

**ARCHITECTNICS, INC.**  
**510 MAINE STREET**  
**QUINCY, ILLINOIS 62301**

PROJECT NO. : 6463

**ADDENDUM NO.:** 1  
ISSUED: 4/18/2024

Project: Mississippi River Recreation Center  
106 Lewis Street  
Canton, Missouri 63435

This addendum becomes a part of the bidding and contract documents and modifies the drawings and specifications dated April 2, 2024. Acknowledge receipt of this addendum by noting such on the Contractor's Proposal (Bid) Form.

FAILURE TO DO SO MAY SUBJECT BIDDER TO DISQUALIFICATION

ITEM	DESCRIPTION
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We are aware the contract documents reference the project site as 106 Lewis Street. Upon issuing the contract documents for construction, the project address will be revised to 105 Lewis Street.

**Substitutions**

1.0	26 5000 Lighting Fixtures	Allow	Lithonia, Lumato, Prudential are acceptable substitute manufacturers
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**Specifications**

1.0	00 5200.1 AIA 101	Replace	Replace with attached section
2.0	00 5200.2 A101 Exhibit A	Replace	Replace with attached section
3.0	00 7200.1 AIA 201	Replace	Replace with attached section
2.0	08 1113 Hollow Metal Doors and Frames	Revise	Doors shall be 18 gauge minimum. Frames shall be 16 gauge minimum.
3.0	08 3323 Overhead Coiling Door	Revise	Manufacturer: Overhead Door, Equal to Model 625
4.0	10 1419 Dimensional Letter Signage	Add	Metal Letter thickness shall be 1/2". Mounting with 1" stand-offs.

**Drawings**

1.0	C101 Site Plan	Replace	Replace with attached sheet.
2.0	A102	Replace	Replace with attached sheet.

Roof Plan

3.0	I000 Interior Finish Plan and Specifications	Add	WAF-1 Basis of Design: Connor Sports "VIP" performance hardwood system
4.0	P000 Plumbing Schedules	Replace	Replace with attached sheet.
5.0	P100 Main Level Sanitary Plumbing Plan	Replace	Replace with attached sheet.
6.0	P200 Main Level Domestic Plumbing Plan	Replace	Replace with attached sheet.
7.0	E200 Main Level Power Plan	Replace	Replace with attached sheet.
8.0	E300 Panelboard Schedules and Riser Diagram	Replace	Replace with attached sheet.
9.0	S001 Structural Notes	Replace	Replace with attached sheet.
10.0	S002 Structural Notes	Replace	Replace with attached sheet.
11.0	S100 Main Level Foundation Plan	Replace	Replace with attached sheet.
12.0	S101 Second Level Framing Plan	Replace	Replace with attached sheet.
13.0	S103 Main Level Masonry Lintel Plan	New Sheet	
14.0	S104 Second Level Masonry Lintel Plan	New Sheet	
15.0	S301 Concrete Details	Replace	Replace with attached sheet.
16.0	S401 Masonry Details	Replace	Replace with attached sheet.
17.0	S501 Steel Details	Replace	Replace with attached sheet.
18.0	S503 Column Schedule / Details	Replace	Replace with attached sheet.

Attachments: Plan Spec. List, Pre-Bid Addendence Record, Bid RFI Log; spec. sections 00 5200.1, 00 5200.2, 00 7200.1, 09 6466; Drawings C101, A102, S001, S002, S100, S101, S103, S104. S301, S401, S501, S503, P000, P100, P200, P300, E200, E300

# RECORD OF PLANS AND SPECIFICATIONS

NAME OF PROJECT Mississippi River Rec Center

PROJECT NO. 6463 DATE BIDS DUE Thursday, April 25, 2024 DEPOSIT \$50.00

TIME AND PLACE OF LETTING 2:00 PM Architechnics, Inc  
510 Maine Street - Floor 10, Quincy, IL

\*\*\* Indicates Potential Bidding Contractor

CONTRACTOR NAME ADDRESS/PHONE/EMAIL	COPY NO.	DATE RECEIVED	DATE RETURNED	DEPOSIT RECEIVED	DEPOSIT RETURNED
Architect	#1				
Owner	#2				
*** Bleigh Construction PO Box 957 Hannibal, MO 63401 573-221-2247 Fax 573-221-4331 lvannatta@bleigh.com	D	4/5/2024			
Keck Heating & A/C 431 State Street Quincy, IL 62301 217-223-5325 Fax 217-223-8325 keckhvac@keckheatingandair.com	D	4/5/2024			
Rees Construction 330 S 5th Quincy, IL 62301 217-222-0748 Fax 217-222-2613 info@reesconstructionco.com	D	4/5/2024			
Precision Mechanical Group Inc 922 Main St Keokuk, IA 52632 217-357-1843 mark@precisionmechanicalgroupinc	D	4/5/2024			
Custom Glass & Glazing 420 S 7th St Quincy, IL 62301 217-223-4527 Fax: 217-221-0694 customgg@sbcglobal.net	D	4/5/2024			
M.E. Mechanical 2501 Ellington Rd Quincy, IL 62305 217-242-0395 eric@memechanicalllc.com	D	4/5/2024			
*** Heimer Construction Co. 6811 Co Rd 344 Taylor, MO 63471 573-769-5515 Fax: 573-769-5516 darinh@heimerconstruction.com	D	4/5/2024			
*** Schwada Builders, Inc. PO Box 487 Shelbina, MO 63468 573-588-4079 Fax: 573-588-7605 bschwada@yahoo.com	D	4/5/2024			

# RECORD OF PLANS AND SPECIFICATIONS

NAME OF PROJECT

Mississippi River Rec Center

PROJECT NO. **6463**

DEPOSIT: **\$50.00**

CONTRACTOR NAME ADDRESS/PHONE/EMAIL	COPY NO.	DATE RECEIVED	DATE RETURNED	DEPOSIT RECEIVED	DEPOSIT RETURNED
JH Concrete PO BOX 1088 Quincy, IL 62306 217-224-9043 Fax: 217-224-9121 justin@jhconcrete.com	D	4/5/2024			
*** Maas Construction Co. 3615 St. Anthony's Rd. Quincy, IL 62305 217-228-1105 Fax: 217 228-1151 maas@maasconstruction.net	D	4/5/2024			
*** S.M. Wilson & Co. 2185 Hampton Ave. St. Louis, MO 63139 314 645-9595 Fax: 314 645-1700 jake.fenster@smwilson.com	D	4/5/2024			
*** Trotter General Contracting, Inc 900 Doran Drive Macomb, IL 61455 309-836-5040 Fax: 309-836-3756 tgci820@yahoo.com	D	4/8/2024			
Million Construction, Ltd 3626 South 46th Street Quincy, IL 62305 217-222-5202 Cell: 217242-5204 mmillionltd@comcast.net	D	4/8/2024			
Brinkman Plumbing Co. 2510 Ellington Rd. Quincy, IL 62301 217 223-1962 Fax: 217 223-1972 janderson@brinkmanplumbing.com	D	4/9/2024			
D&L Excavating, Inc. 1958 Hwy 104 Liberty, IL 62347 217 645-3701 Fax: 217 645-3692 dlexcavatinginc@yahoo.com	D	4/9/2024			
Jansen Electric 4421 N. 60th Street Quincy, IL 62305 217-223-4016 Fax 217-223-8046 jansen@adams.net	D	4/10/2024			
Emrick Brothers Construction 2208 S 12th St Quincy, IL 62305 217-617-7799  hunteremrick7@gmail.com	D	4/17/2024			
12-D Construction 100 Greenway Dr Shelbina, MO 63468 660-415-7362  durbindean@yahoo.com	D	4/18/2024			

PRE. Bid Conference (4/11/24) Mississippi River Rec. Center

<u>Name</u>	<u>Company</u>	<u>Phone Number / Email</u>
Brennen Perkins	Perkins Electric	573-470-3102 perkinselec@sbcglobal.net
Mike BRECKENKAMP	BRECKENKAMP Painting & Drywall	217-252-8610 michaelbreckenkamp@ Yahoo.com
Jason Anderson	Brinkman Ptg	janderson@brinkman Plumbing.com
Louise Unnatta	Bleigh Const.	Lunnatta@bleigh.com
John Bleigh	Bleigh Const.	jbleigh@bleigh.com
Jeff Gottman	Heimer Construction	jeffg@heimerconstruction.com
Mark Baaber	PMG	mark@precisionconstructionand groupinc.com
Rick Cohen	Brown Electric	rickc@Brownelectric.net
Stan Weber	Webers Construction LLC	<del>webers</del> webersconstructionllc@gmail.com 660-651-4814
Matt O'Brien	Matt's Const.	matt@matts construction.net
Melanie Allen	Shortridge Const	515 764 5154 melanie@shortridgeconst.com 217-653-9605
Emily Borath	SM Wilson	emily.borath@smwilson.com 314-399-2899
TIM FISCHER	SM WILSON	TIM.FISCHER@SMWILSON.COM

Elk Grove Village, Illinois  
Phone: 800-323-1960  
Fax: 847-956-7968

Tyler, Texas  
Phone: 800-441-8661  
Fax: 903-581-8592

Atlanta, Georgia  
Phone: 800-272-4482  
Fax: 770-420-2533

Annapolis Junction, Maryland  
Phone: 800-344-1400  
Fax: 301-953-7627

Phoenix, Arizona  
Phone: 833-750-1935  
Fax: 602-254-6504

Andover, Minnesota  
Phone: 877-571-2025  
Fax: 866-901-2935

Customer: 314.606.9585

Location: \_\_\_\_\_

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

Drawn By: \_\_\_\_\_ Date: \_\_\_\_\_

Approved By: \_\_\_\_\_ Date: \_\_\_\_\_

Dwg.# \_\_\_\_\_ Sheet \_\_\_\_\_ of \_\_\_\_\_

Mississippi River Recreation Center								4/2/2024
Item #	Date	Contractor/Vendor	Question	Response	Add. #	By	Date	
1	4/9/2024	SM Wilson	Please indicate the brand/type, specifications of the wood flooring to be provided by owner and installed by contractor	Basis of Design for the Wood Athletic Floor (WAF-1) to be Connor Sports "VIP" Performance Hardwood System	1	JS	4/18/2024	
2	4/11/2024	SM Wilson	Please indicate if additional information and/or specifications are available regarding the storm sewer system	Subsurface storage system is described on drawing C101 and detailed on C501, we would recommend contacting the vendor directly for additional information.	n/a	JS	4/15/2024	
3	4/11/2024	SM Wilson	Please indicate if a control point or boundary survey has been completed for the site	Yes, a boundary survey and utility survey has been obtained	n/a	JS	4/15/2024	
4	4/12/2024	SM Wilson	Has a geotechnical report been done on this site? If so, please provide direction on how we are to handle any unforeseen underground conditions.			BS		
5	4/12/2024	Brinkman	On the architectural drawings, there was a washer and dryer but on the plumbing drawings it doesn't show a rough-in for one.	will add in addendum 1	1	IM	4/18/2024	
6	4/12/2024	Brinkman	Outside water service shows a fire protection and a separate domestic service coming into the building. Spoke with City of Canton water supervisor (Cindy) and explained because of legionary, it is common to bring one service into the building and set meter inside and is code in IL but not yet code required in MO. Cindy agreed and had no problems with it.	will add a note on C101 in addendum 1	1	IM	4/18/2024	
7	4/12/2024	Bleigh	Room Signs: What is the size of the sign and what material for the sign. The specification says plastic. Supplier inquired if it should be rigid vinyl, acrylic, or photopolymer. Is there a sign schedule.	The specification is accurate with identifying plastic but it is a general material description. Rigid vinyl, acrylic and photopolymer are types of plastics and are acceptable to use. The size of the signs and locations are identified on drawing sheet I000	n/a	JS	4/12/2024	
8	4/12/2024	Bleigh	Dimensional Signs: What type of letter is requested? Cast aluminum or aluminum Sheet Flat. If aluminum sheet flat, what thickness do you want for the letter.	Spec section 10 1419 identifies the metal letters as aluminum flat sheet and font/finish as selected by architect from manufacturer's full range. Additional information: thickness 1/2", mounting with 1" stand-offs to accommodate ribs in metal wall panel	1	JS	4/18/2024	
9	4/12/2024	Horton	08 7100 Door Hardware: We are unable to source the LCN, Norton, Precision or Besam brand automatic door operator. Substitution request for a Horton Series 4100LE.	Substitution request is not approved as the specified LCN is a hydraulic door closer	n/a	JS	4/17/2024	
10	4/16/2024	Bleigh	Detail 1/S401 provides a lintel schedule but we can't find a reference on the architectural or structural sheets were they occur			BS		
11	4/16/2024	Bleigh	Detail 3/A500 (Openings 121 E and 124B) show a top of window elevation of 112' but Detail 8/S401 gives the top of masonry wall at 113'-2", is there a detail of what is intended above the openings.			BS		
12	4/16/2024	St. Louis Lighting Group	E000 Lighting Fixture Schedule: We are unable to source the manufacturers specified. Substitution request for Lithonia, Mark Lighting, Prudential manufacturers	Substitution request approved	1	JS	4/18/2024	
13	4/16/2024	Shortridge	Can CECO's 24" wide Double-Lok panel be used in lieu of 16" Super-Lok?	Metal roof panel to be equal to CECO Double-Lok (24" wide) Galvalume Finish	1	JS	4/18/2024	
14	4/16/2024	Shortridge	We didn't see any deflections listed in bid documents. Please advise.			BS		

15	4/16/2024	Shortridge	Should the metal panels be Signature 200 or Signature 300 paint finish?	Wall panel finish to be equal to CECO Signature 200	1	JS	4/18/2024
16	4/17/2024	Rees	Is the storm sewer pipe PVC or dual wall HDPE? Can you verify sizing for each storm run? Should there be cleanouts or structures in lieu of 90 degree bends? Do you have a depth for the sanitary sewer? It shows the sanitary going in right next to an existing power pole, can this be moved?	Specs reference SDR 11 or solid wall HDPE. They are labeled 8, 12, 15" along the pipe runs. Piping from downspout boots can be 6" if connected to a single downspout. We can add cleanouts in an addendum. We can add the elevations of the NE manhole in the addendum indicating it is 8.5' deep. We can offset the pipe west in an addendum.	1	IM	4/18/2024

 **AIA® Document A101® – 2017**

**Standard Form of Agreement Between Owner and Contractor where the basis of payment is a Stipulated Sum**

**AGREEMENT** made as of the    day of    in the year  
*(In words, indicate day, month and year.)*

**BETWEEN** the Owner:  
*(Name, legal status, address and other information)*

River Girls, LLC  
202 Charlann Schwan Parkway  
Canton, MO 63435

and the Contractor:  
*(Name, legal status, address and other information)*

for the following Project:  
*(Name, location and detailed description)*

Mississippi River Recreation Center  
106 Lewis St  
Canton, MO 63435  
A new 57,000 sf athletic fieldhouse.

The Architect:  
*(Name, legal status, address and other information)*

Architechnics, Inc.  
510 Maine Street  
Quincy, IL 62301  
Telephone Number: 217-222-0554

The Owner and Contractor agree as follows.

**ADDITIONS AND DELETIONS:**

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

The parties should complete A101®–2017, Exhibit A, Insurance and Bonds, contemporaneously with this Agreement. AIA Document A201®–2017, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

Init.

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User Notes:

(3B9ADA3B)



**TABLE OF ARTICLES**

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- 5 PAYMENTS**
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**EXHIBIT A INSURANCE AND BONDS**

**ARTICLE 1 THE CONTRACT DOCUMENTS**

The Contract Documents consist of this Agreement, Conditions of the Contract (General, Supplementary, and other Conditions), Drawings, Specifications, Addenda issued prior to execution of this Agreement, other documents listed in this Agreement, and Modifications issued after execution of this Agreement, all of which form the Contract, and are as fully a part of the Contract as if attached to this Agreement or repeated herein. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations, or agreements, either written or oral. An enumeration of the Contract Documents, other than a Modification, appears in Article 9.

**ARTICLE 2 THE WORK OF THIS CONTRACT**

The Contractor shall fully execute the Work described in the Contract Documents, except as specifically indicated in the Contract Documents to be the responsibility of others.

**ARTICLE 3 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION**

**§ 3.1** The date of commencement of the Work shall be:

*(Check one of the following boxes.)*

The date of this Agreement.

A date set forth in a notice to proceed issued by the Owner.

Established as follows:

*(Insert a date or a means to determine the date of commencement of the Work.)*

If a date of commencement of the Work is not selected, then the date of commencement shall be the date of this Agreement.

**§ 3.2** The Contract Time shall be measured from the date of commencement of the Work.

**§ 3.3 Substantial Completion**

**§ 3.3.1** Subject to adjustments of the Contract Time as provided in the Contract Documents, the Contractor shall achieve Substantial Completion of the entire Work:

Init.

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User Notes:

(3B9ADA3B)

(Check one of the following boxes and complete the necessary information.)

Not later than Three Hundred Sixty-Five ( 365 ) calendar days from the date of commencement of the Work.

By the following date:

§ 3.3.2 Subject to adjustments of the Contract Time as provided in the Contract Documents, if portions of the Work are to be completed prior to Substantial Completion of the entire Work, the Contractor shall achieve Substantial Completion of such portions by the following dates:

Portion of Work	Substantial Completion Date
-----------------	-----------------------------

§ 3.3.3 If the Contractor fails to achieve Substantial Completion as provided in this Section 3.3, liquidated damages, if any, shall be assessed as set forth in Section 4.5.

**ARTICLE 4 CONTRACT SUM**

§ 4.1 The Owner shall pay the Contractor the Contract Sum in current funds for the Contractor’s performance of the Contract. The Contract Sum shall be ( \$ ), subject to additions and deductions as provided in the Contract Documents.

**§ 4.2 Alternates**

§ 4.2.1 Alternates, if any, included in the Contract Sum:

Item	Price
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§ 4.2.2 Subject to the conditions noted below, the following alternates may be accepted by the Owner following execution of this Agreement. Upon acceptance, the Owner shall issue a Modification to this Agreement. (Insert below each alternate and the conditions that must be met for the Owner to accept the alternate.)

Item	Price	Conditions for Acceptance
Refer to project specification for a list of alternates that may be included in the contract sum		

§ 4.3 Allowances, if any, included in the Contract Sum: (Identify each allowance.)

Item	Price
Refer to project specification for a list of allowances that may be included in the contract sum	

§ 4.4 Unit prices, if any: (Identify the item and state the unit price and quantity limitations, if any, to which the unit price will be applicable.)

Item	Units and Limitations	Price per Unit (\$0.00)
Refer to project specification for a list of unit prices that may be included in the contract sum		

§ 4.5 Liquidated damages, if any: (Insert terms and conditions for liquidated damages, if any.)

Init.

**§ 4.6 Other:**

*(Insert provisions for bonus or other incentives, if any, that might result in a change to the Contract Sum.)*

**ARTICLE 5 PAYMENTS**

**§ 5.1 Progress Payments**

**§ 5.1.1** Based upon Applications for Payment submitted to the Architect by the Contractor and Certificates for Payment issued by the Architect, the Owner shall make progress payments on account of the Contract Sum to the Contractor as provided below and elsewhere in the Contract Documents.

**§ 5.1.2** The period covered by each Application for Payment shall be one calendar month ending on the last day of the month, or as follows:

**§ 5.1.3** Provided that an Application for Payment is received by the Architect not later than the final day of a month, the Owner shall make payment of the amount certified to the Contractor not later than the final day of the following month. If an Application for Payment is received by the Architect after the application date fixed above, payment of the amount certified shall be made by the Owner not later than Sixty ( 60 ) days after the Architect receives the Application for Payment.

*(Federal, state or local laws may require payment within a certain period of time.)*

**§ 5.1.4** Each Application for Payment shall be based on the most recent schedule of values submitted by the Contractor in accordance with the Contract Documents. The schedule of values shall allocate the entire Contract Sum among the various portions of the Work. The schedule of values shall be prepared in such form, and supported by such data to substantiate its accuracy, as the Architect may require. This schedule of values shall be used as a basis for reviewing the Contractor's Applications for Payment.

**§ 5.1.5** Applications for Payment shall show the percentage of completion of each portion of the Work as of the end of the period covered by the Application for Payment.

**§ 5.1.6** In accordance with AIA Document A201™–2017, General Conditions of the Contract for Construction, and subject to other provisions of the Contract Documents, the amount of each progress payment shall be computed as follows:

**§ 5.1.6.1** The amount of each progress payment shall first include:

- .1 That portion of the Contract Sum properly allocable to completed Work;
- .2 That portion of the Contract Sum properly allocable to materials and equipment delivered and suitably stored at the site for subsequent incorporation in the completed construction, or, if approved in advance by the Owner, suitably stored off the site at a location agreed upon in writing; and
- .3 That portion of Construction Change Directives that the Architect determines, in the Architect's professional judgment, to be reasonably justified.

**§ 5.1.6.2** The amount of each progress payment shall then be reduced by:

- .1 The aggregate of any amounts previously paid by the Owner;
- .2 The amount, if any, for Work that remains uncorrected and for which the Architect has previously withheld a Certificate for Payment as provided in Article 9 of AIA Document A201–2017;
- .3 Any amount for which the Contractor does not intend to pay a Subcontractor or material supplier, unless the Work has been performed by others the Contractor intends to pay;
- .4 For Work performed or defects discovered since the last payment application, any amount for which the Architect may withhold payment, or nullify a Certificate of Payment in whole or in part, as provided in Article 9 of AIA Document A201–2017; and
- .5 Retainage withheld pursuant to Section 5.1.7.

Init.

**§ 5.1.7 Retainage**

**§ 5.1.7.1** For each progress payment made prior to Substantial Completion of the Work, the Owner may withhold the following amount, as retainage, from the payment otherwise due:

*(Insert a percentage or amount to be withheld as retainage from each Application for Payment. The amount of retainage may be limited by governing law.)*

5.0%

**§ 5.1.7.1.1** The following items are not subject to retainage:

*(Insert any items not subject to the withholding of retainage, such as general conditions, insurance, etc.)*

**§ 5.1.7.2** Reduction or limitation of retainage, if any, shall be as follows:

*(If the retainage established in Section 5.1.7.1 is to be modified prior to Substantial Completion of the entire Work, including modifications for Substantial Completion of portions of the Work as provided in Section 3.3.2, insert provisions for such modifications.)*

There shall be no reduction of retainage until final payment

**§ 5.1.7.3** Except as set forth in this Section 5.1.7.3, upon Substantial Completion of the Work, the Contractor may submit an Application for Payment that includes the retainage withheld from prior Applications for Payment pursuant to this Section 5.1.7. The Application for Payment submitted at Substantial Completion shall not include retainage as follows:

*(Insert any other conditions for release of retainage upon Substantial Completion.)*

**§ 5.1.8** If final completion of the Work is materially delayed through no fault of the Contractor, the Owner shall pay the Contractor any additional amounts in accordance with Article 9 of AIA Document A201–2017.

**§ 5.1.9** Except with the Owner’s prior approval, the Contractor shall not make advance payments to suppliers for materials or equipment which have not been delivered and stored at the site.

**§ 5.2 Final Payment**

**§ 5.2.1** Final payment, constituting the entire unpaid balance of the Contract Sum, shall be made by the Owner to the Contractor when

- .1 the Contractor has fully performed the Contract except for the Contractor’s responsibility to correct Work as provided in Article 12 of AIA Document A201–2017, and to satisfy other requirements, if any, which extend beyond final payment; and
- .2 a final Certificate for Payment has been issued by the Architect.

**§ 5.2.2** The Owner’s final payment to the Contractor shall be made no later than 30 days after the issuance of the Architect’s final Certificate for Payment, or as follows:

**§ 5.3 Interest**

Payments due and unpaid under the Contract shall bear interest from the date payment is due at the rate stated below, or in the absence thereof, at the legal rate prevailing from time to time at the place where the Project is located.

*(Insert rate of interest agreed upon, if any.)*

1.50 % monthly

Init.

**ARTICLE 6 DISPUTE RESOLUTION**

**§ 6.1 Initial Decision Maker**

The Architect will serve as the Initial Decision Maker pursuant to Article 15 of AIA Document A201–2017, unless the parties appoint below another individual, not a party to this Agreement, to serve as the Initial Decision Maker. *(If the parties mutually agree, insert the name, address and other contact information of the Initial Decision Maker, if other than the Architect.)*

**§ 6.2 Binding Dispute Resolution**

For any Claim subject to, but not resolved by, mediation pursuant to Article 15 of AIA Document A201–2017, the method of binding dispute resolution shall be as follows: *(Check the appropriate box.)*

- Arbitration pursuant to Section 15.4 of AIA Document A201–2017
- Litigation in a court of competent jurisdiction
- Other *(Specify)*

If the Owner and Contractor do not select a method of binding dispute resolution, or do not subsequently agree in writing to a binding dispute resolution method other than litigation, Claims will be resolved by litigation in a court of competent jurisdiction.

**ARTICLE 7 TERMINATION OR SUSPENSION**

**§ 7.1** The Contract may be terminated by the Owner or the Contractor as provided in Article 14 of AIA Document A201–2017.

**§ 7.1.1** If the Contract is terminated for the Owner’s convenience in accordance with Article 14 of AIA Document A201–2017, then the Owner shall pay the Contractor a termination fee as follows: *(Insert the amount of, or method for determining, the fee, if any, payable to the Contractor following a termination for the Owner’s convenience.)*

**§ 7.2** The Work may be suspended by the Owner as provided in Article 14 of AIA Document A201–2017.

**ARTICLE 8 MISCELLANEOUS PROVISIONS**

**§ 8.1** Where reference is made in this Agreement to a provision of AIA Document A201–2017 or another Contract Document, the reference refers to that provision as amended or supplemented by other provisions of the Contract Documents.

