

THE TERMS GENERAL CONTRACTOR, E.C. AND CONTRACTOR SHALL BE INTERCHANGEABLE ON THESE DOCUMENTS. THE TERMS LANDLORD, DEVELOPER AND OWNER SHALL BE INTERCHANGEABLE ON THESE DOCUMENTS.

SECTION 00 0101 - DEFINITIONS

SPECIFICATIONS

THE DEFINITIONS, INSTRUCTIONS, DESCRIPTIONS, DIRECTIONS, PROVISIONS, AND REQUIREMENTS CONTAINED HEREIN AND ALL WRITTEN SUPPLEMENTS THEREOF MADE OR TO BE MADE, PERTAINING TO THE CONTRACT AND THE MATERIALS AND WORKMANSHIP TO BE FURNISHED UNDER THE SPECIFICATIONS AND IN THE CONTRACT BETWEEN OWNER AND CONTRACTOR. ALL SPECIFICATIONS ARE PER OWNER AND SHALL NOT BE DEVIATED FROM OR SUBSTITUTED FOR WITHOUT WRITTEN AUTHORIZATION FROM OWNER. ANY AND ALL SUBSTITUTIONS MUST BE SUBMITTED TO OWNER IN WRITING WITH SPECIFICATIONS AND SAMPLES (IF REQUIRED). WITH ORIGINAL BID AND ON DATE THAT BID IS DUE. WITHOUT WRITTEN APPROVAL FROM OWNER ANY BID THAT IS LATE, INCOMPLETE OR DOES NOT INCLUDE REQUIRED SAMPLES WILL BE DISQUALIFIED.

CONTRACT

ALL THINGS THAT CONTAINED IN AND OR REFERRED TO IN THE SPECIFICATIONS, DRAWINGS, PROPOSALS, DESIGNATED EXHIBITS, AND BOND (IF REQUIRED), AND ALSO ANY AND ALL SUPPLEMENTAL AGREEMENTS WHICH COULD REASONABLY BE REQUIRED TO COMPLETE THE CONSTRUCTION CONTRACTED SHALL BE CONSIDERED INTEGRAL PARTS OF THE CONTRACT FOR CONSTRUCTION.

PERIOD OF CONSTRUCTION

THE TIME UP TO THE TIME THE CONTRACTOR CAN TURN OVER THE BUILDING TO THE OWNER FOR OPERATION AND THE USE IT IS INTENDED FOR, FROM THE TIME THE WORK HAS STARTED OR CONTRACT WAS SIGNED, WHICHEVER IS AGREED TO BY OWNER AND OWNER'S CONTRACTOR.

CONSTRUCTION DOCUMENTS / CONTRACT DOCUMENTS

ALL ITEMS MENTIONED UNDER "CONTRACT" DEFINITION ABOVE, BUT NOT LIMITED TO SPECIFICATIONS, CONSTRUCTION DRAWINGS, ANY / ALL ADDENDA, SUPPLEMENTS, BULLETIN DRAWINGS, AND OTHER DOCUMENTS AS ISSUED BY THE OWNER FOR THE COMPLETE PERFORMANCE OF THE WORK.

SECTION 00 0102 - PROJECT INFORMATION

1. THIS PROJECT CONSISTS OF THE FOLLOWING:

1.1. THE DEMOLITION OF SELECTIVE EXISTING SITE AND BUILDING ELEMENTS, COMPONENTS, SYSTEMS, AND FINISHES.

1.1.1. BIDDING GENERAL CONTRACTORS MUST REVIEW EXISTING SITE CONDITIONS PRIOR TO SUBMISSION OF FINAL BIDS.

1.2. THE CONSTRUCTION OF NEW BUILDING ELEMENTS AND SITE IMPROVEMENTS.

2. WORK INCLUDES DEMOLITION, PROVIDING SITE PREPARATION, EARTHWORK, AND ATTENDANT SITE IMPROVEMENTS.

3. PLUMBING, HEATING, VENTILATING, AND AIR CONDITIONING, AND ELECTRICAL SERVICES, SYSTEMS AND EQUIPMENT WILL BE PROVIDED IN ACCORDANCE WITH THE FACILITIES REQUIREMENTS AND APPLICABLE ENGINEERING CONSTRUCTION DOCUMENTS.

