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BIDDING REQUIREMENTS, CONTRACT FORMS, AND CONDITIONS OF THE CONTRACT

SECTION 00100 - INSTRUCTIONS TO BIDDERS

1. AIA Document A701, latest Edition, "Instructions to Bidders" are included as part of these specifications as if herein reprinted in full.

a. A copy of AIA A701, latest edition may be obtained from Owner, Architect, or directly from: The American Institute of Architects, 1735 New York Avenue, N.W. Washington, D.C. 20006.

2. Contractor shall utilize the following documents, latest edition, in the negotiation and execution of the project:

- a.AA Document A701 - Instructions to Bidders
b.AA Document G702 - Application and Certificate for Payment
c.AA Document G703 - Continuation Sheet
d.AA Document G701 - Change Order
e.AA Document G705 - Certificates of Insurance
f.AA Document G706 - Contractor's Affidavit of Payment of Debts and Claims
g.AA Document A706 - Contractor's Affidavit of Release of Liens
h.AA Document A201 - General Conditions of the Contract for Construction
i.AA Document A101 - Owner Contractor Agreement Form - Stipulated Sum

SECTION 00120 - SUPPLEMENTARY INSTRUCTIONS TO BIDDERS

The following supplements modify, change, delete from, or add to the instructions to Bidders (AA A701, latest Edition) Where any article of the instruction to Bidders is modified or any paragraph, sub-paragraph, or clause thereof is modified or deleted by these Supplemental Instructions the unaltered provisions of the article, paragraph, sub-paragraph, or clause shall remain in effect.

1. Article 1, Paragraph 1.8; add:

Bidding is by invitation from the Owner, only.

2. Article 1, add Paragraph 1.10:

1.10 The term "Architect" as used herein, shall be construed to mean the "Owner", as the Owner will administer the bidding procedures.

3. Article 3, Paragraph 3.1.1 delete and insert the following:

Owner will provide each invited Bidder a complete set of electronic files (.pdf format) of the Bidding Documents. Bidding contractor will be responsible for printing and distribution.

4. Article 4, Paragraph 4.1.1 delete and insert the following:

4.1.1 Bids shall be submitted on forms identical to the Bid Form provided by the Owner, one (1) original with original signature(s). Bids transmitted via facsimile or e-mail; provided they are received by the prescribed deadline, are acceptable. Originals shall be sent by overnight service for next day delivery.

5. Article 4, Paragraph 4.2:

Delete this paragraph in its entirety, as no bid security will be required

6. Article 4, Paragraph 4.4.1:

The stipulated time period shall be construed as 120 calendar days.

7. Article 5, add Paragraph 5.3.3:

5.3.3 Voluntary alternates, if offered by the Bidder, will not be considered in determining the lowest responsible Bid. However, the Owner reserves the right to accept or reject any or all voluntary alternates, prior to award of contract.

8. Article 6, Paragraph 6.2:

Delete this paragraph in its entirety.

9. Article 7, Paragraph 7.1.1:

Bond requirement will be an option reserved by the Owner.

10. Article 7, paragraph 7.2.2:

Delete "unless otherwise provided," and substitute "unless otherwise acceptable to the Owner."

SECTION 00220 - GEOTECHNICAL DATA

1. Subsurface Report

a. The Owner has had a subsurface investigation performed by a geotechnical consultant, the results of which are contained on the structural drawings. A copy of this report will be provided to invited bidders with bid package. The consultants report presents his conclusions on subsurface conditions, based on his interpretations of the data obtained in the investigation. The Contractor acknowledges that he has reviewed the consultants report and any addenda thereto, and that his Bid for excavation operations, including all necessary rock removal, is based on subsurface condition as described in this report. It is recognized that a subsurface investigation may not disclose all conditions, as they actually exist between the time of a subsurface investigation and the time of excavation operations. In recognition of these facts, this clause is entered in the Contract to provide a means of equitable additional compensation to the Contractor if adverse unanticipated conditions are encountered, and to provide a means of rebate to the Owner if the conditions are more favorable than anticipated.

b. At any point in time during excavation operations that the Contractor encounters conditions that are different than those anticipated by the foundation consultant's report, shall immediately (within 24 hours) bring this fact to the Owner's attention. Once the fact of unanticipated conditions has been brought to the attention of the Owner, and the consultants has concurred, immediate negotiations will be undertaken between the Contractor and the Owner to determine the contract price for additional work resulting from unanticipated conditions. The Contractor agrees that his bid unit price would apply to additional or reduced work under the Contract.

c. The soil investigation report is intended as representations or warranties of accuracy of continuity between the bore logs and furnished only as a matter of convenience to the Bidder.