**§ 8.2** The Owner’s representative:  
*(Name, address, email address, and other information)*

Danielle Baker  
202 Charlann Schwan Parkway  
Canton, MO 63435

Init.

§ 8.3 The Contractor's representative:  
(Name, address, email address, and other information)

§ 8.4 Neither the Owner's nor the Contractor's representative shall be changed without ten days' prior notice to the other party.

**§ 8.5 Insurance and Bonds**

§ 8.5.1 The Owner and the Contractor shall purchase and maintain insurance as set forth in AIA Document A101™-2017, Standard Form of Agreement Between Owner and Contractor where the basis of payment is a Stipulated Sum, Exhibit A, Insurance and Bonds, and elsewhere in the Contract Documents.

§ 8.5.2 The Contractor shall provide bonds as set forth in AIA Document A101™-2017 Exhibit A, and elsewhere in the Contract Documents.

§ 8.6 Notice in electronic format, pursuant to Article 1 of AIA Document A201-2017, may be given in accordance with AIA Document E203™-2013, Building Information Modeling and Digital Data Exhibit, if completed, or as otherwise set forth below:

*(If other than in accordance with AIA Document E203-2013, insert requirements for delivering notice in electronic format such as name, title, and email address of the recipient and whether and how the system will be required to generate a read receipt for the transmission.)*

§ 8.7 Other provisions:

**ARTICLE 9 ENUMERATION OF CONTRACT DOCUMENTS**

§ 9.1 This Agreement is comprised of the following documents:

- .1 AIA Document A101™-2017, Standard Form of Agreement Between Owner and Contractor
- .2 AIA Document A101™-2017, Exhibit A, Insurance and Bonds
- .3 AIA Document A201™-2017, General Conditions of the Contract for Construction
- .4 AIA Document E203™-2013, Building Information Modeling and Digital Data Exhibit, dated as indicated below:  
*(Insert the date of the E203-2013 incorporated into this Agreement.)*

.5 Drawings

Number	Title	Date
All Documents	Mississippi River Recreation Center	March 29, 2024

.6 Specifications

**Mississippi River Recreation Center**

Init.

Section	Title	Date	Pages
All Sections	March 29, 2024	All	

.7 Addenda, if any:

Number	Date	Pages
To be determined		

Portions of Addenda relating to bidding or proposal requirements are not part of the Contract Documents unless the bidding or proposal requirements are also enumerated in this Article 9.

.8 Other Exhibits:

*(Check all boxes that apply and include appropriate information identifying the exhibit where required.)*

AIA Document E204™–2017, Sustainable Projects Exhibit, dated as indicated below:  
(Insert the date of the E204-2017 incorporated into this Agreement.)

The Sustainability Plan:

Title	Date	Pages
-------	------	-------

Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages
----------	-------	------	-------

.9 Other documents, if any, listed below:

*(List here any additional documents that are intended to form part of the Contract Documents. AIA Document A201™–2017 provides that the advertisement or invitation to bid, Instructions to Bidders, sample forms, the Contractor’s bid or proposal, portions of Addenda relating to bidding or proposal requirements, and other information furnished by the Owner in anticipation of receiving bids or proposals, are not part of the Contract Documents unless enumerated in this Agreement. Any such documents should be listed here only if intended to be part of the Contract Documents.)*

This Agreement entered into as of the day and year first written above.

\_\_\_\_\_  
OWNER (Signature)

Danielle Baker

(Printed name and title)

\_\_\_\_\_  
CONTRACTOR (Signature)

(Printed name and title)

Init.

# AIA® Document A101® – 2017 Exhibit A

## **Insurance and Bonds**

This Insurance and Bonds Exhibit is part of the Agreement, between the Owner and the Contractor, dated the \_\_\_\_\_ day of \_\_\_\_\_ in the year \_\_\_\_\_  
(In words, indicate day, month and year.)

for the following **PROJECT**:  
(Name and location or address)

Mississippi River Recreation Center  
106 Lewis Street  
Canton, MO 63435

**THE OWNER:**  
(Name, legal status and address)

River Girls, LLC  
202 Charlann Schwan Parkway  
Canton, MO 63435

**THE CONTRACTOR:**  
(Name, legal status and address)

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#### **A.1 GENERAL**

#### **A.2 OWNER'S INSURANCE**

#### **A.3 CONTRACTOR'S INSURANCE AND BONDS**

#### **A.4 SPECIAL TERMS AND CONDITIONS**

##### **ARTICLE A.1 GENERAL**

The Owner and Contractor shall purchase and maintain insurance, and provide bonds, as set forth in this Exhibit. As used in this Exhibit, the term General Conditions refers to AIA Document A201™–2017, General Conditions of the Contract for Construction.

##### **ARTICLE A.2 OWNER'S INSURANCE**

###### **§ A.2.1 General**

Prior to commencement of the Work, the Owner shall secure the insurance, and provide evidence of the coverage, required under this Article A.2 and, upon the Contractor's request, provide a copy of the property insurance policy or policies required by Section A.2.3. The copy of the policy or policies provided shall contain all applicable conditions, definitions, exclusions, and endorsements.

###### **§ A.2.2 Liability Insurance**

The Owner shall be responsible for purchasing and maintaining the Owner's usual general liability insurance.

##### **ADDITIONS AND DELETIONS:**

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

This document is intended to be used in conjunction with AIA Document A201®–2017, General Conditions of the Contract for Construction. Article 11 of A201®–2017 contains additional insurance provisions.

Init.

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**§ A.2.3 Required Property Insurance**

**§ A.2.3.1** Unless this obligation is placed on the Contractor pursuant to Section A.3.3.2.1, the Owner shall purchase and maintain, from an insurance company or insurance companies lawfully authorized to issue insurance in the jurisdiction where the Project is located, property insurance written on a builder's risk "all-risks" completed value or equivalent policy form and sufficient to cover the total value of the entire Project on a replacement cost basis. The Owner's property insurance coverage shall be no less than the amount of the initial Contract Sum, plus the value of subsequent Modifications and labor performed and materials or equipment supplied by others. The property insurance shall be maintained until Substantial Completion and thereafter as provided in Section A.2.3.1.3, unless otherwise provided in the Contract Documents or otherwise agreed in writing by the parties to this Agreement. This insurance shall include the interests of the Owner, Contractor, Subcontractors, and Sub-subcontractors in the Project as insureds. This insurance shall include the interests of mortgagees as loss payees.

**§ A.2.3.1.1 Causes of Loss.** The insurance required by this Section A.2.3.1 shall provide coverage for direct physical loss or damage, and shall not exclude the risks of fire, explosion, theft, vandalism, malicious mischief, collapse, earthquake, flood, or windstorm. The insurance shall also provide coverage for ensuing loss or resulting damage from error, omission, or deficiency in construction methods, design, specifications, workmanship, or materials. Sub-limits, if any, are as follows:

*(Indicate below the cause of loss and any applicable sub-limit.)*

Causes of Loss	Sub-Limit
----------------	-----------

**§ A.2.3.1.2 Specific Required Coverages.** The insurance required by this Section A.2.3.1 shall provide coverage for loss or damage to falsework and other temporary structures, and to building systems from testing and startup. The insurance shall also cover debris removal, including demolition occasioned by enforcement of any applicable legal requirements, and reasonable compensation for the Architect's and Contractor's services and expenses required as a result of such insured loss, including claim preparation expenses. Sub-limits, if any, are as follows:

*(Indicate below type of coverage and any applicable sub-limit for specific required coverages.)*

Coverage	Sub-Limit
----------	-----------

**§ A.2.3.1.3** Unless the parties agree otherwise, upon Substantial Completion, the Owner shall continue the insurance required by Section A.2.3.1 or, if necessary, replace the insurance policy required under Section A.2.3.1 with property insurance written for the total value of the Project that shall remain in effect until expiration of the period for correction of the Work set forth in Section 12.2.2 of the General Conditions.

**§ A.2.3.1.4 Deductibles and Self-Insured Retentions.** If the insurance required by this Section A.2.3 is subject to deductibles or self-insured retentions, the Owner shall be responsible for all loss not covered because of such deductibles or retentions.

**§ A.2.3.2 Occupancy or Use Prior to Substantial Completion.** The Owner's occupancy or use of any completed or partially completed portion of the Work prior to Substantial Completion shall not commence until the insurance company or companies providing the insurance under Section A.2.3.1 have consented in writing to the continuance of coverage. The Owner and the Contractor shall take no action with respect to partial occupancy or use that would cause cancellation, lapse, or reduction of insurance, unless they agree otherwise in writing.

**§ A.2.3.3 Insurance for Existing Structures**

If the Work involves remodeling an existing structure or constructing an addition to an existing structure, the Owner shall purchase and maintain, until the expiration of the period for correction of Work as set forth in Section 12.2.2 of the General Conditions, "all-risks" property insurance, on a replacement cost basis, protecting the existing structure against direct physical loss or damage from the causes of loss identified in Section A.2.3.1, notwithstanding the undertaking of the Work. The Owner shall be responsible for all co-insurance penalties.

**§ A.2.4 Optional Extended Property Insurance.**

The Owner shall purchase and maintain the insurance selected and described below.

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*(Select the types of insurance the Owner is required to purchase and maintain by placing an X in the box(es) next to the description(s) of selected insurance. For each type of insurance selected, indicate applicable limits of coverage or other conditions in the fill point below the selected item.)*

- § A.2.4.1 Loss of Use, Business Interruption, and Delay in Completion Insurance**, to reimburse the Owner for loss of use of the Owner's property, or the inability to conduct normal operations due to a covered cause of loss.
  
- § A.2.4.2 Ordinance or Law Insurance**, for the reasonable and necessary costs to satisfy the minimum requirements of the enforcement of any law or ordinance regulating the demolition, construction, repair, replacement or use of the Project.
  
- § A.2.4.3 Expediting Cost Insurance**, for the reasonable and necessary costs for the temporary repair of damage to insured property, and to expedite the permanent repair or replacement of the damaged property.
  
- § A.2.4.4 Extra Expense Insurance**, to provide reimbursement of the reasonable and necessary excess costs incurred during the period of restoration or repair of the damaged property that are over and above the total costs that would normally have been incurred during the same period of time had no loss or damage occurred.
  
- § A.2.4.5 Civil Authority Insurance**, for losses or costs arising from an order of a civil authority prohibiting access to the Project, provided such order is the direct result of physical damage covered under the required property insurance.
  
- § A.2.4.6 Ingress/Egress Insurance**, for loss due to the necessary interruption of the insured's business due to physical prevention of ingress to, or egress from, the Project as a direct result of physical damage.
  
- § A.2.4.7 Soft Costs Insurance**, to reimburse the Owner for costs due to the delay of completion of the Work, arising out of physical loss or damage covered by the required property insurance: including construction loan fees; leasing and marketing expenses; additional fees, including those of architects, engineers, consultants, attorneys and accountants, needed for the completion of the construction, repairs, or reconstruction; and carrying costs such as property taxes, building permits, additional interest on loans, realty taxes, and insurance premiums over and above normal expenses.

**§ A.2.5 Other Optional Insurance.**

The Owner shall purchase and maintain the insurance selected below.

*(Select the types of insurance the Owner is required to purchase and maintain by placing an X in the box(es) next to the description(s) of selected insurance.)*

- § A.2.5.1 Cyber Security Insurance** for loss to the Owner due to data security and privacy breach, including costs of investigating a potential or actual breach of confidential or private information.

(Indicate applicable limits of coverage or other conditions in the fill point below.)

[ ] § A.2.5.2 Other Insurance

(List below any other insurance coverage to be provided by the Owner and any applicable limits.)

Coverage

Limits

**ARTICLE A.3 CONTRACTOR'S INSURANCE AND BONDS**

**§ A.3.1 General**

**§ A.3.1.1 Certificates of Insurance.** The Contractor shall provide certificates of insurance acceptable to the Owner evidencing compliance with the requirements in this Article A.3 at the following times: (1) prior to commencement of the Work; (2) upon renewal or replacement of each required policy of insurance; and (3) upon the Owner's written request. An additional certificate evidencing continuation of commercial liability coverage, including coverage for completed operations, shall be submitted with the final Application for Payment and thereafter upon renewal or replacement of such coverage until the expiration of the periods required by Section A.3.2.1 and Section A.3.3.1. The certificates will show the Owner as an additional insured on the Contractor's Commercial General Liability and excess or umbrella liability policy or policies.

**§ A.3.1.2 Deductibles and Self-Insured Retentions.** The Contractor shall disclose to the Owner any deductible or self-insured retentions applicable to any insurance required to be provided by the Contractor.

**§ A.3.1.3 Additional Insured Obligations.** To the fullest extent permitted by law, the Contractor shall cause the commercial general liability coverage to include (1) the Owner, the Architect, and the Architect's consultants as additional insureds for claims caused in whole or in part by the Contractor's negligent acts or omissions during the Contractor's operations; and (2) the Owner as an additional insured for claims caused in whole or in part by the Contractor's negligent acts or omissions for which loss occurs during completed operations. The additional insured coverage shall be primary and non-contributory to any of the Owner's general liability insurance policies and shall apply to both ongoing and completed operations. To the extent commercially available, the additional insured coverage shall be no less than that provided by Insurance Services Office, Inc. (ISO) forms CG 20 10 07 04, CG 20 37 07 04, and, with respect to the Architect and the Architect's consultants, CG 20 32 07 04.

**§ A.3.2 Contractor's Required Insurance Coverage**

**§ A.3.2.1** The Contractor shall purchase and maintain the following types and limits of insurance from an insurance company or insurance companies lawfully authorized to issue insurance in the jurisdiction where the Project is located. The Contractor shall maintain the required insurance until the expiration of the period for correction of Work as set forth in Section 12.2.2 of the General Conditions, unless a different duration is stated below:  
*(If the Contractor is required to maintain insurance for a duration other than the expiration of the period for correction of Work, state the duration.)*

**§ A.3.2.2 Commercial General Liability**

**§ A.3.2.2.1** Commercial General Liability insurance for the Project written on an occurrence form with policy limits of not less than Two Million Dollars and Zero Cents (\$ 2,000,000.00 ) each occurrence, Two Million Dollars and Zero Cents (\$ 2,000,000.00 ) general aggregate, and Four Million Dollars and Zero Cents (\$ 4,000,000.00 ) aggregate for products-completed operations hazard, providing coverage for claims including

- .1 damages because of bodily injury, sickness or disease, including occupational sickness or disease, and death of any person;
- .2 personal injury and advertising injury;
- .3 damages because of physical damage to or destruction of tangible property, including the loss of use of such property;
- .4 bodily injury or property damage arising out of completed operations; and
- .5 the Contractor's indemnity obligations under Section 3.18 of the General Conditions.

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**§ A.3.2.2.2** The Contractor's Commercial General Liability policy under this Section A.3.2.2 shall not contain an exclusion or restriction of coverage for the following:

- .1 Claims by one insured against another insured, if the exclusion or restriction is based solely on the fact that the claimant is an insured, and there would otherwise be coverage for the claim.
- .2 Claims for property damage to the Contractor's Work arising out of the products-completed operations hazard where the damaged Work or the Work out of which the damage arises was performed by a Subcontractor.
- .3 Claims for bodily injury other than to employees of the insured.
- .4 Claims for indemnity under Section 3.18 of the General Conditions arising out of injury to employees of the insured.
- .5 Claims or loss excluded under a prior work endorsement or other similar exclusionary language.
- .6 Claims or loss due to physical damage under a prior injury endorsement or similar exclusionary language.
- .7 Claims related to residential, multi-family, or other habitational projects, if the Work is to be performed on such a project.
- .8 Claims related to roofing, if the Work involves roofing.
- .9 Claims related to exterior insulation finish systems (EIFS), synthetic stucco or similar exterior coatings or surfaces, if the Work involves such coatings or surfaces.
- .10 Claims related to earth subsidence or movement, where the Work involves such hazards.
- .11 Claims related to explosion, collapse and underground hazards, where the Work involves such hazards.

**§ A.3.2.3** Automobile Liability covering vehicles owned, and non-owned vehicles used, by the Contractor, with policy limits of not less than One Million Dollars and Zero Cents (\$ 1,000,000.00 ) per accident, for bodily injury, death of any person, and property damage arising out of the ownership, maintenance and use of those motor vehicles along with any other statutorily required automobile coverage.

**§ A.3.2.4** The Contractor may achieve the required limits and coverage for Commercial General Liability and Automobile Liability through a combination of primary and excess or umbrella liability insurance, provided such primary and excess or umbrella insurance policies result in the same or greater coverage as the coverages required under Section A.3.2.2 and A.3.2.3, and in no event shall any excess or umbrella liability insurance provide narrower coverage than the primary policy. The excess policy shall not require the exhaustion of the underlying limits only through the actual payment by the underlying insurers.

**§ A.3.2.5** Workers' Compensation at statutory limits.

**§ A.3.2.6** Employers' Liability with policy limits not less than Five Hundred Thousand Dollars and Zero Cents (\$ 500,000.00 ) each accident, Five Hundred Thousand Dollars and Zero Cents (\$ 500,000.00 ) each employee, and Five Hundred Thousand Dollars and Zero Cents (\$ 500,000.00 ) policy limit.

**§ A.3.2.7** Jones Act, and the Longshore & Harbor Workers' Compensation Act, as required, if the Work involves hazards arising from work on or near navigable waterways, including vessels and docks

**§ A.3.2.8** If the Contractor is required to furnish professional services as part of the Work, the Contractor shall procure Professional Liability insurance covering performance of the professional services, with policy limits of not less than One Million Dollars and Zero Cents (\$ 1,000,000.00 ) per claim and Two Million Dollars and Zero Cents (\$ 2,000,000.00 ) in the aggregate.

**§ A.3.2.9** If the Work involves the transport, dissemination, use, or release of pollutants, the Contractor shall procure Pollution Liability insurance, with policy limits of not less than ( \$ ) per claim and ( \$ ) in the aggregate.

**§ A.3.2.10** Coverage under Sections A.3.2.8 and A.3.2.9 may be procured through a Combined Professional Liability and Pollution Liability insurance policy, with combined policy limits of not less than ( \$ ) per claim and ( \$ ) in the aggregate.

**§ A.3.2.11** Insurance for maritime liability risks associated with the operation of a vessel, if the Work requires such activities, with policy limits of not less than ( \$ ) per claim and ( \$ ) in the aggregate.

Init.

§ A.3.2.12 Insurance for the use or operation of manned or unmanned aircraft, if the Work requires such activities, with policy limits of not less than (\$ ) per claim and (\$ ) in the aggregate.

**§ A.3.3 Contractor's Other Insurance Coverage**

§ A.3.3.1 Insurance selected and described in this Section A.3.3 shall be purchased from an insurance company or insurance companies lawfully authorized to issue insurance in the jurisdiction where the Project is located. The Contractor shall maintain the required insurance until the expiration of the period for correction of Work as set forth in Section 12.2.2 of the General Conditions, unless a different duration is stated below:

*(If the Contractor is required to maintain any of the types of insurance selected below for a duration other than the expiration of the period for correction of Work, state the duration.)*

§ A.3.3.2 The Contractor shall purchase and maintain the following types and limits of insurance in accordance with Section A.3.3.1.

*(Select the types of insurance the Contractor is required to purchase and maintain by placing an X in the box(es) next to the description(s) of selected insurance. Where policy limits are provided, include the policy limit in the appropriate fill point.)*

§ A.3.3.2.1 Property insurance of the same type and scope satisfying the requirements identified in Section A.2.3, which, if selected in this section A.3.3.2.1, relieves the Owner of the responsibility to purchase and maintain such insurance except insurance required by Section A.2.3.1.3 and Section A.2.3.3. The Contractor shall comply with all obligations of the Owner under Section A.2.3 except to the extent provided below. The Contractor shall disclose to the Owner the amount of any deductible, and the Owner shall be responsible for losses within the deductible. Upon request, the Contractor shall provide the Owner with a copy of the property insurance policy or policies required. The Owner shall adjust and settle the loss with the insurer and be the trustee of the proceeds of the property insurance in accordance with Article 11 of the General Conditions unless otherwise set forth below:  
*(Where the Contractor's obligation to provide property insurance differs from the Owner's obligations as described under Section A.2.3, indicate such differences in the space below. Additionally, if a party other than the Owner will be responsible for adjusting and settling a loss with the insurer and acting as the trustee of the proceeds of property insurance in accordance with Article 11 of the General Conditions, indicate the responsible party below.)*

§ A.3.3.2.2 Railroad Protective Liability Insurance, with policy limits of not less than (\$ ) per claim and (\$ ) in the aggregate, for Work within fifty (50) feet of railroad property.

§ A.3.3.2.3 Asbestos Abatement Liability Insurance, with policy limits of not less than (\$ ) per claim and (\$ ) in the aggregate, for liability arising from the encapsulation, removal, handling, storage, transportation, and disposal of asbestos-containing materials.

§ A.3.3.2.4 Insurance for physical damage to property while it is in storage and in transit to the construction site on an "all-risks" completed value form.

§ A.3.3.2.5 Property insurance on an "all-risks" completed value form, covering property owned by the Contractor and used on the Project, including scaffolding and other equipment.

§ A.3.3.2.6 Other Insurance  
*(List below any other insurance coverage to be provided by the Contractor and any applicable limits.)*

**Coverage**

**Limits**

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**§ A.3.4 Performance Bond and Payment Bond**

The Contractor shall provide surety bonds, from a company or companies lawfully authorized to issue surety bonds in the jurisdiction where the Project is located, as follows:

*(Specify type and penal sum of bonds.)*

Type	Penal Sum (\$0.00)
Payment Bond	
Performance Bond	

Payment and Performance Bonds shall be AIA Document A312™, Payment Bond and Performance Bond, or contain provisions identical to AIA Document A312™, current as of the date of this Agreement.

**ARTICLE A.4 SPECIAL TERMS AND CONDITIONS**

Special terms and conditions that modify this Insurance and Bonds Exhibit, if any, are as follows:

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# AIA<sup>®</sup> Document A201<sup>®</sup> – 2017

## **General Conditions of the Contract for Construction**

**for the following PROJECT:**

*(Name and location or address)*

Mississippi River Recreation Center  
106 Lewis Street  
Canton, MO 63435

**THE OWNER:**

*(Name, legal status and address)*

River Girls, LLC  
202 Charlann Schwan Parkway  
Canton, MO 63435

**THE ARCHITECT:**

*(Name, legal status and address)*

Architechnics, Inc.  
510 Maine Street  
Quincy, IL 62301

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**ADDITIONS AND DELETIONS:**

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

For guidance in modifying this document to include supplementary conditions, see AIA Document A503™, Guide for Supplementary Conditions.

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## **ARTICLE 1 GENERAL PROVISIONS**

### **§ 1.1 Basic Definitions**

#### **§ 1.1.1 The Contract Documents**

The Contract Documents are enumerated in the Agreement between the Owner and Contractor (hereinafter the Agreement) and consist of the Agreement, Conditions of the Contract (General, Supplementary and other Conditions), Drawings, Specifications, Addenda issued prior to execution of the Contract, other documents listed in the Agreement, and Modifications issued after execution of the Contract. A Modification is (1) a written amendment to the Contract signed by both parties, (2) a Change Order, (3) a Construction Change Directive, or (4) a written order for a minor change in the Work issued by the Architect. Unless specifically enumerated in the Agreement, the Contract Documents do not include the advertisement or invitation to bid, Instructions to Bidders, sample forms, other information furnished by the Owner in anticipation of receiving bids or proposals, the Contractor's bid or proposal, or portions of Addenda relating to bidding or proposal requirements.

#### **§ 1.1.2 The Contract**

The Contract Documents form the Contract for Construction. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations, or agreements, either written or oral. The Contract may be amended or modified only by a Modification. The Contract Documents shall not be construed to create a contractual relationship of any kind (1) between the Contractor and the Architect or the Architect's consultants, (2) between the Owner and a Subcontractor or a Sub-subcontractor, (3) between the Owner and the Architect or the Architect's consultants, or (4) between any persons or entities other than the Owner and the Contractor. The Architect shall, however, be entitled to performance and enforcement of obligations under the Contract intended to facilitate performance of the Architect's duties.

#### **§ 1.1.3 The Work**

The term "Work" means the construction and services required by the Contract Documents, whether completed or partially completed, and includes all other labor, materials, equipment, and services provided or to be provided by the Contractor to fulfill the Contractor's obligations. The Work may constitute the whole or a part of the Project.

#### **§ 1.1.4 The Project**

The Project is the total construction of which the Work performed under the Contract Documents may be the whole or a part and which may include construction by the Owner and by Separate Contractors.

#### **§ 1.1.5 The Drawings**

The Drawings are the graphic and pictorial portions of the Contract Documents showing the design, location and dimensions of the Work, generally including plans, elevations, sections, details, schedules, and diagrams.

#### **§ 1.1.6 The Specifications**

The Specifications are that portion of the Contract Documents consisting of the written requirements for materials, equipment, systems, standards and workmanship for the Work, and performance of related services.

#### **§ 1.1.7 Instruments of Service**

Instruments of Service are representations, in any medium of expression now known or later developed, of the tangible and intangible creative work performed by the Architect and the Architect's consultants under their respective professional services agreements. Instruments of Service may include, without limitation, studies, surveys, models, sketches, drawings, specifications, and other similar materials.

#### **§ 1.1.8 Initial Decision Maker**

The Initial Decision Maker is the person identified in the Agreement to render initial decisions on Claims in accordance with Section 15.2. The Initial Decision Maker shall not show partiality to the Owner or Contractor and shall not be liable for results of interpretations or decisions rendered in good faith.