4. WORK BY OWNER:

4.1. REFER TO OWNER'S PROVIDED "BRAND STANDARDS MANUAL" FOR ALL APPLICABLE OWNER PROVIDED/INSTALLED ITEMS.

4.2. REFER TO OWNER'S PROVIDED "FF&E MANUAL" FOR ALL APPLICABLE OWNER PROVIDED / INSTALLED ITEMS.

5. MATERIALS SUPPLIED BY OWNER / TENANT TO BE INSTALLED BY CONTRACTOR:

5.1. REFER TO THE OWNER'S PROVIDED "FF&E MANUAL" FOR ALL APPLICABLE OWNER PROVIDED/CONTRACTOR INSTALLED ITEMS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

5.1.1. EXTERIOR AND INTERIOR BUILDINGS MOUNTED SIGNAGE

5.1.2. SUSPENDED BANNERS

5.1.3. FRAME FOR MENU BOARD

5.1.4. VEHICLE SERVICE PODIUMS

5.1.5. ROLLING WASTE OIL DRAIN PANS

5.1.6. MAGNETIC CEILING MOUNTED SOCKET TECHNICIAN TOOL BOARD

5.1.7. VEHICLE LIFTS

5.1.8. TIRE ROTATION TOOL BOARD

5.1.9. MISCELLANEOUS SUPPLY HOSES AND DRAINAGE PIPING

5.1.10. WASTE OIL STORAGE TANKS

5.1.11. STACKABLE OIL SUPPLY TANKS

5.1.12. MISCELLANEOUS SITE AND LOBBY FURNISHINGS (BENCH, COFFEE BAR, CHAIRS, ETC.)

5.1.13. INTERIOR POWERED "OPEN" SIGNAGE

5.1.14. LOBBY FLAT SCREEN TV MONITOR

5.1.15. OTHER ITEMS AS INDICATED IN CONTRACT DRAWING

5.1.16. OTHER ITEMS AS INDICATED IN CONTRACT DRAWINGS

SECTION 00 7200 - GENERAL CONDITIONS

NOTE: IN THE EVENT OF CONFLICTING INFORMATION, REQUIREMENTS IN THIS SECTION SHALL BE SUPERCEDED BY THE OWNER / CONTRACTOR AGREEMENT. INFORMATION ENUMERATED BELOW SHALL BE CONSIDERED SUPPLEMENTARY REQUIREMENTS TO THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION.

1. SUMMARY

1.1. THE CONTRACTOR SHALL LIMIT HIS USE TO THE PREMISES WITHIN CONTRACT LIMITS FOR WORK AND FOR STORAGE. ALL CONSTRUCTION TRAFFIC, PARKING, AND STORAGE SHALL BE RESTRICTED TO LOCATIONS APPROVED BY THE OWNER.

1.2. THE GENERAL CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR THE PROTECTION AND SAFEKEEPING OF PRODUCTS UNDER THIS CONTRACT STORED ON THE SITE. THE OWNER WILL NOT PROVIDE SECURITY DURING THE CONSTRUCTION PERIOD OF THE PROJECT.

1.3. THE GENERAL CONTRACTOR SHALL MOVE ANY STORED PRODUCTS UNDER HIS CONTROL WHICH INTERFERE WITH OPERATIONS OF THE OWNER OR ANY SEPARATE CONTRACTOR.

1.4. THE CONTRACTOR AND / OR SUBCONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, SUPPLIES, TOOLS, MACHINERY, TRANSPORTATION, AND EQUIPMENT NECESSARY TO CONSTRUCT COMPLETE, IN THE MANNER HEREINAFTER SPECIFIED, THE COMPLETE WORK AS SHOWN BY THE DRAWINGS AND AS SPECIFIED AND AS REQUIRED BY LOCAL GOVERNING CODES NOT NECESSARILY SHOWN ON DRAWINGS OR IN SPECIFICATIONS.

1.5. ALL THE WORK SHALL BE ACCOMPLISHED AND FURNISHED IN ACCORDANCE AND IN CONFORMITY WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL COMPLETE THE ENTIRE WORK TO THE SATISFACTION OF THE OWNER AT THE SUM AGREED TO IN THE CONTRACT FOR CONSTRUCTION.

1.6. THE CONTRACTOR AND / OR SUBCONTRACTOR IS REQUIRED TO EXAMINE CAREFULLY THE PROPOSAL, DRAWINGS, SPECIFICATIONS AND CONTRACT FORMS, AS WELL AS THE SITE OF THE PROPOSED PROJECT. IT WILL BE ASSUMED THAT THE CONTRACTOR HAS IDENTIFIED WITH THE CONDITIONS TO BE ENCOUNTERED FOR PERFORMING THE WORK AS SCHEDULED AND SPECIFIED; AND AS TO THE CHARACTER, QUALITY AND QUANTITIES OF THE WORK TO BE PERFORMED AND MATERIALS TO BE FURNISHED, INCLUDING INCREASES AND DECREASES; AND AS REQUIRED IN THE SPECIFICATIONS. IT IS MUTUALLY AGREED THAT THE CONTRACTOR HAS MADE SUCH NECESSARY, AND THAT HE IS SATISFIED AS TO ALL OF THE CONDITIONS AND CONTINGENCIES THAT MAY ARISE IN THE PERFORMANCE OF THE WORK.

