GENERAL:
1. ALL WORK AND MATERIALS DESCRIBED HEREIN ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. THE TERMS "GENERAL CONTRACTOR", "CONTRACTOR", OR "SUBCONTRACTOR" REFER TO THOSE ENGAGED BY THE TENANT TO PERFORM THE WORK FOR THE TENANT.

2. ALL RULES AND REGULATIONS, SCOPE OF WORK AND PROCEDURES INDICATED WILL BE PERFORMED BY THE GENERAL CONTRACTOR, THEIR AGENTS, SUBCONTRACTORS, AND SUPPLIERS TO PROVIDE A TOTAL AND COMPLETE PROJECT FOR THE TENANT. WORK SHOWN IN THESE NOTES IS TO BE PERFORMED BY THE GENERAL CONTRACTOR OR SUBCONTRACTORS, AGENTS AND/OR SUPPLIERS ONLY, WHETHER OR NOT THE WORK IS DELINEATED PROPERLY.

3. THE WORK CONTAINED IN THESE CONTRACT DOCUMENTS AND/OR SPECIFICATIONS IS TO BE PERFORMED BY THE GENERAL CONTRACTOR AND/OR IT'S SUBCONTRACTORS WHETHER OR NOT SPECIFICALLY NOTED OTHERWISE.

4. FOR CLARIFICATION PURPOSES, TENANT, CLIENT, AND OWNER ARE THE SAME PARTY, LANDLORD IS THE PARTY LEASING THE SPACE TO THE TENANT, AND THE GENERAL CONTRACTOR, WHETHER WORKING FOR THE LANDLORD OR THE TENANT, WILL BE REQUIRED TO HANDLE ALL WORK IN THESE DOCUMENTS UNLESS SPECIFICALLY NOTED OTHERWISE.

REVIEW AND SCOPE:
5. THE GENERAL CONTRACTOR IS REQUIRED TO HAVE ALL SUBCONTRACTORS REVIEW THESE NOTES PRIOR TO BIDDING AND TO FAMILIARIZE ALL PERSONS AND SUBCONTRACTORS WORKING ON THIS PROJECT WITH THESE GENERAL NOTES AND THE CONTRACT DOCUMENTS NOTED, LANDLORD'S DESIGN CRITERIA AND THE EXECUTED LEASE AGREEMENT BETWEEN LANDLORD AND TENANT. ANY DISCREPANCY BETWEEN THESE CONTRACT DOCUMENTS AND THE LEASE OR DESIGN CRITERIA INFORMATION IS TO BE REPORTED TO TENANT'S ARCHITECT PRIOR TO THE START OF ANY WORK. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY ACQUAINTING THEMSELVES WITH THE CONTENT AND SCOPE OF THESE SPECIFICATIONS, AND SPECIAL ATTENTION SHOULD BE GIVEN THE SPECIFICATIONS THROUGHOUT THE SPAN OF THIS PROJECT BY THIS GENERAL CONTRACTOR, SUPERVISORS AND SUBCONTRACTORS, AS THE STANDARD ESTABLISHED HEREIN SHALL BE APPLIED, WITH EMPHASIS TO ALL WORK. CHECK "RESPONSIBILITY SCHEDULE" FOR ALLOCATION OF SPECIFIC WORK. ALL WORK IS BY GENERAL CONTRACTOR UNLESS OTHERWISE NOTED. WORK DECLARED UNACCEPTABLE BY THE TENANT AND LANDLORD SHALL BE CORRECTED IN A MANNER AND TO A DEGREE OF QUALITY AS ACCEPTABLE BY THE TENANT AND LANDLORD.

BARRICADE:
6. GENERAL CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIALS REQUIRED TO INSTALL A STOREFRONT BARRICADE DURING THE CONSTRUCTION PHASE OF THIS PROJECT, SUCH BARRICADE TO MEET THE LATEST BARRICADE DESIGN REQUIREMENTS OF THE LANDLORD OR PURCHASED FROM THE LANDLORD AS MIGHT BE REQUIRED. THE PAINTING OF SUCH BARRICADE AND ANY SIGNAGE ALLOWABLE BY LANDLORD AND UNDER LEASE OBLIGATION. ADDITIONALLY, THIS BARRICADE MUST BE MOVED OUT AS REQUIRED FOR STOREFRONT WORK AND/OR REMOVED AT THE END OF THE CONSTRUCTION TIME PERIOD. CHECK WITH THE LANDLORD TO VERIFY IF A BARRICADE HAS PREVIOUSLY BEEN INSTALLED ON THESE PREMISES IN ANTICIPATION OF CONSTRUCTION BY THE NEW TENANTS; IF THIS IS THE CASE, DO NOT INCLUDE ANY COST FOR THE ACTUAL BARRICADE BUT DO INCLUDE COSTS FOR MOVING SUCH BARRICADES IN AND OUT, ANY OTHER SPECIFIC LANDLORD REQUIREMENTS REGARDING SUCH BARRICADES, AND THE PAINTING AND/OR REMOVAL OF SUCH BARRICADES AFTER CONSTRUCTION.

SITE VERIFICATION:
7. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE REQUIRED TO CHECK AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AT BUILDING SITE AND PREMISES AND NOTIFY THE LANDLORD, LANDLORD'S REPRESENTATIVE, TENANT'S PROJECT ARCHITECT OR TENANT'S CONSTRUCTION REPRESENTATIVE OF ANY AND ALL DISCREPANCIES AND LIST ANY WORK NOT YET COMPLETED BEFORE STARTING WORK. ALL CONTRACTORS SHALL CHECK AND VERIFY ALL FIELD CONDITIONS AND SHALL HAVE SOLE RESPONSIBILITY FOR VERIFICATION OF CLEAR HEIGHTS WITHIN THE PREMISES; ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY. THE GENERAL CONTRACTOR IS TOTALLY RESPONSIBLE FOR ALL "HOLD" DIMENSIONS AND IS TO CONTACT THE ARCHITECT, THE TENANT AND THE TENANT'S CONSTRUCTION REPRESENTATIVE OF ANY DISCREPANCIES VERBALLY AND ALSO IN WRITING, FIRST, PRIOR TO BUILDING WALLS, IF THERE IS A QUESTION. TENANT'S FIXTURES FIR INTO PLACE WITH NO ROOM FOR ERROR. CONTRACTOR MUST REVIEW ENTIRE SET OF CONTRACT DOCUMENTS FOR CEILING HEIGHTS.

8. THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS OF THE SPACE INCLUDING: DIMENSIONS, PHYSICAL APPURTENANCES, AND THE CONDITION OF ALL EXISTING MECHANICAL AND ELECTRICAL EQUIPMENT AND DEVICES PRIOR TO BIDDING

9. NO UNAUTHORIZED VISITS TO SITE, OCCUPIED OR UNOCCUPIED, BY THE CONTRACTOR WILL BE PERMITTED PRIOR TO START OF WORK. ALL SITE VISITS MUST BE PRE-ARRANGED THRU THE CENTER OPERATIONS MANAGER AND LIDS

CHANGES:
10. THE CONSTRUCTION DRAWINGS LISTED IN THESE CONTRACT DOCUMENTS HAVE BEEN PREPARED BASED ON THE BEST INFORMATION AVAILABLE TO TENANT DURING PREPARATION OF THE CONTRACT DOCUMENTS. IN THE EVENT THAT PROBLEMS ARISE DURING THE COURSE OF THE PROJECT, DUE TO UNKNOWN SITE CONDITIONS OR CODE AND LANDLORD REQUIREMENTS (IF ANY) THAT CONFLICT WITH THE CONTRACT DOCUMENTS, THE GENERAL CONTRACTOR SHALL INFORM THE TENANT'S ARCHITECT IMMEDIATELY. ANY CHANGES THAT WILL BE REQUIRED, WILL BE DELINEATED BY TENANT ARCHITECT.

SITE VISIT:
11. WHEN BIDDING THIS PROJECT, EACH CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE SITE PRIOR TO BIDDING AND VERIFYING EXISTING CONDITIONS AS REFLECTED IN THESE CONTRACT DOCUMENTS. ANY EXTRA WORK REQUIRED BUT NOT INCLUDED IN THE DOCUMENTS SHALL BE REPORTED TO THE TENANT OR TENANT'S ARCHITECT IMMEDIATELY. LANDLORD DOES NOT PAY ANY COSTS FOR JOB CONDITION SITUATIONS, UNLESS SPECIFICALLY NOTED IN THE LEASE.

12. CONTRACTOR IS RESPONSIBLE FOR HAVING A THROUGH KNOWLEDGE OF THE LANDLORD'S CRITERIA AND CONSTRUCTION RULES AND REGULATIONS PRIOR TO COMMENCING CONSTRUCTION. FAILURE TO OBTAIN COPIES OF SAID RULES AND REGULATIONS DO NOT RELIEVE THE GENERAL CONTRACTOR OR SUB CONTRACTORS OF ANY RESPONSIBILITIES WITHIN THOSE DOCUMENTS.

13. IF THE LANDLORD, LANDLORD'S REPRESENTATIVE OR LANDLORD'S ARCHITECT, TENANT, TENANT'S REPRESENTATIVE OR TENANT'S ARCHITECT DO NOT MAKE REPEATED SITE VISITS CONTINUALLY OR AT ALL, THE GENERAL CONTRACTOR IS NOT RELIEVED OF ANY RESPONSIBILITY OR DUTIES INVOLVED IN THIS CONSTRUCTION WORK.

CODE:
14. ALL WORK ON THIS PROJECT SHALL BE IN ACCORDANCE WITH ALL CODES, SUB-CODES AND BUILDING DEPARTMENTS AND HEALTH DEPARTMENTS, IF APPLICABLE HAVING JURISDICTION. GENERAL CONTRACTOR TO CONTACT LOCAL BUILDING OFFICIALS FOR SPECIFIC REQUIREMENTS FOR THIS USE.