### **§ 1.2 Correlation and Intent of the Contract Documents**

**§ 1.2.1** The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the Work by the Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent

consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

**§ 1.2.1.1** The invalidity of any provision of the Contract Documents shall not invalidate the Contract or its remaining provisions. If it is determined that any provision of the Contract Documents violates any law, or is otherwise invalid or unenforceable, then that provision shall be revised to the extent necessary to make that provision legal and enforceable. In such case the Contract Documents shall be construed, to the fullest extent permitted by law, to give effect to the parties' intentions and purposes in executing the Contract.

**§ 1.2.2** Organization of the Specifications into divisions, sections and articles, and arrangement of Drawings shall not control the Contractor in dividing the Work among Subcontractors or in establishing the extent of Work to be performed by any trade.

**§ 1.2.3** Unless otherwise stated in the Contract Documents, words that have well-known technical or construction industry meanings are used in the Contract Documents in accordance with such recognized meanings.

### **§ 1.3 Capitalization**

Terms capitalized in these General Conditions include those that are (1) specifically defined, (2) the titles of numbered articles, or (3) the titles of other documents published by the American Institute of Architects.

### **§ 1.4 Interpretation**

In the interest of brevity the Contract Documents frequently omit modifying words such as "all" and "any" and articles such as "the" and "an," but the fact that a modifier or an article is absent from one statement and appears in another is not intended to affect the interpretation of either statement.

### **§ 1.5 Ownership and Use of Drawings, Specifications, and Other Instruments of Service**

**§ 1.5.1** The Architect and the Architect's consultants shall be deemed the authors and owners of their respective Instruments of Service, including the Drawings and Specifications, and retain all common law, statutory, and other reserved rights in their Instruments of Service, including copyrights. The Contractor, Subcontractors, Sub-subcontractors, and suppliers shall not own or claim a copyright in the Instruments of Service. Submittal or distribution to meet official regulatory requirements or for other purposes in connection with the Project is not to be construed as publication in derogation of the Architect's or Architect's consultants' reserved rights.

**§ 1.5.2** The Contractor, Subcontractors, Sub-subcontractors, and suppliers are authorized to use and reproduce the Instruments of Service provided to them, subject to any protocols established pursuant to Sections 1.7 and 1.8, solely and exclusively for execution of the Work. All copies made under this authorization shall bear the copyright notice, if any, shown on the Instruments of Service. The Contractor, Subcontractors, Sub-subcontractors, and suppliers may not use the Instruments of Service on other projects or for additions to the Project outside the scope of the Work without the specific written consent of the Owner, Architect, and the Architect's consultants.

### **§ 1.6 Notice**

**§ 1.6.1** Except as otherwise provided in Section 1.6.2, where the Contract Documents require one party to notify or give notice to the other party, such notice shall be provided in writing to the designated representative of the party to whom the notice is addressed and shall be deemed to have been duly served if delivered in person, by mail, by courier, or by electronic transmission if a method for electronic transmission is set forth in the Agreement.

**§ 1.6.2** Notice of Claims as provided in Section 15.1.3 shall be provided in writing and shall be deemed to have been duly served only if delivered to the designated representative of the party to whom the notice is addressed by certified or registered mail, or by courier providing proof of delivery.

### **§ 1.7 Digital Data Use and Transmission**

The parties shall agree upon protocols governing the transmission and use of Instruments of Service or any other information or documentation in digital form. The parties will use AIA Document E203™-2013, Building Information Modeling and Digital Data Exhibit, to establish the protocols for the development, use, transmission, and exchange of digital data.

### **§ 1.8 Building Information Models Use and Reliance**

Any use of, or reliance on, all or a portion of a building information model without agreement to protocols governing the use of, and reliance on, the information contained in the model and without having those protocols set forth in AIA Document E203™–2013, Building Information Modeling and Digital Data Exhibit, and the requisite AIA Document G202™–2013, Project Building Information Modeling Protocol Form, shall be at the using or relying party's sole risk and without liability to the other party and its contractors or consultants, the authors of, or contributors to, the building information model, and each of their agents and employees.

## **ARTICLE 2 OWNER**

### **§ 2.1 General**

**§ 2.1.1** The Owner is the person or entity identified as such in the Agreement and is referred to throughout the Contract Documents as if singular in number. The Owner shall designate in writing a representative who shall have express authority to bind the Owner with respect to all matters requiring the Owner's approval or authorization. Except as otherwise provided in Section 4.2.1, the Architect does not have such authority. The term "Owner" means the Owner or the Owner's authorized representative.

**§ 2.1.2** The Owner shall furnish to the Contractor, within fifteen days after receipt of a written request, information necessary and relevant for the Contractor to evaluate, give notice of, or enforce mechanic's lien rights. Such information shall include a correct statement of the record legal title to the property on which the Project is located, usually referred to as the site, and the Owner's interest therein.

### **§ 2.2 Evidence of the Owner's Financial Arrangements**

**§ 2.2.1** Prior to commencement of the Work and upon written request by the Contractor, the Owner shall furnish to the Contractor reasonable evidence that the Owner has made financial arrangements to fulfill the Owner's obligations under the Contract. The Contractor shall have no obligation to commence the Work until the Owner provides such evidence. If commencement of the Work is delayed under this Section 2.2.1, the Contract Time shall be extended appropriately.

**§ 2.2.2** Following commencement of the Work and upon written request by the Contractor, the Owner shall furnish to the Contractor reasonable evidence that the Owner has made financial arrangements to fulfill the Owner's obligations under the Contract only if (1) the Owner fails to make payments to the Contractor as the Contract Documents require; (2) the Contractor identifies in writing a reasonable concern regarding the Owner's ability to make payment when due; or (3) a change in the Work materially changes the Contract Sum. If the Owner fails to provide such evidence, as required, within fourteen days of the Contractor's request, the Contractor may immediately stop the Work and, in that event, shall notify the Owner that the Work has stopped. However, if the request is made because a change in the Work materially changes the Contract Sum under (3) above, the Contractor may immediately stop only that portion of the Work affected by the change until reasonable evidence is provided. If the Work is stopped under this Section 2.2.2, the Contract Time shall be extended appropriately and the Contract Sum shall be increased by the amount of the Contractor's reasonable costs of shutdown, delay and start-up, plus interest as provided in the Contract Documents.

**§ 2.2.3** After the Owner furnishes evidence of financial arrangements under this Section 2.2, the Owner shall not materially vary such financial arrangements without prior notice to the Contractor.

**§ 2.2.4** Where the Owner has designated information furnished under this Section 2.2 as "confidential," the Contractor shall keep the information confidential and shall not disclose it to any other person. However, the Contractor may disclose "confidential" information, after seven (7) days' notice to the Owner, where disclosure is required by law, including a subpoena or other form of compulsory legal process issued by a court or governmental entity, or by court or arbitrator(s) order. The Contractor may also disclose "confidential" information to its employees, consultants, sureties, Subcontractors and their employees, Sub-subcontractors, and others who need to know the content of such information solely and exclusively for the Project and who agree to maintain the confidentiality of such information.

### **§ 2.3 Information and Services Required of the Owner**

**§ 2.3.1** Except for permits and fees that are the responsibility of the Contractor under the Contract Documents, including those required under Section 3.7.1, the Owner shall secure and pay for necessary approvals, easements,

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assessments and charges required for construction, use or occupancy of permanent structures or for permanent changes in existing facilities.

**§ 2.3.2** The Owner shall retain an architect lawfully licensed to practice architecture, or an entity lawfully practicing architecture, in the jurisdiction where the Project is located. That person or entity is identified as the Architect in the Agreement and is referred to throughout the Contract Documents as if singular in number.

**§ 2.3.3** If the employment of the Architect terminates, the Owner shall employ a successor to whom the Contractor has no reasonable objection and whose status under the Contract Documents shall be that of the Architect.

**§ 2.3.4** The Owner shall furnish surveys describing physical characteristics, legal limitations and utility locations for the site of the Project, and a legal description of the site. The Contractor shall be entitled to rely on the accuracy of information furnished by the Owner but shall exercise proper precautions relating to the safe performance of the Work.

**§ 2.3.5** The Owner shall furnish information or services required of the Owner by the Contract Documents with reasonable promptness. The Owner shall also furnish any other information or services under the Owner's control and relevant to the Contractor's performance of the Work with reasonable promptness after receiving the Contractor's written request for such information or services.

**§ 2.3.6** Unless otherwise provided in the Contract Documents, the Owner shall furnish to the Contractor one copy of the Contract Documents for purposes of making reproductions pursuant to Section 1.5.2.

#### **§ 2.4 Owner's Right to Stop the Work**

If the Contractor fails to correct Work that is not in accordance with the requirements of the Contract Documents as required by Section 12.2 or repeatedly fails to carry out Work in accordance with the Contract Documents, the Owner may issue a written order to the Contractor to stop the Work, or any portion thereof, until the cause for such order has been eliminated; however, the right of the Owner to stop the Work shall not give rise to a duty on the part of the Owner to exercise this right for the benefit of the Contractor or any other person or entity, except to the extent required by Section 6.1.3.

#### **§ 2.5 Owner's Right to Carry Out the Work**

If the Contractor defaults or neglects to carry out the Work in accordance with the Contract Documents and fails within a ten-day period after receipt of notice from the Owner to commence and continue correction of such default or neglect with diligence and promptness, the Owner may, without prejudice to other remedies the Owner may have, correct such default or neglect. Such action by the Owner and amounts charged to the Contractor are both subject to prior approval of the Architect and the Architect may, pursuant to Section 9.5.1, withhold or nullify a Certificate for Payment in whole or in part, to the extent reasonably necessary to reimburse the Owner for the reasonable cost of correcting such deficiencies, including Owner's expenses and compensation for the Architect's additional services made necessary by such default, neglect, or failure. If current and future payments are not sufficient to cover such amounts, the Contractor shall pay the difference to the Owner. If the Contractor disagrees with the actions of the Owner or the Architect, or the amounts claimed as costs to the Owner, the Contractor may file a Claim pursuant to Article 15.

### **ARTICLE 3 CONTRACTOR**

#### **§ 3.1 General**

**§ 3.1.1** The Contractor is the person or entity identified as such in the Agreement and is referred to throughout the Contract Documents as if singular in number. The Contractor shall be lawfully licensed, if required in the jurisdiction where the Project is located. The Contractor shall designate in writing a representative who shall have express authority to bind the Contractor with respect to all matters under this Contract. The term "Contractor" means the Contractor or the Contractor's authorized representative.

**§ 3.1.2** The Contractor shall perform the Work in accordance with the Contract Documents.

**§ 3.1.3** The Contractor shall not be relieved of its obligations to perform the Work in accordance with the Contract Documents either by activities or duties of the Architect in the Architect's administration of the Contract, or by tests, inspections or approvals required or performed by persons or entities other than the Contractor.

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### **§ 3.2 Review of Contract Documents and Field Conditions by Contractor**

**§ 3.2.1** Execution of the Contract by the Contractor is a representation that the Contractor has visited the site, become generally familiar with local conditions under which the Work is to be performed, and correlated personal observations with requirements of the Contract Documents.

**§ 3.2.2** Because the Contract Documents are complementary, the Contractor shall, before starting each portion of the Work, carefully study and compare the various Contract Documents relative to that portion of the Work, as well as the information furnished by the Owner pursuant to Section 2.3.4, shall take field measurements of any existing conditions related to that portion of the Work, and shall observe any conditions at the site affecting it. These obligations are for the purpose of facilitating coordination and construction by the Contractor and are not for the purpose of discovering errors, omissions, or inconsistencies in the Contract Documents; however, the Contractor shall promptly report to the Architect any errors, inconsistencies or omissions discovered by or made known to the Contractor as a request for information in such form as the Architect may require. It is recognized that the Contractor's review is made in the Contractor's capacity as a contractor and not as a licensed design professional, unless otherwise specifically provided in the Contract Documents.

**§ 3.2.3** The Contractor is not required to ascertain that the Contract Documents are in accordance with applicable laws, statutes, ordinances, codes, rules and regulations, or lawful orders of public authorities, but the Contractor shall promptly report to the Architect any nonconformity discovered by or made known to the Contractor as a request for information in such form as the Architect may require.

**§ 3.2.4** If the Contractor believes that additional cost or time is involved because of clarifications or instructions the Architect issues in response to the Contractor's notices or requests for information pursuant to Sections 3.2.2 or 3.2.3, the Contractor shall submit Claims as provided in Article 15. If the Contractor fails to perform the obligations of Sections 3.2.2 or 3.2.3, the Contractor shall pay such costs and damages to the Owner, subject to Section 15.1.7, as would have been avoided if the Contractor had performed such obligations. If the Contractor performs those obligations, the Contractor shall not be liable to the Owner or Architect for damages resulting from errors, inconsistencies or omissions in the Contract Documents, for differences between field measurements or conditions and the Contract Documents, or for nonconformities of the Contract Documents to applicable laws, statutes, ordinances, codes, rules and regulations, and lawful orders of public authorities.

### **§ 3.3 Supervision and Construction Procedures**

**§ 3.3.1** The Contractor shall supervise and direct the Work, using the Contractor's best skill and attention. 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. If the Contract Documents give specific instructions concerning construction means, methods, techniques, sequences, or procedures, the Contractor shall evaluate the jobsite safety thereof and shall be solely responsible for the jobsite safety of such means, methods, techniques, sequences, or procedures. If the Contractor determines that such means, methods, techniques, sequences or procedures may not be safe, the Contractor shall give timely notice to the Owner and Architect, and shall propose alternative means, methods, techniques, sequences, or procedures. The Architect shall evaluate the proposed alternative solely for conformance with the design intent for the completed construction. Unless the Architect objects to the Contractor's proposed alternative, the Contractor shall perform the Work using its alternative means, methods, techniques, sequences, or procedures.

**§ 3.3.2** The Contractor shall be responsible to the Owner for acts and omissions of the Contractor's employees, Subcontractors and their agents and employees, and other persons or entities performing portions of the Work for, or on behalf of, the Contractor or any of its Subcontractors.

**§ 3.3.3** The Contractor shall be responsible for inspection of portions of Work already performed to determine that such portions are in proper condition to receive subsequent Work.

### **§ 3.4 Labor and Materials**

**§ 3.4.1** Unless otherwise provided in the Contract Documents, the Contractor shall provide and pay for labor, materials, equipment, tools, construction equipment and machinery, water, heat, utilities, transportation, and other facilities and services necessary for proper execution and completion of the Work, whether temporary or permanent and whether or not incorporated or to be incorporated in the Work.

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**§ 3.4.2** Except in the case of minor changes in the Work approved by the Architect in accordance with Section 3.12.8 or ordered by the Architect in accordance with Section 7.4, the Contractor may make substitutions only with the consent of the Owner, after evaluation by the Architect and in accordance with a Change Order or Construction Change Directive.

**§ 3.4.3** The Contractor shall enforce strict discipline and good order among the Contractor's employees and other persons carrying out the Work. The Contractor shall not permit employment of unfit persons or persons not properly skilled in tasks assigned to them.

### **§ 3.5 Warranty**

**§ 3.5.1** The Contractor warrants to the Owner and Architect that materials and equipment furnished under the Contract will be of good quality and new unless the Contract Documents require or permit otherwise. The Contractor further warrants that the Work will conform to the requirements of the Contract Documents and will be free from defects, except for those inherent in the quality of the Work the Contract Documents require or permit. Work, materials, or equipment not conforming to these requirements may be considered defective. The Contractor's warranty excludes remedy for damage or defect caused by abuse, alterations to the Work not executed by the Contractor, improper or insufficient maintenance, improper operation, or normal wear and tear and normal usage. If required by the Architect, the Contractor shall furnish satisfactory evidence as to the kind and quality of materials and equipment.

**§ 3.5.2** All material, equipment, or other special warranties required by the Contract Documents shall be issued in the name of the Owner, or shall be transferable to the Owner, and shall commence in accordance with Section 9.8.4.

### **§ 3.6 Taxes**

The Contractor shall pay sales, consumer, use and similar taxes for the Work provided by the Contractor that are legally enacted when bids are received or negotiations concluded, whether or not yet effective or merely scheduled to go into effect.

### **§ 3.7 Permits, Fees, Notices and Compliance with Laws**

**§ 3.7.1** Unless otherwise provided in the Contract Documents, the Contractor shall secure and pay for the building permit as well as for other permits, fees, licenses, and inspections by government agencies necessary for proper execution and completion of the Work that are customarily secured after execution of the Contract and legally required at the time bids are received or negotiations concluded.

**§ 3.7.2** The Contractor shall comply with and give notices required by applicable laws, statutes, ordinances, codes, rules and regulations, and lawful orders of public authorities applicable to performance of the Work.

**§ 3.7.3** If the Contractor performs Work knowing it to be contrary to applicable laws, statutes, ordinances, codes, rules and regulations, or lawful orders of public authorities, the Contractor shall assume appropriate responsibility for such Work and shall bear the costs attributable to correction.

### **§ 3.7.4 Concealed or Unknown Conditions**

If the Contractor encounters conditions at the site that are (1) subsurface or otherwise concealed physical conditions that differ materially from those indicated in the Contract Documents or (2) unknown physical conditions of an unusual nature that differ materially from those ordinarily found to exist and generally recognized as inherent in construction activities of the character provided for in the Contract Documents, the Contractor shall promptly provide notice to the Owner and the Architect before conditions are disturbed and in no event later than 14 days after first observance of the conditions. The Architect will promptly investigate such conditions and, if the Architect determines that they differ materially and cause an increase or decrease in the Contractor's cost of, or time required for, performance of any part of the Work, will recommend that an equitable adjustment be made in the Contract Sum or Contract Time, or both. If the Architect determines that the conditions at the site are not materially different from those indicated in the Contract Documents and that no change in the terms of the Contract is justified, the Architect shall promptly notify the Owner and Contractor, stating the reasons. If either party disputes the Architect's determination or recommendation, that party may submit a Claim as provided in Article 15.

**§ 3.7.5** If, in the course of the Work, the Contractor encounters human remains or recognizes the existence of burial markers, archaeological sites or wetlands not indicated in the Contract Documents, the Contractor shall immediately suspend any operations that would affect them and shall notify the Owner and Architect. Upon receipt of such notice, the Owner shall promptly take any action necessary to obtain governmental authorization required to resume the operations. The Contractor shall continue to suspend such operations until otherwise instructed by the Owner but shall continue with all other operations that do not affect those remains or features. Requests for adjustments in the Contract Sum and Contract Time arising from the existence of such remains or features may be made as provided in Article 15.

### **§ 3.8 Allowances**

**§ 3.8.1** The Contractor shall include in the Contract Sum all allowances stated in the Contract Documents. Items covered by allowances shall be supplied for such amounts and by such persons or entities as the Owner may direct, but the Contractor shall not be required to employ persons or entities to whom the Contractor has reasonable objection.

**§ 3.8.2** Unless otherwise provided in the Contract Documents,

- .1 allowances shall cover the cost to the Contractor of materials and equipment delivered at the site and all required taxes, less applicable trade discounts;
- .2 Contractor's costs for unloading and handling at the site, labor, installation costs, overhead, profit, and other expenses contemplated for stated allowance amounts shall be included in the Contract Sum but not in the allowances; and
- .3 whenever costs are more than or less than allowances, the Contract Sum shall be adjusted accordingly by Change Order. The amount of the Change Order shall reflect (1) the difference between actual costs and the allowances under Section 3.8.2.1 and (2) changes in Contractor's costs under Section 3.8.2.2.

**§ 3.8.3** Materials and equipment under an allowance shall be selected by the Owner with reasonable promptness.

### **§ 3.9 Superintendent**

**§ 3.9.1** The Contractor shall employ a competent superintendent and necessary assistants who shall be in attendance at the Project site during performance of the Work. The superintendent shall represent the Contractor, and communications given to the superintendent shall be as binding as if given to the Contractor.

**§ 3.9.2** The Contractor, as soon as practicable after award of the Contract, shall notify the Owner and Architect of the name and qualifications of a proposed superintendent. Within 14 days of receipt of the information, the Architect may notify the Contractor, stating whether the Owner or the Architect (1) has reasonable objection to the proposed superintendent or (2) requires additional time for review. Failure of the Architect to provide notice within the 14-day period shall constitute notice of no reasonable objection.

**§ 3.9.3** The Contractor shall not employ a proposed superintendent to whom the Owner or Architect has made reasonable and timely objection. The Contractor shall not change the superintendent without the Owner's consent, which shall not unreasonably be withheld or delayed.

### **§ 3.10 Contractor's Construction and Submittal Schedules**

**§ 3.10.1** The Contractor, promptly after being awarded the Contract, shall submit for the Owner's and Architect's information a Contractor's construction schedule for the Work. The schedule shall contain detail appropriate for the Project, including (1) the date of commencement of the Work, interim schedule milestone dates, and the date of Substantial Completion; (2) an apportionment of the Work by construction activity; and (3) the time required for completion of each portion of the Work. The schedule shall provide for the orderly progression of the Work to completion and shall not exceed time limits current under the Contract Documents. The schedule shall be revised at appropriate intervals as required by the conditions of the Work and Project.

**§ 3.10.2** The Contractor, promptly after being awarded the Contract and thereafter as necessary to maintain a current submittal schedule, shall submit a submittal schedule for the Architect's approval. The Architect's approval shall not be unreasonably delayed or withheld. The submittal schedule shall (1) be coordinated with the Contractor's construction schedule, and (2) allow the Architect reasonable time to review submittals. If the Contractor fails to submit a submittal schedule, or fails to provide submittals in accordance with the approved submittal schedule, the

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Contractor shall not be entitled to any increase in Contract Sum or extension of Contract Time based on the time required for review of submittals.

**§ 3.10.3** The Contractor shall perform the Work in general accordance with the most recent schedules submitted to the Owner and Architect.

**§ 3.11 Documents and Samples at the Site**

The Contractor shall make available, at the Project site, the Contract Documents, including Change Orders, Construction Change Directives, and other Modifications, in good order and marked currently to indicate field changes and selections made during construction, and the approved Shop Drawings, Product Data, Samples, and similar required submittals. These shall be in electronic form or paper copy, available to the Architect and Owner, and delivered to the Architect for submittal to the Owner upon completion of the Work as a record of the Work as constructed.

**§ 3.12 Shop Drawings, Product Data and Samples**

**§ 3.12.1** Shop Drawings are drawings, diagrams, schedules, and other data specially prepared for the Work by the Contractor or a Subcontractor, Sub-subcontractor, manufacturer, supplier, or distributor to illustrate some portion of the Work.

**§ 3.12.2** Product Data are illustrations, standard schedules, performance charts, instructions, brochures, diagrams, and other information furnished by the Contractor to illustrate materials or equipment for some portion of the Work.

**§ 3.12.3** Samples are physical examples that illustrate materials, equipment, or workmanship, and establish standards by which the Work will be judged.

**§ 3.12.4** Shop Drawings, Product Data, Samples, and similar submittals are not Contract Documents. Their purpose is to demonstrate how the Contractor proposes to conform to the information given and the design concept expressed in the Contract Documents for those portions of the Work for which the Contract Documents require submittals. Review by the Architect is subject to the limitations of Section 4.2.7. Informational submittals upon which the Architect is not expected to take responsive action may be so identified in the Contract Documents. Submittals that are not required by the Contract Documents may be returned by the Architect without action.

**§ 3.12.5** The Contractor shall review for compliance with the Contract Documents, approve, and submit to the Architect, Shop Drawings, Product Data, Samples, and similar submittals required by the Contract Documents, in accordance with the submittal schedule approved by the Architect or, in the absence of an approved submittal schedule, with reasonable promptness and in such sequence as to cause no delay in the Work or in the activities of the Owner or of Separate Contractors.

**§ 3.12.6** By submitting Shop Drawings, Product Data, Samples, and similar submittals, the Contractor represents to the Owner and Architect that the Contractor has (1) reviewed and approved them, (2) determined and verified materials, field measurements and field construction criteria related thereto, or will do so, and (3) checked and coordinated the information contained within such submittals with the requirements of the Work and of the Contract Documents.

**§ 3.12.7** The Contractor shall perform no portion of the Work for which the Contract Documents require submittal and review of Shop Drawings, Product Data, Samples, or similar submittals, until the respective submittal has been approved by the Architect.

**§ 3.12.8** The Work shall be in accordance with approved submittals except that the Contractor shall not be relieved of responsibility for deviations from the requirements of the Contract Documents by the Architect's approval of Shop Drawings, Product Data, Samples, or similar submittals, unless the Contractor has specifically notified the Architect of such deviation at the time of submittal and (1) the Architect has given written approval to the specific deviation as a minor change in the Work, or (2) a Change Order or Construction Change Directive has been issued authorizing the deviation. The Contractor shall not be relieved of responsibility for errors or omissions in Shop Drawings, Product Data, Samples, or similar submittals, by the Architect's approval thereof.



**§ 3.12.9** The Contractor shall direct specific attention, in writing or on resubmitted Shop Drawings, Product Data, Samples, or similar submittals, to revisions other than those requested by the Architect on previous submittals. In the absence of such notice, the Architect's approval of a resubmission shall not apply to such revisions.

**§ 3.12.10** The Contractor shall not be required to provide professional services that constitute the practice of architecture or engineering unless such services are specifically required by the Contract Documents for a portion of the Work or unless the Contractor needs to provide such services in order to carry out the Contractor's responsibilities for construction means, methods, techniques, sequences, and procedures. The Contractor shall not be required to provide professional services in violation of applicable law.