SECTION 00300 - BID FORM

1. The form proposal will be furnished separately by the Owner.

SECTION 00700 - GENERAL CONDITIONS

AA Document A201, Latest Edition, "General Conditions of the Contract for Construction" are included as part of these specifications same as if herein reprinted in full.

A copy of AIA A201, may be obtained from Owner; Architect, or directly from:

The American Institute of Architects, 1735 New York Avenue, N.W. Washington, D.C. 20006.

SECTION 00800 - SUPPLEMENTARY CONDITIONS

The following supplements, modify, change, delete from, or add to General Conditions (AA A201), Where any article of the General Conditions is modified or any paragraph, sub-paragraph, or clause thereof is modified or deleted by these Supplemental Instructions, the unaltered provisions of the article, paragraph, sub-paragraph, or clause shall remain in effect.

1. Article 4, Paragraph 4.2.1: delete and substitute:

4.2.1 All references used throughout these documents requiring the Architect to act, approve, observe or otherwise use his professional judgment regarding this project, will become the sole responsibility of the Owner, who may consult with the Architect on a periodic basis as the Owner deems necessary to assure compliance with the Contract Documents.

2. Article 7, Paragraph 7.3.6 is further clarified as follows:

When the Owner authorizes the Contractor to perform changes or additions involving extra labor and material, and if the Contractor is directed to proceed on the basis of the actual cost of labor and material by Change Order, the following allowances will be allowed for Overhead (including Bond and Insurances) & Profit:

(1) For the Contractor: To be noted in the General Contractor's Bid submittal.

(2) Extra work covered by unit prices as requested in the Bid Form, include Contractors overhead and profit.

(3) Superintendents time shall not be included in T & M extra work.

3. Article 8, add Paragraph 8.3.4:

8.3.4 The Contractor shall have no claim for an extension of time unless such time is stated on the face of a written Change Order and approved and accepted in writing by the Owner on such Change Order. Any attempted reservation by the Contractor or the right to subsequently claim any extension of time not stated on the face of a written Change Order approved and accepted by the Owner shall be null and void.

4. Article 9, Paragraph 9.3.1; add the following:

Payment requests must be received by the Owner no later than the 26th day of each month, and must be accompanied by a lien waiver in full for each participating contractor, subcontractor, and supplier seeking payment. Owner will not be required to make any payment without the required lien waivers.

5. Article 9, Paragraph 9.4: Delete in its entirety.

6. Article 9, Paragraph 9.6.1: Delete and substitute:

9.6.1 Upon receipt of Contractor's Application for Payment, Owner will make such payment to the Contractor within 15 days or as soon as practical thereafter.

7. Article 9, add Paragraphs 9.10.6 and 9.10.7:

9.10.6. Before Owner issues final payment hereunder, the Contractor shall submit to the Owner: (a)an affidavit that all payroll and bills for material and equipment, and other indebtedness connected with the work for which the Owner or its property might in any way be responsible, have been paid or otherwise satisfied, (b) the consent of surety to final payment and (c) if required by the Owner, other data establishing payment or satisfaction of all such obligations, such as receipts, releases and waivers of liens arising out of the Contract Documents, to the extent and in such form as may be designated by the Owner. If any Subcontractor and/or Material man refuses to furnish a release or waiver required by the Owner, the Contractor may furnish a bond, at it's expense, satisfactory to the Owner to indemnify the Owner against such lien. If any such lien remains unsatisfied after all payments are made, the Contractor shall refund to the Owner all monies that the Owner may be compelled to pay in discharging such lien, including, without limitation, all costs and reasonable attorneys' fees.

