERED A VALID REASON FOR AN EXTRA CHARGE OR CHANGE TO THE WORK, WHERE A DISCREPANCY IS ENCOUNTERED. CLARIFICATION AND DECISION SHALL BE AT THE ARCHITECT'S SOLE DISCRETION AND SUBMISSION OF A BID SHALL CONSTITUTE ACCEPTANCE OF THAT DECISION REGARDLESS OF COST.
8. COORDINATE WORK OF THIS CONTRACT WITH BUILDING SHELL ELEMENTS. IMMEDIATELY NOTIFY OWNER OF SIGNIFICANT DISCREPANCIES AND CONFLICTS BETWEEN CONSTRUCTION DOCUMENTS AND LANDLORD BUILDING SHELL ELEMENTS.
E. COORDINATION
1. LANDLORD COORDINATION
a. COMPLY W/ THE REQUIREMENTS OF LANDLORD OPERATION, WORKING TIME, BARRICADES & ACCESS.
b. MEET WITH LANDLORD MANAGEMENT PRIOR TO STARTING WORK TO COORDINATE TIME AND NOTIFICATIONS REQUIRED FOR UTILITY CHANGES OR WORK THAT MAY AFFECT LANDLORD OPERATIONS OR OTHER TENANTS.
c. COORDINATE, SCHEDULE AND MINIMIZE UTILITY INTERRUPTIONS. PROTECT & MAINTAIN EXISTING SERVICES AFFECTED BY THE PERFORMANCE OF THE WORK.
d. WHERE NECESSARY, WORK SHALL BE PERFORMED AT NIGHT AS DIRECTED BY LANDLORD TO AVOID CONFLICT WITH LANDLORD UTILITIES AND OPERATIONS.
e. LANDLORD'S DESIGNATED ROOFING CONTRACTOR SHALL PROVIDE ROOF WORK AT THE TENANT'S COST INCLUDED UNDER THIS PROJECT CONTRACT.
f. LANDLORD'S DESIGNATED SPRINKLER CONTRACTOR SHALL PROVIDE FIRE SPRINKLER WORK AT TENANT'S COST INCLUDED UNDER THIS PROJECT CONTRACT.
g. THE SPRINKLER CONTRACTOR SHALL PROVIDE SPRINKLER SYSTEM DESIGN AND LAYOUT AND SUBMIT TO THE FIRE MARSHAL AND BUILDING OFFICIAL FOR APPROVAL.
h. BEFORE PROCEEDING WITH THE WORK, SUBCONTRACTORS SHALL ASCERTAIN THAT THEY DO NOT INTERFERE WITH THE WORK OF OTHER SUBCONTRACTORS. WORK THAT DOES INTERFERE SHALL NOT CUT OR OTHERWISE DAMAGE THE WORK OF OTHER CONTRACTOR AND SHALL BEAR THE COST OF DAMAGE DONE IN REGARD OF THE REQUIREMENT. EACH SUBCONTRACTOR SHALL EXAMINE THE DRAWINGS AND SPECIFICATIONS TO THE WORK OF OTHER TRADES AND TO INFORM THEMSELVES OF THE EFFECTS THAT MAY HAVE ON THE WORK OF THEIR TRADE AND ADVERSELY COORDINATE SAME.
i. CONTRACTOR SHALL UTILIZE UNIFORM WORKING LOCATIONS.
j. SEPARATE OWNER/VENDOR FURNISH COMPONENTS ENSURING COORDINATION OF ALL TRADES.
k. CONTRACTOR TO VERIFY REQUIREMENTS OF OWNER EQUIPMENT PRIOR TO THE START OF CONSTRUCTION AND OBTAIN CATALOGUE SHEETS OF EQUIPMENT FROM OWNER.
F. INSURANCE AND BONDS
1. CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN AND MAINTAIN INSURANCE COVERAGE FOR NO LESS THAN THE LIMITS LISTED HEREIN. FOR THE ADDITIONAL/HIGHER INSURANCE COVERAGE LIMITS THAT ARE REQUIRED PER LANDLORD CRITERIA IN EXCESS OF LIMITS LISTED HEREIN.
2. EACH SUBCONTRACTOR SHALL FURNISH TO CONTRACTOR, TWO (2) COPIES EACH OF CERTIFICATE OF INSURANCE HEREIN REQUIRED FOR EACH COPY OF THE AGREEMENT WHICH SHALL BE EVIDENCE OF ALL COVERAGE REQUIRED.
3. CONTRACTOR SHALL FURNISH CERTIFICATES OF SUCH INSURANCE TO OWNER WITHIN FIVE (5) DAYS OF STARTING CONSTRUCTION. THESE CERTIFICATES SHALL PROVIDE THAT COVERAGE AFFORDED UNDER POLICIES WILL NOT BE CANCELED UNTIL TEN (10) DAYS PRIOR WRITTEN NOTICE HAS BEEN GIVEN TO THE OWNER.
4. CONTRACTOR SHALL FURNISH TO THE OWNER COPIES OF ENDORSEMENTS THAT ARE SUBJECT TO THE POLICY AMENDING COVERAGE OR LIMITS.
5. WORKMANSHIP COMPENSATION INSURANCE IN FULL COMPLIANCE WITH THE LAWS OF THE STATE OR STATES IN WHICH WORK UNDER THIS CONTRACT IS PERFORMED TO INCLUDE THE EMPLOYER'S LIABILITY WITH MINIMUM LIMITS OF \$100,000.
a. COMPREHENSIVE GENERAL LIABILITY:
i. BODILY INJURY, INCLUDING DEATH: \$500,000 MINIMUM.
ii. PROPERTY DAMAGE: \$500,000 MINIMUM.
iii. COMPREHENSIVE AUTOMOBILE LIABILITY:
i. BODILY INJURY, INCLUDING DEATH: \$300,000 MINIMUM.
ii. PROPERTY DAMAGE: \$100,000 MINIMUM.
6. CERTIFICATE OF INSURANCE MUST BE MADE OUT TO THE OWNER.
7. BONDS:
a. PROVIDE A BID BOND FOR 5 PERCENT OF THE CONTRACT PRICE.
b. PROVIDE A LABOR AND MATERIAL PAYMENT BOND FOR 100 PERCENT OF THE CONTRACT PRICE.