**§ 3.12.10.1** If professional design services or certifications by a design professional related to systems, materials, or equipment are specifically required of the Contractor by the Contract Documents, the Owner and the Architect will specify all performance and design criteria that such services must satisfy. The Contractor shall be entitled to rely upon the adequacy and accuracy of the performance and design criteria provided in the Contract Documents. The Contractor shall cause such services or certifications to be provided by an appropriately licensed design professional, whose signature and seal shall appear on all drawings, calculations, specifications, certifications, Shop Drawings, and other submittals prepared by such professional. Shop Drawings, and other submittals related to the Work, designed or certified by such professional, if prepared by others, shall bear such professional's written approval when submitted to the Architect. The Owner and the Architect shall be entitled to rely upon the adequacy and accuracy of the services, certifications, and approvals performed or provided by such design professionals, provided the Owner and Architect have specified to the Contractor the performance and design criteria that such services must satisfy. Pursuant to this Section 3.12.10, the Architect will review and approve or take other appropriate action on submittals only for the limited purpose of checking for conformance with information given and the design concept expressed in the Contract Documents.

**§ 3.12.10.2** If the Contract Documents require the Contractor's design professional to certify that the Work has been performed in accordance with the design criteria, the Contractor shall furnish such certifications to the Architect at the time and in the form specified by the Architect.

### **§ 3.13 Use of Site**

The Contractor shall confine operations at the site to areas permitted by applicable laws, statutes, ordinances, codes, rules and regulations, lawful orders of public authorities, and the Contract Documents and shall not unreasonably encumber the site with materials or equipment.

### **§ 3.14 Cutting and Patching**

**§ 3.14.1** The Contractor shall be responsible for cutting, fitting, or patching required to complete the Work or to make its parts fit together properly. All areas requiring cutting, fitting, or patching shall be restored to the condition existing prior to the cutting, fitting, or patching, unless otherwise required by the Contract Documents.

**§ 3.14.2** The Contractor shall not damage or endanger a portion of the Work or fully or partially completed construction of the Owner or Separate Contractors by cutting, patching, or otherwise altering such construction, or by excavation. The Contractor shall not cut or otherwise alter construction by the Owner or a Separate Contractor except with written consent of the Owner and of the Separate Contractor. Consent shall not be unreasonably withheld. The Contractor shall not unreasonably withhold, from the Owner or a Separate Contractor, its consent to cutting or otherwise altering the Work.

### **§ 3.15 Cleaning Up**

**§ 3.15.1** The Contractor shall keep the premises and surrounding area free from accumulation of waste materials and rubbish caused by operations under the Contract. At completion of the Work, the Contractor shall remove waste materials, rubbish, the Contractor's tools, construction equipment, machinery, and surplus materials from and about the Project.

**§ 3.15.2** If the Contractor fails to clean up as provided in the Contract Documents, the Owner may do so and the Owner shall be entitled to reimbursement from the Contractor.

### **§ 3.16 Access to Work**

The Contractor shall provide the Owner and Architect with access to the Work in preparation and progress wherever located.

### **§ 3.17 Royalties, Patents and Copyrights**

The Contractor shall pay all royalties and license fees. The Contractor shall defend suits or claims for infringement of copyrights and patent rights and shall hold the Owner and Architect harmless from loss on account thereof, but shall not be responsible for defense or loss when a particular design, process, or product of a particular manufacturer or manufacturers is required by the Contract Documents, or where the copyright violations are contained in Drawings, Specifications, or other documents prepared by the Owner or Architect. However, if an infringement of a copyright or patent is discovered by, or made known to, the Contractor, the Contractor shall be responsible for the loss unless the information is promptly furnished to the Architect.

### **§ 3.18 Indemnification**

**§ 3.18.1** To the fullest extent permitted by law, the Contractor shall indemnify and hold harmless the Owner, Architect, Architect's consultants, and agents and employees of any of them from and against claims, damages, losses, and expenses, including but not limited to attorneys' fees, arising out of or resulting from performance of the Work, provided that such claim, damage, loss, or expense is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the Work itself), but only to the extent caused by the negligent acts or omissions of the Contractor, a Subcontractor, anyone directly or indirectly employed by them, or anyone for whose acts they may be liable, regardless of whether or not such claim, damage, loss, or expense is caused in part by a party indemnified hereunder. Such obligation shall not be construed to negate, abridge, or reduce other rights or obligations of indemnity that would otherwise exist as to a party or person described in this Section 3.18.

**§ 3.18.2** In claims against any person or entity indemnified under this Section 3.18 by an employee of the Contractor, a Subcontractor, anyone directly or indirectly employed by them, or anyone for whose acts they may be liable, the indemnification obligation under Section 3.18.1 shall not be limited by a limitation on amount or type of damages, compensation, or benefits payable by or for the Contractor or a Subcontractor under workers' compensation acts, disability benefit acts, or other employee benefit acts.

## **ARTICLE 4 ARCHITECT**

### **§ 4.1 General**

**§ 4.1.1** The Architect is the person or entity retained by the Owner pursuant to Section 2.3.2 and identified as such in the Agreement.

**§ 4.1.2** Duties, responsibilities, and limitations of authority of the Architect as set forth in the Contract Documents shall not be restricted, modified, or extended without written consent of the Owner, Contractor, and Architect. Consent shall not be unreasonably withheld.

### **§ 4.2 Administration of the Contract**

**§ 4.2.1** The Architect will provide administration of the Contract as described in the Contract Documents and will be an Owner's representative during construction until the date the Architect issues the final Certificate for Payment. The Architect will have authority to act on behalf of the Owner only to the extent provided in the Contract Documents.

**§ 4.2.2** The Architect will visit the site at intervals appropriate to the stage of construction, or as otherwise agreed with the Owner, to become generally familiar with the progress and quality of the portion of the Work completed, and to determine in general if the Work observed is being performed in a manner indicating that the Work, when fully completed, will be in accordance with the Contract Documents. However, the Architect will not be required to make exhaustive or continuous on-site inspections to check the quality or quantity of the Work. The Architect will not have control over, charge of, or responsibility for the construction means, methods, techniques, sequences or procedures, or for the safety precautions and programs in connection with the Work, since these are solely the Contractor's rights and responsibilities under the Contract Documents.

**§ 4.2.3** On the basis of the site visits, the Architect will keep the Owner reasonably informed about the progress and quality of the portion of the Work completed, and promptly report to the Owner (1) known deviations from the

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Contract Documents, (2) known deviations from the most recent construction schedule submitted by the Contractor, and (3) defects and deficiencies observed in the Work. The Architect will not be responsible for the Contractor's failure to perform the Work in accordance with the requirements of the Contract Documents. The Architect will not have control over or charge of, and will not be responsible for acts or omissions of, the Contractor, Subcontractors, or their agents or employees, or any other persons or entities performing portions of the Work.

#### **§ 4.2.4 Communications**

The Owner and Contractor shall include the Architect in all communications that relate to or affect the Architect's services or professional responsibilities. The Owner shall promptly notify the Architect of the substance of any direct communications between the Owner and the Contractor otherwise relating to the Project. Communications by and with the Architect's consultants shall be through the Architect. Communications by and with Subcontractors and suppliers shall be through the Contractor. Communications by and with Separate Contractors shall be through the Owner. The Contract Documents may specify other communication protocols.

**§ 4.2.5** Based on the Architect's evaluations of the Contractor's Applications for Payment, the Architect will review and certify the amounts due the Contractor and will issue Certificates for Payment in such amounts.

**§ 4.2.6** The Architect has authority to reject Work that does not conform to the Contract Documents. Whenever the Architect considers it necessary or advisable, the Architect will have authority to require inspection or testing of the Work in accordance with Sections 13.4.2 and 13.4.3, whether or not the Work is fabricated, installed or completed. However, neither this authority of the Architect nor a decision made in good faith either to exercise or not to exercise such authority shall give rise to a duty or responsibility of the Architect to the Contractor, Subcontractors, suppliers, their agents or employees, or other persons or entities performing portions of the Work.

**§ 4.2.7** The Architect will review and approve, or take other appropriate action upon, the Contractor's submittals such as Shop Drawings, Product Data, and Samples, but only for the limited purpose of checking for conformance with information given and the design concept expressed in the Contract Documents. The Architect's action will be taken in accordance with the submittal schedule approved by the Architect or, in the absence of an approved submittal schedule, with reasonable promptness while allowing sufficient time in the Architect's professional judgment to permit adequate review. Review of such submittals is not conducted for the purpose of determining the accuracy and completeness of other details such as dimensions and quantities, or for substantiating instructions for installation or performance of equipment or systems, all of which remain the responsibility of the Contractor as required by the Contract Documents. The Architect's review of the Contractor's submittals shall not relieve the Contractor of the obligations under Sections 3.3, 3.5, and 3.12. The Architect's review shall not constitute approval of safety precautions or of any construction means, methods, techniques, sequences, or procedures. The Architect's approval of a specific item shall not indicate approval of an assembly of which the item is a component.

**§ 4.2.8** The Architect will prepare Change Orders and Construction Change Directives, and may order minor changes in the Work as provided in Section 7.4. The Architect will investigate and make determinations and recommendations regarding concealed and unknown conditions as provided in Section 3.7.4.

**§ 4.2.9** The Architect will conduct inspections to determine the date or dates of Substantial Completion and the date of final completion; issue Certificates of Substantial Completion pursuant to Section 9.8; receive and forward to the Owner, for the Owner's review and records, written warranties and related documents required by the Contract and assembled by the Contractor pursuant to Section 9.10; and issue a final Certificate for Payment pursuant to Section 9.10.

**§ 4.2.10** If the Owner and Architect agree, the Architect will provide one or more Project representatives to assist in carrying out the Architect's responsibilities at the site. The Owner shall notify the Contractor of any change in the duties, responsibilities and limitations of authority of the Project representatives.

**§ 4.2.11** The Architect will interpret and decide matters concerning performance under, and requirements of, the Contract Documents on written request of either the Owner or Contractor. The Architect's response to such requests will be made in writing within any time limits agreed upon or otherwise with reasonable promptness.

**§ 4.2.12** Interpretations and decisions of the Architect will be consistent with the intent of, and reasonably inferable from, the Contract Documents and will be in writing or in the form of drawings. When making such interpretations

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

**§ 4.2.13** The Architect's decisions on matters relating to aesthetic effect will be final if consistent with the intent expressed in the Contract Documents.

**§ 4.2.14** The Architect will review and respond to requests for information about the Contract Documents. The Architect's response to such requests will be made in writing within any time limits agreed upon or otherwise with reasonable promptness. If appropriate, the Architect will prepare and issue supplemental Drawings and Specifications in response to the requests for information.

## **ARTICLE 5 SUBCONTRACTORS**

### **§ 5.1 Definitions**

**§ 5.1.1** A Subcontractor is a person or entity who has a direct contract with the Contractor to perform a portion of the Work at the site. The term "Subcontractor" is referred to throughout the Contract Documents as if singular in number and means a Subcontractor or an authorized representative of the Subcontractor. The term "Subcontractor" does not include a Separate Contractor or the subcontractors of a Separate Contractor.

**§ 5.1.2** A Sub-subcontractor is a person or entity who has a direct or indirect contract with a Subcontractor to perform a portion of the Work at the site. The term "Sub-subcontractor" is referred to throughout the Contract Documents as if singular in number and means a Sub-subcontractor or an authorized representative of the Sub-subcontractor.

### **§ 5.2 Award of Subcontracts and Other Contracts for Portions of the Work**

**§ 5.2.1** Unless otherwise stated in the Contract Documents, the Contractor, as soon as practicable after award of the Contract, shall notify the Owner and Architect of the persons or entities proposed for each principal portion of the Work, including those who are to furnish materials or equipment fabricated to a special design. Within 14 days of receipt of the information, the Architect may notify the Contractor whether the Owner or the Architect (1) has reasonable objection to any such proposed person or entity or (2) requires additional time for review. Failure of the Architect to provide notice within the 14-day period shall constitute notice of no reasonable objection.

**§ 5.2.2** The Contractor shall not contract with a proposed person or entity to whom the Owner or Architect has made reasonable and timely objection. The Contractor shall not be required to contract with anyone to whom the Contractor has made reasonable objection.

**§ 5.2.3** If the Owner or Architect has reasonable objection to a person or entity proposed by the Contractor, the Contractor shall propose another to whom the Owner or Architect has no reasonable objection. If the proposed but rejected Subcontractor was reasonably capable of performing the Work, the Contract Sum and Contract Time shall be increased or decreased by the difference, if any, occasioned by such change, and an appropriate Change Order shall be issued before commencement of the substitute Subcontractor's Work. However, no increase in the Contract Sum or Contract Time shall be allowed for such change unless the Contractor has acted promptly and responsively in submitting names as required.

**§ 5.2.4** The Contractor shall not substitute a Subcontractor, person, or entity for one previously selected if the Owner or Architect makes reasonable objection to such substitution.

### **§ 5.3 Subcontractual Relations**

By appropriate written agreement, the Contractor shall require each Subcontractor, to the extent of the Work to be performed by the Subcontractor, to be bound to the Contractor by terms of the Contract Documents, and to assume toward the Contractor all the obligations and responsibilities, including the responsibility for safety of the Subcontractor's Work that the Contractor, by these Contract Documents, assumes toward the Owner and Architect. Each subcontract agreement shall preserve and protect the rights of the Owner and Architect under the Contract Documents with respect to the Work to be performed by the Subcontractor so that subcontracting thereof will not prejudice such rights, and shall allow to the Subcontractor, unless specifically provided otherwise in the subcontract agreement, the benefit of all rights, remedies, and redress against the Contractor that the Contractor, by the Contract Documents, has against the Owner. Where appropriate, the Contractor shall require each Subcontractor to enter into similar agreements with Sub-subcontractors. The Contractor shall make available to each proposed Subcontractor,

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prior to the execution of the subcontract agreement, copies of the Contract Documents to which the Subcontractor will be bound, and, upon written request of the Subcontractor, identify to the Subcontractor terms and conditions of the proposed subcontract agreement that may be at variance with the Contract Documents. Subcontractors will similarly make copies of applicable portions of such documents available to their respective proposed Subcontractors.

#### **§ 5.4 Contingent Assignment of Subcontracts**

**§ 5.4.1** Each subcontract agreement for a portion of the Work is assigned by the Contractor to the Owner, provided that

- .1 assignment is effective only after termination of the Contract by the Owner for cause pursuant to Section 14.2 and only for those subcontract agreements that the Owner accepts by notifying the Subcontractor and Contractor; and
- .2 assignment is subject to the prior rights of the surety, if any, obligated under bond relating to the Contract.

When the Owner accepts the assignment of a subcontract agreement, the Owner assumes the Contractor's rights and obligations under the subcontract.

**§ 5.4.2** Upon such assignment, if the Work has been suspended for more than 30 days, the Subcontractor's compensation shall be equitably adjusted for increases in cost resulting from the suspension.

**§ 5.4.3** Upon assignment to the Owner under this Section 5.4, the Owner may further assign the subcontract to a successor contractor or other entity. If the Owner assigns the subcontract to a successor contractor or other entity, the Owner shall nevertheless remain legally responsible for all of the successor contractor's obligations under the subcontract.

### **ARTICLE 6 CONSTRUCTION BY OWNER OR BY SEPARATE CONTRACTORS**

#### **§ 6.1 Owner's Right to Perform Construction and to Award Separate Contracts**

**§ 6.1.1** The term "Separate Contractor(s)" shall mean other contractors retained by the Owner under separate agreements. The Owner reserves the right to perform construction or operations related to the Project with the Owner's own forces, and with Separate Contractors retained under Conditions of the Contract substantially similar to those of this Contract, including those provisions of the Conditions of the Contract related to insurance and waiver of subrogation.

**§ 6.1.2** When separate contracts are awarded for different portions of the Project or other construction or operations on the site, the term "Contractor" in the Contract Documents in each case shall mean the Contractor who executes each separate Owner-Contractor Agreement.

**§ 6.1.3** The Owner shall provide for coordination of the activities of the Owner's own forces and of each Separate Contractor with the Work of the Contractor, who shall cooperate with them. The Contractor shall participate with any Separate Contractors and the Owner in reviewing their construction schedules. The Contractor shall make any revisions to its construction schedule deemed necessary after a joint review and mutual agreement. The construction schedules shall then constitute the schedules to be used by the Contractor, Separate Contractors, and the Owner until subsequently revised.

**§ 6.1.4** Unless otherwise provided in the Contract Documents, when the Owner performs construction or operations related to the Project with the Owner's own forces or with Separate Contractors, the Owner or its Separate Contractors shall have the same obligations and rights that the Contractor has under the Conditions of the Contract, including, without excluding others, those stated in Article 3, this Article 6, and Articles 10, 11, and 12.

#### **§ 6.2 Mutual Responsibility**

**§ 6.2.1** The Contractor shall afford the Owner and Separate Contractors reasonable opportunity for introduction and storage of their materials and equipment and performance of their activities, and shall connect and coordinate the Contractor's construction and operations with theirs as required by the Contract Documents.

**§ 6.2.2** If part of the Contractor's Work depends for proper execution or results upon construction or operations by the Owner or a Separate Contractor, the Contractor shall, prior to proceeding with that portion of the Work,

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promptly notify the Architect of apparent discrepancies or defects in the construction or operations by the Owner or Separate Contractor that would render it unsuitable for proper execution and results of the Contractor's Work. Failure of the Contractor to notify the Architect of apparent discrepancies or defects prior to proceeding with the Work shall constitute an acknowledgment that the Owner's or Separate Contractor's completed or partially completed construction is fit and proper to receive the Contractor's Work. The Contractor shall not be responsible for discrepancies or defects in the construction or operations by the Owner or Separate Contractor that are not apparent.

**§ 6.2.3** The Contractor shall reimburse the Owner for costs the Owner incurs that are payable to a Separate Contractor because of the Contractor's delays, improperly timed activities or defective construction. The Owner shall be responsible to the Contractor for costs the Contractor incurs because of a Separate Contractor's delays, improperly timed activities, damage to the Work or defective construction.

**§ 6.2.4** The Contractor shall promptly remedy damage that the Contractor wrongfully causes to completed or partially completed construction or to property of the Owner or Separate Contractor as provided in Section 10.2.5.

**§ 6.2.5** The Owner and each Separate Contractor shall have the same responsibilities for cutting and patching as are described for the Contractor in Section 3.14.

### **§ 6.3 Owner's Right to Clean Up**

If a dispute arises among the Contractor, Separate Contractors, and the Owner as to the responsibility under their respective contracts for maintaining the premises and surrounding area free from waste materials and rubbish, the Owner may clean up and the Architect will allocate the cost among those responsible.

## **ARTICLE 7 CHANGES IN THE WORK**

### **§ 7.1 General**

**§ 7.1.1** Changes in the Work may be accomplished after execution of the Contract, and without invalidating the Contract, by Change Order, Construction Change Directive or order for a minor change in the Work, subject to the limitations stated in this Article 7 and elsewhere in the Contract Documents.

**§ 7.1.2** A Change Order shall be based upon agreement among the Owner, Contractor, and Architect. A Construction Change Directive requires agreement by the Owner and Architect and may or may not be agreed to by the Contractor. An order for a minor change in the Work may be issued by the Architect alone.

**§ 7.1.3** Changes in the Work shall be performed under applicable provisions of the Contract Documents. The Contractor shall proceed promptly with changes in the Work, unless otherwise provided in the Change Order, Construction Change Directive, or order for a minor change in the Work.

### **§ 7.2 Change Orders**

**§ 7.2.1** A Change Order is a written instrument prepared by the Architect and signed by the Owner, Contractor, and Architect stating their agreement upon all of the following:

- .1 The change in the Work;
- .2 The amount of the adjustment, if any, in the Contract Sum; and
- .3 The extent of the adjustment, if any, in the Contract Time.

### **§ 7.3 Construction Change Directives**

**§ 7.3.1** A Construction Change Directive is a written order prepared by the Architect and signed by the Owner and Architect, directing a change in the Work prior to agreement on adjustment, if any, in the Contract Sum or Contract Time, or both. The Owner may by Construction Change Directive, without invalidating the Contract, order changes in the Work within the general scope of the Contract consisting of additions, deletions, or other revisions, the Contract Sum and Contract Time being adjusted accordingly.

**§ 7.3.2** A Construction Change Directive shall be used in the absence of total agreement on the terms of a Change Order.

**§ 7.3.3** If the Construction Change Directive provides for an adjustment to the Contract Sum, the adjustment shall be based on one of the following methods:

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- .1 Mutual acceptance of a lump sum properly itemized and supported by sufficient substantiating data to permit evaluation;
- .2 Unit prices stated in the Contract Documents or subsequently agreed upon;
- .3 Cost to be determined in a manner agreed upon by the parties and a mutually acceptable fixed or percentage fee; or
- .4 As provided in Section 7.3.4.

**§ 7.3.4** If the Contractor does not respond promptly or disagrees with the method for adjustment in the Contract Sum, the Architect shall determine the adjustment on the basis of reasonable expenditures and savings of those performing the Work attributable to the change, including, in case of an increase in the Contract Sum, an amount for overhead and profit as set forth in the Agreement, or if no such amount is set forth in the Agreement, a reasonable amount. In such case, and also under Section 7.3.3.3, the Contractor shall keep and present, in such form as the Architect may prescribe, an itemized accounting together with appropriate supporting data. Unless otherwise provided in the Contract Documents, costs for the purposes of this Section 7.3.4 shall be limited to the following:

- .1 Costs of labor, including applicable payroll taxes, fringe benefits required by agreement or custom, workers' compensation insurance, and other employee costs approved by the Architect;
- .2 Costs of materials, supplies, and equipment, including cost of transportation, whether incorporated or consumed;
- .3 Rental costs of machinery and equipment, exclusive of hand tools, whether rented from the Contractor or others;
- .4 Costs of premiums for all bonds and insurance, permit fees, and sales, use, or similar taxes, directly related to the change; and
- .5 Costs of supervision and field office personnel directly attributable to the change.

**§ 7.3.5** If the Contractor disagrees with the adjustment in the Contract Time, the Contractor may make a Claim in accordance with applicable provisions of Article 15.

**§ 7.3.6** Upon receipt of a Construction Change Directive, the Contractor shall promptly proceed with the change in the Work involved and advise the Architect of the Contractor's agreement or disagreement with the method, if any, provided in the Construction Change Directive for determining the proposed adjustment in the Contract Sum or Contract Time.

**§ 7.3.7** A Construction Change Directive signed by the Contractor indicates the Contractor's agreement therewith, including adjustment in Contract Sum and Contract Time or the method for determining them. Such agreement shall be effective immediately and shall be recorded as a Change Order.

**§ 7.3.8** The amount of credit to be allowed by the Contractor to the Owner for a deletion or change that results in a net decrease in the Contract Sum shall be actual net cost as confirmed by the Architect. When both additions and credits covering related Work or substitutions are involved in a change, the allowance for overhead and profit shall be figured on the basis of net increase, if any, with respect to that change.

**§ 7.3.9** Pending final determination of the total cost of a Construction Change Directive to the Owner, the Contractor may request payment for Work completed under the Construction Change Directive in Applications for Payment. The Architect will make an interim determination for purposes of monthly certification for payment for those costs and certify for payment the amount that the Architect determines, in the Architect's professional judgment, to be reasonably justified. The Architect's interim determination of cost shall adjust the Contract Sum on the same basis as a Change Order, subject to the right of either party to disagree and assert a Claim in accordance with Article 15.

**§ 7.3.10** When the Owner and Contractor agree with a determination made by the Architect concerning the adjustments in the Contract Sum and Contract Time, or otherwise reach agreement upon the adjustments, such agreement shall be effective immediately and the Architect will prepare a Change Order. Change Orders may be issued for all or any part of a Construction Change Directive.

#### **§ 7.4 Minor Changes in the Work**

The Architect may order minor changes in the Work that are consistent with the intent of the Contract Documents and do not involve an adjustment in the Contract Sum or an extension of the Contract Time. The Architect's order for minor changes shall be in writing. If the Contractor believes that the proposed minor change in the Work will

affect the Contract Sum or Contract Time, the Contractor shall notify the Architect and shall not proceed to implement the change in the Work. If the Contractor performs the Work set forth in the Architect's order for a minor change without prior notice to the Architect that such change will affect the Contract Sum or Contract Time, the Contractor waives any adjustment to the Contract Sum or extension of the Contract Time.

## **ARTICLE 8 TIME**

### **§ 8.1 Definitions**

**§ 8.1.1** Unless otherwise provided, Contract Time is the period of time, including authorized adjustments, allotted in the Contract Documents for Substantial Completion of the Work.

**§ 8.1.2** The date of commencement of the Work is the date established in the Agreement.

**§ 8.1.3** The date of Substantial Completion is the date certified by the Architect in accordance with Section 9.8.

**§ 8.1.4** The term "day" as used in the Contract Documents shall mean calendar day unless otherwise specifically defined.

### **§ 8.2 Progress and Completion**

**§ 8.2.1** Time limits stated in the Contract Documents are of the essence of the Contract. By executing the Agreement, the Contractor confirms that the Contract Time is a reasonable period for performing the Work.

**§ 8.2.2** The Contractor shall not knowingly, except by agreement or instruction of the Owner in writing, commence the Work prior to the effective date of insurance required to be furnished by the Contractor and Owner.

**§ 8.2.3** The Contractor shall proceed expeditiously with adequate forces and shall achieve Substantial Completion within the Contract Time.