9.10.7 All waivers and subordination agreements required hereunder shall be in the form acceptable to the Owner.

8. Article 11, delete first paragraph of 11.1.1 beginning with "The Contractor" ending with "be liable", and substitute the following:

11.1.1 Prior to the commencement of the Work, Contractor shall procure, and Contractor shall maintain, all insurance required under this Paragraph 11.1.1. Contractor shall require each Subcontractor to provide coverage adequate to protect Subcontractor and it's employees. If the terms of coverage of such policies are unacceptable to Owner, Contractor and/or subcontractor shall revise the coverage or obtain additional coverage as reasonably requested by Owner. Owner's approval of Contractor's and any Subcontractor's insurance shall not relieve or limit their liability under the Contract Documents. In the event of the failure of Contractor to furnish and maintain such insurance, then the Owner shall have the right, but not the obligation, to take out and maintain such insurance for and in the name of Contractor and Contractor shall pay the cost thereof and furnish all necessary information to permit the Owner to take out and maintain such insurance for the account of Contractor. Contractor shall not allow any Subcontractor to commence work on its subcontract until all insurances required of Subcontractor have been obtained. Contractor shall purchase and maintain such insurance as will protect it from claims set forth below which may arise out of or result from Contractors operations under the Contract Documents, whether such operations be by Contractor or by Subcontractor or by anyone directly or indirectly employed by any of them, or by anyone for whose acts any of them may be liable.

9. Article 11; delete paragraph 11.1.2 and substitute the following:

11.1.2 The liability insurance purchased and maintained by Contractor pursuant to this paragraph and 11.1.1 shall include the types and be in the minimum amounts as listed:

- (a) Workman's Compensation
(i) Workers' or workman's compensation - maximum permitted by statute, unlimited amounts permitted.
(ii) - Employer's Liability - \$1 million
(b) Comprehensive General Liability
Bodily injury and property damage having a combined single limit of \$2 Million and including the following coverages:
(i) Comprehensive
(ii) Explosion and Collapse Hazards
(iii) Underground Hazard
(iv) Products - Completed Operations. Hazard (which must be maintained for 2 years commencing with issuances of the final Certificate of Payment)
(v) Broad Form Property Damage (extended to apply to completed operations)
(vi) Independent Contractors
(vii) Personal Injury (with employees and contractual exclusions deleted)
(viii) Automobile Liability (Comprehensive Form) insuring contractor for operations of all owned, hired, and non-owned vehicle limit of \$2 Million.
(viii) Umbrella Excess Liability: \$3 Million per occurrence / aggregate.

10. Article 11, paragraph 11.3:

Delete all references to Owner furnished property insurance.

The Owner shall furnish Builders Risk Insurance, including the perils of fire, extended coverage, vandalism, and malicious mischief in an amount of not less than 100% of the insurable value of all the work, and the coverage written on Builders Risk Coverage Form CPD020, including Causes of Loss Basic Form CPD10 or Causes of Loss - Broad Form CPD20 or Causes of Loss - Special Form CPD30 or an acceptable inland Marine "All Risk" installation floater form, with a company authorized to do business in the state in which the project is located.

11. Article 12, add paragraph 12.2.2.1(a):

12.2.2.1(a) If during the Contractors one (1) year warranty after completion the Owner requests that tests be performed to determine if corrections in the Work need to be made, the expense of such tests shall be borne by (a) the Owner, if the results of the tests indicate that no corrections are necessary, or (b) the Contractor, if the results of the test indicate that corrections are necessary.

12. Article 13, paragraph 13.6.1:

13.6.1 Interest rate shall be ten percent (10%).

DIVISION 1 - GENERAL REQUIREMENTS

SECTION 01005 - ADMINISTRATIVE PROVISIONS

1. Work of this Contract comprises general construction, including site improvements, structural, plumbing, mechanical, and electrical for an IHOP Restaurant; location as identified on the Contract Drawings.

2. Schedule the work to accommodate Owner's operations during the construction period.

3. Confine operations at the project site to areas permitted by law, ordinances, permits, and the Contract Documents and do not unreasonably encumber the site with any materials or equipment.

4. Cooperate and coordinate with other contractors as required in the General Conditions

5. Establish all grades, lines, and levels necessary for execution of work including location of property lines and bench marks shown on drawings.

a. Verify all grades lines, levels and dimensions shown on the drawings and report any errors or inconsistencies in same to Owner for corrections before starting work.
b. Protect all property pins, markers, and monuments from being disturbed. A registered land surveyor at Contractor's expense shall promptly replace disturbed pins, markers, or monuments.