1.7. IN ANY DISCREPANCY BETWEEN SCALE AND FULL-SIZE DRAWINGS AND FIGURED DIMENSIONS, THE LATTER IN EACH CASE SHALL BE FOLLOWED. WORK SHOWN ON THE DRAWINGS AND NOT MENTIONED IN THE SPECIFICATIONS OR IN THE SPECIFICATIONS AND NOT SHOWN ON THE DRAWINGS SHALL BE DONE AS IF INCLUDED IN BOTH. SHOULD ANY ACTUAL OR APPARENT INCONSISTENCIES OR ERRORS BE FOUND THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AS SOON AS THEY ARE DISCOVERED AND NOT PROCEED WITH ANY WORK PERTAINING TO THE INCONSISTENCIES OR ERROR WHILE SUCH UNCERTAINTIES EXIST. THE INTENT OF THE CONTRACT DOCUMENTS IS TO PROVIDE DETAILED INSTRUCTIONS FOR THE CONSTRUCTION OF THE HEREIN DESCRIBED WORK, WHICH SHALL BE COMPLETED IN EVERY DETAIL FOR THE PURPOSE DESIGNATED. THE CONTRACTOR HEREIN AGREES TO FURNISH EVERYTHING NECESSARY FOR SUCH CONSTRUCTION, AND FOR A COMPLETE PROJECT AS APPROVED BY THE OWNER.

1.8. ANY ERROR, OMISSION, DISCREPANCY OR INCONSISTENCY IN THE CONTRACT DOCUMENTS MUST BE CALLED TO THE ATTENTION OF THE ARCHITECT PRIOR TO COMMENCING WORK ON ANY ITEM NOT COMPLETELY CLEAR. FAILURE OF THE CONTRACTOR TO UNDERSTAND INTENT OR THE CONTRACT DOCUMENTS SHALL BE NO EXCUSE FOR FAILURE TO PERFORM THE WORK AS APPROVED BY THE OWNER / ARCHITECT. THE ARCHITECT SHALL BE SOLELY RESPONSIBLE FOR INTERPRETATION OF ALL CONTRACT DOCUMENTS.

2. COORDINATION

2.1. THE CONTRACTOR SHALL COORDINATE THE WORK AND SCHEDULING OF APPLICABLE

2.1.1. SUBCONTRACTORS. THE CONTRACTOR SHALL COOPERATE AND SCHEDULE ALL WORK AS NECESSARY TO AVOID DELAY TO THE PROJECT. THE CONTRACTOR SHALL AS PER CONTRACT DOCUMENTS AND HIS CONTRACT COORDINATE THE PROJECT AS DETAILED BELOW, PROVIDE A FULL TIME JOB SUPERINTENDENT.

2.1.2. COORDINATE AND PREPARE THE OVERALL PROJECT SCHEDULE.

2.1.3. SCHEDULE AND ADMINISTER ALL PROJECT MEETINGS THROUGHOUT THE PROGRESS OF THE PROJECT.

2.1.4. VERIFY WITH ALL OTHER CONTRACTORS THAT ALL CASES, DUCTS, OPENINGS, LIGHT FIXTURES, AND EQUIPMENT HAS BEEN PROPERLY PLACED ACCORDING TO THE CONTRACT DOCUMENTS.

2.1.5. ADVISE THE OTHER CONTRACTORS OF WORK SCHEDULES FOR ALL SUB-CONTRACTORS TO AVOID CONFLICT WHICH MIGHT DELAY THE PROJECT.

2.1.6. COORDINATE ANY REQUIRED CHANGE OF TEMPORARY UTILITIES, UTILITIES AND CONTROLS. THE SCOPE OF THE WORK AND SCHEDULE OF PERMANENT FACILITIES, UTILITIES, AND CONTROLS WILL DETERMINE IF AND WHEN THIS CHANGE OVER IS REQUIRED.