G. PERMITS, FEES AND TAXES:
1. CONTRACTOR SHALL OBTAIN AND PAY FOR BUILDING PERMIT AND ALL ADDITIONAL PERMITS AND FEES.
2. EACH SUBCONTRACTOR RESPONSIBLE FOR PLUMBING, ELECTRICAL, MECHANICAL & FIRE SPRINKLERS SHALL OBTAIN AND PAY FOR RESPECTIVE PERMITS AND SHALL PAY CHARGES ASSOCIATED WITH APPLICATIONS AND PERMITS AS REQUIRED BY MUNICIPAL, STATE AND OTHER LEGALLY CONSTITUTED AUTHORITIES BEFORE COMMENCING WORK AND SHALL BE RESPONSIBLE FOR REVISIONS THAT MAY BE REQUIRED BY SAID AUTHORITIES.
3. THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITS AND FEES ASSOCIATED WITH SANITARY AND STORM SEWER.
4. WHENEVER THE LAW OF THE PLACE OF BUILDING REQUIRES A SALES, CONSUMER USE OR OTHER SIMILAR TAX, THE CONTRACTOR AND SUBCONTRACTORS SHALL PAY SUCH TAXES AS PERTAINS TO THEIR RESPECTIVE PORTION OF THE WORK AND HAVE SUCH TAXES INCLUDED IN THEIR BID.
H. PRICE AND PAYMENT PROCEDURES:
1. APPLICATION FOR PAYMENT: SUBCONTRACTORS SHALL SUBMIT TO THE CONTRACTOR AN APPLICATION FOR PAYMENT TO BE RECEIVED ON THE FIRST DAY OF EACH MONTH. THE CONTRACTOR SHALL ASSEMBLE PAYMENT APPLICATIONS, SUBMIT IT TO OWNER WITH CERTIFICATE OF PARTIAL PAYMENT. SUBCONTRACTORS SHALL SUBMIT PAID BILLS AND LIEN WAIVERS FOR LABOR AND MATERIALS INCLUDED IN THE JOB TO THAT DATE. IF LIEN WAIVERS ARE NOT AVAILABLE AT THE TIME PAYMENT IS LIQUIDATED, PAYMENT WILL BE WITHHELD UNTIL SUCH WAIVERS ARE SUBMITTED. SUBMIT APPLICATIONS FOR PAYMENT INDICATING FULL VALUE OF WORK WITH PAYMENTS EQUAL TO 90 PERCENT OF THE CERTIFIED VALUE.
2. LIENS: NEITHER THE FINAL PAYMENT NOR ANY PART OF THE RETAINED PERCENTAGE SHALL BECOME DUE UNTIL THE CONTRACTOR DELIVERS TO THE OWNER A COMPLETE RELEASE OF LIENS ARISING OUT OF THIS CONTRACT, OR RECEIPTS IN FULL IN LIEU THEREOF, AND IN EITHER CASE, AN AFFIDAVIT THAT SO FAR AS THEY HAVE KNOWLEDGE OR INFORMATION, THE RELEASE AND RECEIPTS TO INCLUDE ALL LABOR AND MATERIAL FOR WHICH A LIEN COULD BE FILED, HAVE BEEN RETURNED TO THE OWNER IN THE JOB TO THAT DATE. IF LIEN WAIVERS ARE SUBMITTED NO MORE THAN 30 DAYS FOLLOWING CONSTRUCTION COMPLETION.
3. FINAL PAYMENT SHALL BE CONTINGENT ON THE COMPLETION OF THE CONTRACTOR'S "PUNCH-LIST" INCLUDING ANY INCOMPLETE ITEMS ADDRESSED BY OWNER. FINAL PAYMENT WILL NOT BE APPROVED UNTIL WORK IS PHYSICALLY COMPLETE AND CERTIFICATE OF OCCUPANCY IS GRANTED.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR EXTRA WORK, WHETHER CONSISTING OF LABOR, MATERIALS OR EXPENSE WILL BE MADE UNLESS THE CONTRACTOR HAS PROCURED WRITTEN AUTHORITY TO PROCEED WITH EXTRA WORK FROM THE OWNER WITH THE COST STATED IN FIGURES THEREIN. FAILURE TO OBTAIN FORMAL AUTHORIZATION PRIOR TO WORK WILL INVALIDATE CLAIMS FOR ADDITIONAL COMPENSATION.
I. CORRECTION OF WORK AFTER FINAL PAYMENT AND WARRANTY:
1. NEITHER THE FINAL CERTIFICATE FOR PAYMENT NOR ANY PROVISIONS IN THE CONTRACT DOCUMENTS SHALL RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR FAULTY MATERIALS OR WORKMANSHIP, UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS. WORK DEFECTS DUE THERETO AND SHALL PAY FOR DAMAGE TO OTHER WORK RESULTING THEREFROM, THAT MAY APPEAR WITHIN A PERIOD OF ONE YEAR FROM THE DATE OF OWNER'S APPROVAL OF THE FINAL CERTIFICATE OF PAYMENT.
a. COMPLETELY CLEAN, SERVICE (LUBRICATE AND REPLACE BELTS, FILTERS, ETC.) AND CHECK FOR PROPER OPERATION OF EQUIPMENT STATED AS REUSED AND GUARANTEE THESE COMPONENTS FOR ONE YEAR.
2. ALL WARRANTIES OR GUARANTEES FOR MATERIALS AND WORKMANSHIP ON OR WITH RESPECT TO TENANT'S WORK SHALL BE CONTAINED IN THE CONTRACT OR SUBCONTRACT WHICH SHALL BE SO WRITTEN THAT SUCH GUARANTEES OR WARRANTIES WILL BE THE BENEFIT OF BOTH LANDLORD AND TENANT, AS THEIR RESPECTIVE INTEREST APPEAR AND CAN BE DIRECTLY ENFORCED BY EITHER.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OR REPAIR, WITHOUT ADDITIONAL CHARGE, FOR ANY AND ALL WORK DONE OR FURNISHED WHICH HAS BECOME DEFECTIVE WITHIN THE ONE-YEAR PERIOD. THE CORRECTION OF SUCH WORK SHALL INCLUDE, WITHOUT ADDITIONAL CHARGE, ALL EXPENSES AND DAMAGES IN CONNECTION WITH SUCH REMOVAL, REPLACEMENT OR REPAIR OF ANY PART OF THE WORK WHICH MAY BE DAMAGED OR DISTURBED THEREBY.