15. GC SHALL COMPLY WITH ALL CONSTRUCTION CRITERIA, REGULATIONS, PROCEDURES AND RULES AND REGULATIONS OF THE MALL ESTABLISHED BY THE LANDLORD.

16. THE OCCUPANCY CLASSIFICATION FOR THIS LOCATION IS CLASSIFIED ON THE TITLE SHEET.

17. DEMOLITION WORK (IF ANY) AS NOTED IN THE WORK RESPONSIBILITY SCHEDULE.

CONSTRUCTION METHODS:
18. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT, INCLUDING ANY AND ALL OSHA REQUIREMENTS, UNLESS CONTRACT DOCUMENTS GIVE OTHER SPECIFIC INSTRUCTIONS CONCERNING THESE MATTERS. SEE AIA DOCUMENT A201 GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, LATEST EDITION.

19. GENERAL CONTRACTOR SHALL PERFORM AND OR CAUSE TO BE PERFORMED, ALL WORK IN A FIRST-CLASS WORKMANLIKE MANNER, AND IN ACCORDANCE WITH EACH TRADE'S ESTABLISHED PROCEDURES AND MANUFACTURER'S RECOMMENDATIONS FOR PRODUCT USE AND INSTALLATION.

20. THE ARCHITECT SHALL NOT HAVE CONTROL OVER OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS, INCLUDING ANY AND ALL OSHA REQUIREMENTS, IN CONNECTION WITH THE WORK. SINCE THESE ARE SOLELY THE CONTRACTOR'S RESPONSIBILITY UNDER THE CONTRACT FOR CONSTRUCTION. SEE AIA DOCUMENT B141 STANDARD FORM OF AGREEMENT BETWEEN OWNER AND ARCHITECT, LATEST EDITION.

OSHA:
21. THE GENERAL CONTRACTOR SHALL COMPLY AND CONFORM TO ALL OF THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA), NO EXCEPTIONS WILL BE PERMITTED. THE PROVISIONS OF THE TENANT'S LEASE SHALL APPLY IN THE EVENT OF VIOLATION RESULTING IN DAMAGES, CAUSES OF ACTION OR ANY CLAIMS ARISING THEREFROM, IF GENERAL CONTRACTOR AND/OR IT'S SUBCONTRACTOR DO NOT COMPLY WITH THIS ACT.

PERMITS:
22. THE GENERAL CONTRACTOR AND THE SUBCONTRACTORS FOR THE GENERAL CONTRACTOR SHALL PAY FOR AND OBTAIN ALL PERMITS REQUIRED FOR THE WORK NOTED ON THESE PLANS AND SPECIFICATIONS. THIS INCLUDES COSTS FOR INSPECTIONS BY AUTHORITIES HAVING JURISDICTION, BUILDING DEPARTMENT AND HEALTH DEPARTMENT PERMIT COSTS, AND PERMIT COSTS FOR FIXTURING SUPPLIED BY TENANT (IF APPLICABLE).

CEILING HEIGHTS:
23. ALL CLEARANCES OF PIPES AND DUCT WORK INSTALLED BY THE GENERAL CONTRACTOR OR SUBCONTRACTORS MUST BE MAINTAINED FOR ADEQUATE HEIGHTS REQUIRED FOR CEILING SYSTEMS AND LIGHT FIXTURES. CONTRACTOR MUST REVIEW ENTIRE SET OF CONTRACT DOCUMENTS FOR CEILING HEIGHTS. GENERAL CONTRACTOR (OR DESIGNATED AUTHORIZED CONTRACTOR AT GENERAL CONTRACTOR'S EXPENSE) TO REMOVE OR REPLACE AS REQUIRED ANY AND ALL EXISTING P.V.C. PIPING WITH LOCAL CODE ALLOWABLE MATERIALS THROUGHOUT LEASED PREMISES.

CONTRACTOR:
24. ALL CONTRACTORS SHALL BE BONDED, LICENSED CONTRACTORS POSSESSING GOOD LABOR RELATIONS AND MUST BE CAPABLE OF QUALITY WORKMANSHIP, IN HARMONY WITH OTHER CONTRACTORS WORKING ON THE PROJECT. THE TENANT SHALL BE NOTIFIED IN WRITING OF THE NAMES, ADDRESSES, DAYTIME PHONE, FAX, AND EMERGENCY PHONE NUMBERS OF ALL SUBCONTRACTORS AND SUPPLIERS WORKING ON THIS PROJECT. GENERAL CONTRACTOR MUST ATTEST THAT NO PRODUCTS CONTAINING ASBESTOS OR HAZARDOUS MATERIAL WERE KNOWINGLY USED ON THIS PROJECT.

25. THE GENERAL CONTRACTOR AGREES THAT IN THE PERFORMANCE OF THE WORK CALLED FOR BY THIS CONTRACT, THEY WILL EMPLOY ONLY SUCH LABOR AS WILL NOT DELAY OR INTERFERE WITH THE PROGRESS OF THE PROJECT, AND AS WILL BE ACCEPTABLE TO AND WORK IN HARMONY WITH ALL OTHER CONTRACTORS EMPLOYED ON THE CONSTRUCTION SITE OR ON ANY OTHER BUILDING, STRUCTURE, OR OTHER IMPROVEMENT WHETHER PUBLIC OR PRIVATE WHICH THE GENERAL CONTRACTOR MAY THEN BE ERECTING OR ALTERING IN OTHER LOCATIONS.

KICK OFF MEETING:
26. PRIOR TO COMMENCEMENT OF ANY WORK, THE GENERAL CONTRACTOR SHALL CONTACT AND MEET WITH LANDLORD'S TENANT COORDINATOR AND TENANT'S PROJECT MANAGEMENT REPRESENTATIVE FOR A PRE-CONSTRUCTION MEETING, AT WHICH TIME, HE/SHE WILL PRESENT TO ALL PARTIES A LIST OF NAMES, ADDRESSES, BUSINESS PHONE, FAX AND EMERGENCY TELEPHONE NUMBERS OF THE SUBCONTRACTORS FOR THIS PROJECT. THE GENERAL CONTRACTOR WILL COMPLETE THE CHECKLIST FORM (CONTRACTOR INFORMATION FORM) REQUIRED FOR EACH TENANT'S SPACE THAT CONTRACTOR WILL BE WORKING ON AS REQUIRED UNDER LEASE OBLIGATION. THE CHECKLIST FORM INCLUDING SCHEDULE INFORMATION AS WELL AS GENERAL CONTRACTOR AND SUBCONTRACTORS INFORMATION IS TO BE SUBMITTED TO THE LANDLORD'S REPRESENTATIVE UPON ARRIVAL AT THE JOB SITE. STRICT ADHERENCE TO THE LANDLORD'S "START/STOP WORK" PROCEDURES SHALL BE FOLLOWED. GC SHALL DETERMINE THE EXTENT OF LANDLORD WORK AND OR WORK LANDLORD IS ASKING GC TO PERFORM AT TENANT'S EXPENSE. ALL SUCH WORK SHALL BE ADDED TO BID PRICE OF PROJECT AND APPROVED BY TENANT.

LANDLORD RULES:
27. ALL WORK TO BE COMPLETED FOLLOWING LANDLORD'S CONSTRUCTION "RULES AND REGULATIONS", IF APPLICABLE. THE GENERAL CONTRACTOR IS RESPONSIBLE DURING THE BIDDING PROCEDURES, FOR CONTACTING THE LANDLORD'S REPRESENTATIVE FOR A COPY OF THESE "RULES AND REGULATIONS" AND TO INCLUDE ANY COSTS IN THE WORK QUOTED TO THE LANDLORD.

LABOR REGULATIONS:
28. GENERAL CONTRACTOR AGREES THAT IN THE PERFORMANCE OF TENANT'S WORK AT THE PREMISES, ALL WORK SHALL BE PERFORMED IN A MANNER WHICH 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 LANDLORD. IN THE EVENT OF THE OCCURRENCE OF ANY WORK STOPPAGE, PICKETING, LABOR DISRUPTION OR DISPUTE RESULTING FROM ACTIONS OR OMISSIONS OF GENERAL CONTRACTOR OR SUBCONTRACTORS OR ANY SUBTENANT OR CONCESSIONAIRE, OR THEIR RESPECTIVE EMPLOYEES, CONTRACTORS OR SUBCONTRACTORS, GENERAL CONTRACTOR SHALL. IMMEDIATELY UPON NOTICE FROM TENANT, CEASE THE CONDUCT GIVING THE RISE TO SUCH CONDITION. THIS CLAUSE MUST BE PART OF ALL GENERAL CONTRACTOR/SUBCONTRACTOR AGREEMENTS AND IF SUCH CLAUSE IS NOT INCLUDED, IT WILL NOT RELIEVE THE GENERAL CONTRACTOR OF THE REQUIREMENTS OR WORK STATED HEREIN.

29. THE GENERAL CONTRACTOR SHALL MAINTAIN DIRECT SUPERVISION OVER ALL SUBCONTRACTORS AND SHARE RESPONSIBILITY FOR THEIR PERFORMANCE AND QUALITY OF WORK. A LIST OF ALL SUBCONTRACTORS SHALL BE PROVIDED TO THE OWNER AND THE ARCHITECT. A COPY OF THIS LIST SHALL BE POSTED ON THE STOCKROOM WALL AFTER COMPLETION OF THE PROJECT.

DOCUMENT A-201:
30. THE GENERAL CONDITIONS OF THE "CONTRACT FOR CONSTRUCTION" DOCUMENT A-201, ISSUED BY THE AMERICAN INSTITUTE OF ARCHITECTS, LATEST EDITION, RELATES TO THE WORK OF THIS PROJECT AND IS HEREBY MADE A PART OF THESE CONTRACT DOCUMENTS AS THOUGH FULLY CONTAINED IN THESE CONTRACT DOCUMENTS. THE GENERAL CONTRACTORS AND ALL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY NUMBER OF COPIES OF DOCUMENT A-201, TO BECOME ACQUAINTED WITH THE ARTICLES CONTAINED THEREIN AND TO REVIEW WITH ALL SUBCONTRACTORS, SUPPLIERS AND ANY OTHER PARTIES TO THE CONTRACT OR INDIVIDUALS OR AGENCIES ENGAGED ON THE WORK AS TO ITS CONTENTS.