2.2. EACH SUB-CONTRACTOR SHALL FULLY COOPERATE WITH EACH OTHER AND THE GENERAL CONTRACTOR DURING ALL PHASES OF CONSTRUCTION. EACH SUB-CONTRACTOR SHALL BE RESPONSIBLE FOR:

2.2.1. FIELD DIMENSIONS EXISTING AS WELL AS VERIFICATION OF NEW DIMENSIONS.

2.2.2. FIELD VERIFICATION OF DIMENSIONS THAT REQUIRE SHOP DRAWINGS.

2.2.3. FURNISH OTHER CONTRACTORS WITH ONE COPY OF ALL SHOP DRAWINGS AND OTHER REQUIRED SUBMITTALS.

2.2.4. COORDINATE THE LAYOUT OF HIS WORK WITH OTHER CONTRACTORS.

2.2.5. MONITOR THE PROGRESS AND SEQUENCING OF HIS WORK WITH THAT OF THE OTHER CONTRACTORS.

SECTION 01 1000 - SUMMARY

PART 1 GENERAL

1. PROJECT

1.1. PROJECT NAME: STRICKLAND OIL

1.2. OWNER'S NAME: GEMCAP DEVELOPMENT

1.3. ARCHITECT'S NAME: ESD PARTNERS

1.4. THE PROJECT CONSISTS OF THE CONSTRUCTION OF A NEW SINGLE STORY BUILDING OF APPROXIMATELY 1,560 SQUARE FEET IN SIZE AND ASSOCIATED SITE WORK / DEVELOPMENT.

2. CONTRACT DESCRIPTION

2.1. CONTRACT TYPE: A SINGLE PRIME CONTRACT BASED ON A STIPULATED PRICE AS DESCRIBED IN THE CONTRACT AGREEMENT BETWEEN THE OWNER AND CONTRACTOR.

3. DESCRIPTION OF WORK

3.1. SCOPE OF CONSTRUCTION WORK IS SHOWN ON DRAWINGS.

3.1.1. PLUMBING: ADD NEW CONSTRUCTION.

3.1.2. HVAC: ADD NEW CONSTRUCTION.

3.1.3. ELECTRICAL POWER AND LIGHTING: ADD NEW CONSTRUCTION.

3.1.4. FIRE ALARM: NOT REQUIRED.

3.1.5. FIRE PROTECTION: SPRINKLER SYSTEM IS NOT REQUIRED.

4. WORK BY OWNER

4.1. OWNER WILL AWARD A CONTRACT FOR SUPPLY AND INSTALLATION OF TELECOM, DATA, AND A/V SYSTEMS.

4.2. ITEMS NOTED NIC (NOT IN CONTRACT) WILL BE SUPPLIED AND INSTALLED BY OWNER BEFORE SUBSTANTIAL COMPLETION. SOME ITEMS INCLUDE:

4.2.1. MOVABLE CABINETS.

4.2.2. FURNISHINGS.

4.2.3. SMALL EQUIPMENT.

4.2.4. RUGS.

4.2.5. ARTWORK.

5. OWNER OCCUPANCY

5.1. OWNER INTENDS TO OCCUPY THE PROJECT UPON SUBSTANTIAL COMPLETION.

5.2. COOPERATE WITH OWNER TO MINIMIZE CONFLICT AND TO FACILITATE OWNER'S OPERATIONS.

5.3. SCHEDULE THE WORK TO ACCOMMODATE OWNER OCCUPANCY.

6. CONTRACTOR USE OF SITE AND PREMISES

6.1. CONSTRUCTION OPERATIONS: LIMITED TO AREAS NOTED ON DRAWINGS.

6.2. ARRANGE USE OF SITE AND PREMISES TO ALLOW:

6.2.1. WORK BY OWNER.

6.2.2. WORK BY OTHERS.

6.3. PROVIDE ACCESS TO AND FROM SITE AS REQUIRED BY LAW AND BY OWNER:

6.3.1. DO NOT OBSTRUCT ROADWAYS, SIDEWALKS, OR OTHER PUBLIC WAYS WITHOUT PERMIT.

6.4. UTILITY OUTAGES AND SHUTDOWN:

6.4.1. PREVENT ACCIDENTAL DISRUPTION OF UTILITY SERVICES TO OTHER ADJACENT FACILITIES.

7. WORK SEQUENCE

7.1. COORDINATE CONSTRUCTION SCHEDULE AND OPERATIONS WITH OWNER

SECTION 01 2300 - ALTERNATES

PART 1 GENERAL

1. SECTION INCLUDES

1.1. DESCRIPTION OF ALTERNATES.

2. ACCEPTANCE OF ALTERNATES

2.1. ALTERNATES QUOTED ON BID FORMS WILL BE REVIEWED AND ACCEPTED OR REJECTED AT OWNER'S OPTION. ACCEPTED ALTERNATES WILL BE IDENTIFIED IN THE OWNER - CONTRACTOR AGREEMENT.