J. ADMINISTRATIVE REQUIREMENTS:
1. SCHEDULE FOR COMPLETION: WORK ON THE PROJECT SHALL BE CARRIED FORWARD WITH DUE DILIGENCE AND WITHOUT UNNECESSARY INTERRUPTION. AS WEATHER CONDITIONS PERMIT AND AS GOOD JUDGMENT DICTATES, COORDINATE TIME SCHEDULE WITH THE OWNER FOR OCCUPANCY DATE ANTICIPATED.
2. OPERATIONS SHALL COORDINATE WITH LANDLORD FOR SCHEDULING OF CONSTRUCTION OPERATIONS THAT CREATE EXCESSIVE NOISE OR OTHER DISTURBANCE TO OTHER TENANT OR LANDLORD OPERATIONS.
3. RECORD DRAWINGS:
a. MAINTAIN A COPY OF THE LATEST SET & LANDLORD APPROVED SET OF CONSTRUCTION DOCUMENTS ON SITE THROUGHOUT CONSTRUCTION. DOCUMENTS SHALL BE STAPLED IN ONE NEAT SET AND ATTACHED TO A LOCATION ACCEPTABLE TO THE OWNER AND ARCHITECT.
4. SUBMITTALS:
a. REFER TO "PRICE AND PAYMENT PROCEDURES" FOR SUBMITTALS RELATED TO PAYMENTS.
b. WITHIN TEN (10) WORKING DAYS OF CONTRACT AWARD, SUBMIT TO ARCHITECT AND OWNER'S LOCAL REPRESENTATIVE, A LIST OF ALL SUBCONTRACTORS AND SUPPLIERS INCLUDING NAME, ADDRESS, PHONE NUMBER AND FAX.
c. CLOSOUT SUBMITTALS: REFER TO "EXECUTION REQUIREMENTS".
5. SHOP DRAWINGS:
a. SUBMIT THREE (3) COPIES OF ALL SHOP DRAWINGS TO THE CONTRACTOR WHO SHALL BE RESPONSIBLE FOR CHECKING AND COORDINATION OF THEM.
b. THE CONTRACTOR SHALL FORWARD THREE (3) COPIES TO THE OWNER. THE OWNER REVIEWS THEM FOR DESIGN CONFORMANCE, PROVIDE CORRECTIONS IF NECESSARY AND ATTACHED AND RESUBMIT FOUR (4) FINAL COPIES FOR JOB USE AND ARCHITECT'S APPROVAL.
c. SUBMITTALS SHALL CLEARLY STATE PROJECT TITLE AND NUMBER, NAME OF SUBCONTRACTOR, SUPPLIER AND MANUFACTURER, FIELD DIMENSIONS, REFERENCE TO CONSTRUCTION DOCUMENTS.
d. SHOP DRAWINGS SHALL BE PREPARED ONLY WITH A FULL SET OF DRAWINGS AS REFERRED.
e. SHOP DRAWINGS SHALL BE ACCURATELY DETAILED, DRAWN TO SCALE AND SHALL CONTAIN NOTATIONS AND OTHER INFORMATION NECESSARY TO FULLY COMPLETE THE INSTALLATION PROCEDURES AS REQUIRED.
f. CONTRACTOR SHALL REVIEW OWNER/VENDOR SUBMITTALS FOR OCCUPANCY PURPOSES.
K. QUALITY REQUIREMENTS:
1. WORKMANSHIP SHALL BE EXACT, PAINTS AND FINISHES AND GENERALLY OF THE HIGHEST GRADE. MATERIALS UNLESS PARTIALLY LISTED OTHERWISE, SHALL BE NEW, IN PERFECT CONDITION FOR USE, OF GOOD REPUTATION AND FREE FROM DEFECTS OR NATURE OF MANUFACTURE THAT WOULD IMPAIR THE STRENGTH, DURABILITY OR APPEARANCE IN FINISHED WORK.
2. PROVIDE TESTING DOCUMENTATION SPECIFIED IN INDIVIDUAL SPECIFICATION SECTIONS.
L. TEMPORARY FACILITIES AND CONTROLS:
1. PROVIDE TEMPORARY FACILITIES AND CONTROLS AS NECESSARY TO COMPLY WITH SAFETY CODES, INSPECTION CERTIFICATION AND SIMILAR REQUIRED DOCUMENTS AND EQUIPMENT IN A MARKED ENVELOPE.
2. ENSURE THE SAFETY OF CONSTRUCTION WORKERS AND GENERAL PUBLIC.
3. OBTAIN TEMPORARY ENCLOSURES, BARRICADES, FENCES, ETC. WITH APPROVED SIGNAGE AS REQUIRED BY LANDLORD TO SECURE BARRICADE AREA AND PROVIDE PUBLIC ACCESS.
4. LANDLORD'S HIGH DUSTPROOF SLOTTED BARRICADE, NOT MORE THAN 3" - 0" FROM THE LEASE.
5. CONSTRUCTION SHALL BE OF METAL STUDS AT 16" ON CENTER WITH PAINTED 1/2" GYPSUM BOARD WITH APPROVED SIGNAGE.
6. CONTRACTOR SHALL OBTAIN LANDLORD APPROVAL FOR SIGNAGE ON THE BARRICADE.
7. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND TAKE NECESSARY STEPS TO PROTECT THEM AND COMPLY WITH THE REQUIREMENTS OF THE UTILITY COMPANIES. INDIVIDUAL SUBCONTRACTORS ARE RESPONSIBLE FOR CONNECTIONS TO UTILITY LINE LOCATIONS, TAPS AND REMOVAL OF TEMPORARY SERVICES WHEN NO LONGER NECESSARY.
8. CONTRACTOR IS RESPONSIBLE FOR PAYMENT OF TEMPORARY CONSTRUCTION UTILITY CHARGES.
9. PROVIDE JOBSITE TELEPHONE AND FAX CAPABLE OF RECEIVING INCOMING CALLS FOR THE DURATION OF CONSTRUCTION. PROVIDE TELEPHONE AND FAX NUMBERS TO OWNER.