6. Building permit fee, utility connection fees, as well as water and sewer tap and meter fees, shall be paid by Owner. Other fees, costs, taxes and sub-contractor permits, licenses shall be paid by General Contractor as part of base bid.

7. For products or execution requirements specified by association or trade standards, comply with requirements of the standard, except when more rigid requirements are specified or are required by applicable code.

a. The date of the standard is that in effect as of the bid date, except when a specific date is specified.

8. Manufacturer's specifications, recommendations, instructions or other data referenced shall be construed as data contained in manufacturers printed publications current as of the bid date, except when a specific date is specified.

9. Partial Owner Occupancy: Owner reserves right to occupy and to place and install equipment as necessary in completed areas of building before Substantial Completion, provided such occupancy does not interfere with completion of Work.

- a. Such placing of equipment and partial occupancy shall not constitute acceptance of total Work.
b. Owner or Owner's agent shall execute Certificate of Substantial Completion for each specific portion of Work to be occupied before Owner occupancy.
c. General Contractor shall obtain Certificate of Occupancy from local building officials before Owner occupancy.
d. Mechanical and Electrical Systems:
i. Before partial Owner occupancy, mechanical and electrical systems shall be fully operational
ii. Required inspections and tests shall have been successfully completed.
e. On occupancy, Owner will provide operation and maintenance of mechanical and electrical systems in occupied portions of Building.

SECTION 01010 - WORK COVERED BY CONTRACT DOCUMENTS

1. The Contractor shall complete all Work as provided for in Contract Documents including Drawings and Specifications. Anything mentioned in the Specifications and not shown on the Drawings, or shown on the Drawings and not mentioned in the Specifications, shall be furnished and installed as if shown and mentioned in both. The Contractor shall furnish all materials or labor required to complete Work shown on the Drawings and called out in the Specification, to include labor and material requirements reasonably inferable therefrom as being necessary to complete the work, whether each and every single item necessary to completion is specified or detailed or not.

2. The organization of the Specifications into Divisions, Sections and Paragraphs and the arrangement of the Drawings are not intended to control the Contractor in dividing the Work among Subcontractors or to establish the limits and extent of work to be performed by a particular trade. The Contractor alone is responsible for the completion of the entire work as drawn and specified, complete in place and in functional or operating conditions. The division of the Specifications into sections and paragraphs is for convenience only and not for the purpose of limiting or restricting the performance of any portion of the Work to any particular trade.

SECTION 01015 - OWNER FURNISHED ITEMS AND EQUIPMENT

1. Owner retains the right to place and install, in coordination with Contractor's construction schedule, as many items and/or as much equipment as he may require during the progress of the Work, before completion of the various parts of the Work. This shall not in any way evidence completion of the Work or any portion thereof, nor shall it signify Owner's acceptance of the Work or any portion thereof. Refer to Responsibility List on the Drawings for a more complete list.

2. Categories of Items:

a. By Owner: Items shown or noted "By Owner" on the drawings and/or in the specifications shall be furnished by Owner to Contractor for installation by Contractor as part of the construction contract. Contractor shall provide, to the extent of flooding at the job site as required, store and be responsible to the extent of carrying necessary insurance to cover items in case of theft, fire, loss, malicious damage and other miscellaneous damage. Included, but not inclusive, in this category are:
1. Kitchen Exhaust Hood (Hood) including Exhaust Fans, Motors, Starters, Heaters, Curbs and Fire Suppression System.
2. Roll-up Shades for window openings
3. Aluminum Canopies
4. Light fixtures and bulbs where noted on Fixture Schedule.

b. Not In Contract: Items shown or noted "(NIC)" on the drawings and/or in the specifications shall be furnished and installed by Owner under separate contract, except as described hereinafter. The Contractor shall receive, unload as required, store, and be responsible to the extent of carrying necessary insurance to cover items in case of theft, fire, loss, malicious damage and other miscellaneous damage. Included, but not inclusive, in this category are:

- 1. Kitchen and bar equipment, including walk-in cooler/freezer equipment (coils, compressors, etc.) and beer cooler boxes. This equipment shall be furnished, assembled and set in place under separate contract, with final connection of gas, water, electricity and exhaust devices as shown on the Mechanical and Electrical drawings to be accomplished under the General Contract for Construction.
2. All loose furnishings such as booths, table tops, chairs, stools, etc., and interior decor items.
3. Audio system (to include monitor and speaker attachment, cable & pulling cable)
4. Signs and Signage, (Owner installed, wired by Contractor)
5. Telephone system
6. POS System (includes cabling, registers and printers). General Contractor to provide conduit.
7. Stainless steel fabrications including counters, wall panels, and corner guards, furnished and installed by Owners Food Service Contractor with final connections by Contractor.
8. Interior Millwork as noted on drawings.

3. Receipt of Items:

a. During the course of construction, some deliveries of equipment and miscellaneous items will be made to the job site by common carrier. Contractor shall receive and inspect items for conformance to delivery ticket(s) and for damage. If during receipt any missing or damaged items are observed, Contractor shall:
1. Make notation of any and all discrepancies on the delivery ticket(s).
2. Call delivery carrier and advise him of the problem.
3. Notify the Owner immediately.

4. Storage:

a. Contractor, upon receipt of items furnished "By Owner", shall provide safe and secure storage and shall assume full responsibility for any damage or theft that may occur.

SECTION 01029 - CHANGE ORDER PROCEDURES

1. General: The General Conditions of the Contract for Construction, AIA Document A201, governs the work of this Section.

2. Proposal Request:

a. If the Owner considers a change to the Work, the Owner will issue a formal request for Contractor's proposal for changes to the Contract. The request shall include data identifying the project and these paragraphs:
"You are requested to submit a detailed proposal response, within 10 days of the date of issuance of this request, covering the increase or decrease in price and/or any changes in the time for completion attributable to the following possible changes in the work of this contract."

b. This request does not authorize contractor to proceed with the above possible changes. If contractor's proposal is acceptable to the Owner, a Change Order will be issued authorizing you to proceed.

3. Contractor Response: Respond with formal written proposal referencing Owner's request number, job name, date, specific items requested and indicate total amount of change imposed costs and construction time consideration for each request. Give each numbered request individual response. Do not lump two or more proposals on one response.

SECTION 01039 - COORDINATION

1. Notify the Owner in a timely fashion if a problem develops with the performance of the separate contractors.

2. Coordinate scheduling and work of the various trades to assure efficient and orderly sequence of installation of interdependent construction elements.

3. Verify the utility requirement characteristics of operating equipment are compatible with building utilities. Coordinate work of various sections having interdependent responsibilities for installing, connecting to, and placing in service such equipment.

4. Coordinate space requirements and installation of mechanical and electrical work, which are indicated diagrammatically on the architectural and engineering drawings. Follow routing shown for pipes, ducts, and conduit, as closely as practical. Place runs parallel with line of building. Utilize spaces efficiently to maximize accessibility for other installations, for maintenance, and for repairs.

5. Coordinate completion and clean-up of work of separate sections in preparation for substantial completion.

6. After Owner occupancy of premises, coordinate access to site for correction of defective work and work not in accordance with contract documents, to minimize disruption of Owner's activities.

SECTION 01050 - FIELD ENGINEERING

1. Surveys and Field Engineering

- a. Surveyor: Employ experienced Civil Engineer or registered Land Surveyor to establish layout, lines, levels and grades, and check Contractor's placement of batterboards, grades stakes, and iron control, and to verify same from time to time during progress of construction of Work. Engineer or Surveyor shall be registered in the state of this project.
b. Measurements: Before ordering materials or doing any work, verify measurements at site and check same against Drawings. No extra charge will be allowed on account of differences between actual dimensions and measurements shown on Drawings. Submit any differences found to Owner for resolution before proceeding with Work.

2. Submittals

- a. Surveyor Name: Submit name, address, and telephone number of Surveyor or Engineer to Owner before starting survey work.
b. Accuracy: Submit to the Owner documentation verifying accuracy of survey work.
c. Certification: Submit certificate signed by Surveyor or Engineer, certifying that elevations and locations of improvements are in conformance, or non-conformance, with Contract Documents.