CHANGE ORDERS:
31. THE TENANT'S ARCHITECT, WITHOUT INVALIDATING THE CONTRACT, MAY ORDER EXTRA WORK, ALTER, ADD TO, OR DEDUCT FROM THE CONTRACT WORK, IF THE INTENT IS TO ADHERE TO A PREVIOUSLY AGREED UPON DESIGN WITHOUT ANY COST TO TENANT, IT'S AGENCIES OR TENANT'S ARCHITECT.

32. NO CHANGE ORDER EXTRAS FOR COSTS CAN BE AUTHORIZED UNLESS APPROVED IN WRITING BY THE TENANT'S CONSTRUCTION REPRESENTATIVE OR THE TENANT. ANY ISSUANCE OF CREDITS TO BE CALCULATED BASED ON COMPETITIVE RATES AND EQUIPMENT COSTS APPROVED BY THE TENANT'S CONSTRUCTION REPRESENTATIVE FOR THE TENANT.

CONCEALED CONDITION:
33. IF CONCEALED OR UNKNOWN CONDITIONS ARE ENCOUNTERED AT THE PROJECT SITE WHICH ARE (1) SUBSURFACE OR OTHERWISE CONCEALED CONDITIONS DIFFERING MATERIALLY FROM THOSE INDICATED IN THE CONSTRUCTION DOCUMENTS OR (2) UNKNOWN CONDITIONS OF AN UNUSUAL NATURE, DIFFERING MATERIALLY FROM THOSE ORDINARILY FOUND TO EXIST AND GENERALLY RECOGNIZED AS INHERENT IN CONSTRUCTION ACTIVITIES OF THE CHARACTER REQUIRED IN THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL FULLY DOCUMENT SUCH CONDITIONS BY MEASUREMENT AND PHOTOGRAPHS, AND SHALL NOTIFY THE OWNER IMMEDIATELY, BEFORE THE CONDITIONS ARE DISTURBED. THE CONTRACTOR SHALL UPON PROMPT INVESTIGATION BY THE OWNER, IF HE DETERMINES THAT THE CONDITIONS DO IN FACT DIFFER MATERIALLY AND CAUSE AN INCREASE IN THE CONTRACTOR'S COST OR TIME FOR PERFORMANCE OF THE WORK, HE WILL AUTHORIZE AN EQUITABLE INCREASE IN THE CONTRACT SUM OR CONTRACT TIME, OR BOTH. IF HE DETERMINES THAT THE CONDITIONS ARE NOT MATERIALLY DIFFERENT FROM THOSE INDICATED IN THE CONSTRUCTION DOCUMENTS AND THAT NO CHANGE IN THE TERMS OF CONTRACT IS JUSTIFIED, THE OWNER WILL SO NOTIFY THE CONTRACTOR IN WRITING, STATING THE REASONS.

DRAWINGS:
34. THE GENERAL CONTRACTOR SHALL HAVE AT ALL TIMES, AT THE PREMISES, LANDLORD APPROVED CONTRACT DOCUMENTS, BUILDING DEPARTMENT AND HEALTH DEPARTMENT (IF APPLICABLE) APPROVED PERMIT DRAWINGS.

35. THE GENERAL CONTRACTOR IS TO ARRANGE WITH THE LANDLORD FOR THE BUILDING, WHERE BUILDING EQUIPMENT AND MATERIALS ARE TO BE LOCATED AND HOW TRUCK TRAFFIC IS TO BE ROUTED TO AND FROM THE BUILDING.

APPROVAL:
36. AN APPROVAL BY THE TENANT WILL ONLY BE VALID IF IN WRITING AND SIGNED BY THE TENANT OR BY THE TENANT'S DESIGNATED REPRESENTATIVE FOR SUCH PURPOSE. THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING APPROVAL FROM TENANT'S ARCHITECT ON ALL STRUCTURAL CHANGES DURING THE COURSE OF THE CONSTRUCTION PHASE OF PROJECT. ALL MODIFICATIONS TO BASE BUILDING STRUCTURAL SYSTEMS MUST BE APPROVED IN WRITING BY THE LANDLORD REPRESENTATIVE IN EACH INSTANCE. THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR THE VERIFICATION OF CORRECT INSTALLATION AND SPECIFICATION FOR MISCELLANEOUS STEEL FOR MECHANICAL SYSTEMS, STEEL FOR MEZZANINES (IF APPLICABLE), DUCTS, ETC. THE LANDLORD'S ARCHITECT AND THE LANDLORD ARE NOT INVOLVED NOR WILL THEY TAKE ANY RESPONSIBILITY FOR TENANT'S STRUCTURE. ANY STRUCTURAL WORK ON PROJECT TO INCLUDE BUT NOT BE LIMITED TO MECHANICAL EQUIPMENT SUPPORTS, HANGING SYSTEMS, CONCRETE SLABS, COSTS, ETC.

37. THE GENERAL CONTRACTOR WILL BE REQUIRED TO PROTECT ALL NEUTRAL PIERS, LANDLORD'S AND ADJACENT TENANT CONSTRUCTION IF ADJACENT TO THIS TENANT'S WORK, AND MAKE ANY AND ALL REQUIRED REPAIRS TO THE SATISFACTION OF THE LANDLORD AND/OR THE TENANT IF THIS WORK IS DAMAGED.

WOOD TYPES:
38. ALL FINISH AND EXPOSED WOOD SHALL BE KILN DRIED, MILL QUALITY FINISH AND SHALL RECEIVE A FIRE RETARDANT COATING OR TREATMENT IF REQUIRED BY CODE OR THE LOCAL FIRE MARSHALL. NO WOOD OR COMBUSTIBLE MATERIAL SHALL BE USED ABOVE THE SUSPENDED CEILING UNLESS NONCOMBUSTIBLE LUMBER IS USED AND IS SPECIFICALLY ALLOWED BY APPLICABLE BUILDING CODES, THE FIRE MARSHALL AND ALL AGENCIES HAVING JURISDICTION. IF FIRE TREATED WOOD IS REQUIRED FOR FIXTURING ITEMS, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR EXECUTING THIS WORK AS PER BUILDING OFFICIALS' REQUIREMENTS.

FIRE EXTINGUISHER:
39. THE GENERAL CONTRACTOR SHALL FURNISH AND INSTALL, AS REQUIRED, BEGINNING WITH THE CONSTRUCTION PHASE, HAND OPERATED FIRE EXTINGUISHERS, U.L. RATED, AS PER LOCAL CODE REQUIREMENTS: PLACED AS APPROVED BY TENANT AND LOCAL BUILDING OFFICIAL.
40. ALL CEILINGS, IF REQUIRED, SHALL BE UNDERWRITERS APPROVED AND OF THE NONCOMBUSTIBLE TYPE. SEE CEILING SPECIFICATIONS IN THESE CONTRACT DOCUMENTS.

TRASH REMOVAL:
41. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR DAILY REMOVAL, OR AS REQUIRED BY LANDLORD, OF TRASH, RUBBISH AND SURPLUS MATERIALS RESULTING FROM CONSTRUCTION. THE CONTRACTORS AND SUBCONTRACTORS PARTICIPATING IN THE PERFORMANCE OF TENANT'S WORK SHALL REMOVE AND DISPOSE OF, AT LEAST ONCE A WEEK AND MORE FREQUENTLY AS TENANT MAY DIRECT, ALL DEBRIS AND RUBBISH CAUSED BY OR RESULTING FROM THE PERFORMANCE OF TENANT'S WORK AND, UPON COMPLETION THEREOF, REMOVE ALL TEMPORARY STRUCTURES, SURPLUS MATERIALS, DEBRIS AND RUBBISH OF WHATEVER KIND REMAINING IN THE BUILDING WHICH HAD BEEN BROUGHT IN OR CREATED BY THE CONTRACTOR AND SUBCONTRACTORS IN THE PERFORMANCE OF TENANT'S WORK. THIS CONTRACTOR MUST MAINTAIN A CLEAR PATH OF EGRESS FROM THE PREMISES FREE FROM TRASH AND RUBBISH AT ALL TIMES. ALL REMOVAL OF CONSTRUCTION DEBRIS TO AN APPROVED DUMPING SITE TO BE INCLUDED IN THE GENERAL CONTRACTOR'S WORK.

42. ALL EXITS SHALL BE UNOBSTRUCTED AT ALL TIMES DURING CONSTRUCTION AND OCCUPANCY.

43. THE GENERAL CONTRACTOR SHALL FURNISH AND PAY FOR ALL TEMPORARY UTILITY SERVICES DURING THE COURSE OF CONSTRUCTION.

UTILITIES:
44. EACH CONTRACTOR AND SUBCONTRACTOR PARTICIPATING IN THE PERFORMANCE OF TENANT'S WORK SHALL (A) MAKE APPROPRIATE ARRANGEMENTS WITH LANDLORD FOR TEMPORARY UTILITY CONNECTIONS INCLUDING WATER AND ELECTRICITY, AS AVAILABLE WITHIN THE BUILDING, WHICH CONNECTIONS SHALL BE AT SUCH LOCATIONS AS SHALL BE DETERMINED BY LANDLORD, (B) PAY THE COST OF THE CONNECTIONS AND OF PROPER MAINTENANCE AND REMOVAL OF SAME, AND (C) PAY ALL UTILITY CHARGES INCURRED AT THE PREVAILING RATES OF THE UTILITY COMPANY PROVIDING SUCH SERVICE TO THE BUILDING, DURING THE COURSE OF CONSTRUCTION UP TO AND INCLUDING THE DATE OF "TURN OVER" TO THE TENANT.