10. PROVIDE GENERAL HAULING & TRASH DISPOSAL FROM THE SITE. PROVIDE GENERAL CLEANUP OF THE PROJECT, BUILDING AREA AND THE REMOVAL OF TRASH AND DEBRIS FROM THE WORK AREA.
11. PROVIDE AND MAINTAIN ADEQUATE ENVIRONMENTAL CONDITIONS TO FACILITATE PROGRESS OF THE WORK. MEET SPECIFIED MINIMUM CONDITIONS AND PROTECT MATERIALS FROM DAMAGE.
12. PROVIDE TEMPORARY PROTECTIVE COVERING OF EXISTING WORK, MERCHANDISE, FINISHES, FLOORING, ETC., DURING CONSTRUCTION, TO PREVENT DAMAGE.
M. PRODUCT REQUIREMENTS:
1. ORDERING OF MATERIALS:
a. CONTRACTOR IS ADVISED, DUE TO THE ACCELERATED CONSTRUCTION SCHEDULE, TO ORDER BUILDING MATERIALS, FIXTURES AND FINISH MATERIALS AS SOON AS POSSIBLE. UNLESS CONTRACTOR NOTIFIES OWNER IN WRITING WITHIN TEN (10) DAYS OF CONTRACT DATE OF DELAYS, CONTRACTOR ASSUMES THE RESPONSIBILITY FOR THE TIMELY DELIVERY OF COMPONENTS REQUIRED TO COMPLETE THE PROJECT (REGARDLESS OF SUPPLIER OR SOURCE, DOMESTIC OR NOT) WITHIN THE TIME ALLOTTED AS SPECIFIED IN THE CONTRACT.
2. RECEIVING OF MATERIALS:
a. CONTRACTOR IS RESPONSIBLE FOR CHECKING AND VERIFYING SHIPMENTS OF OWNER SUPPLIED MATERIALS. THIS INCLUDES VERIFYING PACKING LISTS AGAINST ORDER FORMS AND BILLS OF LADING, NOTING ANY CLAIMS AND/OR SHORTAGES. CONTRACTOR IS RESPONSIBLE FOR FILING DAMAGE CLAIMS AND MUST MAINTAIN PACKING MATERIALS FOR SHIPMENT OF DAMAGED ITEMS. IF THIS IS NOT DONE WITHIN 24 HOURS, CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING OR REPAIRING THE MATERIALS.
b. COORDINATE UNPACKING OF TENANT SUPPLIED FIXTURES WITH TENANT.
3. STORAGE OF MATERIALS:
a. CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR SAFETY FROM LOSS, DAMAGE AND THEFT OF MATERIALS DELIVERED PERTAINING TO PARTICULAR WORK UNTIL THE FINAL PROJECT IS ACCEPTED.
b. CONTRACTOR SHALL BE RESPONSIBLE FOR STORAGE OF MATERIALS INCLUDING TENANT SUPPLIED MATERIALS, FIXTURES AND EQUIPMENT.
c. CONTRACTOR AND SUBCONTRACTORS SHALL NOT CAUSE OR ALLOW ANY PART OF STRUCTURE TO BE LOADED DURING CONSTRUCTION WITH A WEIGHT GREATER THAN IT IS CALCULATED TO BEAR. THIS REFERS ESPECIALLY TO CONCENTRATED PLACING OF MATERIALS ON ROOF OF BUILDINGS.
d. CAREFULLY REMOVE AND STORE ALL MATERIALS THAT ARE REUSED OR SALVAGED BY THE CONTRACTOR.
e. EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR STORAGE OF ITS OWN MATERIALS AND TOOLS.

4. "OR EQUAL" CLAUSE/SUBSTITUTIONS:
a. CERTAIN ITEMS ARE SPECIFIED BY PROPRIETARY NAMES. WHERE THE CLAUSE "OR EQUAL" IS USED IN THE CONNECTION W/ SUCH SPECIFICATIONS, THEY ARE TO BE USED IN RECOGNITION OF THE FACT THAT EQUALLY GOOD AND FUNCTIONALLY SIMILAR ITEMS ARE ON THE MARKET. SHOULD ANY CONTRACTOR DESIRE TO MAKE SUCH SUBSTITUTIONS UNDER THIS CLAUSE, THE CONTRACTOR SHALL SUBMIT, IN WRITING, THE REQUEST FOR APPROVAL OF SUCH SUBSTITUTIONS TOGETHER WITH SUCH SPECIFICATIONS, DRAWINGS, SAMPLES AND OTHER SAMPLES AS THE ARCHITECT OR OWNER MAY REQUIRE. ALL SUCH SUBSTITUTIONS ARE SUBJECT TO REJECTION AT THE OWNER'S & ARCHITECT'S JUDGMENT.
b. SUBMISSION AND REVIEW REQUESTS FOR SUBSTITUTIONS WILL NOT BE ALLOWED TO AFFECT THE COMPLETION DATE OR FINISHED APPEARANCE OF THE WORK.
c. NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL OF THE OWNER.
N. EXECUTION REQUIREMENTS:
1. FIELD CONDITIONS: PRIOR TO CONSTRUCTION, VERIFY FIELD CONDITIONS AND DIMENSIONS IN THE DRAWINGS. ALERT THE ARCHITECT AND OWNER REGARDING VARIATIONS FROM THE CONDITIONS REPRESENTED ON THE CONSTRUCTION DOCUMENTS AND OBTAIN DIRECTION/CLARIFICATION BEFORE PROCEEDING WITH THE RELATED WORK.
2. CONTRACTOR SHALL AVOID CONTACT OF OR INTERFERENCE WITH NORMAL BUILDING OPERATIONS BY COMPLYING WITH BUILDING/AFFILIATE RULES AND REGULATIONS REGARDING SCHEDULING AND USE OF ELEVATORS AND LOADING DOCKS FOR DELIVERIES, HANDLING OF MATERIALS, EQUIPMENT AND DEBRIS. CONTRACTOR IS RESPONSIBLE TO UNDERSTAND SUCH RULES AND REGULATIONS.