### **§ 8.3 Delays and Extensions of Time**

**§ 8.3.1** If the Contractor is delayed at any time in the commencement or progress of the Work by (1) an act or neglect of the Owner or Architect, of an employee of either, or of a Separate Contractor; (2) by changes ordered in the Work; (3) by labor disputes, fire, unusual delay in deliveries, unavoidable casualties, adverse weather conditions documented in accordance with Section 15.1.6.2, or other causes beyond the Contractor's control; (4) by delay authorized by the Owner pending mediation and binding dispute resolution; or (5) by other causes that the Contractor asserts, and the Architect determines, justify delay, then the Contract Time shall be extended for such reasonable time as the Architect may determine.

**§ 8.3.2** Claims relating to time shall be made in accordance with applicable provisions of Article 15.

**§ 8.3.3** This Section 8.3 does not preclude recovery of damages for delay by either party under other provisions of the Contract Documents.

## **ARTICLE 9 PAYMENTS AND COMPLETION**

### **§ 9.1 Contract Sum**

**§ 9.1.1** The Contract Sum is stated in the Agreement and, including authorized adjustments, is the total amount payable by the Owner to the Contractor for performance of the Work under the Contract Documents.

**§ 9.1.2** If unit prices are stated in the Contract Documents or subsequently agreed upon, and if quantities originally contemplated are materially changed so that application of such unit prices to the actual quantities causes substantial inequity to the Owner or Contractor, the applicable unit prices shall be equitably adjusted.

### **§ 9.2 Schedule of Values**

Where the Contract is based on a stipulated sum or Guaranteed Maximum Price, the Contractor shall submit a schedule of values to the Architect before the first Application for Payment, allocating the entire Contract Sum to the various portions of the Work. The schedule of values shall be prepared in the form, and supported by the data to substantiate its accuracy, required by the Architect. This schedule, unless objected to by the Architect, shall be used as a basis for reviewing the Contractor's Applications for Payment. Any changes to the schedule of values shall be submitted to the Architect and supported by such data to substantiate its accuracy as the Architect may require, and



unless objected to by the Architect, shall be used as a basis for reviewing the Contractor's subsequent Applications for Payment.

### **§ 9.3 Applications for Payment**

**§ 9.3.1** At least ten days before the date established for each progress payment, the Contractor shall submit to the Architect an itemized Application for Payment prepared in accordance with the schedule of values, if required under Section 9.2, for completed portions of the Work. The application shall be notarized, if required, and supported by all data substantiating the Contractor's right to payment that the Owner or Architect require, such as copies of requisitions, and releases and waivers of liens from Subcontractors and suppliers, and shall reflect retainage if provided for in the Contract Documents.

**§ 9.3.1.1** As provided in Section 7.3.9, such applications may include requests for payment on account of changes in the Work that have been properly authorized by Construction Change Directives, or by interim determinations of the Architect, but not yet included in Change Orders.

**§ 9.3.1.2** Applications for Payment shall not include requests for payment for portions of the Work for which the Contractor does not intend to pay a Subcontractor or supplier, unless such Work has been performed by others whom the Contractor intends to pay.

**§ 9.3.2** Unless otherwise provided in the Contract Documents, payments shall be made on account of materials and equipment delivered and suitably stored at the site for subsequent incorporation in the Work. If approved in advance by the Owner, payment may similarly be made for materials and equipment suitably stored off the site at a location agreed upon in writing. Payment for materials and equipment stored on or off the site shall be conditioned upon compliance by the Contractor with procedures satisfactory to the Owner to establish the Owner's title to such materials and equipment or otherwise protect the Owner's interest, and shall include the costs of applicable insurance, storage, and transportation to the site, for such materials and equipment stored off the site.

**§ 9.3.3** The Contractor warrants that title to all Work covered by an Application for Payment will pass to the Owner no later than the time of payment. The Contractor further warrants that upon submittal of an Application for Payment all Work for which Certificates for Payment have been previously issued and payments received from the Owner shall, to the best of the Contractor's knowledge, information, and belief, be free and clear of liens, claims, security interests, or encumbrances, in favor of the Contractor, Subcontractors, suppliers, or other persons or entities that provided labor, materials, and equipment relating to the Work.

### **§ 9.4 Certificates for Payment**

**§ 9.4.1** The Architect will, within seven days after receipt of the Contractor's Application for Payment, either (1) issue to the Owner a Certificate for Payment in the full amount of the Application for Payment, with a copy to the Contractor; or (2) issue to the Owner a Certificate for Payment for such amount as the Architect determines is properly due, and notify the Contractor and Owner of the Architect's reasons for withholding certification in part as provided in Section 9.5.1; or (3) withhold certification of the entire Application for Payment, and notify the Contractor and Owner of the Architect's reason for withholding certification in whole as provided in Section 9.5.1.

**§ 9.4.2** The issuance of a Certificate for Payment will constitute a representation by the Architect to the Owner, based on the Architect's evaluation of the Work and the data in the Application for Payment, that, to the best of the Architect's knowledge, information, and belief, the Work has progressed to the point indicated, the quality of the Work is in accordance with the Contract Documents, and that the Contractor is entitled to payment in the amount certified. The foregoing representations are subject to an evaluation of the Work for conformance with the Contract Documents upon Substantial Completion, to results of subsequent tests and inspections, to correction of minor deviations from the Contract Documents prior to completion, and to specific qualifications expressed by the Architect. However, the issuance of a Certificate for Payment will not be a representation that the Architect has (1) made exhaustive or continuous on-site inspections to check the quality or quantity of the Work; (2) reviewed construction means, methods, techniques, sequences, or procedures; (3) reviewed copies of requisitions received from Subcontractors and suppliers and other data requested by the Owner to substantiate the Contractor's right to payment; or (4) made examination to ascertain how or for what purpose the Contractor has used money previously paid on account of the Contract Sum.

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## **§ 9.5 Decisions to Withhold Certification**

**§ 9.5.1** The Architect may withhold a Certificate for Payment in whole or in part, to the extent reasonably necessary to protect the Owner, if in the Architect's opinion the representations to the Owner required by Section 9.4.2 cannot be made. If the Architect is unable to certify payment in the amount of the Application, the Architect will notify the Contractor and Owner as provided in Section 9.4.1. If the Contractor and Architect cannot agree on a revised amount, the Architect will promptly issue a Certificate for Payment for the amount for which the Architect is able to make such representations to the Owner. The Architect may also withhold a Certificate for Payment or, because of subsequently discovered evidence, may nullify the whole or a part of a Certificate for Payment previously issued, to such extent as may be necessary in the Architect's opinion to protect the Owner from loss for which the Contractor is responsible, including loss resulting from acts and omissions described in Section 3.3.2, because of

- .1 defective Work not remedied;
- .2 third party claims filed or reasonable evidence indicating probable filing of such claims, unless security acceptable to the Owner is provided by the Contractor;
- .3 failure of the Contractor to make payments properly to Subcontractors or suppliers for labor, materials or equipment;
- .4 reasonable evidence that the Work cannot be completed for the unpaid balance of the Contract Sum;
- .5 damage to the Owner or a Separate Contractor;
- .6 reasonable evidence that the Work will not be completed within the Contract Time, and that the unpaid balance would not be adequate to cover actual or liquidated damages for the anticipated delay; or
- .7 repeated failure to carry out the Work in accordance with the Contract Documents.

**§ 9.5.2** When either party disputes the Architect's decision regarding a Certificate for Payment under Section 9.5.1, in whole or in part, that party may submit a Claim in accordance with Article 15.

**§ 9.5.3** When the reasons for withholding certification are removed, certification will be made for amounts previously withheld.

**§ 9.5.4** If the Architect withholds certification for payment under Section 9.5.1.3, the Owner may, at its sole option, issue joint checks to the Contractor and to any Subcontractor or supplier to whom the Contractor failed to make payment for Work properly performed or material or equipment suitably delivered. If the Owner makes payments by joint check, the Owner shall notify the Architect and the Contractor shall reflect such payment on its next Application for Payment.

## **§ 9.6 Progress Payments**

**§ 9.6.1** After the Architect has issued a Certificate for Payment, the Owner shall make payment in the manner and within the time provided in the Contract Documents, and shall so notify the Architect.

**§ 9.6.2** The Contractor shall pay each Subcontractor, no later than seven days after receipt of payment from the Owner, the amount to which the Subcontractor is entitled, reflecting percentages actually retained from payments to the Contractor on account of the Subcontractor's portion of the Work. The Contractor shall, by appropriate agreement with each Subcontractor, require each Subcontractor to make payments to Sub-subcontractors in a similar manner.

**§ 9.6.3** The Architect will, on request, furnish to a Subcontractor, if practicable, information regarding percentages of completion or amounts applied for by the Contractor and action taken thereon by the Architect and Owner on account of portions of the Work done by such Subcontractor.

**§ 9.6.4** The Owner has the right to request written evidence from the Contractor that the Contractor has properly paid Subcontractors and suppliers amounts paid by the Owner to the Contractor for subcontracted Work. If the Contractor fails to furnish such evidence within seven days, the Owner shall have the right to contact Subcontractors and suppliers to ascertain whether they have been properly paid. Neither the Owner nor Architect shall have an obligation to pay, or to see to the payment of money to, a Subcontractor or supplier, except as may otherwise be required by law.

**§ 9.6.5** The Contractor's payments to suppliers shall be treated in a manner similar to that provided in Sections 9.6.2, 9.6.3 and 9.6.4.

**§ 9.6.6** A Certificate for Payment, a progress payment, or partial or entire use or occupancy of the Project by the Owner shall not constitute acceptance of Work not in accordance with the Contract Documents.

**§ 9.6.7** Unless the Contractor provides the Owner with a payment bond in the full penal sum of the Contract Sum, payments received by the Contractor for Work properly performed by Subcontractors or provided by suppliers shall be held by the Contractor for those Subcontractors or suppliers who performed Work or furnished materials, or both, under contract with the Contractor for which payment was made by the Owner. Nothing contained herein shall require money to be placed in a separate account and not commingled with money of the Contractor, create any fiduciary liability or tort liability on the part of the Contractor for breach of trust, or entitle any person or entity to an award of punitive damages against the Contractor for breach of the requirements of this provision.

**§ 9.6.8** Provided the Owner has fulfilled its payment obligations under the Contract Documents, the Contractor shall defend and indemnify the Owner from all loss, liability, damage or expense, including reasonable attorney's fees and litigation expenses, arising out of any lien claim or other claim for payment by any Subcontractor or supplier of any tier. Upon receipt of notice of a lien claim or other claim for payment, the Owner shall notify the Contractor. If approved by the applicable court, when required, the Contractor may substitute a surety bond for the property against which the lien or other claim for payment has been asserted.

### **§ 9.7 Failure of Payment**

If the Architect does not issue a Certificate for Payment, through no fault of the Contractor, within seven days after receipt of the Contractor's Application for Payment, or if the Owner does not pay the Contractor within seven days after the date established in the Contract Documents, the amount certified by the Architect or awarded by binding dispute resolution, then the Contractor may, upon seven additional days' notice to the Owner and Architect, stop the Work until payment of the amount owing has been received. The Contract Time shall be extended appropriately and the Contract Sum shall be increased by the amount of the Contractor's reasonable costs of shutdown, delay and start-up, plus interest as provided for in the Contract Documents.

### **§ 9.8 Substantial Completion**

**§ 9.8.1** Substantial Completion is the stage in the progress of the Work when the Work or designated portion thereof is sufficiently complete in accordance with the Contract Documents so that the Owner can occupy or utilize the Work for its intended use.

**§ 9.8.2** When the Contractor considers that the Work, or a portion thereof which the Owner agrees to accept separately, is substantially complete, the Contractor shall prepare and submit to the Architect a comprehensive list of items to be completed or corrected prior to final payment. Failure to include an item on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents.

**§ 9.8.3** Upon receipt of the Contractor's list, the Architect will make an inspection to determine whether the Work or designated portion thereof is substantially complete. If the Architect's inspection discloses any item, whether or not included on the Contractor's list, which is not sufficiently complete in accordance with the Contract Documents so that the Owner can occupy or utilize the Work or designated portion thereof for its intended use, the Contractor shall, before issuance of the Certificate of Substantial Completion, complete or correct such item upon notification by the Architect. In such case, the Contractor shall then submit a request for another inspection by the Architect to determine Substantial Completion.

**§ 9.8.4** When the Work or designated portion thereof is substantially complete, the Architect will prepare a Certificate of Substantial Completion that shall establish the date of Substantial Completion; establish responsibilities of the Owner and Contractor for security, maintenance, heat, utilities, damage to the Work and insurance; and fix the time within which the Contractor shall finish all items on the list accompanying the Certificate. Warranties required by the Contract Documents shall commence on the date of Substantial Completion of the Work or designated portion thereof unless otherwise provided in the Certificate of Substantial Completion.

**§ 9.8.5** The Certificate of Substantial Completion shall be submitted to the Owner and Contractor for their written acceptance of responsibilities assigned to them in the Certificate. Upon such acceptance, and consent of surety if any, the Owner shall make payment of retainage applying to the Work or designated portion thereof. Such payment shall be adjusted for Work that is incomplete or not in accordance with the requirements of the Contract Documents.

### **§ 9.9 Partial Occupancy or Use**

**§ 9.9.1** The Owner may occupy or use any completed or partially completed portion of the Work at any stage when such portion is designated by separate agreement with the Contractor, provided such occupancy or use is consented to by the insurer and authorized by public authorities having jurisdiction over the Project. Such partial occupancy or use may commence whether or not the portion is substantially complete, provided the Owner and Contractor have accepted in writing the responsibilities assigned to each of them for payments, retainage, if any, security, maintenance, heat, utilities, damage to the Work and insurance, and have agreed in writing concerning the period for correction of the Work and commencement of warranties required by the Contract Documents. When the Contractor considers a portion substantially complete, the Contractor shall prepare and submit a list to the Architect as provided under Section 9.8.2. Consent of the Contractor to partial occupancy or use shall not be unreasonably withheld. The stage of the progress of the Work shall be determined by written agreement between the Owner and Contractor or, if no agreement is reached, by decision of the Architect.

**§ 9.9.2** Immediately prior to such partial occupancy or use, the Owner, Contractor, and Architect shall jointly inspect the area to be occupied or portion of the Work to be used in order to determine and record the condition of the Work.

**§ 9.9.3** Unless otherwise agreed upon, partial occupancy or use of a portion or portions of the Work shall not constitute acceptance of Work not complying with the requirements of the Contract Documents.

### **§ 9.10 Final Completion and Final Payment**

**§ 9.10.1** Upon receipt of the Contractor's notice that the Work is ready for final inspection and acceptance and upon receipt of a final Application for Payment, the Architect will promptly make such inspection. When the Architect finds the Work acceptable under the Contract Documents and the Contract fully performed, the Architect will promptly issue a final Certificate for Payment stating that to the best of the Architect's knowledge, information and belief, and on the basis of the Architect's on-site visits and inspections, the Work has been completed in accordance with the Contract Documents and that the entire balance found to be due the Contractor and noted in the final Certificate is due and payable. The Architect's final Certificate for Payment will constitute a further representation that conditions listed in Section 9.10.2 as precedent to the Contractor's being entitled to final payment have been fulfilled.

**§ 9.10.2** Neither final payment nor any remaining retained percentage shall become due until the Contractor submits to the Architect (1) an affidavit that payrolls, bills for materials and equipment, and other indebtedness connected with the Work for which the Owner or the Owner's property might be responsible or encumbered (less amounts withheld by Owner) have been paid or otherwise satisfied, (2) a certificate evidencing that insurance required by the Contract Documents to remain in force after final payment is currently in effect, (3) a written statement that the Contractor knows of no reason that the insurance will not be renewable to cover the period required by the Contract Documents, (4) consent of surety, if any, to final payment, (5) documentation of any special warranties, such as manufacturers' warranties or specific Subcontractor warranties, and (6) if required by the Owner, other data establishing payment or satisfaction of obligations, such as receipts and releases and waivers of liens, claims, security interests, or encumbrances arising out of the Contract, to the extent and in such form as may be designated by the Owner. If a Subcontractor refuses to furnish a release or waiver required by the Owner, the Contractor may furnish a bond satisfactory to the Owner to indemnify the Owner against such lien, claim, security interest, or encumbrance. If a lien, claim, security interest, or encumbrance remains unsatisfied after payments are made, the Contractor shall refund to the Owner all money that the Owner may be compelled to pay in discharging the lien, claim, security interest, or encumbrance, including all costs and reasonable attorneys' fees.

**§ 9.10.3** If, after Substantial Completion of the Work, final completion thereof is materially delayed through no fault of the Contractor or by issuance of Change Orders affecting final completion, and the Architect so confirms, the Owner shall, upon application by the Contractor and certification by the Architect, and without terminating the Contract, make payment of the balance due for that portion of the Work fully completed, corrected, and accepted. If the remaining balance for Work not fully completed or corrected is less than retainage stipulated in the Contract Documents, and if bonds have been furnished, the written consent of the surety to payment of the balance due for that portion of the Work fully completed and accepted shall be submitted by the Contractor to the Architect prior to certification of such payment. Such payment shall be made under terms and conditions governing final payment, except that it shall not constitute a waiver of Claims.

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§ 9.10.4 The making of final payment shall constitute a waiver of Claims by the Owner except those arising from

- .1 liens, Claims, security interests, or encumbrances arising out of the Contract and unsettled;
- .2 failure of the Work to comply with the requirements of the Contract Documents;
- .3 terms of special warranties required by the Contract Documents; or
- .4 audits performed by the Owner, if permitted by the Contract Documents, after final payment.

§ 9.10.5 Acceptance of final payment by the Contractor, a Subcontractor, or a supplier, shall constitute a waiver of claims by that payee except those previously made in writing and identified by that payee as unsettled at the time of final Application for Payment.

## ARTICLE 10 PROTECTION OF PERSONS AND PROPERTY

### § 10.1 Safety Precautions and Programs

The Contractor shall be responsible for initiating, maintaining, and supervising all safety precautions and programs in connection with the performance of the Contract.

### § 10.2 Safety of Persons and Property

§ 10.2.1 The Contractor shall take reasonable precautions for safety of, and shall provide reasonable protection to prevent damage, injury, or loss to

- .1 employees on the Work and other persons who may be affected thereby;
- .2 the Work and materials and equipment to be incorporated therein, whether in storage on or off the site, under care, custody, or control of the Contractor, a Subcontractor, or a Sub-subcontractor; and
- .3 other property at the site or adjacent thereto, such as trees, shrubs, lawns, walks, pavements, roadways, structures, and utilities not designated for removal, relocation, or replacement in the course of construction.

§ 10.2.2 The Contractor shall comply with, and give notices required by applicable laws, statutes, ordinances, codes, rules and regulations, and lawful orders of public authorities, bearing on safety of persons or property or their protection from damage, injury, or loss.

§ 10.2.3 The Contractor shall implement, erect, and maintain, as required by existing conditions and performance of the Contract, reasonable safeguards for safety and protection, including posting danger signs and other warnings against hazards; promulgating safety regulations; and notifying the owners and users of adjacent sites and utilities of the safeguards.

§ 10.2.4 When use or storage of explosives or other hazardous materials or equipment, or unusual methods are necessary for execution of the Work, the Contractor shall exercise utmost care and carry on such activities under supervision of properly qualified personnel.

§ 10.2.5 The Contractor shall promptly remedy damage and loss (other than damage or loss insured under property insurance required by the Contract Documents) to property referred to in Sections 10.2.1.2 and 10.2.1.3 caused in whole or in part by the Contractor, a Subcontractor, a Sub-subcontractor, or anyone directly or indirectly employed by any of them, or by anyone for whose acts they may be liable and for which the Contractor is responsible under Sections 10.2.1.2 and 10.2.1.3. The Contractor may make a Claim for the cost to remedy the damage or loss to the extent such damage or loss is attributable to acts or omissions of the Owner or Architect or anyone directly or indirectly employed by either of them, or by anyone for whose acts either of them may be liable, and not attributable to the fault or negligence of the Contractor. The foregoing obligations of the Contractor are in addition to the Contractor's obligations under Section 3.18.

§ 10.2.6 The Contractor shall designate a responsible member of the Contractor's organization at the site whose duty shall be the prevention of accidents. This person shall be the Contractor's superintendent unless otherwise designated by the Contractor in writing to the Owner and Architect.

§ 10.2.7 The Contractor shall not permit any part of the construction or site to be loaded so as to cause damage or create an unsafe condition.

### **§ 10.2.8 Injury or Damage to Person or Property**

If either party suffers injury or damage to person or property because of an act or omission of the other party, or of others for whose acts such party is legally responsible, notice of the injury or damage, whether or not insured, shall be given to the other party within a reasonable time not exceeding 21 days after discovery. The notice shall provide sufficient detail to enable the other party to investigate the matter.

### **§ 10.3 Hazardous Materials and Substances**

**§ 10.3.1** The Contractor is responsible for compliance with any requirements included in the Contract Documents regarding hazardous materials or substances. If the Contractor encounters a hazardous material or substance not addressed in the Contract Documents and if reasonable precautions will be inadequate to prevent foreseeable bodily injury or death to persons resulting from a material or substance, including but not limited to asbestos or polychlorinated biphenyl (PCB), encountered on the site by the Contractor, the Contractor shall, upon recognizing the condition, immediately stop Work in the affected area and notify the Owner and Architect of the condition.

**§ 10.3.2** Upon receipt of the Contractor's notice, the Owner shall obtain the services of a licensed laboratory to verify the presence or absence of the material or substance reported by the Contractor and, in the event such material or substance is found to be present, to cause it to be rendered harmless. Unless otherwise required by the Contract Documents, the Owner shall furnish in writing to the Contractor and Architect the names and qualifications of persons or entities who are to perform tests verifying the presence or absence of the material or substance or who are to perform the task of removal or safe containment of the material or substance. The Contractor and the Architect will promptly reply to the Owner in writing stating whether or not either has reasonable objection to the persons or entities proposed by the Owner. If either the Contractor or Architect has an objection to a person or entity proposed by the Owner, the Owner shall propose another to whom the Contractor and the Architect have no reasonable objection. When the material or substance has been rendered harmless, Work in the affected area shall resume upon written agreement of the Owner and Contractor. By Change Order, the Contract Time shall be extended appropriately and the Contract Sum shall be increased by the amount of the Contractor's reasonable additional costs of shutdown, delay, and start-up.

**§ 10.3.3** To the fullest extent permitted by law, the Owner shall indemnify and hold harmless the Contractor, Subcontractors, Architect, Architect's consultants, and agents and employees of any of them from and against claims, damages, losses, and expenses, including but not limited to attorneys' fees, arising out of or resulting from performance of the Work in the affected area if in fact the material or substance presents the risk of bodily injury or death as described in Section 10.3.1 and has not been rendered harmless, provided that such claim, damage, loss, or expense is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the Work itself), except to the extent that such damage, loss, or expense is due to the fault or negligence of the party seeking indemnity.

**§ 10.3.4** The Owner shall not be responsible under this Section 10.3 for hazardous materials or substances the Contractor brings to the site unless such materials or substances are required by the Contract Documents. The Owner shall be responsible for hazardous materials or substances required by the Contract Documents, except to the extent of the Contractor's fault or negligence in the use and handling of such materials or substances.

**§ 10.3.5** The Contractor shall reimburse the Owner for the cost and expense the Owner incurs (1) for remediation of hazardous materials or substances the Contractor brings to the site and negligently handles, or (2) where the Contractor fails to perform its obligations under Section 10.3.1, except to the extent that the cost and expense are due to the Owner's fault or negligence.

**§ 10.3.6** If, without negligence on the part of the Contractor, the Contractor is held liable by a government agency for the cost of remediation of a hazardous material or substance solely by reason of performing Work as required by the Contract Documents, the Owner shall reimburse the Contractor for all cost and expense thereby incurred.

### **§ 10.4 Emergencies**

In an emergency affecting safety of persons or property, the Contractor shall act, at the Contractor's discretion, to prevent threatened damage, injury, or loss. Additional compensation or extension of time claimed by the Contractor on account of an emergency shall be determined as provided in Article 15 and Article 7.

## ARTICLE 11 INSURANCE AND BONDS

### § 11.1 Contractor's Insurance and Bonds

§ 11.1.1 The Contractor shall purchase and maintain insurance of the types and limits of liability, containing the endorsements, and subject to the terms and conditions, as described in the Agreement or elsewhere in the Contract Documents. The Contractor shall purchase and maintain the required insurance from an insurance company or insurance companies lawfully authorized to issue insurance in the jurisdiction where the Project is located. The Owner, Architect, and Architect's consultants shall be named as additional insureds under the Contractor's commercial general liability policy or as otherwise described in the Contract Documents.

§ 11.1.2 The Contractor shall provide surety bonds of the types, for such penal sums, and subject to such terms and conditions as required by the Contract Documents. The Contractor shall purchase and maintain the required bonds from a company or companies lawfully authorized to issue surety bonds in the jurisdiction where the Project is located.

§ 11.1.3 Upon the request of any person or entity appearing to be a potential beneficiary of bonds covering payment of obligations arising under the Contract, the Contractor shall promptly furnish a copy of the bonds or shall authorize a copy to be furnished.

§ 11.1.4 **Notice of Cancellation or Expiration of Contractor's Required Insurance.** Within three (3) business days of the date the Contractor becomes aware of an impending or actual cancellation or expiration of any insurance required by the Contract Documents, the Contractor shall provide notice to the Owner of such impending or actual cancellation or expiration. Upon receipt of notice from the Contractor, the Owner shall, unless the lapse in coverage arises from an act or omission of the Owner, have the right to stop the Work until the lapse in coverage has been cured by the procurement of replacement coverage by the Contractor. The furnishing of notice by the Contractor shall not relieve the Contractor of any contractual obligation to provide any required coverage.