45. IT IS THE GENERAL CONTRACTOR'S REQUIREMENT, THROUGH ITS SUBCONTRACTORS, TO RECONFIGURE AND BRING IN NEW UTILITY SERVICES AS REQUIRED, TO MEET THE NEEDS OF THESE CONTRACT DOCUMENTS.
46. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS WORKING ON THIS PROJECT ARE RESPONSIBLE FOR CONTACTING THE PUBLIC UTILITY COMPANIES SUPPLYING UTILITIES TO THE AREA WHERE THE PROJECT IS LOCATED, IN ORDER TO VERIFY LOCATIONS OF UTILITIES, UNDERGROUND OR OVERHEAD, AND SECURE THE PROPER PROCEDURES WHILE WORKING ADJACENT TO, ABOVE OR NEAR SUCH UTILITIES TO AVOID ANY PROBLEMS WITH EXPLOSIONS, DISCONNECTION, REMOVALS, ETC.

47. THE GENERAL CONTRACTOR SHALL APPLY FOR ALL UTILITY METERS AND NOTIFY THE UTILITY COMPANY OF THE NAME, ADDRESS AND PHONE NUMBERS OF THE TENANT FOR PERMANENT SERVICES. GENERAL CONTRACTOR SHALL BRING IN ALL ADDITIONAL SERVICES, ADEQUATE FOR TENANT'S NEEDS AS REQUIRED, INCLUDING, BUT NOT LIMITED TO ELECTRIC, SPRINKLER, SOIL (WASTE), AND DOMESTIC WATER LINES (WHEN APPLICABLE).

48. ALL PLUMBING AND ELECTRICAL ROUGH-IN TO BE NEW AND ELECTRICAL SERVICE CONDUIT AND WIRE TO THE DEMISED PREMISES TO BE EXTENDED TO THE POINT OF NEW PANELS BY THE CONTRACTOR AS NECESSARY AND SHOWN ON CONTRACT DOCUMENTS. GENERAL CONTRACTOR TO FIELD VERIFY THAT THESE UTILITY LINES ARE AT OR ADJACENT TO TENANT'S SPACE AS NOTED AND AT THE SIZE SPECIFIED, BASED ON GENERAL CONTRACTOR'S OR SUBCONTRACTOR'S PRE-BID REVIEW OF PREMISES. IF THE UTILITIES ARE NOT IN LOCATIONS AS NOTED ON THE CONTRACT DOCUMENTS OR OF A SIZE LARGER OR SMALLER THAN NOTED. THIS CONTRACTOR IS TO MODIFY THE SERVICE ACCORDINGLY WITH EITHER NEW CONDUIT AND/OR NEW COPPER SERVICE WIRE EXTENDING BACK TO LANDLORD'S ELECTRICAL/METER ROOM SERVICE POINT, AND INCLUDE SUCH COSTS IN THE BID TO THE TENANT.

EQUIPMENT SPECIFICATIONS:
49. THE GENERAL CONTRACTOR AND/OR HIS ELECTRICAL SUBCONTRACTOR SHALL VERIFY ALL EQUIPMENT SPECIFICATIONS AND REQUIREMENTS WITH THE TENANT OR THE TENANT'S CONSTRUCTION REPRESENTATIVE PRIOR TO START OF CONSTRUCTION. THIS CONTRACTOR TO VERIFY AMPERAGE/VOLTAGE SPECIFICATIONS, WIRING SIZES AND REQUIREMENTS (SERVICE AND PANEL SPECIFICATION) WITH THE EQUIPMENT SUPPLIERS, AND CHECK THE CONTRACT DOCUMENTS FOR MISCALCULATIONS, IN COORDINATION WITH EQUIPMENT SPECIFICATIONS FOR EQUIPMENT SUPPLIED BY THE TENANT, THE CONTRACTORS OR OTHER SOURCES (AS SPECIFIED BY THE ARCHITECT) AS A DOUBLE CHECK TO ASCERTAIN PROPER INSTALLATION OF EQUIPMENT AT THE CORRECT AMPERAGE/VOLTAGE AND WIRING SIZE. NO LIGHT FIXTURES ARE TO BE ORDERED UNTIL THIS "DOUBLE CHECK" TAKES PLACE.

50. THE GENERAL CONTRACTOR AND/OR ELECTRICAL SUBCONTRACTOR IS TO FURNISH AND INSTALL EMERGENCY AND EXIT LIGHTING, AS REQUIRED BY LOCAL CODE OR AGENCIES HAVING JURISDICTION OVER THE PROJECT UNLESS NOTED OTHERWISE IN THE APPLICABLE "RESPONSIBILITY SCHEDULE". THE EXIT/EMERGENCY LIGHTING SHOULD BE PROPERLY LABELED AND APPROVED TYPE LOCKOUTS INSTALLED.

DIRECTORY:
51. THE ELECTRICAL SUBCONTRACTOR IS TO PROVIDE A CIRCUIT DIRECTORY WITH PROPER PHASING AND BALANCING, WHICH IS TO CONFORM TO THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE AND UNDERWRITER'S CODE.
52. GENERAL CONTRACTOR WILL PERFORM ALL LEASEHOLD IMPROVEMENT AND FURNISH AND INSTALL ALL FIXTURES, UTILIZING SPECIFIED FIXTURE CONTRACTORS, AS NOTED IN THIS WORK..

FIXTURES:
53. THE GENERAL CONTRACTOR SHALL SUPPLY ALL NECESSARY GROUNDS FOR ALL MILLWORK AND FIXTURES, FITTINGS AND EQUIPMENT AS REQUIRED. CONTACT FIXTURE CONTRACTOR FOR SPECIFICS.

54. ALL EQUIPMENT, MILLWORK AND FIXTURES SUPPLIED BY THE TENANT TO BE UNLOADED, ASSEMBLED AND INSTALLED BY THE GENERAL CONTRACTOR.

MATERIAL SHIPMENTS:
55. THE PROPER RECEIPT OF ALL NEW MATERIALS AND EQUIPMENT AT THE JOB SITE IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR, AND/OR ITS SUBCONTRACTORS (IF ANY). SECURE AND SAFE STORAGE OF ALL NEW AND EXISTING MATERIALS AND EQUIPMENT TO REMAIN (IF ANY) WILL BE PROVIDED BY THE GENERAL CONTRACTOR. GENERAL CONTRACTOR TO IMMEDIATELY ADVISE TENANT CONSTRUCTION DEPT. OR TENANT OF ALL DAMAGED OR DEFICIENT SHIPMENTS OF MATERIALS AND EQUIPMENT, WHETHER SUPPLIED BY TENANT OR DIRECTLY BY CONTRACTOR OR IT'S SUPPLIERS. GENERAL CONTRACTOR TO COMPLETE AND SUBMIT ALL NECESSARY PAPERWORK AND ARRANGE INSPECTIONS OF DAMAGED GOODS AS PER TENANT CONSTRUCTION DEPT. REQUIREMENTS. NOTIFY ARCHITECT, OR ARCHITECT'S PROJECT ADMINISTRATION OF ANY POSSIBLE DELAYS. INCOMPLETE ORDERS AND DELAYS ARE TO BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE SUPPLIER AND THE ARCHITECT. SUBMIT CONFIRMATION OF ALL ORDERS, DELIVERY DATES, AND A FULL WRITTEN SCHEDULE TO TENANT'S ARCHITECT.

56. THE GENERAL CONTRACTOR SHALL UNLOAD, PROTECT AND INSTALL TENANT,S SPECIFIED EQUIPMENT, FIXTURES AND FURNISHINGS.

EXISTING GLAZING:
57. ALL EXISTING TO REMAIN AND NEW BUILDING ENTRY GLASS AND DOORS, STOREFRONT AND INTERIOR GLAZING, IF APPLICABLE, MUST COMPLY WITH ALL APPLICABLE CODES, LANDLORD'S CRITERIA, LANDLORD'S AND TENANT'S CONTRACT DOCUMENTS AND SAFETY GLAZING STANDARDS. GENERAL CONTRACTOR TO VERIFY IN FIELD ALL EXISTING GLAZING TO REMAIN MEETS OR EXCEEDS SUCH CODES, STANDARDS, ETC. INCLUDING BUT NOT LIMITED TO TYPE, SUPPORT, FRAMING METHODS, ETC. AND UPGRADE IF OR AS REQUIRED. ALL STOREFRONTS TO BE INSTALLED BY GLAZING SUBCONTRACTORS CAREFULLY FOLLOWING REQUIREMENTS AND DETAILS FOR DESIGN AGAINST WIND LOAD CONSIDERATIONS, EVEN THOUGH SUCH INSTALLATION OF STOREFRONT GLAZING MAY BE IN AN ENCLOSED BUILDING. GENERAL CONTRACTOR TO VERIFY EXISTING STRUCTURAL SUPPORT/HANGING CONDITIONS FOR STOREFRONT AND IF STRUCTURAL SPANS ABOVE FOR SUCH HANGING EXCEED NORMAL HANGING SUPPORT DETAILS OR SPAN AND/OR WIND LOAD CALCULATIONS ARE REQUIRED DUE TO LOCAL BUILDING DEPARTMENT REQUIREMENTS, THIS CONTRACTOR IS TO HIRE A LOCAL STRUCTURAL CONSULTANT TO DESIGN SUCH SUPPORT SYSTEM HANGERS AND COMPLETE ALL STRUCTURAL CALCULATIONS/DRAWINGS IN THOSE AREAS WHERE SUCH INFORMATION IS REQUIRED AND TO INCLUDE SUCH COSTS IN THE BID TO THE TENANT.

FLOOR SLABS:
58. ANY SUBSTITUTIONS OF FINISH MATERIALS MUST BE APPROVED BY THE TENANT'S ARCHITECT IN WRITING. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR SUBMITTING TWO (2) SAMPLES OF EACH SUBSTITUTION.