3. Execution

- a. Inspection: Verify locations of survey control points prior to starting work. Promptly notify Owner of any discrepancies discovered.
b. Survey Control Points: Protect survey control points prior to starting site work; preserve permanent reference points during construction. Make no changes without prior written notice to Owner. Promptly replace Owner's loss or destruction of any reference point or relocation required because of construction. Make no changes for any reason. Replace dislocated control points based on original survey control points.

- 1. Establish minimum of two permanent benchmarks on site, referenced to established control points. Record locations with horizontal and vertical data, on Project Record Documents.
2. Establish benchmarks and levels, locate and lay out by instrumentation and similar appropriate means:
a. Site improvements, including pavements; stakes for grading, fill and topsoil placements; and utility locations, slopes, and invert elevations.
b. Grid of axis for structures.
c. Building foundation, column locations, and ground floor elevations.

SECTION 01070 - CUTTING AND PATCHING

1. Executing, cutting (including excavating), fitting or patching of work, required to:

- a. Make several parts fit properly.
b. Uncover work to provide for installation of ill-timed work.
c. Remove and replace defective work.
d. Remove and replace work not conforming to requirements of Contract Documents.
e. Remove samples of installed work as specified for testing.
2. Execute cutting and patching by methods that will prevent damage to other work and will provide proper surfaces to receive installation of repairs and new work.
3. Employ original installer to perform cutting and patching for exposed finished surfaces.

4. Refinish entire surface as necessary to provide an even finish.

SECTION 01200 - PRECONSTRUCTION MEETING

- 1. Owner will administer pre-construction conference for execution of Owner-Contractor Agreement and exchange of preliminary submittals.
2. Owner will schedule meeting at project site for clarification of Contractor responsibilities in use of site and for review of administrative procedures.

3. Attendance: Job superintendent, representative of the Contractor's home office, major subcontractors and suppliers, Architect and Owner representative. Others as appropriate to agenda topics.
4. Suggested Agenda: Review progress schedule and adjustment thereto, delivery schedules, submittal, maintenance of quality standards, pending changes and substitution and other items affecting progress of work.

5. Contractor shall schedule, organize and chair any subsequent Project Meeting during normal working hours.

SECTION 01300 - SUBMITTALS

1. Deliver submittals to Owner unless otherwise directed.

2. Identify submittals with Contractor's name, project name/location and date of submittal.

3. Make any corrections to the submittal required by Owner or Architect and resubmit until approved. Direct specific attention in writing to revisions on re-submittals other than the corrections requested by Architect on previous submittals.

4. Construction Schedule

- a. Within ten (10) days after execution of the Contract or the date of written notice to commence the work, whichever is earlier, submit three (3) copies of a detailed construction schedule for approval.
b. Schedule shall graphically show the relationship and interdependence of all activities, necessary to fully complete the work and shall show the sequence in which each activity is to be accomplished. The detail of information shall be such that duration times of activities shall normally range from one (1) to fifteen (15) days.
c. Schedule shall give description of each activity, show its duration in calendar days and reference its start and finish dates to calendar dates.

5. Shop Drawing and Samples

a. Submit all drawings, diagrams, illustrations, schedules, performance charts, instructions, specifications and other product data illustrating portions of the work as required by the specification sections. Such submittals, whether or not referred to as shop drawings, shall comply with the requirements for shop drawings hereinafter prescribed. Unless otherwise noted in the specifications sections, submit a minimum of three (3) sets of shop drawings. Two (2) sets will be returned to Contractor unless otherwise requested.

b. Unless the precise color and pattern is specifically specified in the specifications sections, and whenever a choice of color or pattern is available in a specified product, submit accurate color and pattern charts and samples for review and selection.
c. Review, stamp with Contractor approval, sign and submit within thirty (30) days after execution of the Contract of the date of written notice to commence the work, whichever is earlier, all shop drawings and samples. Shop drawings or samples submitted without Contractor's approval stamp will be returned without review. Submit shop drawings and samples in an orderly sequence so as to cause no delay in the work of other contractors.
d. Shop drawings and samples will be reviewed by Architect to determine in general if they are in compliance with the Contract Documents. Such approval shall not release Contractor of responsibility for any deviations from the requirements of the Contract Documents nor from the responsibility for errors or omissions in the shop drawings or samples.
e. Do not commence any portion of the