### § 11.2 Owner's Insurance

§ 11.2.1 The Owner shall purchase and maintain insurance of the types and limits of liability, containing the endorsements, and subject to the terms and conditions, as described in the Agreement or elsewhere in the Contract Documents. The Owner shall purchase and maintain the required insurance from an insurance company or insurance companies lawfully authorized to issue insurance in the jurisdiction where the Project is located.

§ 11.2.2 **Failure to Purchase Required Property Insurance.** If the Owner fails to purchase and maintain the required property insurance, with all of the coverages and in the amounts described in the Agreement or elsewhere in the Contract Documents, the Owner shall inform the Contractor in writing prior to commencement of the Work. Upon receipt of notice from the Owner, the Contractor may delay commencement of the Work and may obtain insurance that will protect the interests of the Contractor, Subcontractors, and Sub-Subcontractors in the Work. When the failure to provide coverage has been cured or resolved, the Contract Sum and Contract Time shall be equitably adjusted. In the event the Owner fails to procure coverage, the Owner waives all rights against the Contractor, Subcontractors, and Sub-subcontractors to the extent the loss to the Owner would have been covered by the insurance to have been procured by the Owner. The cost of the insurance shall be charged to the Owner by a Change Order. If the Owner does not provide written notice, and the Contractor is damaged by the failure or neglect of the Owner to purchase or maintain the required insurance, the Owner shall reimburse the Contractor for all reasonable costs and damages attributable thereto.

§ 11.2.3 **Notice of Cancellation or Expiration of Owner's Required Property Insurance.** Within three (3) business days of the date the Owner becomes aware of an impending or actual cancellation or expiration of any property insurance required by the Contract Documents, the Owner shall provide notice to the Contractor of such impending or actual cancellation or expiration. Unless the lapse in coverage arises from an act or omission of the Contractor: (1) the Contractor, upon receipt of notice from the Owner, shall have the right to stop the Work until the lapse in coverage has been cured by the procurement of replacement coverage by either the Owner or the Contractor; (2) the Contract Time and Contract Sum shall be equitably adjusted; and (3) the Owner waives all rights against the Contractor, Subcontractors, and Sub-subcontractors to the extent any loss to the Owner would have been covered by the insurance had it not expired or been cancelled. If the Contractor purchases replacement coverage, the cost of the insurance shall be charged to the Owner by an appropriate Change Order. The furnishing of notice by the Owner shall not relieve the Owner of any contractual obligation to provide required insurance.

### **§ 11.3 Waivers of Subrogation**

**§ 11.3.1** The Owner and Contractor waive all rights against (1) each other and any of their subcontractors, sub-subcontractors, agents, and employees, each of the other; (2) the Architect and Architect's consultants; and (3) Separate Contractors, if any, and any of their subcontractors, sub-subcontractors, agents, and employees, for damages caused by fire, or other causes of loss, to the extent those losses are covered by property insurance required by the Agreement or other property insurance applicable to the Project, except such rights as they have to proceeds of such insurance. The Owner or Contractor, as appropriate, shall require similar written waivers in favor of the individuals and entities identified above from the Architect, Architect's consultants, Separate Contractors, subcontractors, and sub-subcontractors. The policies of insurance purchased and maintained by each person or entity agreeing to waive claims pursuant to this section 11.3.1 shall not prohibit this waiver of subrogation. This waiver of subrogation shall be effective as to a person or entity (1) even though that person or entity would otherwise have a duty of indemnification, contractual or otherwise, (2) even though that person or entity did not pay the insurance premium directly or indirectly, or (3) whether or not the person or entity had an insurable interest in the damaged property.

**§ 11.3.2** If during the Project construction period the Owner insures properties, real or personal or both, at or adjacent to the site by property insurance under policies separate from those insuring the Project, or if after final payment property insurance is to be provided on the completed Project through a policy or policies other than those insuring the Project during the construction period, to the extent permissible by such policies, the Owner waives all rights in accordance with the terms of Section 11.3.1 for damages caused by fire or other causes of loss covered by this separate property insurance.

### **§ 11.4 Loss of Use, Business Interruption, and Delay in Completion Insurance**

The Owner, at the Owner's option, may purchase and maintain insurance that will protect the Owner against loss of use of the Owner's property, or the inability to conduct normal operations, due to fire or other causes of loss. The Owner waives all rights of action against the Contractor and Architect for loss of use of the Owner's property, due to fire or other hazards however caused.

### **§ 11.5 Adjustment and Settlement of Insured Loss**

**§ 11.5.1** A loss insured under the property insurance required by the Agreement shall be adjusted by the Owner as fiduciary and made payable to the Owner as fiduciary for the insureds, as their interests may appear, subject to requirements of any applicable mortgagee clause and of Section 11.5.2. The Owner shall pay the Architect and Contractor their just shares of insurance proceeds received by the Owner, and by appropriate agreements the Architect and Contractor shall make payments to their consultants and Subcontractors in similar manner.

**§ 11.5.2** Prior to settlement of an insured loss, the Owner shall notify the Contractor of the terms of the proposed settlement as well as the proposed allocation of the insurance proceeds. The Contractor shall have 14 days from receipt of notice to object to the proposed settlement or allocation of the proceeds. If the Contractor does not object, the Owner shall settle the loss and the Contractor shall be bound by the settlement and allocation. Upon receipt, the Owner shall deposit the insurance proceeds in a separate account and make the appropriate distributions. Thereafter, if no other agreement is made or the Owner does not terminate the Contract for convenience, the Owner and Contractor shall execute a Change Order for reconstruction of the damaged or destroyed Work in the amount allocated for that purpose. If the Contractor timely objects to either the terms of the proposed settlement or the allocation of the proceeds, the Owner may proceed to settle the insured loss, and any dispute between the Owner and Contractor arising out of the settlement or allocation of the proceeds shall be resolved pursuant to Article 15. Pending resolution of any dispute, the Owner may issue a Construction Change Directive for the reconstruction of the damaged or destroyed Work.

## **ARTICLE 12 UNCOVERING AND CORRECTION OF WORK**

### **§ 12.1 Uncovering of Work**

**§ 12.1.1** If a portion of the Work is covered contrary to the Architect's request or to requirements specifically expressed in the Contract Documents, it must, if requested in writing by the Architect, be uncovered for the Architect's examination and be replaced at the Contractor's expense without change in the Contract Time.

**§ 12.1.2** If a portion of the Work has been covered that the Architect has not specifically requested to examine prior to its being covered, the Architect may request to see such Work and it shall be uncovered by the Contractor. If such Work is in accordance with the Contract Documents, the Contractor shall be entitled to an equitable adjustment to

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the Contract Sum and Contract Time as may be appropriate. If such Work is not in accordance with the Contract Documents, the costs of uncovering the Work, and the cost of correction, shall be at the Contractor's expense.

## **§ 12.2 Correction of Work**

### **§ 12.2.1 Before Substantial Completion**

The Contractor shall promptly correct Work rejected by the Architect or failing to conform to the requirements of the Contract Documents, discovered before Substantial Completion and whether or not fabricated, installed or completed. Costs of correcting such rejected Work, including additional testing and inspections, the cost of uncovering and replacement, and compensation for the Architect's services and expenses made necessary thereby, shall be at the Contractor's expense.

### **§ 12.2.2 After Substantial Completion**

**§ 12.2.2.1** In addition to the Contractor's obligations under Section 3.5, if, within one year after the date of Substantial Completion of the Work or designated portion thereof or after the date for commencement of warranties established under Section 9.9.1, or by terms of any applicable special warranty required by the Contract Documents, any of the Work is found to be not in accordance with the requirements of the Contract Documents, the Contractor shall correct it promptly after receipt of notice from the Owner to do so, unless the Owner has previously given the Contractor a written acceptance of such condition. The Owner shall give such notice promptly after discovery of the condition. During the one-year period for correction of Work, if the Owner fails to notify the Contractor and give the Contractor an opportunity to make the correction, the Owner waives the rights to require correction by the Contractor and to make a claim for breach of warranty. If the Contractor fails to correct nonconforming Work within a reasonable time during that period after receipt of notice from the Owner or Architect, the Owner may correct it in accordance with Section 2.5.

**§ 12.2.2.2** The one-year period for correction of Work shall be extended with respect to portions of Work first performed after Substantial Completion by the period of time between Substantial Completion and the actual completion of that portion of the Work.

**§ 12.2.2.3** The one-year period for correction of Work shall not be extended by corrective Work performed by the Contractor pursuant to this Section 12.2.

**§ 12.2.3** The Contractor shall remove from the site portions of the Work that are not in accordance with the requirements of the Contract Documents and are neither corrected by the Contractor nor accepted by the Owner.

**§ 12.2.4** The Contractor shall bear the cost of correcting destroyed or damaged construction of the Owner or Separate Contractors, whether completed or partially completed, caused by the Contractor's correction or removal of Work that is not in accordance with the requirements of the Contract Documents.

**§ 12.2.5** Nothing contained in this Section 12.2 shall be construed to establish a period of limitation with respect to other obligations the Contractor has under the Contract Documents. Establishment of the one-year period for correction of Work as described in Section 12.2.2 relates only to the specific obligation of the Contractor to correct the Work, and has no relationship to the time within which the obligation to comply with the Contract Documents may be sought to be enforced, nor to the time within which proceedings may be commenced to establish the Contractor's liability with respect to the Contractor's obligations other than specifically to correct the Work.

## **§ 12.3 Acceptance of Nonconforming Work**

If the Owner prefers to accept Work that is not in accordance with the requirements of the Contract Documents, the Owner may do so instead of requiring its removal and correction, in which case the Contract Sum will be reduced as appropriate and equitable. Such adjustment shall be effected whether or not final payment has been made.

## **ARTICLE 13 MISCELLANEOUS PROVISIONS**

### **§ 13.1 Governing Law**

The Contract shall be governed by the law of the place where the Project is located, excluding that jurisdiction's choice of law rules. If the parties have selected arbitration as the method of binding dispute resolution, the Federal Arbitration Act shall govern Section 15.4.

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## **§ 13.2 Successors and Assigns**

**§ 13.2.1** The Owner and Contractor respectively bind themselves, their partners, successors, assigns, and legal representatives to covenants, agreements, and obligations contained in the Contract Documents. Except as provided in Section 13.2.2, neither party to the Contract shall assign the Contract as a whole without written consent of the other. If either party attempts to make an assignment without such consent, that party shall nevertheless remain legally responsible for all obligations under the Contract.

**§ 13.2.2** The Owner may, without consent of the Contractor, assign the Contract to a lender providing construction financing for the Project, if the lender assumes the Owner's rights and obligations under the Contract Documents. The Contractor shall execute all consents reasonably required to facilitate the assignment.

## **§ 13.3 Rights and Remedies**

**§ 13.3.1** Duties and obligations imposed by the Contract Documents and rights and remedies available thereunder shall be in addition to and not a limitation of duties, obligations, rights, and remedies otherwise imposed or available by law.

**§ 13.3.2** No action or failure to act by the Owner, Architect, or Contractor shall constitute a waiver of a right or duty afforded them under the Contract, nor shall such action or failure to act constitute approval of or acquiescence in a breach thereunder, except as may be specifically agreed upon in writing.

## **§ 13.4 Tests and Inspections**

**§ 13.4.1** Tests, inspections, and approvals of portions of the Work shall be made as required by the Contract Documents and by applicable laws, statutes, ordinances, codes, rules, and regulations or lawful orders of public authorities. Unless otherwise provided, the Contractor shall make arrangements for such tests, inspections, and approvals with an independent testing laboratory or entity acceptable to the Owner, or with the appropriate public authority, and shall bear all related costs of tests, inspections, and approvals. The Contractor shall give the Architect timely notice of when and where tests and inspections are to be made so that the Architect may be present for such procedures. The Owner shall bear costs of tests, inspections, or approvals that do not become requirements until after bids are received or negotiations concluded. The Owner shall directly arrange and pay for tests, inspections, or approvals where building codes or applicable laws or regulations so require.

**§ 13.4.2** If the Architect, Owner, or public authorities having jurisdiction determine that portions of the Work require additional testing, inspection, or approval not included under Section 13.4.1, the Architect will, upon written authorization from the Owner, instruct the Contractor to make arrangements for such additional testing, inspection, or approval, by an entity acceptable to the Owner, and the Contractor shall give timely notice to the Architect of when and where tests and inspections are to be made so that the Architect may be present for such procedures. Such costs, except as provided in Section 13.4.3, shall be at the Owner's expense.

**§ 13.4.3** If procedures for testing, inspection, or approval under Sections 13.4.1 and 13.4.2 reveal failure of the portions of the Work to comply with requirements established by the Contract Documents, all costs made necessary by such failure, including those of repeated procedures and compensation for the Architect's services and expenses, shall be at the Contractor's expense.

**§ 13.4.4** Required certificates of testing, inspection, or approval shall, unless otherwise required by the Contract Documents, be secured by the Contractor and promptly delivered to the Architect.

**§ 13.4.5** If the Architect is to observe tests, inspections, or approvals required by the Contract Documents, the Architect will do so promptly and, where practicable, at the normal place of testing.

**§ 13.4.6** Tests or inspections conducted pursuant to the Contract Documents shall be made promptly to avoid unreasonable delay in the Work.

## **§ 13.5 Interest**

Payments due and unpaid under the Contract Documents shall bear interest from the date payment is due at the rate the parties agree upon in writing or, in the absence thereof, at the legal rate prevailing from time to time at the place where the Project is located.

## **ARTICLE 14 TERMINATION OR SUSPENSION OF THE CONTRACT**

### **§ 14.1 Termination by the Contractor**

**§ 14.1.1** The Contractor may terminate the Contract if the Work is stopped for a period of 30 consecutive days through no act or fault of the Contractor, a Subcontractor, a Sub-subcontractor, their agents or employees, or any other persons or entities performing portions of the Work, for any of the following reasons:

- .1 Issuance of an order of a court or other public authority having jurisdiction that requires all Work to be stopped;
- .2 An act of government, such as a declaration of national emergency, that requires all Work to be stopped;
- .3 Because the Architect has not issued a Certificate for Payment and has not notified the Contractor of the reason for withholding certification as provided in Section 9.4.1, or because the Owner has not made payment on a Certificate for Payment within the time stated in the Contract Documents; or
- .4 The Owner has failed to furnish to the Contractor reasonable evidence as required by Section 2.2.

**§ 14.1.2** The Contractor may terminate the Contract if, through no act or fault of the Contractor, a Subcontractor, a Sub-subcontractor, their agents or employees, or any other persons or entities performing portions of the Work, repeated suspensions, delays, or interruptions of the entire Work by the Owner as described in Section 14.3, constitute in the aggregate more than 100 percent of the total number of days scheduled for completion, or 120 days in any 365-day period, whichever is less.

**§ 14.1.3** If one of the reasons described in Section 14.1.1 or 14.1.2 exists, the Contractor may, upon seven days' notice to the Owner and Architect, terminate the Contract and recover from the Owner payment for Work executed, as well as reasonable overhead and profit on Work not executed, and costs incurred by reason of such termination.

**§ 14.1.4** If the Work is stopped for a period of 60 consecutive days through no act or fault of the Contractor, a Subcontractor, a Sub-subcontractor, or their agents or employees or any other persons or entities performing portions of the Work because the Owner has repeatedly failed to fulfill the Owner's obligations under the Contract Documents with respect to matters important to the progress of the Work, the Contractor may, upon seven additional days' notice to the Owner and the Architect, terminate the Contract and recover from the Owner as provided in Section 14.1.3.

### **§ 14.2 Termination by the Owner for Cause**

**§ 14.2.1** The Owner may terminate the Contract if the Contractor

- .1 repeatedly refuses or fails to supply enough properly skilled workers or proper materials;
- .2 fails to make payment to Subcontractors or suppliers in accordance with the respective agreements between the Contractor and the Subcontractors or suppliers;
- .3 repeatedly disregards applicable laws, statutes, ordinances, codes, rules and regulations, or lawful orders of a public authority; or
- .4 otherwise is guilty of substantial breach of a provision of the Contract Documents.

**§ 14.2.2** When any of the reasons described in Section 14.2.1 exist, and upon certification by the Architect that sufficient cause exists to justify such action, the Owner may, without prejudice to any other rights or remedies of the Owner and after giving the Contractor and the Contractor's surety, if any, seven days' notice, terminate employment of the Contractor and may, subject to any prior rights of the surety:

- .1 Exclude the Contractor from the site and take possession of all materials, equipment, tools, and construction equipment and machinery thereon owned by the Contractor;
- .2 Accept assignment of subcontracts pursuant to Section 5.4; and
- .3 Finish the Work by whatever reasonable method the Owner may deem expedient. Upon written request of the Contractor, the Owner shall furnish to the Contractor a detailed accounting of the costs incurred by the Owner in finishing the Work.

**§ 14.2.3** When the Owner terminates the Contract for one of the reasons stated in Section 14.2.1, the Contractor shall not be entitled to receive further payment until the Work is finished.

**§ 14.2.4** If the unpaid balance of the Contract Sum exceeds costs of finishing the Work, including compensation for the Architect's services and expenses made necessary thereby, and other damages incurred by the Owner and not expressly waived, such excess shall be paid to the Contractor. If such costs and damages exceed the unpaid balance,

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the Contractor shall pay the difference to the Owner. The amount to be paid to the Contractor or Owner, as the case may be, shall be certified by the Initial Decision Maker, upon application, and this obligation for payment shall survive termination of the Contract.

#### **§ 14.3 Suspension by the Owner for Convenience**

**§ 14.3.1** The Owner may, without cause, order the Contractor in writing to suspend, delay or interrupt the Work, in whole or in part for such period of time as the Owner may determine.

**§ 14.3.2** The Contract Sum and Contract Time shall be adjusted for increases in the cost and time caused by suspension, delay, or interruption under Section 14.3.1. Adjustment of the Contract Sum shall include profit. No adjustment shall be made to the extent

- .1 that performance is, was, or would have been, so suspended, delayed, or interrupted, by another cause for which the Contractor is responsible; or
- .2 that an equitable adjustment is made or denied under another provision of the Contract.

#### **§ 14.4 Termination by the Owner for Convenience**

**§ 14.4.1** The Owner may, at any time, terminate the Contract for the Owner's convenience and without cause.

**§ 14.4.2** Upon receipt of notice from the Owner of such termination for the Owner's convenience, the Contractor shall

- .1 cease operations as directed by the Owner in the notice;
- .2 take actions necessary, or that the Owner may direct, for the protection and preservation of the Work; and
- .3 except for Work directed to be performed prior to the effective date of termination stated in the notice, terminate all existing subcontracts and purchase orders and enter into no further subcontracts and purchase orders.

**§ 14.4.3** In case of such termination for the Owner's convenience, the Owner shall pay the Contractor for Work properly executed; costs incurred by reason of the termination, including costs attributable to termination of Subcontracts; and the termination fee, if any, set forth in the Agreement.

### **ARTICLE 15 CLAIMS AND DISPUTES**

#### **§ 15.1 Claims**

##### **§ 15.1.1 Definition**

A Claim is a demand or assertion by one of the parties seeking, as a matter of right, payment of money, a change in the Contract Time, or other relief with respect to the terms of the Contract. The term "Claim" also includes other disputes and matters in question between the Owner and Contractor arising out of or relating to the Contract. The responsibility to substantiate Claims shall rest with the party making the Claim. This Section 15.1.1 does not require the Owner to file a Claim in order to impose liquidated damages in accordance with the Contract Documents.

##### **§ 15.1.2 Time Limits on Claims**

The Owner and Contractor shall commence all Claims and causes of action against the other and arising out of or related to the Contract, whether in contract, tort, breach of warranty or otherwise, in accordance with the requirements of the binding dispute resolution method selected in the Agreement and within the period specified by applicable law, but in any case not more than 10 years after the date of Substantial Completion of the Work. The Owner and Contractor waive all Claims and causes of action not commenced in accordance with this Section 15.1.2.

##### **§ 15.1.3 Notice of Claims**

**§ 15.1.3.1** Claims by either the Owner or Contractor, where the condition giving rise to the Claim is first discovered prior to expiration of the period for correction of the Work set forth in Section 12.2.2, shall be initiated by notice to the other party and to the Initial Decision Maker with a copy sent to the Architect, if the Architect is not serving as the Initial Decision Maker. Claims by either party under this Section 15.1.3.1 shall be initiated within 21 days after occurrence of the event giving rise to such Claim or within 21 days after the claimant first recognizes the condition giving rise to the Claim, whichever is later.

§ 15.1.3.2 Claims by either the Owner or Contractor, where the condition giving rise to the Claim is first discovered after expiration of the period for correction of the Work set forth in Section 12.2.2, shall be initiated by notice to the other party. In such event, no decision by the Initial Decision Maker is required.

**§ 15.1.4 Continuing Contract Performance**

§ 15.1.4.1 Pending final resolution of a Claim, except as otherwise agreed in writing or as provided in Section 9.7 and Article 14, the Contractor shall proceed diligently with performance of the Contract and the Owner shall continue to make payments in accordance with the Contract Documents.

§ 15.1.4.2 The Contract Sum and Contract Time shall be adjusted in accordance with the Initial Decision Maker's decision, subject to the right of either party to proceed in accordance with this Article 15. The Architect will issue Certificates for Payment in accordance with the decision of the Initial Decision Maker.

**§ 15.1.5 Claims for Additional Cost**

If the Contractor wishes to make a Claim for an increase in the Contract Sum, notice as provided in Section 15.1.3 shall be given before proceeding to execute the portion of the Work that is the subject of the Claim. Prior notice is not required for Claims relating to an emergency endangering life or property arising under Section 10.4.

**§ 15.1.6 Claims for Additional Time**

§ 15.1.6.1 If the Contractor wishes to make a Claim for an increase in the Contract Time, notice as provided in Section 15.1.3 shall be given. The Contractor's Claim shall include an estimate of cost and of probable effect of delay on progress of the Work. In the case of a continuing delay, only one Claim is necessary.

§ 15.1.6.2 If adverse weather conditions are the basis for a Claim for additional time, such Claim shall be documented by data substantiating that weather conditions were abnormal for the period of time, could not have been reasonably anticipated, and had an adverse effect on the scheduled construction.

**§ 15.1.7 Waiver of Claims for Consequential Damages**

The Contractor and Owner waive Claims against each other for consequential damages arising out of or relating to this Contract. This mutual waiver includes

- .1 damages incurred by the Owner for rental expenses, for losses of use, income, profit, financing, business and reputation, and for loss of management or employee productivity or of the services of such persons; and
- .2 damages incurred by the Contractor for principal office expenses including the compensation of personnel stationed there, for losses of financing, business and reputation, and for loss of profit, except anticipated profit arising directly from the Work.

This mutual waiver is applicable, without limitation, to all consequential damages due to either party's termination in accordance with Article 14. Nothing contained in this Section 15.1.7 shall be deemed to preclude assessment of liquidated damages, when applicable, in accordance with the requirements of the Contract Documents.

**§ 15.2 Initial Decision**

§ 15.2.1 Claims, excluding those where the condition giving rise to the Claim is first discovered after expiration of the period for correction of the Work set forth in Section 12.2.2 or arising under Sections 10.3, 10.4, and 11.5, shall be referred to the Initial Decision Maker for initial decision. The Architect will serve as the Initial Decision Maker, unless otherwise indicated in the Agreement. Except for those Claims excluded by this Section 15.2.1, an initial decision shall be required as a condition precedent to mediation of any Claim. If an initial decision has not been rendered within 30 days after the Claim has been referred to the Initial Decision Maker, the party asserting the Claim may demand mediation and binding dispute resolution without a decision having been rendered. Unless the Initial Decision Maker and all affected parties agree, the Initial Decision Maker will not decide disputes between the Contractor and persons or entities other than the Owner.

§ 15.2.2 The Initial Decision Maker will review Claims and within ten days of the receipt of a Claim take one or more of the following actions: (1) request additional supporting data from the claimant or a response with supporting data from the other party, (2) reject the Claim in whole or in part, (3) approve the Claim, (4) suggest a compromise, or (5) advise the parties that the Initial Decision Maker is unable to resolve the Claim if the Initial Decision Maker lacks sufficient information to evaluate the merits of the Claim or if the Initial Decision Maker concludes that, in the

Init.

Initial Decision Maker's sole discretion, it would be inappropriate for the Initial Decision Maker to resolve the Claim.

**§ 15.2.3** In evaluating Claims, the Initial Decision Maker may, but shall not be obligated to, consult with or seek information from either party or from persons with special knowledge or expertise who may assist the Initial Decision Maker in rendering a decision. The Initial Decision Maker may request the Owner to authorize retention of such persons at the Owner's expense.

**§ 15.2.4** If the Initial Decision Maker requests a party to provide a response to a Claim or to furnish additional supporting data, such party shall respond, within ten days after receipt of the request, and shall either (1) provide a response on the requested supporting data, (2) advise the Initial Decision Maker when the response or supporting data will be furnished, or (3) advise the Initial Decision Maker that no supporting data will be furnished. Upon receipt of the response or supporting data, if any, the Initial Decision Maker will either reject or approve the Claim in whole or in part.

**§ 15.2.5** The Initial Decision Maker will render an initial decision approving or rejecting the Claim, or indicating that the Initial Decision Maker is unable to resolve the Claim. This initial decision shall (1) be in writing; (2) state the reasons therefor; and (3) notify the parties and the Architect, if the Architect is not serving as the Initial Decision Maker, of any change in the Contract Sum or Contract Time or both. The initial decision shall be final and binding on the parties but subject to mediation and, if the parties fail to resolve their dispute through mediation, to binding dispute resolution.