59. ALL CONCRETE FLOOR SLABS AND/OR FILLING IN OF DEPRESSED FLOOR AREAS LEVEL WITH CONCRETE OR OTHER APPROVED FINISHES WILL BE COMPLETED BY THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR TO INCLUDE MISCELLANEOUS STEEL FRAMING AND METAL DECK (IF APPLICABLE) AND CONCRETE INSTALLATION. ALL FLOOR SLAB PENETRATIONS SHALL HAVE WATERTIGHT SLEEVES EXTENDING A MINIMUM 4" A.F.F. AND MUST BE INSTALLED PER LANDLORD'S CRITERIA. CONCRETE SLABS MAY ONLY BE CORE DRILLED, IF CONTRACTOR IS REQUIRED TO PENETRATE SUCH SLAB ABOVE, BELOW OR ADJACENT TO TENANT'S SPACE, COORDINATION AND APPROVAL BY THE LANDLORD WILL BE NECESSARY PRIOR TO CORE DRILLING OR SAW CUTTING. IF THIS IS A STRUCTURAL SLAB THEN ANY AND ALL PENETRATIONS THROUGH SLAB MAY NEED TO BE XRAYED AND MUST BE COORDINATED WITH THE LANDLORD'S REPRESENTATIVE PRIOR TO STARTING WORK. GENERAL CONTRACTOR AND/OR IT'S PLUMBING/ELECTRICAL SUBCONTRACTOR, WITH LANDLORD'S PRIOR WRITTEN APPROVAL, TO CORE DRILL/SAW CUT, (WHICHEVER IS APPLICABLE) CONCRETE SLAB. IF SAW CUTTING OCCURS, INSTALL UNDER SLAB PLUMBING WASTE PIPING /ELECTRICAL CONDUIT. FURNISH AND INSTALL NEW CONCRETE SLAB IN EXCAVATED AREA TO MATCH EXISTING ADJACENT SLAB IN THICKNESS, STRESS AND STRENGTH. PIN BOTH EXISTING SIDES TO NEW SLAB WITH 1/2" DIAMETER STEEL RODS 12" O.C. STAGGERED.

TRANSITIONS:
60. ALL THE FLOOR FINISHES, WITHIN THE PREMISES, OR AT THE TRANSITIONS BETWEEN LANDLORD FLOOR FINISHES AND TENANT'S FLOOR FINISHES (AT ENTRY OR REAR DOOR, IF APPLICABLE) ARE TO BE SMOOTH AND LEVEL TO AVOID TRIPPING HAZARDS AND BE WITHIN THE REQUIREMENTS OF BARRIER FREE DESIGN. IF AN EXPANSION JOINT COVER IS REQUIRED, SUCH COVER IS TO BE LEVEL AND SMOOTH WITH TENANT'S FLOOR FINISH ELEVATION AND WILL NOT PROJECT ABOVE SUCH FLOOR FINISH ELEVATION. IF THE EXISTING SLABS ARE NOT LEVEL, THE GENERAL CONTRACTOR IS REQUIRED TO COMPLETE EXTENSIVE FLASH PATCHING THROUGHOUT TO OBTAIN A SMOOTH AND LEVEL CONCRETE SLAB.

JOINTS:
61. SHOULD AN EXPANSION JOINT OCCUR IN THE LEASED PREMISES, GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION AFFECTED BY SUCH JOINT, INCLUDING FURNISHING AND INSTALLING A LEVEL, SLAB HEIGHT EXPANSION JOINT COVER, INCLUDING FLOOR, WALLS AND CEILING. GENERAL CONTRACTOR SHALL MAINTAIN INTEGRITY OF ALL SUCH EXPANSION JOINTS IN A MANNER CONSISTENT WITH ACCEPTABLE CONSTRUCTION DESIGN PRACTICES.

JOB SITE PROTECTION:
62. ANY SCAFFOLDING, SAFETY RAILINGS, BARRICADES AND/OR PROTECTION DEVICES REQUIRED FOR THE PROJECT WILL BE FURNISHED AND PAID FOR BY THE GENERAL CONTRACTOR AS PART OF THE BASE BID. PROTECTION OF WORK IN PLACE - WORK IN PLACE THAT IS SUBJECT TO INJURY BECAUSE OF OPERATIONS BEING CARRIED ON ADJACENT THERETO SHALL BE COVERED, BOARDED UP, OR SUBSTANTIALLY ENCLOSED WITH ADEQUATE PROTECTION. ALL FORMS OF PROTECTION SHALL BE CONSTRUCTED IN A MANNER SUCH THAT, UPON COMPLETION, THE ENTIRE WORK WILL BE DELIVERED TO THE OWNER IN PROPER, WHOLE, AND UNBLEMISHED CONDITION. ALL SUCH WORK SHALL BE COORDINATED WITH THE TENANT'S REPRESENTATIVE. THE TENANT'S ARCHITECT IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR EXISTING CONDITIONS AT THE JOB SITE AND SINCE ALL WORK IS BY GENERAL CONTRACTOR FOR THE TENANT "FIT-OUT", THEIR REPRESENTATIVES WILL BE REQUIRED TO DO ALL SUPERVISION, OBSERVATIONS AND JOB SITE SAFETY.

STRUCTURAL:
63. THE STRUCTURAL SYSTEM OF THE BUILDING HAS BEEN DESIGNED TO CARRY A MAXIMUM LIVE LOAD AS SPECIFIED IN THE LANDLORD'S CRITERIA, AND THE LANDLORD'S OR TENANT'S GENERAL CONTRACTOR AND/OR THEIR SUBCONTRACTOR AND/OR ANY AND ALL MATERIAL SUPPLY HANDLERS NOT TO IMPOSE ANY LOADING FOR ANY OF THE TENANT'S WORK ON A TEMPORARY OR PERMANENT BASIS WHICH CAN EXCEED SUCH SPECIFIED LOAD.

64. ANY ALTERATIONS, ADDITIONS, DRILLING, WELDING OR OTHER ATTACHMENT OR REINFORCEMENTS TO LANDLORD'S STRUCTURE TO ACCOMMODATE TENANT'S WORK SHALL NOT BE PERFORMED WITHOUT, IN EACH INSTANCE, GENERAL CONTRACTOR OBTAINING LANDLORD'S PRIOR WRITTEN APPROVAL, AND THIS CONTRACTOR SHALL LEAVE LANDLORD'S STRUCTURE AS STRONG AS, OR STRONGER THAN, THE ORIGINAL DESIGN AND WITH FINISHES UNIMPAIRED.

SPRINKLER:
65. SPRINKLER SYSTEM DESIGN AND/OR LAYOUT MODIFICATION (IF APPLICABLE) TO BE PROVIDED BY THE DESIGNATED SPRINKLER SUBCONTRACTOR AND ALL SUBMISSIONS TO THE FIRE MARSHALL AND BUILDING INSPECTOR FOR THE NECESSARY APPROVAL ARE THE RESPONSIBILITY OF THE SPRINKLER SUBCONTRACTOR. GENERAL CONTRACTOR TO VERIFY WITH THE LANDLORD OR LANDLORD'S CRITERIA IF SPRINKLER CONTRACTOR IS TO BE LANDLORD'S APPROVED OR DESIGNATED CONTRACTOR. SPRINKLER HEAD SPACING TO CONFORM WITH THE LATEST N.F.P.A. STANDARDS (PAMPHLET 13) AND ALL CODES HAVING JURISDICTION. SPRINKLER HEAD BRANCH LINES, DROPS AND HEADS ARE THE RESPONSIBILITY OF THE SPRINKLER SUBCONTRACTOR AND THE DESIGN MUST BE BASED ON FLOOR LAYOUT AND REFLECTED CEILING PLANS. APPROVALS BY LANDLORD, LANDLORD'S INSURANCE UNDERWRITER AND THE BUILDING INSPECTOR AND FIRE MARSHALL WILL BE REQUIRED.

FIREPROOFING
66. ALL EXISTING FIREPROOFING MUST BE MAINTAINED AS PER CODE. ANY DAMAGED OR MISSING FIREPROOFING MUST BE REPAIRED OR REPLACED

MECHANICAL:
67. THE MECHANICAL SUBCONTRACTOR IS RESPONSIBLE FOR VISITING THE SITE PRIOR TO SUBMITTING A BID FOR THE WORK ON THIS PROJECT. THE CONTRACTOR MUST BECOME FAMILIARIZED WITH THE FIELD CONDITIONS, AND THE SCOPE OR WORK. CONTRACTOR TO ENGINEER (UNLESS A FIRE ALARM DRAWING IS SUBMITTED AS A PART OF THESE CONTRACT DOCUMENTS), FURNISH AND INSTALL ANY/ALL REQUIRED FIRE ALARM, SMOKE EVACUATION, SMOKE DETECTION SYSTEMS, INCLUDING ANY/ALL PARTS AND LABOR (OR MODIFY EXISTING AS REQUIRED), TO MEET LOCAL CODES, LANDLORD REQUIREMENTS AND FIRE MARSHALL SPECIFICATION, WHETHER SUCH WORK IS OR IS NOT SHOWN IN THE CONSTRUCTION DOCUMENTS. IF A SMOKE EVACUATION AND/OR DETECTION SYSTEM OCCURS FOR THIS SPACE, IT SHALL BE LEFT INTACT DURING CONSTRUCTION AND ANY NEW WORK, MODIFICATION AND REWIRING TO BE COMPLETED DURING CONSTRUCTION PHASE TO POINT OF NEW PANELS. IF SMOKE DETECTORS ARE REQUIRED TO BE HARD WIRED TO LANDLORD FIRE ALARM SYSTEM, THEY ARE TO BE PER LANDLORD'S SYSTEM. CONTRACTOR TO CONTACT LANDLORD OR APPROVED AGENTS FOR PURCHASE AND INSTALLATION OF DETECTORS AT G.C. EXPENSE. G.C. AND/OR ITS FIRE ALARM SUBCONTRACTOR TO CONTACT LANDLORD FOR FINAL POINT OF CONNECTION TO LANDLORD'S FIRE ALARM JUNCTION BOX AND PERFORM WORK AT CONTRACTOR'S EXPENSE.