2.2. COORDINATE RELATED WORK AND MODIFY SURROUNDING WORK TO INTEGRATE THE WORK OF EACH ALTERNATE.

3. SCHEDULE OF ALTERNATES

3.1. ALTERNATE NO. 1 - ADD / PROVIDE SMOOTH SURFACE FRP PANELING CONTINUOUS AT INTERIOR PERIMETER OF SERVICE BAYS TO 8'-0" A.F.F.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION - NOT USED

SECTION 01 3000 - ADMINISTRATIVE REQUIREMENTS

PART 1 GENERAL

1. SECTION INCLUDES

2. ACCEPTANCE OF ALTERNATES

2.1. ALTERNATES QUOTED ON BID FORMS WILL BE REVIEWED AND ACCEPTED OR REJECTED AT OWNER'S OPTION. ACCEPTED ALTERNATES WILL BE IDENTIFIED IN THE OWNER - CONTRACTOR AGREEMENT.

2.2. COORDINATE RELATED WORK AND MODIFY SURROUNDING WORK TO INTEGRATE THE WORK OF EACH ALTERNATE.

3. SCHEDULE OF ALTERNATES

3.1. ALTERNATE NO. 1 - ADD / PROVIDE SMOOTH SURFACE FRP PANELING CONTINUOUS AT INTERIOR PERIMETER OF SERVICE BAYS TO 8'-0" A.F.F.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION - NOT USED

SECTION 01 3100 - SUBMITTALS

PART 1 GENERAL

1. SECTION INCLUDES

2. ACCEPTANCE OF ALTERNATES

2.1. ALTERNATES QUOTED ON BID FORMS WILL BE REVIEWED AND ACCEPTED OR REJECTED AT OWNER'S OPTION. ACCEPTED ALTERNATES WILL BE IDENTIFIED IN THE OWNER - CONTRACTOR AGREEMENT.

2.2. COORDINATE RELATED WORK AND MODIFY SURROUNDING WORK TO INTEGRATE THE WORK OF EACH ALTERNATE.

3. SCHEDULE OF ALTERNATES

3.1. ALTERNATE NO. 1 - ADD / PROVIDE SMOOTH SURFACE FRP PANELING CONTINUOUS AT INTERIOR PERIMETER OF SERVICE BAYS TO 8'-0" A.F.F.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION - NOT USED

SECTION 01 4000 - QUALITY REQUIREMENTS

PART 1 GENERAL

1. SUBMITTALS

1.1. DESIGN DATA: SUBMIT FOR ARCHITECT'S KNOWLEDGE AS CONTRACT ADMINISTRATOR FOR THE LIMITED PURPOSE OF ASSESSING CONFORMANCE WITH INFORMATION GIVEN AND THE DESIGN CONCEPT EXPRESSED IN THE CONTRACT DOCUMENTS, OR FOR OWNER'S INFORMATION.

1.2. TEST REPORTS: AFTER EACH TEST/INSPECTION, PROMPTLY SUBMIT TWO COPIES OF REPORT TO ARCHITECT AND TO CONTRACTOR.

1.2.1. TEST REPORT SUBMITTALS ARE FOR ARCHITECT'S KNOWLEDGE AS CONTRACT ADMINISTRATOR FOR THE LIMITED PURPOSE OF ASSESSING CONFORMANCE WITH INFORMATION GIVEN AND THE DESIGN CONCEPT EXPRESSED IN THE CONTRACT DOCUMENTS, OR FOR OWNER'S INFORMATION.

1.3. CERTIFICATES: WHEN SPECIFIED IN INDIVIDUAL SPECIFICATION SECTIONS, SUBMIT CERTIFICATION BY THE MANUFACTURER AND CONTRACTOR OR INSTALLATION/APPLICATION SUBCONTRACTOR TO ARCHITECT, IN QUANTITIES SPECIFIED FOR PRODUCT DATA.

1.3.1. INDICATE MATERIAL OR PRODUCT CONFORMS TO OR EXCEEDS SPECIFIED REQUIREMENTS. SUBMIT SUPPORTING REFERENCE DATA, AFFIDAVITS, AND CERTIFICATIONS AS APPROPRIATE.

1.4. MANUFACTURER'S INSTRUCTIONS: WHEN SPECIFIED IN INDIVIDUAL SPECIFICATION SECTIONS, SUBMIT PRINTED INSTRUCTIONS FOR DELIVERY, STORAGE, ASSEMBLY, INSTALLATION, START-UP, ADJUSTING, AND FINISHING, FOR THE OWNER'S INFORMATION. INDICATE SPECIAL PRECAUTIONS FOR DELIVERY, PERMITTER CONDITIONS REQUIRING SPECIAL ATTENTION, AND SPECIAL ENVIRONMENTAL CRITERIA REQUIRED FOR APPLICATION OR INSTALLATION.