3. THE CONTRACTOR AGREES THAT ALL WORK SHALL BE PERFORMED IN A MANNER THAT WILL NOT CREATE ANY WORK STOPPAGE, PICKETING, LABOR DISRUPTION OR DISPUTE OR VIOLATE LANDLORD'S LABOR CONTRACTS AFFECTING THE BUILDING OR INTERFERE WITH THE BUSINESS OF THE LANDLORD. IN THE EVENT OF THE OCCURRENCE OF ANY OF THE ABOVE, RESULTING FROM ACTIONS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY SUBSTANTIAL OR ON CONSESSIONAIRE, OR THEIR RESPECTIVE EMPLOYEES, CONTRACTORS OR SUBCONTRACTORS, THE CONTRACTOR SHALL IMMEDIATELY, UPON NOTICE FROM LANDLORD, CEASE THE CONDUCT GIVING RISE TO SUCH CONDITION. THIS PAYMENT WILL NOT BE A GENERAL CONTRACTOR/SUBCONTRACTOR AGREEMENTS AND IF SUCH CLAUSE IS NOT INCLUDED, IT WILL NOT RELIEVE THE CONTRACTOR OF THE REQUIREMENTS OR WORK STATED HEREIN.
4. FOR UTILITY SERVICES, APPLY FOR OR SWITCH NAMES FROM PRIOR TENANT (IF APPLICABLE) FOR UTILITY METERS AND NOTIFY UTILITY COMPANIES OF THE REQUIRED NAME, ADDRESS AND PHONE NUMBERS OF THE OWNER FOR PERMANENT NEW SERVICES.
5. PROVIDE REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE.
6. CONSTRUCTION EQUIPMENT: LIFTS, CARTS, EQUIPMENT, BOXES AND SIMILAR ITEMS SHALL BE EQUIPPED WITH RUBBER TIRES.
7. CUTTING, PATCHING AND REPAIRING:
a. SUBCONTRACTORS SHALL LEAVE REQUIRD CHASE, OPENINGS, ETC. IN THEIR WORK TO ACCOMMODATE THE WORK OF OTHER TRADES. OTHER TRADES SHALL PROVIDE DEFINED SIZES AND LOCATIONS FOR SUCH REQUIREMENTS IN AMPLE TIME NOT TO INTERFERE WITH THE PROGRESS OF THE WORK.
b. WHENEVER POSSIBLE, SAW CUTTING OF MATERIALS SHALL BE DONE OUTDOORS. OTHER CUTTING REQUIRED SHALL BE DONE AT THE EXPENSE OF THE SUBCONTRACTOR REQUIRING THE SAME WHO SHALL OBTAIN THE APPROVAL OF THE CONTRACTOR FOR THE MODIFICATION OF PAYMENT.
c. IF CUTTING, CORING OR DRILLING OF CONCRETE SLABS IS REQUIRED, COORDINATE WITH LANDLORD AND PROVIDE A MINIMUM OF 6 INCHES ABOVE FINISHED FLOOR.
d. FLOOR SLAB PENETRATIONS: FOR PLUMBING FIXTURES & DRAINS, PROVIDE WATERPROOF SLEEVES EXCEEDING A MINIMUM OF 6 INCHES ABOVE FINISHED FLOOR.
e. PATCH/INFILL ALL UNLEVEL FLOOR CONDITIONS, FILL CRACKS, DEPRESSIONS, HOLES, VOIDS, ETC. AND REMOVE ALL PROJECTIONS, ELECTRICAL CABS, BURNERS, ETC. TO PROVIDE A SMOOTH LEVEL FLOOR SUBSTRATE FOR NEW FINISHES. BRING MAJOR FLOOR PREPARATION ISSUES TO THE ATTENTION OF THE OWNER.
f. DO NOT CUT OR WEAKEN THE STRUCTURE OR ENDANGERS THE BUILDING, OR CAUSE OR GENERAL PUBLIC.
g. ANY ALTERATIONS, ADDITIONS, REINFORCEMENTS, DRILLING, WEAR OR OTHER ATTACHMENT TO LANDLORD'S STRUCTURE TO ACCOMMODATE TENANT'S WORK SHALL NOT BE PERFORMED WITHOUT, IN EACH INSTANCE, CONTRACTOR OBTAINING LANDLORD'S PRIOR WRITTEN APPROVAL. CONTRACTOR SHALL LEAVE LANDLORD'S STRUCTURE AS STRONG OR STRONGER THAN THE ORIGINAL DESIGN WITH FINISHES UNHARMED.
h. CUT OR ALTERED PARTS SHALL BE RESTORED AND REPAIRED TO THE SAME CONDITION AS THE ORIGINAL.
i. THE ARCHITECT OR OWNER WILL BE RESPONSIBLE FOR THE SAME QUANTITIES AND QUALITY OF THE MATERIALS QUALITY STANDARDS.
j. WHERE EXISTING MATERIALS ARE TO BE REPLACED OR IMPROVED, THE CONTRACTOR SHALL MATCH THE ORIGINAL CONSTRUCTION.
k. FIRE RATED COMPONENTS SHALL BE REPLACED WITH EQUIVALENTS TO MATCH THE ORIGINAL CONSTRUCTION.
l. FIRE RATED COMPONENTS SHALL BE REPLACED WITH EQUIVALENTS TO MATCH THE ORIGINAL CONSTRUCTION.
m. FIRE RATED COMPONENTS SHALL BE REPLACED WITH EQUIVALENTS TO MATCH THE ORIGINAL CONSTRUCTION.
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y. FIRE RATED COMPONENTS SHALL BE REPLACED WITH EQUIVALENTS TO MATCH THE ORIGINAL CONSTRUCTION.
z. FIRE RATED COMPONENTS SHALL BE REPLACED WITH EQUIVALENTS TO MATCH THE ORIGINAL CONSTRUCTION.