68. THE GENERAL CONTRACTOR WILL FURNISH AND INSTALL A COMPLETE MECHANICAL SYSTEM TO INCLUDE BUT NOT BE LIMITED TO MECHANICAL EQUIPMENT, INSTALLED AND MOUNTED WITH DISCONNECT AND WIRING, HANGERS AND DUNNAGE FOR SAME (INCLUDING THE HIRING OF A LOCAL STRUCTURAL ENGINEER TO DESIGN SUCH DUNNAGE HANGERS), DUCTWORK, COLLARS, DIFFUSERS, REGISTERS, CONTROLS, TIME CLOCKS, ETC. , WHETHER OR NOT SUCH WORK IS OR IS NOT SHOWN OR DELINEATED IN THE CONTRACT DOCUMENTS. GENERAL CONTRACTOR'S MECHANICAL CONTRACTOR(S) ARE REQUIRED TO COORDINATE WITH ALL OTHER CONTRACTORS ON JOB TO MAINTAIN TENANT'S CEILING HEIGHT, LIGHT FIXTURE LOCATION, SPRINKLER BRANCH LINES, ETC. ONLY UTILIZE LANDLORD'S DESIGNATED ROOFING CONTRACTOR FOR ALL ROOF PENETRATIONS, FLASHING AND COUNTER FLASHING.

69. THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE MECHANICAL SUBCONTRACTOR TO ENGINEER AND INSTALL ALL NECESSARY MISCELLANEOUS STRUCTURAL STEEL SHAPES. SHAPES TO BE INSTALLED WHERE DIRECTED BY THE LANDLORD'S REPRESENTATIVE FOR ADDITIONAL MECHANICAL UNIT ROOFTOP SUPPORT AND THE SUPPORT OF INTERIOR MECHANICAL EQUIPMENT, DUCTWORK, COLLARS, DIFFUSERS, REGISTERS, EXHAUSTS, FANS, ETC.

PLUMBING:
70. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FURNISHING AND INSTALLING ALL TOILET ACCESSORIES, AS WELL AS THE NEW TOILET ROOM(S), DRINKING FOUNTAIN AND SERVICE SINK IF APPLICABLE, IN THESE PREMISES UNLESS NOTED OTHERWISE OR EXISTING. TOILET ACCESSORY AND FIXTURE MOUNTING HEIGHTS TO BE THE HEIGHT NOTED ON THE LATEST A.D.A./CABO/ANSI REGULATIONS AS REQUIRED BY LOCAL BUILDING AGENCIES AND PLUMBING CODES. THE GENERAL CONTRACTOR TO FURNISH AND INSTALL NEW TOILET EXHAUST WITH ASSOCIATED DUCTWORK, ROOF PENETRATIONS, OR HOOK UP TO COMMON EXHAUST DUCT WITH BACKDRAFT DAMPER ETC., INCLUDING ASSOCIATED ELECTRICAL HOOKUP AND PANEL CONNECTIONS, OR REFURBISH EXISTING LIGHT/FAN UNIT(S) TO LIKE NEW CONDITION, (WHERE NOTED ON THE PLANS), WHETHER SUCH WORK IS SHOWN OR NOT SHOWN IN THE CONSTRUCTION DOCUMENTS. THE TOILET ROOM IS OF THE A.D.A. AND/OR CABO/ANSI TYPE AND ALL PLUMBING FIXTURES AND TOILET ACCESSORIES ARE TO BE FURNISHED AND INSTALLED BY THE GENERAL CONTRACTOR, BUT WITH SPECIFICATIONS AND MOUNTING HEIGHTS HANDICAPPED ACCESSIBLE, UTILIZING ABOVE SPECIFICATIONS ONLY AS A GUIDELINE.

PARTITION CONSTRUCTION:
71. ALL GYPSUM BOARD TO BE 5/8" THICK, FIRE CODE ON BOTH SIDES (WATER RESISTANT IN TOILET ROOMS) AND ALL METAL STUDS TO BE AS NOTED IN THE PARTITION SCHEDULE, MINIMUM GAUGE AS PER CODE AT 16" O.C. TO UNDERSIDE OF DECK ABOVE, UNLESS OTHERWISE NOTED. DEMISING WALL FIRE RATING TO BE CONFIRMED BY GENERAL CONTRACTOR RESPONDING TO LANDLORD AND CODE REQUIREMENTS. SEE CONTRACT DOCUMENTS FOR WALL INDICATIONS. ALL PENETRATIONS FOR SUPPLY OR RETURN AIR, ETC., TO HAVE PROPERLY INSTALLED FIRE DAMPERS MEETING THE LATEST FIRE DEPARTMENT REQUIREMENTS, BASED ON SPECIFIC LOCATION OF TENANT'S SPACE IN BUILDING. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING APPROVAL FROM THE BUILDING AND ELECTRICAL INSPECTORS FOR ALL CONCEALED WORK PRIOR TO CLOSING UP WALLS, FLOORS, CEILINGS.

72. ALL GYPSUM BOARD TO BE APPLIED VERTICALLY ON WALLS UNLESS OTHERWISE NOTED. ALL GYPSUM WALL BOARD TO BE FIRE RESISTANT AND NONCOMBUSTIBLE. AS SPECIFIED BY LOCAL CODES.

73. ALL METAL FRAMING, GYPSUM BOARD, PARTITIONS, SOFFITS AND FACADES BY THE GENERAL CONTRACTOR, UNLESS OTHERWISE NOTED.

74. ALL GYPSUM BOARD TO BE FIRE TAPED AND SPACKLED THREE (3) COATS, SANDED AND READY TO RECEIVE PAINT OR WALL COVERING. ALL EXISTING GYPSUM BOARD TO BE REPAIRED TO "LIKE NEW" CONDITIONS.

75. ALL DOORS, METAL BUCKS, TRIMMED OPENINGS AND HARDWARE, INCLUDING LOCKS, TO BE PROVIDED BY THE GENERAL CONTRACTOR UNLESS OTHERWISE NOTED.

76. TO ALL SWITCH/OUTLET PLATES/COVERS TO BE FINISHED IN SAME COLOR/WALL COVERING AS ADJACENT WALL FINISHES, UNLESS NOTED OTHERWISE. FACTORY PAINTED GRILLES, DIFFUSERS, METAL TRIM (BUCKS, ETC.), ACCESSORIES, SWITCH AND OUTLET PLATES, ETC., ARE TO BE PAINTED TO MATCH ADJACENT SURFACE IN AN ENAMEL, CLEANABLE FINISH, OR AS SPECIFIED ON THE CONTRACT DOCUMENTS.

77. THE GENERAL CONTRACTOR IS RESPONSIBLE TO CUT AND FRAME ALL OPENINGS FOR OTHER TRADES, SUCH AS MECHANICAL, SPRINKLER, PLUMBING, ELECTRICAL, FIXTURE CONTRACTOR, THROUGH PARTITIONS AND STRUCTURAL WALLS. ALL PENETRATIONS THROUGH RATED WALLS, WITH DUCTS OR PIPING, TO BE FILLED AT OPENING WITH "FIRESTOPPING" MATERIALS TO MAINTAIN THE INTEGRITY OF THE SPECIFIED RATING OF THE WALL.

INSURANCE:
78. GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE REQUIRED TO FURNISH THE FOLLOWING MINIMUM COVERAGE AND LIMITS OF LIABILITY. IF TENANT'S REQUIREMENTS ARE MORE STRINGENT, GENERAL CONTRACTOR IS REQUIRED TO ADHERE TO THE MOST STRINGENT REQUIREMENTS.

A. WORKMAN'S COMPENSATION, AS REQUIRED BY STATE LAW , AND INCLUDING EMPLOYER'S LIABILITY INSURANCE WITH A LIMIT OF NOT LESS THAN $2,000,000 AND ANY INSURANCE REQUIRED BY ANY EMPLOYEE BENEFITS ACTS OR OTHER STATUTES APPLICABLE WHERE THE WORK IS TO BE PERFORMED AS WILL PROTECT THE CONTRACTOR AND SUBCONTRACTORS FROM ANY AND ALL LIABILITY UNDER THE AFOREMENTIONED ACTS.

B. COMPREHENSIVE GENERAL LIABILITY INSURANCE (INCLUDING CONTRACTOR'S PROTECTIVE LIABILITY) IN AN AMOUNT NOT LESS THAN $2,000,000 FOR ANY ONE OCCURRENCE WHETHER INVOLVING BODILY INJURY LIABILITY (OR DEATH RESULTING THEREFROM) OR PROPERTY DAMAGE LIABILITY OR A COMBINATION THEREOF WITH A AGGREGATE LIMIT OF $2,000,000. SUCH INSURANCE SHALL PROVIDE FOR EXPLOSION, COLLAPSE AND UNDERGROUND COVERAGE. SUCH INSURANCE SHALL INSURE THE TENANT, THE LANDLORD AND THE GENERAL CONTRACTOR AGAINST ANY AND ALL CLAIMS FOR BODILY INJURY, INCLUDING DEATH RESULTING THEREFROM AND DAMAGE TO OR DESTRUCTION OF PROPERTY OF ANY KIND WHATSOEVER AND TO WHOMEVER BELONGING AND ARISING FROM IT'S OPERATIONS UNDER THE CONTRACT AND WHETHER SUCH OPERATIONS ARE PERFORMED BY THE TENANT. GENERAL CONTRACTOR OR ANY OF THEIR SUBCONTRACTORS, OR BY ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY ANY OF THEM.

C. TENANT'S PROTECTIVE LIABILITY INSURANCE:
TENANT SHALL PROVIDE OWNER'S (TENANT'S) PROTECTIVE LIABILITY INSURANCE THAT WILL INSURE TENANT AGAINST ANY AND ALL LIABILITY TO THIRD PARTIES FOR DAMAGE BECAUSE OF BODILY INJURY LIABILITY (OR DEATH RESULTING THEREFROM) AND PROPERTY DAMAGE LIABILITY OF OTHERS OR A COMBINATION THEREOF, WHICH MAY ARISE FROM WORK IN CONNECTION WITH THE LEASED PREMISES, AND ANY OTHER LIABILITY FOR DAMAGES WHICH GENERAL CONTRACTOR AND/OR SUBCONTRACTORS ARE REQUIRED TO INSURE AGAINST UNDER ANY PROVISIONS HEREIN. SAID INSURANCE SHALL BE PROVIDED IN MINIMUM AMOUNTS AS FOLLOWINGS:

C1. BODILY INJURY, PER OCCURRENCE FOR PERSONAL INJURY AND/OR DEATH $2,000,000.