1.5. MANUFACTURER'S FIELD REPORTS: SUBMIT REPORTS FOR ARCHITECT'S BENEFIT AS CONTRACT ADMINISTRATOR OR FOR OWNER.

1.5.1. SUBMIT FOR INFORMATION FOR THE LIMITED PURPOSE OF ASSESSING CONFORMANCE WITH INFORMATION GIVEN AND THE DESIGN CONCEPT EXPRESSED IN THE CONTRACT DOCUMENTS.

2. REFERENCES AND STANDARDS

2.1. FOR PRODUCTS AND WORKMANSHIP SPECIFIED BY REFERENCE TO A DOCUMENT OR DOCUMENTS NOT INCLUDED IN THE PROJECT MANUAL, ALSO REFERRED TO AS REFERENCE STANDARDS, COMPLY WITH REQUIREMENTS OF THE STANDARD, EXCEPT WHEN MORE RIGID REQUIREMENTS ARE SPECIFIED OR ARE REQUIRED BY APPLICABLE CODES.

2.2. CONFORM TO REFERENCE STANDARD OF DATE OF ISSUE CURRENT ON DATE OF CONTRACT DOCUMENTS, EXCEPT WHERE A SPECIFIC DATE IS ESTABLISHED BY APPLICABLE CODE.

2.3. SHOULD SPECIFIED REFERENCE STANDARDS CONFLICT WITH CONTRACT DOCUMENTS, REQUEST CLARIFICATION FROM ARCHITECT BEFORE PROCEEDING.

2.4. NEITHER THE CONTRACT RELATIONSHIPS, DUTIES, OR RESPONSIBILITIES OF THE PARTIES IN CONTRACT NOR THOSE OF ARCHITECT SHALL BE ALTERED FROM THE CONTRACT DOCUMENTS BY MENTION OR INFERENCE OTHERWISE IN ANY REFERENCE DOCUMENT.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION

1. CONTROL OF INSTALLATION

1.1. MONITOR QUALITY CONTROL OVER SUPPLIERS, MANUFACTURERS, PRODUCTS, SERVICES, SITE CONDITIONS, AND WORKMANSHIP, TO PRODUCE WORK OF SPECIFIED QUALITY.

1.2. COMPLY WITH MANUFACTURERS' INSTRUCTIONS, INCLUDING EACH STEP IN SEQUENCE.

1.3. SHOULD MANUFACTURERS' INSTRUCTIONS CONFLICT WITH CONTRACT DOCUMENTS, REQUEST CLARIFICATION FROM ARCHITECT BEFORE PROCEEDING.

1.4. COMPLY WITH SPECIFIED STANDARDS AS MINIMUM QUALITY FOR THE WORK EXCEPT WHERE MORE STRINGENT REFERENCE CODES, OR SPECIFIED REQUIREMENTS INDICATE HIGHER STANDARDS OR MORE PRECISE WORKMANSHIP.

1.5. HAVE WORK PERFORMED BY PERSONS QUALIFIED TO PRODUCE REQUIRED AND SPECIFIED QUALITY.

1.6. VERIFY THAT FIELD MEASUREMENTS ARE AS INDICATED ON SHOP DRAWINGS OR AS INSTRUCTED BY THE MANUFACTURER.

1.7. SECURE PRODUCTS IN PLACE WITH POSITIVE ANCHORAGE DEVICES AND SIZED TO WITHSTAND STRESS, VIBRATION, PHYSICAL DISTORTION, AND DISFIGUREMENT.

2. DEFECT ASSESSMENT

2.1. REPLACE WORK OR PORTIONS OF THE WORK NOT CONFORMING TO SPECIFIED REQUIREMENTS.

2.2. IF, IN THE OPINION OF ARCHITECT, IT IS NOT PRACTICAL TO REMOVE AND REPLACE THE WORK, ARCHITECT WILL DIRECT AN APPROPRIATE REMEDY OR ADJUST PAYMENT.

SECTION 01 5000 - TEMPORARY FACILITIES AND CONTROLS

1. THE GENERAL CONTRACTOR SHALL PREPARE AND INSTALL TEMPORARY FACILITIES, UTILITIES, AND CONTROLS AS REQUIRED BY THE PROJECT CONDITIONS, INCLUDING BUT NOT LIMITED TO:

1.1. LAYOUT OF THE WORK

1.2. UTILITIES

1.3. PROTECTION OF EXISTING UTILITIES

1.4. CONSTRUCTION AIDS

1.5. FIELD LOOSE AND SHEETS

1.6. CLEANING

1.7. STORAGE FACILITIES

2.1. EACH CONTRACTOR SHALL PROVIDE SUITABLE WEATHERTIGHT STORAGE SHEDS OR TRAILERS AS REQUIRED BY PROJECT CONDITIONS. OUTDOOR STORAGE OF MATERIALS SHALL BE PERMITTED WHEN SUCH STORAGE IS APPROVED BY THE MATERIAL MANUFACTURER AND WILL NOT EFFECT THE PERFORMANCE AND / OR APPEARANCE OF THE MATERIAL. REFER TO SECTION 01 5000 FOR ADDITIONAL REQUIREMENTS.