**§ 15.2.6** Either party may file for mediation of an initial decision at any time, subject to the terms of Section 15.2.6.1.

**§ 15.2.6.1** Either party may, within 30 days from the date of receipt of an initial decision, demand in writing that the other party file for mediation. If such a demand is made and the party receiving the demand fails to file for mediation within 30 days after receipt thereof, then both parties waive their rights to mediate or pursue binding dispute resolution proceedings with respect to the initial decision.

**§ 15.2.7** In the event of a Claim against the Contractor, the Owner may, but is not obligated to, notify the surety, if any, of the nature and amount of the Claim. If the Claim relates to a possibility of a Contractor's default, the Owner may, but is not obligated to, notify the surety and request the surety's assistance in resolving the controversy.

**§ 15.2.8** If a Claim relates to or is the subject of a mechanic's lien, the party asserting such Claim may proceed in accordance with applicable law to comply with the lien notice or filing deadlines.

### **§ 15.3 Mediation**

**§ 15.3.1** Claims, disputes, or other matters in controversy arising out of or related to the Contract, except those waived as provided for in Sections 9.10.4, 9.10.5, and 15.1.7, shall be subject to mediation as a condition precedent to binding dispute resolution.

**§ 15.3.2** The parties shall endeavor to resolve their Claims by mediation which, unless the parties mutually agree otherwise, shall be administered by the American Arbitration Association in accordance with its Construction Industry Mediation Procedures in effect on the date of the Agreement. A request for mediation shall be made in writing, delivered to the other party to the Contract, and filed with the person or entity administering the mediation. The request may be made concurrently with the filing of binding dispute resolution proceedings but, in such event, mediation shall proceed in advance of binding dispute resolution proceedings, which shall be stayed pending mediation for a period of 60 days from the date of filing, unless stayed for a longer period by agreement of the parties or court order. If an arbitration is stayed pursuant to this Section 15.3.2, the parties may nonetheless proceed to the selection of the arbitrator(s) and agree upon a schedule for later proceedings.

**§ 15.3.3** Either party may, within 30 days from the date that mediation has been concluded without resolution of the dispute or 60 days after mediation has been demanded without resolution of the dispute, demand in writing that the other party file for binding dispute resolution. If such a demand is made and the party receiving the demand fails to file for binding dispute resolution within 60 days after receipt thereof, then both parties waive their rights to binding dispute resolution proceedings with respect to the initial decision.

**§ 15.3.4** The parties shall share the mediator's fee and any filing fees equally. The mediation shall be held in the place where the Project is located, unless another location is mutually agreed upon. Agreements reached in mediation shall be enforceable as settlement agreements in any court having jurisdiction thereof.

**§ 15.4 Arbitration**

**§ 15.4.1** If the parties have selected arbitration as the method for binding dispute resolution in the Agreement, any Claim subject to, but not resolved by, mediation shall be subject to arbitration which, unless the parties mutually agree otherwise, shall be administered by the American Arbitration Association in accordance with its Construction Industry Arbitration Rules in effect on the date of the Agreement. The Arbitration shall be conducted in the place where the Project is located, unless another location is mutually agreed upon. A demand for arbitration shall be made in writing, delivered to the other party to the Contract, and filed with the person or entity administering the arbitration. The party filing a notice of demand for arbitration must assert in the demand all Claims then known to that party on which arbitration is permitted to be demanded.

**§ 15.4.1.1** A demand for arbitration shall be made no earlier than concurrently with the filing of a request for mediation, but in no event shall it be made after the date when the institution of legal or equitable proceedings based on the Claim would be barred by the applicable statute of limitations. For statute of limitations purposes, receipt of a written demand for arbitration by the person or entity administering the arbitration shall constitute the institution of legal or equitable proceedings based on the Claim.

**§ 15.4.2** The award rendered by the arbitrator or arbitrators shall be final, and judgment may be entered upon it in accordance with applicable law in any court having jurisdiction thereof.

**§ 15.4.3** The foregoing agreement to arbitrate and other agreements to arbitrate with an additional person or entity duly consented to by parties to the Agreement, shall be specifically enforceable under applicable law in any court having jurisdiction thereof.

**§ 15.4.4 Consolidation or Joinder**

**§ 15.4.4.1** Subject to the rules of the American Arbitration Association or other applicable arbitration rules, either party may consolidate an arbitration conducted under this Agreement with any other arbitration to which it is a party provided that (1) the arbitration agreement governing the other arbitration permits consolidation, (2) the arbitrations to be consolidated substantially involve common questions of law or fact, and (3) the arbitrations employ materially similar procedural rules and methods for selecting arbitrator(s).

**§ 15.4.4.2** Subject to the rules of the American Arbitration Association or other applicable arbitration rules, either party may include by joinder persons or entities substantially involved in a common question of law or fact whose presence is required if complete relief is to be accorded in arbitration, provided that the party sought to be joined consents in writing to such joinder. Consent to arbitration involving an additional person or entity shall not constitute consent to arbitration of any claim, dispute or other matter in question not described in the written consent.

**§ 15.4.4.3** The Owner and Contractor grant to any person or entity made a party to an arbitration conducted under this Section 15.4, whether by joinder or consolidation, the same rights of joinder and consolidation as those of the Owner and Contractor under this Agreement.

**SECTION 13 3419  
METAL BUILDING SYSTEMS**

**PART 1 GENERAL**

**1.01 SECTION INCLUDES**

- A. Manufacturer-engineered, shop-fabricated structural steel building frame.
- B. Metal wall and roof panels including soffits and gutters and downspouts.

**1.02 RELATED REQUIREMENTS**

- A. Section 07 9200 - Joint Sealants: Sealing joints between accessory components and wall system.
- B. Section 08 1113 - Hollow Metal Doors and Frames.
- C. Section 08 3323 - Overhead Coiling Doors: Exterior overhead doors.
- D. Section 08 4313 - Aluminum-Framed Storefronts: Aluminum window framing.
- E. Section 08 8000 - Glazing.

**1.03 REFERENCE STANDARDS**

- A. AISC 360 - Specification for Structural Steel Buildings; 2022.
- B. ASTM A36/A36M - Standard Specification for Carbon Structural Steel; 2019.
- C. ASTM A153/A153M - Standard Specification for Zinc Coating (Hot-Dip) on Iron and Steel Hardware; 2023.
- D. ASTM A500/A500M - Standard Specification for Cold-Formed Welded and Seamless Carbon Steel Structural Tubing in Rounds and Shapes; 2023.
- E. ASTM A501/A501M - Standard Specification for Hot-Formed Welded and Seamless Carbon Steel Structural Tubing; 2021.
- F. ASTM A529/A529M - Standard Specification for High-Strength Carbon-Manganese Steel of Structural Quality; 2019.
- G. ASTM A653/A653M - Standard Specification for Steel Sheet, Zinc-Coated (Galvanized) or Zinc-Iron Alloy-Coated (Galvannealed) by the Hot-Dip Process; 2023.
- H. ASTM C1107/C1107M - Standard Specification for Packaged Dry, Hydraulic-Cement Grout (Nonshrink); 2020.
- I. ASTM E84 - Standard Test Method for Surface Burning Characteristics of Building Materials; 2023d.
- J. ASTM E96/E96M - Standard Test Methods for Gravimetric Determination of Water Vapor Transmission Rate of Materials; 2023.
- K. ASTM F1554 - Standard Specification for Anchor Bolts, Steel, 36, 55, and 105-ksi Yield Strength; 2020.
- L. ASTM F3125/F3125M - Standard Specification for High Strength Structural Bolts and Assemblies, Steel and Alloy Steel, Heat Treated, Inch Dimensions 120 ksi and 150 ksi Minimum Tensile Strength, and Metric Dimensions 830 MPa and 1040 MPa Minimum Tensile



Strength; 2023.

- M. AWS A2.4 - Standard Symbols for Welding, Brazing, and Nondestructive Examination; 2020.
- N. AWS D1.1/D1.1M - Structural Welding Code - Steel; 2020, with Errata (2023).
- O. IAS AC472 - Accreditation Criteria for Inspection Programs for Manufacturers of Metal Building Systems; 2018, with Editorial Revision (2019).
- P. MBMA (MBSM) - Metal Building Systems Manual; 2019.
- Q. SSPC-Paint 20 - Zinc-Rich Coating (Type I - Inorganic, and Type II - Organic); 2019.

#### 1.04 DEFINITIONS

- A. **Metal Building System:** A building system that will employ:-
  - 1. Either a continuous or simple-span 'Z' or 'C'-shaped cold-formed purlins or open-web steel joists for support of the roof cladding.-Either a continuous or simple-span 'Z' or 'C'-shaped cold-formed girts or open-web steel joists for support of the steel wall cladding.- Three-plate, built-up rigid space frames and/or cold-formed 'C' or hot-rolled I-shaped post-and-beam framing to support the roof and wall secondary members.- All systems (cladding, roof and wall secondary, lateral primary framing, and longitudinal bracing) work together to provide resistance to vertical and lateral loading demands.
  - 2. Either a continuous or simple-span 'Z' or 'C'-shaped cold-formed girts or open-web steel joists for support of the steel wall cladding.
  - 3. All systems (cladding, roof and wall secondary, lateral primary framing, and longitudinal bracing) work together to provide resistance to vertical and lateral loading demands.
- B. **Gable Symmetrical:** A continuous frame building with the ridge in the center of the building, consisting of tapered or straight columns and tapered or straight rafters. The sidewall girts may be continuous (by-passing the columns) or simple span (inset in the column line).
- C. **Roof Slope:** Pitch expressed as inches of rise for each 12 inches of horizontal run.
- D. **Building Eave Height:** Nominal dimension measured from finished floor to top flange of eave strut.
- E. **Building Width:** Measured from outside to outside of side wall secondary structural member.
- F. **Building Length:** Measured from outside to outside of end wall secondary structural member.
- G. **Collateral Loads:** Weight of any non-moving equipment or material, such as ceilings, electrical or mechanical equipment, sprinkler systems, plumbing, or ceilings.
- H. **Dead Load:** Actual weight of building system as supplied by manufacturer supported by given member.
- I. **Floor Live Loads:** Loads induced on floor system by building occupants and possessions including but not limited to furniture and equipment.
- J. **Roof Live Loads:** Loads produced by maintenance activities, rain, erection activities, and or movable or moving loads but not including wind, snow, seismic, crane, or dead loads.
- K. **Roof Snow Loads:** Gravity load induced by weight of snow or ice on roof, assumed to act on horizontal projection of roof.
- L. **Seismic Loads:** Loads acting in any direction on structural system due to action of an earthquake.

- M. Wind Loads: Loads on structure induced by forces of wind blowing from any horizontal direction.

## 1.05 DESIGN REQUIREMENTS

- A. Governing Design Code: Structural design for the metal building system shall be performed by the manufacturer of the metal building system in accordance with the building code provided in the contract documents.
- B. General
1. The building manufacturer will use standards, specifications, recommendations, findings and/or interpretations of professionally-recognized groups such as AISC, AISI, AWS, ASTM, CSA, CWB, MBMA, Federal Specifications, and unpublished research by MBMA as the basis for establishing design, drafting, fabrication, and quality criteria, practices, and tolerances. The Manufacturer's design, drafting, fabrication and quality criteria, practices, and tolerances shall govern, unless specifically countermanded by the contract documents.
- C. Design Basis
1. Design structural mill sections and built-up plate sections in accordance with code-appropriate edition of AISC's "Specification for the Design, Fabrication and Erection of Structural Steel for Buildings", ANSI/AISC 360 ASD method.
  2. Cold-Formed steel structural members and panels will generally be designed in accordance with "Specifications for the Design of Cold-Formed Steel Structural Members", ANSI/AISI S-100.
  3. Structural Welding Design per AWS D1.1, "Structural Welding Code – Steel", Latest Edition.
  4. Structural Bolt Design of all bolted joints in accordance with RCSC Specification.
  5. Design structures in accordance with MBMA Practices and Manual including fabrication and erection tolerances.
- D. Design Loads:
1. In accordance with Contract Documents and manufacturer's standard design practices.
  2. Design loads include dead loads, roof live loads, wind loads, seismic loads, collateral loads, auxiliary loads, floor live loads and applied or specified loads.
- E. General Serviceability Limits:
1. Deflection Limits shall be in accordance with the applicable provisions of the Metal Building Systems Manual (MBMA), latest edition.
  2. Maximum Lateral Building Deflection: The maximum horizontal building deflection measured at the building eave line shall be  $H/150$  or 2" which ever is less.

## 1.06 SUBMITTALS

- A. See Section 01 3000 - Administrative Requirements for submittal procedures.
- B. Product Data: Provide data on profiles, component dimensions, fasteners.
- C. Shop Drawings: Indicate assembly dimensions, locations of structural members, connections, attachments, openings, and loads; wall and roof system dimensions, panel layout, general

construction details, anchors and methods of anchorage, and installation; framing anchor bolt settings, sizes, locations from datum, and foundation loads; indicate welded connections with AWS A2.4 welding symbols; indicate net weld lengths; provide professional seal and signature.

- D. Samples: Submit two samples of precoated metal panels for each color selected 4" x 4" in size illustrating color and texture of finish.
- E. Manufacturer's Instructions: Indicate preparation requirements, anchor bolt placement.
- F. Erection Drawings: Indicate members by label, assembly sequence, and temporary erection bracing.
- G. Designer's Qualification Statement.
- H. Manufacturer's Qualification Statement: Provide documentation showing metal building manufacturer is accredited under IAS AC472.
  - 1. Include statement that manufacturer designs and fabricates metal building system as integrated components and assemblies, including but not limited to primary structural members, secondary members, joints, roof, and wall cladding components specifically designed to support and transfer loads and properly assembled components form a complete or partial building shell.
- I. Erector's Qualification Statement.

#### **1.07 QUALITY ASSURANCE**

- A. Designer Qualifications: Design structural components, develop shop drawings, and perform shop and site work under direct supervision of a Professional Structural Engineer experienced in design of this type of work.
  - 1. Design Engineer Qualifications: Licensed in the State in which the Project is located.
  - 2. Comply with applicable code for submission of design calculations and reviewed shop and erection drawings as required for acquiring permits.
  - 3. Cooperate with regulatory agency or authorities having jurisdiction (AHJ), and provide data as requested.
- B. Perform work in accordance with AISC 360 and MBMA (MBSM).
  - 1. Maintain one copy on site.
- C. Manufacturer Qualifications: Company specializing in the manufacture of products similar to those required for this project.
  - 1. Not less than five years of documented experience.
  - 2. Accredited by IAS in accordance with IAS AC472.
- D. Erector Qualifications: Company specializing in performing the work of this section with minimum five years experience.

#### **1.08 WARRANTY**

- A. See Section 01 7800 - Closeout Submittals for additional warranty requirements.
- B. Correct defective Work within a five year period after Date of Substantial Completion.
- C. Provide five year manufacturer warranty including:

1. Include coverage for exterior pre-finished surfaces to cover pre-finished color coat against chipping, cracking or crazing, blistering, peeling, chalking, or fading. Include coverage for weather tightness of building enclosure elements after installation.

## **PART 2 PRODUCTS**

### **2.01 MANUFACTURERS**

- A. Metal Buildings Systems:
  1. Butler Manufacturing Company: [www.butlermfg.com/#sle](http://www.butlermfg.com/#sle).
  2. Ceco Building Systems: [www.cecobuildings.com/#sle](http://www.cecobuildings.com/#sle).
  3. Metallic Building Systems: [www.metallic.com/#sle](http://www.metallic.com/#sle).
  4. Nucor Building Systems: [www.nucorbuildingsystems.com/#sle](http://www.nucorbuildingsystems.com/#sle).
  5. VP Buildings: [www.vp.com/#sle](http://www.vp.com/#sle).
  6. Substitutions: See Section 01 6000 - Product Requirements.

### **2.02 ASSEMBLIES**

- A. Single span rigid frame.
- B. Primary Framing: Rigid frame of rafter beams and columns, braced end frames and end wall columns, and wind bracing.
- C. Secondary Framing: Purlins, Girts, Eave struts, Flange bracing, Sill supports, and Clips, and other items detailed.
- D. Wall System: Preformed metal panels of vertical profile, with sub-girt framing/anchorage assembly, **insulation, and liner sheets**, and accessory components.
- E. Roof System: Preformed metal panels oriented parallel to slope, with sub-girt framing/anchorage assembly, insulation, and liner panels, and accessory components.
- F. **Roof Slope: 1" to 12"**.

### **2.03 PERFORMANCE REQUIREMENTS**

- A. Installed Thermal Resistance of Wall System: Refer to code review sheet **G000** for energy code desing criteria.
- B. Installed Thermal Resistance of Roof System: Refer to code review sheet **G000** for energy code desing criteria.
- C. Design structural members to withstand dead loads, **live loads**, applicable snow load, and design loads due to pressure and suction of wind calculated in accordance with applicable code **and as indicated on contract documents**.
- D. Exterior wall and roof system shall withstand imposed loads with maximum allowable deflection of 1/180 of span.
- E. Provide drainage to exterior for water entering or condensation occurring within wall or roof system.

- F. Permit movement of components without buckling, failure of joint seals, undue stress on fasteners or other detrimental effects, when subject to temperature range of 70 degrees F.
- G. Size and fabricate wall and roof systems free of distortion or defects detrimental to appearance or performance.

#### 2.04 MATERIALS - FRAMING

- A. Structural Steel Members: ASTM A36/A36M.
- B. Structural Tubing: ASTM A500/A500M Grade B cold-formed.
- C. Plate or Bar Stock: ASTM A529/A529M, Grade 50.
- D. Anchor Bolts: ASTM F1554, Grade 36, Class 1A, with no preference for protective coating.
- E. Bolts, Nuts, and Washers: ASTM F3125/F3125M, Type 1; galvanized to ASTM A153/A153M.
- F. Welding Materials: Perform in accordance with AWS D1.1/D1.1M.
- G. Primer: SSPC-Paint 20 zinc rich.
- H. Grout: ASTM C1107/C1107M; Non-shrink; premixed compound consisting of non-metallic aggregate, cement, water reducing and plasticizing agents.
  - 1. Minimum Compressive Strength at 48 Hours: 2,000 pounds per square inch.
  - 2. Minimum Compressive Strength at 28 Days: 7,000 pounds per square inch.

#### 2.05 MATERIALS - WALLS AND ROOF

- A. Steel Sheet: Refer to drawings for panel product basis of design.
- B. Insulation: Batt glass fiber type, unfaced, ASTM E84 Class A, flame spread index of 25 or less where exposed, friction fit, thickness to achieve energy code compliance.
- C. Metal Building Type, Factory Applied, Vapor-Barrier Insulation Facings: Water vapor permeance no greater than 0.10 perm when tested in accordance with ASTM E96/E96M; flame spread index of 25 or less, and smoke developed index of 40 or less when tested in accordance with ASTM E84.
  - 1. Manufacturers:
    - a. Lamtec Corporation; WMP-VR: [www.lamtec.com/#sle](http://www.lamtec.com/#sle).
    - b. Substitutions: See Section 01 6000 - Product Requirements.
- D. Joint Seal Gaskets: Manufacturer's standard type.
- E. Fasteners: Manufacturer's standard type, galvanized to comply with requirements of ASTM A153/A153M, finish to match adjacent surfaces when exterior exposed.
- F. Sealant: Manufacturer's standard type.
- G. Trim, Closure Pieces, Caps, Flashings, Gutters, Downspouts, Fascias and Infills: Same material, thickness and finish as exterior sheets; brake formed to required profiles.

#### 2.06 COMPONENTS

- A. Doors and Frames: See Section 08 1113.
- B. Overhead Doors: See Section 08 3323.

- C. Windows: See Section 08 431230.

## 2.07 FABRICATION - FRAMING

- A. Fabricate members in accordance with AISC 360 for plate, bar, tube, or rolled structural shapes.
- B. Anchor Bolts: Formed with bent shank, assembled with template for casting into concrete.
- C. Provide wall opening framing for doors, windows, and other accessory components.

## 2.08 FABRICATION - WALL AND ROOF PANELS

- A. Siding: Basis of design CECO "PBR" Panel, lapped edges fitted with continuous gaskets. Metal thickness to be determined by PEMB based on specified structural design loads. Finish: As selected by architect from the standard Signature 200 Series
- B. Roofing: Main Roof - Basis of design CECO Double-Lok Panel (24" width), lapped edges fitted with continuous gaskets. Metal thickness to be determined by PEMB based on specified structural design loads. Finish: Main Roof - Gavalume Plus
- C. Roofing: Vestibule/Reception Roof - Basis of design CECO Double-Lok Panel (12" width), lapped edges fitted with continuous gaskets. Metal thickness to be determined by PEMB based on specified structural design loads. Finish: Vestibule/Reception - As selected by architect from the standard Signature 200 Series
- D. Liner: Basis of design CECO "PBR" Panel - 26 Gauge, lapped V edges fitted with continuous gaskets. Finish: As selected by architect from the standard Signature 200 Series.
- E. Soffit Panels: Basis of design CECO "PBR" Panel . Metal thickness to be determined by PEMB based on specified structural design loads. Finish: As selected by architect from the standard Signature 200 Series
- F. Girts/Purlins: Rolled formed structural shape to receive siding, roofing and liner sheet.
- G. Internal and External Corners: Same material thickness and finish as adjacent material, profile brake formed to required angles.
- H. Expansion Joints: Same material and finish as adjacent material where exposed, thick, manufacturer's standard brake formed type, of profile to suit system.
- I. Flashings, Closure Pieces, Fascia: Same material and finish as adjacent material, profile to suit system.
- J. Fasteners: To maintain load requirements and weather tight installation, same finish as cladding, non-corrosive type.

## 2.09 FABRICATION - GUTTERS AND DOWNSPOUTS

- A. Fabricate of same material and finish as roofing metal.
- B. Form gutters and downspouts of rectangular profile and size indicated to collect and remove water. Fabricate with connection pieces.

- C. Form sections in maximum possible lengths. Hem exposed edges. Allow for expansion at joints.
- D. Fabricate support straps of same material and finish as roofing metal, color as selected.

## **2.10 FINISHES**

- A. Framing Members: Clean, prepare, and shop prime. Do not prime surfaces to be field welded.
- B. Exterior Surfaces of Wall Components and Accessories: Precoated enamel on steel of polyvinyl fluoride finish, color as selected from manufacturer's standard range.
- C. Interior Surfaces of Wall Components and Accessories: Precoated enamel on steel of siliconized polyester finish, color as selected from manufacturer's standard range.

## **PART 3 EXECUTION**

### **3.01 EXAMINATION**

- A. Verify that foundation, floor slab, mechanical and electrical utilities, and placed anchors are in correct position

### **3.02 ERECTION - FRAMING**

- A. Erect framing in accordance with AISC 360.
- B. Provide for erection and wind loads. Provide temporary bracing to maintain structure plumb and in alignment until completion of erection and installation of permanent bracing. Locate braced bays as indicated.
- C. Set column base plates with non-shrink grout to achieve full plate bearing.
- D. Do not field cut or alter structural members without approval.
- E. After erection, prime welds, abrasions, and surfaces not shop primed.

### **3.03 ERECTION - WALL AND ROOF PANELS**

- A. Install in accordance with manufacturer's instructions.
- B. Exercise care when cutting prefinished material to ensure cuttings do not remain on finish surface.
- C. Fasten cladding system to structural supports, aligned level and plumb.
- D. Locate end laps over supports. End laps minimum 2 inches. Place side laps over bearing.
- E. Provide expansion joints where indicated.
- F. Use concealed fasteners.
- G. Install insulation and vapor retarder utilizing \_\_\_\_\_ for attachment. Place wire mesh under vapor retarder for support between framing members.
- H. Install sealant and gaskets, providing weather tight installation.

### **3.04 ERECTION - GUTTERS AND DOWNSPOUTS**

- A. Rigidly support and secure components. Join lengths with formed seams sealed watertight. Flash and seal gutters to downspouts.
- B. Slope gutters minimum 1/16 inch/ft.
- C. Connect downspouts to storm sewer system.

### **3.05 INSTALLATION - ACCESSORY COMPONENTS IN WALL SYSTEM**

- A. Install door frames, doors, overhead doors, and windows and glass in accordance with manufacturer's instructions.