C2. PROPERTY DAMAGE LIABILITY $5,000,000.00 TENANT'S BUILDERS RISK INSURANCE COMPLETED VALUE BUILDERS RISK MATERIAL DAMAGE INSURANCE COVERAGE:
TENANT SHALL PROVIDE FOR TENANT AND "ALL PHYSICAL LOSS" BUILDERS RISK INSURANCE POLICY ON THE WORK TO BE PERFORMED FOR TENANT IN THE LEASED PREMISES AS IT RELATES TO THE BUILDING WITHIN WHICH THE LEASED PREMISES ARE LOCATED. THE POLICY SHALL INCLUDE AS INSURED, TENANT, THE LANDLORD, THE GENERAL CONTRACTOR, AS THEIR INTERESTS MAY APPEAR. THE AMOUNT OF INSURANCE TO BE PROVIDED SHALL BE 100% OF THE REPLACEMENT COSTS. THE GENERAL CONTRACTOR IS REQUIRED TO LIST ALL ADDITIONAL INSUREDS AS PER LANDLORD'S CRITERIA IN ADDITION TO TENANT'S ARCHITECT AND TENANT'S PROJECT MANAGEMENT COMPANY (IF APPLICABLE). INSURANCE REQUIREMENTS NOT OBTAINED BY THE GENERAL CONTRACTOR, AS NOTED IN THE CONTRACT DOCUMENTS AND IN THESE SPECIFICATIONS, WILL NOT RELIEVE THE GENERAL CONTRACTOR OF THE RESPONSIBILITY OR LIABILITY FOR THIS PROJECT. A COPY OF ALL INSURANCE PAPERS TO BE SENT TO THE TENANT'S PROJECT MANAGEMENT COMPANY, NOT FOR REVIEW BUT FOR RECORD PURPOSES ONLY. THE GENERAL CONTRACTOR, TO THE FULLEST EXTENT PERMITTED BY LAW, IS TO INDEMNIFY, HOLD HARMLESS, AND DEFEND THE ARCHITECT/ENGINEER, ITS CONSULTANTS, AND THE EMPLOYEES AND AGENTS OF ANY OF THEM FROM AND AGAINST ANY AND ALL CLAIMS, SUITS, DEMANDS, LIABILITIES, LOSSES, DAMAGES, AND COSTS ("LOSSES"), INCLUDING BUT NOT LIMITED TO COSTS OF DEFENSE, ARISING IN WHOLE OR IN PART OUT OF THE NEGLIGENCE OF THE CONTRACTOR, ITS SUBCONTRACTORS, THE OFFICERS, EMPLOYEES, AGENTS, AND SUBCONTRACTORS OF ANY OF THEM, OR ANYONE FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE, REGARDLESS OF WHETHER OR NOT SUCH LOSSES ARE CAUSED IN PART BY A PARTY INDEMNIFIED HEREUNDER. SPECIFICALLY EXCLUDED FROM THE FOREGOING ARE LOSSES ARISING OUT OF 1) THE PREPARATION OR APPROVAL OF MAPS, DRAWINGS, OPINIONS, REPORTS, SURVEYS, CHANGE ORDERS, DESIGNS, OR SPECIFICATIONS.

C3. THE GIVING OF OR FAILURE TO GIVE DIRECTIONS BY THE ARCHITECT/ENGINEER, ITS CONSULTANTS, AND THE AGENTS AND EMPLOYEES OF ANY OF THEM, PROVIDED SUCH GIVING OR FAILURE TO GIVE IS THE PRIMARY CAUSE OF LOSS. THE GENERAL CONTRACTOR IS TO NAME THE ARCHITECT/ENGINEER, ITS AGENTS AND CONSULTANTS ON THE CONTRACTOR'S POLICY OR POLICIES OF COMPREHENSIVE OR COMMERCIAL GENERAL LIABILITY INSURANCE. SUCH INSURANCE SHALL INCLUDE PRODUCTS AND COMPLETED OPERATIONS AND CONTRACTUAL LIABILITY COVERAGE, SHALL BE PRIMARY AND NONCONTRIBUTING WITH ANY INSURANCE MAINTAINED BY THE ARCHITECT/ENGINEER OR ITS AGENTS AND CONSULTANTS, AND SHALL PROVIDE THAT THE ARCHITECT/ENGINEER BE GIVEN THIRTY DAYS, UNQUALIFIED WRITTEN NOTICE PRIOR TO ANY CANCELLATION THEREOF. IF THE FOREGOING REQUIREMENTS ARE NOT MET BY THE GENERAL CONTRACTOR, THAT GENERAL CONTRACTOR REMAINS OBLIGATED TO INDEMNIFY AND HOLD HARMLESS THE ARCHITECT/ENGINEER, ITS CONSULTANTS, EMPLOYEES, AGENTS AND ALL OTHER STATED INSUREDS, FROM AND AGAINST ANY AND ALL LOSSES WHICH WOULD HAVE BEEN INDEMNIFIED AND INSURED AGAINST BY THE CONTRACTOR, BUT WERE NOT.

REAR DOOR:
79. IF A REAR EXIT DOOR EXISTS THEN THE GENERAL CONTRACTOR IS REQUIRED TO FURNISH AND INSTALL AN APPROVED AUDIBLE TYPE PANIC BAR ASSEMBLY FOR REAR EXIT DOOR(S), PAINT OUTSIDE OF DOOR AS PER LANDLORD'S REQUIREMENTS (UNLESS WORK IS PREVIOUSLY COMPLETED BY LANDLORD) AND GENERAL CONTRACTOR WILL PLACE TENANT'S NAME IN TYPE, SIZE AND LOCATION ON OUTSIDE OF DOOR AS PER LANDLORD'S TYPICAL DESIGN REQUIREMENTS. IF DOOR IS IN NEED OF REPAIR OR REPLACEMENT, GENERAL CONTRACTOR TO COMPLETE SUCH WORK, AND INCLUDE COSTS IN BID TO TENANT.

SIGNAGE
80. STOREFRONT SIGNAGE AND MOUNTING DEVICES SHALL BE PROVIDED AND INSTALLED BY TENANT'S SIGN CONTRACTOR. GENERAL CONTRACTOR SHALL COORDINATE WITH SIGNAGE MFG AND SUPPLY ANY BLOCKING OR SUPPORT AS REQUIRED BY SIGN MFG. GENERAL CONTRACTOR SHALL PROVIDE ELECTRICAL POWER AND FINAL HOOK UP AS REQUIRED AND INSURE SUFFICIENT SPACE AND CLEARANCE IS PROVIDED FOR PROPER INSTALLATION. SIGNAGE CONTRACTOR SHALL APPLY FOR AND SECURE ALL APPROVALS REQUIRED BY ALL LOCAL GOVERNING AGENCIES AND SUPPLY ANY DRAWINGS OR GRAPHICS REPRESENTATION REQUIRED BY LANDLORD. ALL PENETRATIONS THROUGH STOREFRONT BULKHEAD MUST BE PROTECTED WITH FIRE STOP MATERIAL.

PAYMENTS:
81. ALL PAYMENTS MADE TO THE GENERAL CONTRACTOR FOR THIS PROJECT ARE TO BE ALLOCATED FOR THIS PROJECT ONLY. FOR PAYMENTS TO SUBCONTRACTORS, MATERIAL SUPPLIERS AND AGENTS AUTHORIZED BY THE SPECIFIC CONTRACTOR TO PERFORM WORK OR SUPPLY MATERIALS TO THIS PROJECT ONLY. PAYMENTS TO GENERAL CONTRACTOR BY TENANT, UNLESS CONTRACT STATES OTHERWISE, THE GENERAL CONTRACTOR MUST PURCHASE ALL MATERIALS FROM SPECIFIED VENDORS, AND MUST DOCUMENT ALL PURCHASES FOR WHICH A PAYMENT BY TENANT IS MADE.

LIENS:
82. THE GENERAL CONTRACTOR IS REQUIRED TO SUBMIT PARTIAL WAIVERS OF LIENS FOR ITS WORK AS WELL AS SUBCONTRACTORS OR MATERIAL SUPPLIERS, UPON THE REQUEST OF THE TENANT OR THE TENANT'S ARCHITECT AND THE REQUEST FOR THE FINAL 10% RETENTION ON THIS PROJECT MUST INCLUDE SIGNED AND EXECUTED WAIVERS OF LIEN INDICATING 100% COMPLETION AND FINAL PAYMENT IN FULL (WITH FULL WARRANTY) BY ALL SUBCONTRACTORS AND MATERIAL SUPPLIERS, INCLUDING COMPLETION OF ALL PUNCH LIST ITEMS.

ADJACENT WORK:
83. ALL WORK THAT NEEDS TO BE COMPLETED BY THE GENERAL CONTRACTOR BELOW OR ABOVE THE PREMISES MAY HAVE TO BE DONE IN OTHER TENANT'S DEMISED PREMISES AND SUCH WORK NEEDS TO BE DONE IN COORDINATION WITH THE TENANTS BELOW, OR ABOVE, INCLUDING ANY OVERTIME WORK OR PAYMENT FOR SECURITY THAT MAY BE NECESSARY. THE COST FOR THIS WORK, INCLUDING OVERTIME, MUST BE INCORPORATED IN THE BASE BID, ALL COSTS IN COMPLETING BELOW SLAB WASTE PIPING, OVERHEAD DOMESTIC WATER LINES, VENT LOOPS OR PENETRATIONS THROUGH ROOF AS WELL AS ALL SECURITY COSTS, REPAIRS TO WALLS, CLEANING FLOORS IN TENANT'S SPACE, LANDLORD'S SPACE OR ADJOINING TENANTS SPACES.