2.2. STORAGE WITHIN WEATHERPROOFED AND CONDITIONED PORTIONS OF THE COMPLETED BUILDING IS PERMITTED, AND SHALL COMPLY WITH ALL OSHA, FIRE SAFETY, AND EMERGENCY EGRESS REQUIREMENTS. THE WEIGHT OF STORED MATERIALS SHALL NOT EXCEED THE DESIGNED LOAD CAPACITY OF THE FLOOR SYSTEMS.

2.3. THE GENERAL CONTRACTOR SHALL COORDINATE ALL STORAGE ACTIVITIES AND SHALL DIRECT THE RELOCATION OF ALL MATERIALS THAT INTERFERE WITH THE PROGRESS OF THE WORK, CREATE A HAZARD, OR INTERFERE WITH THE OWNER'S USE OF THE SITE.

2.4. EACH CONTRACTOR SHALL COORDINATE DELIVERY AND INSTALLATION OF MATERIALS TO MINIMIZE STORAGE AREAS AND STORAGE PERIOD AT THE SITE.

3. LAYOUT OF WORK

3.1. THE GENERAL CONTRACTOR SHALL EMPLOY A REGISTERED SURVEYOR TO LAY OUT THE BUILDING ON THE SITE AND TO LOCATE AND FIX ALL SITE ITEMS SUCH AS GRADES, SITE IMPROVEMENTS, AND UTILITIES, AND SHALL FURNISH A CERTIFIED PLAN OF THE WORK.

3.2. THE GENERAL CONTRACTOR SHALL:

3.2.1. CONTACT ALL PERTINENT UTILITY COMPANIES AND ARRANGE FOR ALL EXISTING UTILITIES TO BE LOCATED AND IDENTIFIED. THE DEPTH OF ALL UNDERGROUND SERVICES SHALL BE DETERMINED AND RECORDED. NO DEMOLITION, GRADING, EXCAVATION, OR NEW UTILITY INSTALLATION SHALL START UNTIL ALL EXISTING UTILITIES ARE PROPERLY IDENTIFIED AND LOCATED.

3.2.2. BE RESPONSIBLE FOR ACCURACY OF ALL LINES, ELEVATIONS, AND MEASUREMENTS OF THE BUILDING AND GRADING WORK.

3.2.3. TAKE NECESSARY ACTION TO PREVENT DESTRUCTION OF REFERENCE POINTS, PINS, AND STAKES. RELOCATE DISTURBED REFERENCE POINTS AT CONTRACTOR'S EXPENSE.

3.2.4. EXERCISE PROPER PRECAUTION TO VERIFY DIMENSIONS AND ELEVATIONS SHOWN ON DRAWINGS BEFORE LAYOUT OF WORK.

3.2.5. AS WORK PROGRESSES, LAY OUT BENCHMARKS AND ESTABLISH EXACT POSITION OF THE WORK AS A GUIDE FOR ALL TRADES. MAKE FIELD MEASUREMENTS TO INSURE THAT WORK FITS INTO THE WORK OF OTHER TRADES.

SECTION 01 5100 - TEMPORARY UTILITIES

1. UTILITIES

1.1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE INSTALLATION AND MAINTENANCE OF ALL TEMPORARY UTILITIES. ALL APPLICATIONS, PERMITS, AND INSPECTIONS SHALL BE OBTAINED AND PAID FOR PRIOR TO INSTALLATION. UTILITIES SHALL BE INSTALLED AND MAINTAINED IN SAFE AND PROPER OPERATING CONDITION, AND SHALL COMPLY WITH THE LOCAL BUILDING CODES, OSHA, AND APPLICABLE LOCAL UTILITY CODE REQUIREMENTS. DISTRIBUTION OF UTILITIES SHALL PROVIDE PROPER WORKING CONDITIONS FOR EXECUTION OF ALL PORTIONS OF THE WORK. THE COST OF ALL UTILITIES, FUELS, MATERIALS, AND THE COST OF ALL UTILITY INSTALLATIONS AND MAINTENANCE SHALL BE PAID FOR BY THE GENERAL CONTRACTOR.