O. CLOSE OUT:
a. CLOSE OUT REQUIREMENTS RELATE TO BOTH FINAL COMPLETION OF THE ACTUAL PHYSICAL WORK AND SUBSTANTIAL COMPLETION OF THE WORK. COMPLY WITH THE GENERAL CONDITIONS AND COMPLETE THE FOLLOWING BEFORE RECEIVING INSPECTION OF THE WORK OR DESIGNATED PORTION THEREOF FOR SUBSTANTIAL COMPLETION.
i. SUBMIT INSTRUCTION HANDBOOKS & PAPERWORK, INCLUDING PACKING SLIPS & BILLS OF LADING FOR CONTRACTOR AND OWNER FURNISHED MATERIALS AND EQUIPMENT, IN A MARKED ENVELOPE.
ii. SUBMIT EXECUTED WARRANTIES, WORKMANSHIP BONDS, MAINTENANCE AGREEMENTS, INSPECTION CERTIFICATION AND SIMILAR REQUIRED DOCUMENTS AND EQUIPMENT IN A MARKED ENVELOPE.
iii. SUBMIT RECORD DOCUMENTATION (INCLUDING ONE SET OF AS-BUILT RECORD CONSTRUCTION DOCUMENTS), FINALIZE CHANGES ON CONSTRUCTION DOCUMENTS AND MARK ALL APPROVED LANDLORD, BUILDING DEPARTMENT, FIRE MARSHAL AND OWNER CHANGES ON THE DOCUMENTS USING A CLOUD PROCEDURE THAT CLEARLY DISTINGUISHES THE CHANGES FROM THE ORIGINAL WORK. FORWARD RECORD DOCUMENTS TO BOTH THE ARCHITECT AND OWNER.
iv. SUBMIT MAINTENANCE MANUALS, TOOLS, SPARE PARTS, KEYS AND SIMILAR ITEMS.
v. SUBMIT COPY OF FINAL CERTIFICATE OF OCCUPANCY TO OWNER. PROVIDE ORIGINAL CERTIFICATE OF OCCUPANCY TO STORE MANAGER.
vi. COMPLETE INSTRUCTION OF OWNER'S OPERATING PERSONNEL AND START-UP OF SYSTEMS.
vii. COMPLETE FINAL CLEANING AND REMOVE TEMPORARY FACILITIES, TOOLS AND CONTROLS.
b. COMPLETE FINAL CLEANING AND REMOVE TEMPORARY FACILITIES, TOOLS AND CONTROLS.
c. COMPLETE FINAL CLEANING AND REMOVE TEMPORARY FACILITIES, TOOLS AND CONTROLS.
P. 02060 BUILDING DEMOLITION PART 1 - GENERAL
A. SELECTIVE DEMOLITION
1. THIS SECTION IS INCLUDED FOR GENERAL REFERENCE OF WORK TO BE REMOVED BY THE CONTRACTOR.
2. CONSULT DEMOLITION PLANS INCLUDED WITH PROJECT DOCUMENTS FOR ADDITIONAL NOTES AND SITE SPECIFIC ITEMS.
3. DEMOLITION INCLUDES REMOVAL OF THE EXISTING INTERIORS, IF REQUIRED, BUT NOT LIMITED TO INTERIOR PARTITIONS, CABINETS, SUSPENDED CEILING TILE, ELECTRICAL, MECHANICAL, ETC., AS REQUIRED, AS SHOWN OR AS DIRECTED.
4. LEGALLY DISPOSE OF DEMOLISHED ITEMS IN COORDINATION AND COMPLIANCE WITH LANDLORD PROCEDURES AND REGULATIONS. OBSERVE AND FOLLOW RECYCLING AND WASTE MANAGEMENT REQUIREMENTS.
5. CLEAN, SERVICE, & PREPARE FOR PROPER RE-USE ITEMS INDICATED AS RELOCATED OR REINSTALLED.
6. CLEAN, SERVICE, PREPARE FOR PROPER CONTINUED RE-USE ITEMS INDICATED AS EXISTING TO REMAIN.
7. COOPERATE & COORDINATE WITH LANDLORD, THE TENANTS OF THE ADJACENT SPACES & THE SCHEDULING WORK IN ORDER TO CAUSE THE LEAST INCONVENIENCE TO PERSONNEL AND PROPERTY. THIS INCLUDES EXCESSIVE NOISE, DUST AND FUMES.
PART 2 - PREPARATION / EXECUTION
A. REMOVE, REPAIR, RESTORE, AND REPLACE WHERE ANY PATCH/REPAIR/REUSE AS INDICATED ON THE DRAWINGS. OBTAIN ALL NECESSARY PERMITS AND PATCH/REPAIR/REUSE SAME TO DEGREE NECESSARY TO SATISFY ALL REQUIREMENTS. INSOFAR AS POSSIBLE, ALL PROHIBITIONS, MARKS, CRACKS OR OTHER EVIDENCE OF A DEFICIENT OR DAMAGED CONDITION SHALL BE ELIMINATED, UNLESS SPECIFICALLY NOTED OTHERWISE. ANY PARTS WHICH ARE SPILT, CRACKED, CHIPPED, SPALLED, BROKEN, MISSING, OR OUT OF LINE OR ADJUSTMENT, MECHANICALLY OR STRUCTURALLY UNSAFE OR UNSOUND, BENT, TORN OR OTHERWISE DEFICIENT OR DAMAGED IN ANY MANNER, SHALL BE REMOVED, REPLACED, RESTORED OR REPAIRED. NOTIFY LANDLORD'S REPRESENTATIVE, ARCHITECT, AND TENANT IMMEDIATELY OF ANY STRUCTURAL OR SAFETY DEFECTS, NOTIFY TENANT IF THE DEFECT(S) ARE LIMITED TO COSMETIC FINISHES.
B. EXERCISE EXTREME CARE DURING DEMOLITION SO AS NOT TO DAMAGE OR DISRUPT ANY UTILITY OR SPRINKLER LINES WHICH MIGHT PASS THROUGH THIS SPACE TO SERVICE OTHER SPACES OR TENANTS. CONTRACTOR WILL BEAR SOLE RESPONSIBILITY OF ANY SUCH DISRUPTION OR DAMAGE AND REPAIRS DUE TO DAMAGE.

C. CAP ABANDONED ELECTRICAL AND TELEPHONE CONDUIT, PLUMBING LINES, DRAIN LINES, AND MECHANICAL ITEMS AT SOURCE AND REMOVED IN A MANNER TO MEET LANDLORD AND CODE REQUIREMENTS. UNLESS OTHERWISE DIRECTED OTHERWISE.