BARRIER FREE:
84. THE GENERAL CONTRACTOR IS REQUIRED TO ADHERE TO ALL NEW REQUIREMENTS, WHETHER STATED OR NOT ON THESE CONTRACT DOCUMENTS, FOR THE LATEST A.D.A. LAW EFFECTIVE JANUARY 26, 1992 OR LOCAL BARRIER FREE DESIGN. THIS LAW IS A CIVIL RIGHTS LAW AND THE EXCLUSION OF REQUIREMENTS BY THE LOCAL CODE OFFICIALS DOES NOT RELIEVE THE TENANT OR THE GENERAL CONTRACTOR OF ADHERING TO THE NECESSARY WORK, EITHER DURING CONSTRUCTION OR AFTER OCCUPANCY.

WORKMANSHIP:
85. QUALITY STANDARDS: ALL SUCH WORK SHALL BE PERFORMED IN A FIRST-CLASS WORKMANLIKE MANNER AND SHALL BE IN GOOD AND USABLE CONDITION AT THE DATE OF COMPLETION THEREOF. GENERAL CONTRACTOR SHALL REQUIRE ANY PERSON PERFORMING ANY SUCH WORK TO GUARANTEE THE SAME TO BE FREE FROM ANY AND ALL DEFECTS IN WORKMANSHIP AND MATERIALS FOR ONE (1) YEAR FROM THE DATE OF ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. TENANT SHALL ALSO REQUIRE ANY TYPE SUCH PERSON TO BE RESPONSIBLE FOR THE REPLACEMENT OR REPAIR WITHOUT ADDITIONAL CHARGE, OF ANY AND ALL WORK DONE OR FURNISHED BY OR THROUGH SUCH PERSON, WHICH SHALL BECOME DEFECTIVE WITHIN ONE (1) YEAR AFTER SUBSTANTIAL COMPLETION OF THE WORK. 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. ALL WARRANTIES OR GUARANTEES AS TO MATERIALS OR WORKMANSHIP ON OR WITH RESPECT TO TENANT'S WORK SHALL BE CONTAINED IN THE CONTRACT OR SUBCONTRACT WHICH SHALL INURE TO THE BENEFIT OF BOTH LANDLORD AND TENANT, AS THEIR RESPECTIVE INTERESTS APPEAR AND CAN BE DIRECTLY ENFORCED BY EITHER. GENERAL CONTRACTOR TO HAVE THIS CLAUSE IN EVERY SUBCONTRACTOR AGREEMENT FOR THE PROJECT AND IF SUCH CLAUSE IS NOT INCLUDED, IT WILL NOT RELIEVE THE GENERAL CONTRACTOR OF THE REQUIREMENTS OR WORK STATED HEREIN.

86. TENANT'S WORK SHALL BE COORDINATED WITH THAT OF LANDLORD AND OTHER TENANTS IN THE BUILDING TO SUCH EXTENT THAT TENANT'S WORK WILL NOT INTERFERE WITH OR DELAY COMPLETION OF OTHER CONSTRUCTION WORK IN THE BUILDING.

ASBESTOS:
87. CONTRACTOR IS TO VERIFY THAT THIS SPACE IS ASBESTOS FREE. NO ASBESTOS WORK IS TO BE COMPLETED BY THIS CONTRACTOR UNLESS SPECIFICALLY NOTED IN THESE CONTRACT DOCUMENTS. IF ASBESTOS IS UNCOVERED, NOTIFY THE TENANT'S REPRESENTATIVE IMMEDIATELY AND STOP ALL WORK. LANDLORD IS RESPONSIBLE FOR ALL ASBESTOS TESTING, FILING AND REMOVAL.

TURNOVER:
88. THE GENERAL CONTRACTOR, AT THE POINT OF "SUBSTANTIAL COMPLETION" AND "TURNOVER" OF PREMISES TO TENANT, MUST COMPLETE, AT GENERAL CONTRACTOR'S COST AND EXPENSE (FINAL PAYMENT CANNOT BE REQUESTED TO TENANT BY THIS GENERAL CONTRACTOR UNLESS ALL OF THIS WORK NOTED IS COMPLETED):

A) FINAL INSPECTIONS BY ALL BODIES HAVING JURISDICTION NECESSARY FOR FINAL COMPLETION, CERTIFICATE OF OCCUPANCY OR COMPLETION, WHICHEVER IS APPLICABLE.

B) THE GENERAL CONTRACTOR TO FINALIZE ALL APPLICABLE LANDLORD AND TENANT PUNCH LISTS AND/OR REQUIREMENTS, PAY ALL APPLICABLE LANDLORD AND/OR TENANT CHARGES ALLOCATED TO THE SATISFACTION OF BOTH THE LANDLORD AND THE TENANT.

C) FINALIZE CHANGES ON PLANS AND SPECIFICATIONS AND MARKS ALL APPROVED LANDLORD, BUILDING DEPARTMENT, FIRE MARSHALL AND TENANT CHANGES ON A SET OF PRINTS FOR BOTH TENANT AND TENANT'S ARCHITECT AND FORWARD SUCH INFORMATION TO BOTH PARTIES VIA OVER NIGHT DELIVERY. MARK SHALL BE COMPLETED USING A CLOUD PROCEDURE WITH A RED FELT TIP PEN TO EASILY DISTINGUISH CHANGES FROM ORIGINAL WORK.

D) PREPARE AN OPERATING PROCEDURE MANUAL FOR STORE MANAGEMENT FOR MECHANICAL EQUIPMENT AND CHANGE FILTERS FOR EQUIPMENT, ON DAY OF TURNOVER, IF APPLICABLE.

E) PAY IN FULL ALL MATERIAL SUPPLIERS AND FIXTURE CONTRACTORS THAT TENANT PREVIOUSLY SELECTED OR WHO MAY BE SPECIFIED ON THESE CONTRACT DOCUMENTS WITH REQUESTS FOR WARRANTIES GATHERED, FOR TURNOVER TO TENANT FOR RECORD PURPOSES.

F) TURN OVER ALL KEYS TO STORE MANAGEMENT.

GUARANTEES:
89. GUARANTEES FOR ALL WORK BY SUBCONTRACTORS SHALL BE FOR A PERIOD OF ONE YEAR, FROM THE DATE OF THE CERTIFICATE OF OCCUPANCY UNLESS OTHERWISE NOTED. AT THE TIME OF FINAL SUBMITTAL FOR ALL COSTS BY THE GENERAL CONTRACTOR TO THE LANDLORD, INCLUDING BASE BID, EXTRAS AND CREDITS, THE GENERAL CONTRACTOR'S SUBCONTRACTORS SHALL FURNISH TO THE TENANT A WRITTEN GUARANTEE STIPULATING THAT, AT NO ADDITIONAL COST TO THE TENANT, ANY DEFECTIVE WORK OR MATERIALS SHALL BE REPAIRED OR REPLACED FOR A PERIOD OF ONE YEAR AFTER ACCEPTANCE OF WORK, UNLESS OTHERWISE NOTED. IF SUCH WORK AFFECTS TENANT'S OTHER WORK, TENANT'S OTHER WORK IS TO BE COMPLETED BY THE SUBCONTRACTOR AT NO COST TO THE LANDLORD OR TENANT.

C OF O:
90. UPON COMPLETION OF WORK, THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE TO OBTAIN A CERTIFICATE OF COMPLETION AND APPROVAL FROM THE BUILDING DEPARTMENT, OR OTHER AUTHORITIES HAVING JURISDICTION, AND SUBMIT SAME TO THE TENANT'S ARCHITECT. FINAL PAYMENT WILL NOT BE ISSUED BY THE TENANT PRIOR TO RECEIPT OF SUCH CERTIFICATES.

CLEANING:
91. UPON COMPLETION OF ALL CONSTRUCTION AND PRIOR TO TURNOVER OF THE SPACE, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR HAVING THE SPACE CLEANED. ANY CLEANING WHICH IS NOT DONE AT THE TIME OF TURNOVER AND NEEDS TO BE DONE BY THE TENANT, WILL BE BACK CHARGED TO THE GENERAL CONTRACTOR.

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PROJECT

Lids™

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OAKWOOD CENTER
197 WESTBANK EXPRESSWAY
SUITE 1085
GRETNA, LA 70053

PROJECT NUMBER
19433-377

DESIGNER

STUDIO T2 DESIGN
INTERIOR ARCHITECTURE & DESIGN
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GENERAL NOTES

RELATED DOCUMENTS: This Drawing is a single part of an integrated set of Construction Contract Documents. The General Conditions of the Contract, the General Requirements, (Division 1 of the Specifications), applicable requirements of Division 2 thru Division 16 Sections of the Specifications, and other Drawings may apply to the work described on this drawing. Failure to review other documents does not relieve the Contractor from providing a complete Project.

COMPLY WITH all laws, code and ordinances of authorities having jurisdiction, and with requirement of the Landlord, if applicable.

VERIFY ACTUAL CONDITIONS and dimensions prior to construction. Commencement of work constitutes verification and acceptance of existing conditions.

CALCULATE AND MEASURE required dimensions, do not scale the drawings unless otherwise directed.

APPLICATION of a material or equipment item to work installed by others constitutes acceptance of that work, and assumption of responsibility for satisfactory installation.

DIMENSIONS shown are to finish face of a material, unless otherwise indicated.

PROJECT CONTACT

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IN ASSOCIATION WITH

JAMES A LICHTY, ARCHITECT

I HEREBY CERTIFY that these plans and specifications were prepared by me or under my direct supervision and to the best of my knowledge comply with all local, state and federal regulations and that I am a duly registered ARCHITECT under the laws of:
STATE: LOUISIANA
SEAL NUMBER: 3666
DATE:

REVISIONS AND NOTATIONS

NO.	DESCRIPTION	DATE

DATE
4 FEBRUARY 2019

DRAWING TITLE
GENERAL NOTES

DRAWING NUMBER
G1.0