2. HEATING AND VENTILATING

2.1. WHEN PROJECT CONDITIONS REQUIRE IT, THE GENERAL CONTRACTOR SHALL PROVIDE THERMOSTATICALLY CONTROLLED TEMPORARY HEATING AND VENTILATION PRIOR TO PERMANENT ENCLOSURE OF THE STRUCTURE, AND USE OF PERMANENT SYSTEMS.

2.2. PROVIDE TEMPORARY HEATING AND VENTILATING AS FOLLOWS:

2.2.1. DURING NORMAL WORKING HOURS, MAINTAIN 50 DEGREES F.

2.2.2. DURING PLACING, SETTING, AND CURING OF CONCRETE, MINIMUM 50 DEGREES F.

2.2.3. FOR TEN DAYS PRIOR TO PLACING INTERIOR FINISH MATERIAL AND THROUGHOUT INTERIOR FINISHING AND PAINTING, AND UNTIL FINAL ACCEPTANCE OF WORK AND OCCUPANCY BY OWNER, MINIMUM 70 DEGREES F.

1.1. THE TEMPORARY UNITS SHALL BE ARRANGED TO BRING IN SUFFICIENT OUTDOOR AIR AND TO VENTILATE THE STRUCTURE AND TO PREVENT BUILDING UP OF HARMFUL DUSTS AND FUMES AND TO REMOVE EXCESS MOISTURE. DURING WARM WEATHER, PROVIDE AN ADEQUATE SUPPLY OF FRESH AIR. WHEN NECESSARY, TO PROPERLY VENTILATE MOISTURE, DUST, FUMES FROM PAINTS, CEMENTS, OR ADHESIVES IN TIGHTLY ENCLOSED AREAS WHERE NATURAL VENTILATION WILL NOT BE SUFFICIENT.

1.2. WHEN PERMANENT SYSTEMS ARE USED FOR TEMPORARY CONSTRUCTION USE, THE MECHANICAL CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR MAINTAINING SUCH EQUIPMENT, DURING AND AFTER USE. INCLUDED IN MAINTENANCE ARE THE FOLLOWING ITEMS AMONG OTHERS AS REQUIRED:

1.2.1. PROPER OPERATION AND MAINTENANCE OF THE MECHANICAL EQUIPMENT UNTIL ACCEPTANCE OF THE PROJECT TENANT / OWNER.

1.2.2. MAINTENANCE OF TEMPORARY FILTERS IN ALL EQUIPMENT TO PREVENT ACCUMULATION OF DUST AND DIRT IN COILS, HOUSINGS, AND DUCTWORK.

1.3. PRIOR TO FINAL INSPECTION: REPLACEMENT OF TEMPORARY FILTERS, THOROUGH CLEANING OF COILS AND OTHER EQUIPMENT, PUTTING ENTIRE SYSTEM INTO FIRST CLASS CONDITION, CLEANING TRAPS AND DEVICES, ADJUSTMENT AND RENEWAL OF ANY AND ALL MATERIALS AND EQUIPMENT NOT FUNCTIONING CORRECTLY.

1.4. USE OF PERMANENT HEATING OR COOLING AND VENTILATING EQUIPMENT FOR TEMPORARY CONSTRUCTION USE SHALL NOT AFFECT WARRANTY. WARRANTY SHALL TAKE EFFECT AT THE TIME OF PROJECT ACCEPTANCE BY TENANT / OWNER.

THE ARCHITECT/ENGINEER DOES NOT DEFINE THE SCOPE OF INDIVIDUAL TRADES, SUBCONTRACTORS, MATERIAL SUPPLIERS, OR VENDORS. ANY SHEET NUMBERING SYSTEM USED WHICH IDENTIFIES DISCIPLINES IS SOLELY TO SEPARATE ARCHITECT'S AND ENGINEER'S SCOPE. IT DOES NOT DEFINE A SUBCONTRACTOR'S SCOPE OF WORK. ANY DISCREPANCIES BETWEEN DRAWINGS, SPECIFICATIONS, CODES OR CONSTRUCTION SEQUENCING SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO PROCEEDING. NO CONSIDERATION WILL BE GIVEN TO REQUESTS TO CHANGE ORDERS FOR FAILURE TO OBTAIN AND REVIEW THE COMPLETE SET OF CONSTRUCTION DOCUMENTS, OR FOR FAILURE TO SEEK INTERPRETATION FROM ARCHITECT FOR DISCREPANCIES.

3. LIGHTING AND POWER

3.1. THE ELECTRICAL CONTRACTOR SHALL PROVIDE NECESSARY TEMPORARY ELECTRICAL SERVICE AND TEMPORARY WIRING AND OUTLETS, AS REQUIRED TO MEET PROJECT NEEDS FOR TEMPORARY