D. CONTRACTOR RESPONSIBILITIES:
1. NOTIFY LANDLORD IMMEDIATELY OF ANY SEVERE DISCREPANCIES OR IRREGULARITIES DISCOVERED DURING DEMOLITION WHICH MIGHT AFFECT THE CURRENT STORE DESIGN, PAY SPECIAL ATTENTION TO CONCEALED ITEMS AND AVAILABLE HEIGHT FOR INTENDED FINAL ELEVATION, MECHANICAL DUCTWORK AND RECESSED LIGHTING.
DIVISION 3 - CONCRETE 03505 SELF LEVELING TOPPING PART 1 - GENERAL
A. COMPLY W/ MANUFACTURER'S RECOMMENDATIONS FOR PREPARATION & INSTALLATION OF MATERIALS.
B. DO NOT INSTALL UNDERLAYMENT UNTIL FLOOR PENETRATIONS & PERIPHERAL WORK ARE COMPLETE.
C. CEMENTITIOUS UNDERLAYMENT COMPOUND TO BE FREE FLOWING, SELF-LEVELING, PUMPABLE AND CEMENT-BASED FOR APPLICATIONS FROM ONE INCH THICK TO FEATHERED EDGES.
1. ARDEX ENGINEERED CEMENTS, INC OR EQUAL.
PART 2 - PREPARATION / EXECUTION
A. PREPARATION:
1. VERIFY THAT SUBSTRATE SURFACES ARE CLEAN, DRY, UNFROZEN, DO NOT CONTAIN PETROLEUM BI-PRODUCTS, OR OTHER COMPOUNDS DETRIMENTAL TO UNDERLAYMENT MATERIAL BOND TO SUBSTRATE.
2. REMOVE SUBSTRATE SURFACE IRREGULARITIES.
3. FILL VOIDS AND DECK JOINTS WITH FILLER. FINISH SMOOTH.
4. VACUUM CLEAN SURFACES.
5. PRIME SUBSTRATE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
B. EXECUTION:
1. INSTALL UNDERLAYMENT IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
2. FOLLOW MFR'S INSTRUCTIONS FOR CURING, FIELD FINISHING AND PROTECTION FINISHED WORK.
03932 CONCRETE REPAIR PART 1 - GENERAL
A. THE EXTENT OF CONCRETE REPAIR WORK INCLUDES REMAINING WORK AREAS AFTER DEMOLITION PROVIDING A LEVEL FLOOR THAT IS OUT TO RECEIVE FUTURE FINISHES.
B. COMPLY WITH MANUFACTURER'S RECOMMENDATIONS FOR INSTALLATION OF ITEMS AND FINISHES BY OTHER TRADES, INCLUDING THOSE NOT PROVIDED AND/OR INSTALLED BY TENANT.
C. REPAIRS TO CONCRETE (REFER TO SECTION 03505) TO BE INSTALLED AT LOW AREAS, HOLES AND CRACKS. PATCH CRACKS AND REPAIR CONCRETE WITH FLOOR PATCH TROWEL SMOOTH IN ACCORDANCE W/ MANUFACTURER'S INSTRUCTIONS AND LANDLORD SPECIFICATIONS.
PART 2 - PREPARATION / EXECUTION
CONCRETE REPAIR:
1. DO NOT PROCEED WITH WORK UNTIL VISITING THE SITE AND DETERMINING CONDITIONS TO PREPARE FOR REPAIR. CONSULT WITH THE OWNER.
2. REMOVE AND DISPOSE OF EXISTING FLOOR FINISHES WHERE INDICATED ON DEMOLITION PLAN. THOROUGHLY CLEAN FLOOR SLAB REMOVING CONDITIONS THAT WILL AFFECT BOND INCLUDING OILS, GREASE, WAXES, POLISHES, FRAYING, DISINTEGRATION, DISINTEGRATION, STAINS, OILS, ETC. REMOVE HIGH FLOOR LEVELS AND LOOSE CONCRETE.
3. REMOVE CONCRETE IN AREAS WHERE PATCHING IS REQUIRED, SUCH AS CRACKED, SPALLED, OR HOLES DUE TO REMOVAL OF EXISTING WORK.
4. AT LOCATIONS OF CONSTRUCTION JOINTS IN EXISTING SLAB, CONTINUE JOINTS THROUGH NEW FLOOR LEVELS USING APPROVED JOINT CUT JOINT OR PLACE 1/16" WIDE METAL BARS IN THE JOINT LOCATION CONCORDING WITH EXISTING.
5. TRIM ONLY AT SLAB ON GRADE. VERIFY AND GET APPROVAL OF TRENCH OR CORE LOCATIONS W/ THE LANDLORD'S REPRESENTATIVE & STRUCTURE. PRIOR TO COMPLETING ANY WORK, PATCHES SHALL BE SEaled TO WATERPROOF. SEE SECTION 07100 DAMPROOFING AND WATERPROOFING FOR ADDITIONAL WATERPROOFING INFORMATION.
6. CLEAN AREAS REMOVING ALL WASTE MATERIAL, BROOM CLEAN.
DIVISION 4 - MASONRY 04000 BASIC MASONRY MATERIALS AND METHODS PART 1 - GENERAL
A. GROUT AND MORTAR TO MATCH MALL CONDITIONS AS REQUIRED. COORDINATE WITH LANDLORD FOR SPECIFICATIONS.
B. REINFORCEMENT, ANCHORS, FLASHINGS, & ACCESSORIES TO BE INSTALLED PER MANUFACTURER'S REQUIREMENTS.
C. MASONRY UNITS SIZE, COLOR, AND SPACING TO BE COORDINATED WITH ON-SITE CONDITIONS.
PART 2 - PREPARATION / EXECUTION
A. VERIFY THAT FIELD CONDITIONS ARE ACCEPTABLE AND ARE READY TO RECEIVE MASONRY.
B. PROVIDE TEMPORARY BRACING DURING INSTALLATION OF MASONRY WORK.
C. COORDINATE ADDITIONAL INSTALLATION REQUIREMENTS WITH LANDLORD'S CRITERIA AND MEET THE LATEST EDITION OF THE "AMERICAN CONCRETE INSTITUTE".
DIVISION 5 - METALS 05400 METAL FRAMING LIGHT GAUGE (COLD-FORMED) METAL FRAMING PART 1 - GENERAL
A. FURNISH & INSTALL A COMPLETE SYSTEM OF LIGHT GAUGE FRAMING MEMBERS FOR INTERIOR WALL PARTITIONS AND CEILING SUSPENSION COMPONENTS.
1. SYSTEM TO INCLUDE ALL TOP AND BOTTOM RUNNERS, BRACES, CLIP ANGLES, ACCESSORIES, FASTENERS, ETC. FOR EACH TYPE OF FRAMING AS SHOWN ON DRAWINGS.
2. INSTALL METAL FINISHING SYSTEMS IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS AND RECOMMENDATIONS.
B. QUALITY ASSURANCE - DESIGN AND ANALYSIS OF STRUCTURAL PROPERTIES SHALL COMPLY WITH ASU SPECIFICATION FOR THE DESIGN OF COLD-FORMED STRUCTURAL STEEL MEMBERS.
C. MATERIALS:
1. METAL STUDS: AISI "C" TYPE STRUCTURAL STUDS SIZES, GAUGES AND SPACINGS SHOWN OR REQUIRED IF NOT SHOWN WITH 1-5/8" (41MM) MINIMUM FLANGE WIDTH, 1/2" (13MM) MINIMUM RETURNS AND PRE-PUNCHED HOLES FOR UTILITY INSTALLATION.
a. 18-22 GAUGE (0.125" - 0.138" / 0.8MM); ASTM A445/A446M GRADE A; MINIMUM YIELD STRESS OF 33 KSI (228 MPA).
b. 12-16 GAUGE (0.117"/2.2MM - 0.067"/1.5MM); ASTM A446/A448M GRADE A; MINIMUM YIELD STRESS OF 42 KSI (290 MPA).
2. FURRING: 25 GAUGE, 2" WIDE.
3. TRACK: ASTM A445/A446M GRADE A; MINIMUM YIELD STRESS OF 33 KSI (228 MPA); FORMED STEEL CHANNEL, SHAPED, SAME WIDTH AND GAUGE AS ADJACENT STUDS. EXCEPTION: TOP AND BOTTOM TRACK (RUNNERS) REQUIRING ATTACHMENT OF METAL PANELS SHALL BE MIN. 14 GAUGE (0.067"/1.9MM).
4. FASTENERS:
a. MANUFACTURER'S RECOMMENDED SELF-DRILLING, SELF-TAPPING SCREWS, BOLTS, NUTS AND WASHERS, NON-CORROSIVE.
b. ANCHORAGE DEVICES: POWER ACTUATED FASTENERS, DRILLED EXPANSION BOLTS, OR SCREWS WITH SLEEVES.
c. WELDING: COMPLY WITH AWS D1.1 "STRUCTURAL WELDING CODE".
D. MANUFACTURERS:
1. MILCOR / DIVISION OF INRYCO, INC. BY BOSTWICK STEEL FRAMING, THE CECC CORP.; ALLIED STRUCTURAL INDUSTRIES; DIETRICH INDUSTRIES OR EQUAL.
PART 2 - PREPARATION / EXECUTION
A. ATTACH AND JOIN INDICATED COMPONENTS BY WELDING, ATTACH AND JOIN OTHER COMPONENTS BY WELDING, BOLTING, OR SCREW FASTENERS, AS STANDARD WITH THE MANUFACTURER. WRE TYING OF FRAMING COMPONENTS IS NOT PERMITTED.
B. CUT FRAMING TO FIT SQUARELY AGAINST ABUTTING MEMBERS. HOLD MEMBERS SECURELY IN POSITION UNTIL PROPERLY FASTENED.
C. SAW CUT FIELD FRAMING, IF REQUIRED.
D. COORDINATE METAL FRAMING POSITIONING WITH TRADES FURNISHING ITEMS WHICH ATTACH TO BUILT-IN MEMBERS.
E. INSTALL DIAGONAL OR LATERAL BRACING AS REQUIRED.
F. INSTALL CONTINUOUS RUNNER TRACKS SIZED TO MATCH STUDS. ALIGN TRACKS ACCURATELY TO THE LAYOUT AT BASE & TOPS OF STUDS. SECURE TRACKS AS RECOMMENDED BY STUD MANUFACTURER FOR THE TYPE OF CONSTRUCTION INDICATED. DO NOT EXCEED 24" O.C. SPACING FOR POWER DRIVEN FASTENERS, NOR 18" ON CENTER FOR OTHER TYPES OF ANCHORAGE. PROVIDE FASTENERS AT CORNERS AND ENDS OF RUNNER TRACK.
G. SET STUDS PLUMB, SPACED AS INDICATED, WHEN NOT INDICATED, AT MAXIMUM 16" ON CENTER. ALIGN AND SECURE STUDS TO TOP AND BOTTOM RUNNER TRACKS BY EITHER WELDING OR SCREW FASTENING AT BOTH INSIDE AND OUTSIDE FLANGES.
1. CONSULT DRAWINGS USING MINIMUM THREE STUDS DOUBLE SPACED AT WALL OPENINGS. INSTALL JACK STUDS ABOVE AND BELOW OPENINGS. SPACED TO MATCH WALL STUD SPACING.
2. INSTALL SUPPLEMENTARY FRAMING, BLOCKING, & BRACING IN METAL FRAMING SYSTEMS TO SUPPORT GREEN STRUCTURE, EQUIPMENT, HARDWARE, TRIM, AND SIMILAR WORK REQUIRING ATTACHMENT TO WALL FRAMING.
3. PROVIDE ONE PIECE FULL LENGTH STUDS. SPLICING IS NOT PERMITTED.



CONSULTANTS:
MEP ENGINEER:
ADIFCA CASE
796 MERUS COURT
ST. LOUIS, MO 63026
PH: (636) 349-1600

SEAL:
PATRICK G. BLEES, ARCHITECT
SIGNATURE:
DATE ISSUED: 11.27.17
REG. NO. 8140

TORRID
ACADIANA MALL
5725 JOHNSTON STREET
LAFAYETTE, LA
70503
SPACE #B-115
NEW MALL A

SHEET TITLE:
SPECIFICATIONS
REVISIONS:
NO. DATE BY:
PROJECT NO: 17127.044
DRAWN BY: NY