### **3.06 TOLERANCES**

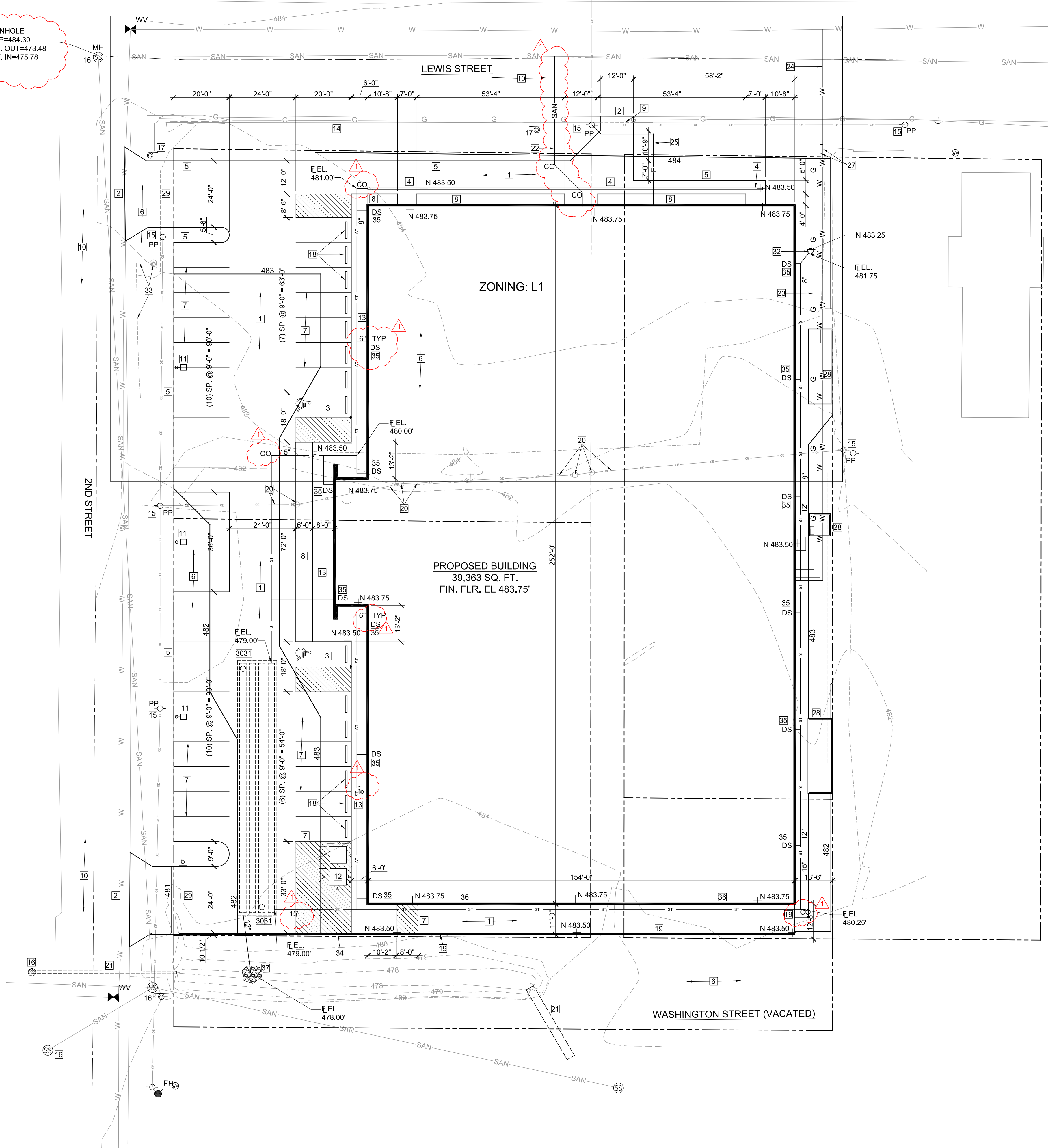
- A. Framing Members: 1/4 inch from level; 1/8 inch from plumb.
- B. Siding and Roofing: 1/8 inch from true position.

**END OF SECTION**



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MANHOLE  
TOP=484.30  
INV. OUT=473.48  
INV. IN=475.78



**SITE PLAN**  
SCALE: 1" = 20'-0"  
0 10 20 40  
NORTH

**GENERAL NOTES:**

1. SITE CLEAN-UP SHALL BE PERFORMED ON A DAILY BASIS. SIDEWALKS, PARKING LOTS, ROADWAYS, AND THE PROJECT SITE SHALL BE KEPT CLEAN AT ALL TIMES.
2. CONTROL DUST IN AND AROUND ALL WORK AND STAGING AREAS. ALL OPEN EXCAVATIONS SHALL BE PROTECTED.
3. MAINTAIN POSITIVE DRAINAGE ON THE SITE THROUGHOUT THE PROJECT DURATION.
4. INSTALL CONSTRUCTION FENCE AROUND PERIMETER OF CONSTRUCTION SITE AS PER CITY OF CANTON REQUIREMENTS.
5. ALL EXTERIOR LIGHT FIXTURES SHALL BE INDIRECT, DIFFUSED OR SHIELDED, AND SHALL BE INSTALLED TO REDUCE GLARE AND INTERFERENCE WITH BOUNDARY STREETS AND ADJACENT PROPERTIES, AS PER THE CITY OF CANTON REQUIREMENTS.

**SITE PLAN NOTES:**

1. NEW CONCRETE PAVING, SEE DETAIL 1/C501
2. ALIGN NEW PAVEMENT WITH EXISTING CONCRETE PAVING (TYP.)
3. NEW ACCESSIBLE PARKING STALL STRIPING AND SIGNAGE, SEE DETAILS 2.3/C501
4. NEW TRENCH DRAIN, EQUAL TO: ZURN '2886-HD'
5. TURN DOWN PAVING AT EDGE, SEE DETAIL 5/C501
6. EXISTING GRAVELLED LOT AREA TO BE REMOVED (SHOWN DASHED)
7. NEW 4" PARKING LOT STRIPING, COLOR AS SELECTED BY OWNER
8. SEE DRAWING C102 FOR LANDSCAPING SITE PLAN
9. EXISTING CONCRETE SIDEWALK TO BE REMOVED TO ACCOMMODATE NEW ENTRY DRIVE (SHOWN DASHED)
10. EXISTING ASPHALT PAVING TO REMAIN
11. NEW LIGHT FIXTURE, EQUAL TO: LUMARK 'PRV-PA2A-740-U-T4W-HSS' ATOP 30'-0" POLE, SEE DETAIL 13/C501 - VERIFY COLOR, POLE SHAPE, CONTROL OPTIONS, ETC. WITH OWNER
12. NEW 6'-0" HIGH PLASTIC FENCING FOR DUMPSTER ENCLOSURE WITH (2) 3'-0" WIDE ACCESS GATES
13. NEW CONCRETE SIDEWALK, SEE DETAIL 1/C501
14. EXISTING CONCRETE SIDEWALK TO REMAIN
15. EXISTING LIGHT/POWER POLE TO REMAIN
16. EXISTING MANHOLE TO REMAIN
17. EXISTING SIGNAGE TO REMAIN
18. NEW WHEEL STOPS, SEE DETAIL 8/C501
19. NEW CONCRETE RETAINING WALL AND GUARD RAIL, SEE DETAIL 11/C501
20. EXISTING POWER LINES AND POLES TO BE REMOVED BY UTILITY COMPANY (N.I.C.)
21. EXISTING STORM SEWER CULVERT PIPING TO REMAIN
22. NEW 6" SANITARY SEWER PIPE, CONNECT TO EXISTING SANITARY MAIN, VERIFY NEW SERVICE WITH OWNER AND CITY OF CANTON - VERIFY LOCATION AND DEPTH OF EXISTING MAIN PRIOR TO STARTING WORK
23. NEW NATURAL GAS SERVICE, CONNECT TO EXISTING GAS MAIN, VERIFY NEW SERVICE WITH OWNER AND UTILITY COMPANY
24. NEW 4" WATER SERVICE, CONNECT TO EXISTING WATER MAIN, VERIFY NEW SERVICE WITH OWNER AND CITY OF CANTON
25. NEW ELECTRICAL SERVICE, CONNECT TO EXISTING POWER POLE - VERIFY NEW SERVICE WITH OWNER AND UTILITY COMPANY
26. NEW SDR-35 STORM DRAIN PIPE, SEE PLAN FOR PIPE SIZES AND FLOW ELEVATIONS
27. BETWEEN EXISTING STREET AND PROPERTY LINE, SPLIT NEW WATER LINE INTO 4" UNMETERED FIRE MAIN AND 2" METERED DOMESTIC SERVICE. AT CONTRACTOR'S OPTION, THIS SPLIT CAN BE LOCATED NEAR OR INSIDE THE MECHANICAL ROOM. - COORDINATE WITH CITY OF CANTON.
28. NEW MECHANICAL EQUIPMENT PAD, SEE DETAIL 10/C501
29. NEW CONCRETE ENTRY DRIVE, SEE DETAIL 9/C501
30. NEW SUBSURFACE STORM DETENTION SYSTEM, EQUAL TO TIMEWELL 'MAXFLO' SYSTEM OR APPROVED EQUAL, SEE DETAIL 15/C501
31. PROVIDE CLEANOUT AT EACH END OF STORM DETENTION SYSTEM
32. NEW YARD DRAIN, EQUAL TO: ZURN 'Z503'
33. EXISTING WATER VALVE AND WATER LINES TO BE REMOVED BACK TO WATER MAIN, CAP AS REQUIRED, COORDINATE WITH CITY OF CANTON
34. NEW CONCRETE CURB AND RETAINING WALL WITH GUARD RAIL, SEE DETAIL 12/C501
35. PROVIDE CAST IRON DOWNSPOUT BOOT 'DB-1' AT ALL DOWNSPOUTS, SEE PLUMBING DRAWINGS
36. ANCHOR EXTERIOR PAVING TO FOUNDATION WALL AT SOUTH FACE OF BUILDING, SEE DETAIL 17/C501
37. PROVIDE RIPRAP AT PIPE OUTLET

**LEGEND**

- PROPERTY LINE
- + E 100.0 EXISTING SPOT ELEVATION
- + N 100.0 NEW SPOT ELEVATION
- DS DOWNSPOUT
- PP POWER POLE
- MH MANHOLE
- CB CATCH BASIN
- PROPERTY LINE
- WATER LINE
- SANITARY SEWER LINE
- STORM SEWER LINE
- ELECTRICAL LINE
- GAS LINE

REVISIONS

NO.	Date	Description
1	4/16/24	ADDENDUM #1

**GENERAL NOTES**

1. STRUCTURAL DRAWINGS ARE TO BE COORDINATED AND USED IN CONJUNCTION WITH THE ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS. SEE MECHANICAL DRAWINGS FOR EQUIPMENT PADS, BASES, SUPPORTS, AND DUCT PENETRATIONS.  
2. ARCHITECTS, INC. SHALL NOT BE RESPONSIBLE FOR, NOR HAVE CONTROL OR CHARGE OF CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES FOR THE SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THIS PROJECT, AND SHALL NOT BE RESPONSIBLE FOR CONTRACTORS FAILURE TO CARRY OUT HIS WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.  
3. ARCHITECTS, INC. SHALL NOT BE RESPONSIBLE FOR, NOR HAVE CONTROL OVER, THE ACTS OR OMISSIONS OF THE CONTRACTORS, ANY OF THEIR AGENTS, OR EMPLOYEES, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.  
4. THE CONTRACTOR SHALL PROVIDE AND BE RESPONSIBLE FOR ALL TEMPORARY SHORING AND BRACING REQUIRED FOR THE CONSTRUCTION OF THIS PROJECT. ALL SHORING AND BRACING MEMBERS AND CONNECTIONS SHALL BE OF SUFFICIENT STRENGTH TO SUPPORT THE IMPOSED LOADS. TEMPORARY MEMBERS AND CONNECTIONS SHALL NOT BE REMOVED UNTIL PERMANENT MEMBERS ARE IN PLACE AND FINAL CONNECTIONS ARE MADE.  
5. CONTRACTOR SHALL VERIFY IN FIELD ALL DIMENSIONS, ELEVATIONS AND MEMBER SIZES AS SHOWN ON THE CONTRACT DRAWINGS FOR THE EXISTING CONSTRUCTION. PRIOR TO THE DETAILING OR FABRICATION OF ANY NEW STRUCTURAL ELEMENT, CONTRACTOR SHALL DOCUMENT ANY CONSTRUCTION-RELATED DISCREPANCIES. CONTRACTOR SHALL FURNISH THE ABOVE INFORMATION IN THE FORM OF DETAILED SKETCHES TO THE ARCHITECT / STRUCTURAL ENGINEER FOR REVIEW (28) CALENDAR DAYS PRIOR TO THE SCHEDULED START OF ANY DETAILING OR FABRICATION.  
6. THE CONTRACTOR SHALL PROVIDE ALL MEASURES AND PRECAUTIONS NECESSARY TO PREVENT DAMAGE AND SETTLEMENT OF EXISTING OR NEW CONSTRUCTION INSIDE OR OUTSIDE THE PROJECT LIMITS DURING EXCAVATION AND FOUNDATION CONSTRUCTION. ANY DAMAGE TO NEW OR EXISTING CONSTRUCTION INSIDE OR OUTSIDE OF THE PROJECT LIMITS, CAUSED BY CONSTRUCTION TECHNIQUES IS THE RESPONSIBILITY OF THE CONTRACTOR.  
7. NO FIELD MODIFICATIONS TO ANY STRUCTURAL COMPONENTS SHALL BE MADE WITHOUT PRIOR APPROVAL BY THE ARCHITECT / STRUCTURAL ENGINEER. THIS INCLUDES, BUT IS NOT LIMITED TO REVISIONS DUE TO MISLOCATION, MISFIT, OR ANY OTHER CONSTRUCTION ERRORS.  
8. NO OPENING SHALL BE PLACED IN ANY STRUCTURAL MEMBER (OTHER THAN AS INDICATED ON APPROVED SHOP DRAWINGS) UNTIL THE LOCATION HAS BEEN APPROVED BY THE ARCHITECT / STRUCTURAL ENGINEER.  
9. PROVIDE SLEEVE LAYOUTS FOR ALL PENETRATIONS THROUGH STRUCTURAL MEMBERS (ALL TRADES ARE INCLUDED). LAYOUTS ARE TO BE SUBMITTED TO THE ARCHITECT / STRUCTURAL ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION.  
10. SUPPORT ALL ROOF MOUNTED EQUIPMENT OR EQUIPMENT SUSPENDED FROM FLOORS OR THE ROOF ONLY ON RIM JOISTS DESIGNATED FOR SUCH PURPOSE. IF NO SUPPORT HAS BEEN DESIGNATED, OR IF A QUESTION ARISES, NOTIFY ARCHITECT / STRUCTURAL ENGINEER PRIOR TO ERECTION OF EQUIPMENT.  
11. ALL DETAILS, SECTIONS, AND NOTES ON THE DRAWINGS ARE INTENDED TO BE TYPICAL FOR SIMILAR SITUATIONS ELSEWHERE, UNLESS OTHERWISE NOTED. FOR DETAILS AND DIMENSIONS NOT INDICATED ON THE STRUCTURAL DRAWINGS, SEE THE ARCHITECTURAL DRAWINGS.  
12. MATERIALS AND EQUIPMENT SHALL BE STORED AND TRANSPORTED IN A MANNER SO AS NOT TO EXCEED THE ALLOWABLE FLOOR OR ROOF LOADING INDICATED IN THE "SCHEDULE OF BUILDING DESIGN LOADS" ON THE CONSTRUCTION DOCUMENTS OR THE ALLOWABLE CAPACITY OF THE CONSTRUCTED MEMBER, WHICHEVER IS SMALLER.

**SHOP DRAWINGS**

1. ALL SHOP DRAWING SUBMITTALS SHALL BE AS DESCRIBED IN THE PROJECT SPECIFICATIONS OR IN THESE NOTES IF THERE IS NO PROJECT SPECIFICATION.  
2. SHOP DRAWINGS AND RELATED MATERIALS PREPARED BY SUPPLIERS AND SUBCONTRACTORS SHALL BE REVIEWED BY THE GENERAL CONTRACTOR PRIOR TO SUBMITTING TO THE ARCHITECT / STRUCTURAL ENGINEER. THE GENERAL CONTRACTOR SHALL REVIEW ALL SUBMISSIONS FOR CONFORMANCE WITH THE CONTRACT DOCUMENTS, MEANS, METHODS, TECHNIQUES, SEQUENCES, AND OPERATIONS OF CONSTRUCTION, TECHNICAL CONTENT, COORDINATION OF TRADES, DIMENSIONAL ACCURACY, SAFETY PRECAUTIONS AND PROGRAMS INCIDENTAL THERETO, ALL OF WHICH ARE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR SHALL APPROVE AND SO STAMP EACH SUBMISSION.  
3. THE STRUCTURAL DRAWINGS SHALL NOT BE USED AS THE BACKGROUNDS FOR THE PRODUCTION OF ANY SHOP DRAWINGS THAT ARE SUBMITTED FOR REVIEW.  
4. SUBMIT (1) ONE REPRODUCIBLE AND (1) PRINT FOR REVIEW. (1) ONE REPRODUCIBLE WILL BE RETURNED UPON COMPLETION OF REVIEW. MULTIPLE COPIES OF DRAWINGS WILL NOT BE MARKED-UP WITH REVIEW COMMENTS.  
5. ANY DEVIATIONS FROM THE ORIGINAL DESIGN OR DESIGN CRITERIA AS SPECIFIED ON THE CONTRACT DOCUMENTS OF THE PROJECT SHALL BE NOTED (BUBBLED, NOTE, ETC.) ON THE SHOP DRAWINGS THAT ARE SUBMITTED FOR REVIEW.  
6. ALL CHANGES TO RESUBMITTED SHOP DRAWINGS SHALL BE BUBBLED.

**STRUCTURAL SYSTEM**

1. THE GRAVITY LOADS RESISTING SYSTEM CONSISTS OF COLD FORM Z-PURLINS SUPPORTING PREFINISHED METAL ROOF PANEL PURNLS ARE SUPPORTED BY STEEL RIGID FRAMES STEEL COLUMNS DESIGNED BY THE PREENGINEERED METAL BUILDING SUPPLIER. VERTICAL ELEMENTS (WALLS, COLUMNS, AND PIERS) ARE SUPPORTED BY CAST-IN PLACE CONCRETE FOUNDATION WALLS, FOOTINGS AND THICKENED SLABS.  
2. THE LATERAL LOAD RESISTING SYSTEM CONSISTS OF STEEL MOMENT FRAMES AND ROOF TENSION BRACING BY PREENGINEERED METAL BUILDING SUPPLIER.

**FOUNDATIONS**

1. FOUNDATION STRUCTURE IS BASED ON THE USE OF CONTINUOUS STRIP FOOTINGS APPLYING A MAXIMUM PRESSURE OF 1,300 POUNDS PER SQUARE FOOT TO THE SOIL OR ISOLATED SPREAD FOOTINGS APPLYING A MAXIMUM PRESSURE OF 1,500 POUNDS PER SQUARE FOOT TO THE NATIVE SOIL.  
2. ALL ENGINEERED FILL IS TO BE COMPACTED TO ACHIEVE THIS BEARING PRESSURE AS VERIFIED BY FIELD TESTING BY A LICENSED GEOTECHNICAL ENGINEER. IF FIELD CONDITIONS DO NOT PROVIDE THIS MINIMUM VALUE, THE ARCHITECT AND ARCHITECT / STRUCTURAL ENGINEER SHOULD BE NOTIFIED IMMEDIATELY.  
3. SLABS-ON-GRADE ARE DESIGNED USING A MODULUS OF SUBGRADE REACTION VALUE (K) OF 100 PCF.  
4. THE LATERAL EARTH PRESSURE IS AS FOLLOWS:  
A. PASSIVE EARTH PRESSURE (ULTIMATE) = 270 PSF/FOOT  
B. BACKFILL EARTH PRESSURE COEFFICIENTS:  
1. ACTIVE (Ka) 50 PCF  
a. COHESIVE  
b. GRANULAR 40 PCF  
II. AT REST (Ko) 70 PCF  
1. COHESIVE  
b. GRANULAR 60 PCF  
III. PASSIVE (Kp) 280 PCF  
a. COHESIVE  
b. GRANULAR 360 PCF  
C. SURCHARGE COEFFICIENTS:  
I. ACTIVE (Ka)  
a. COHESIVE (0.42) \* S  
b. GRANULAR (0.33) \* S  
II. AT REST (Ko)  
a. COHESIVE (0.58) \* S  
b. GRANULAR (0.46) \* S  
6. SHOULD UNSUITABLE BEARING CONDITIONS BE ENCOUNTERED DURING EXCAVATION, NOTIFY THE OWNER, ARCHITECT, AND ARCHITECT / STRUCTURAL ENGINEER BEFORE CONTINUING WITH CONSTRUCTION.  
7. THE CONTRACTOR MUST PROVIDE SURFACE DRAINAGE AND PUMPS TO PROTECT ALL EXCAVATION FROM FLOODING. FLOODING OF ANY EXCAVATION AFTER APPROVAL OF THE SUBGRADE WILL BE CAUSE FOR COMPLETE RE-PREPARATION AND RE-APPROVAL OF THE SUBGRADE.

**FOUNDATIONS (CONT'D)**

8. COMPACTED STRUCTURAL FILL SHOULD CONSIST OF APPROVED MATERIALS FREE OF ORGANIC MATTER AND DEBRIS. FROZEN MATERIAL SHALL NOT BE USED AND FILL SHALL NOT BE PLACED OVER FROZEN SUBGRADE UNLESS OTHERWISE NOTED. THE FILL SHOULD BE SUBMITTED FOR EVALUATION PRIOR TO USE.

MATERIAL TYPE	USCS CLASSIFICATION	ACCEPTABLE USES
GRANULAR (1)	GM, SM, SW	ALL LOCATIONS
LEAN CLAY AND CLAYEY SAND	CL & SC (LL < 40)	ALL LOCATIONS
LEAN TO FAT CLAY	CL-CH (40 < LL < 50)	> 30 BELOW SLAB ON GRADE UNLESS P. I. < 23
FAT CLAY	CH (LL > 50)	> 30 BELOW SLAB ON GRADE

**IN CLIMATE CONTROLLED AREAS:**

- 1. MINUS CRUSHED LIMESTONE AGGREGATE, LIVESTONE SCREENINGS, OR GRANULAR MATERIAL SUCH AS SAND, GRAVEL OR CRUSHED STONE CONTAINING AT LEAST 18% LOW PLASTICITY FINES
- 2. LOW PLASTICITY COHESIVE SOIL OR GRANULAR SOIL HAVING AT LEAST 18% LOW PLASTICITY FINES

**IN BOTH NON-CLIMATE CONTROLLED AND CLIMATE CONTROLLED AREAS:**

- 1. SOIL TREATED WITH CHEMICALS (HYDRATED LIME, CEMENT, ETC.)
- 2. 1 INCH MINUS CRUSHED LIMESTONE AGGREGATE BASE ROAD

1. IF LIMESTONE SCREENINGS ARE USED AS NEW STRUCTURAL FILL, THE CONTRACTOR SHOULD BE AWARE THAT THIS MATERIAL IS EXTREMELY SUSCEPTIBLE TO DEGRADATION UPON WETTING WHICH CAN RESULT IN DEEP-SITED PUMPING AND SETTLING.  
2. LIMESTONE SCREENINGS THAT PUMP AND RUI ARE NOT ACCEPTABLE FOR USE AS STRUCTURAL FILL. FURNISH THE ABOVE INFORMATION IN THE FORM OF DETAILED SKETCHES TO THE ARCHITECT / STRUCTURAL ENGINEER FOR REVIEW (28) CALENDAR DAYS PRIOR TO THE SCHEDULED START OF ANY DETAILING OR FABRICATION.

3. THE CONTRACTOR SHALL PROVIDE EACH ISOLATED FOOTING SHALL BE PLACED IN ONE (1) CONTINUOUS PLACEMENT.  
4. ALL SLABS-ON-GRADE SHALL BE PLACED OVER AN EXTREME LOW PERMEANCE VAPOR BARRIER, 15 MIL MINIMUM THICKNESS, OVER A BASE/SUBBASE AS SPECIFIED BY THE GEOTECHNICAL ENGINEER FOR THE PROJECT. EXISTING SUBBASE WITH LOW VOLUME CHANGE MATERIAL AND WILL BE CUT OUT AND REPLACED WITH AN ENGINEERED FILL AS SPECIFIED BY A GEOTECHNICAL ENGINEER.  
11. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY MEASURES TO PREVENT ANY WATER, FROST OR ICE FROM PENETRATING ANY FOOTING OR SLAB SUBGRADE AFTER PLACING OF CONCRETE AND UNTIL SUCH SUBGRADES ARE FULLY PROTECTED BY THE PERMANENT BUILDING STRUCTURE.  
12. THE CONTRACTOR SHALL REVIEW ALL EXISTING SITE CONDITIONS AND THE SUBSURFACE SOILS EXPLORATION REPORT AND ESTABLISH SPECIFIC CONSTRUCTION PROCEDURES AND SEQUENCES FOR THE EXCAVATION, COMPACTION, FILL AND INSTALLATION OF THE NEW BUILDING FOUNDATION. SUBMIT THESE FOR REVIEW TO THE OWNERS REPRESENTATIVE AND ARCHITECT / STRUCTURAL ENGINEER. THE CONTRACTORS DESIGN, MEANS AND METHODS FOR FOUNDATION CONSTRUCTION SHALL MINIMIZE SETTLEMENT OF ADJACENT CONSTRUCTION. THE CONTRACTOR SHALL BEAR SOLE RESPONSIBILITY FOR ALL REMEDIAL WORK RESULTING FROM SUCH SETTLEMENT.  
13. RECORDS OF ANY EXISTING SUBGRADE INTERFERENCES OTHER THAN THOSE INTERFERENCES SHOWN OR INDICATED ON THE CONSTRUCTION DOCUMENTS, INCLUDING ANY CURRENTLY AVAILABLE DURING EXCAVATION WORK, INTERFERENCES MAY BE DISCOVERED. CONTRACTOR SHALL DOCUMENT CONSTRUCTION-RELATED DIMENSIONS OF ALL INTERFERENCES. CONTRACTOR TO FURNISH THE ABOVE INFORMATION IN THE FORM OF DETAILED SKETCHES TO THE ARCHITECT / STRUCTURAL ENGINEER FOR REVIEW.  
14. REFER TO THE PROJECT MANUAL FOR THE FOUNDATION TESTING AND INSPECTION REQUIREMENTS.

**STRUCTURAL CONCRETE**

1. CONCRETE MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN CONCRETE INSTITUTE PUBLICATIONS:  
A. ACI 301 - "SPECIFICATIONS FOR STRUCTURAL CONCRETE A FOR BUILDINGS"  
B. ACI 302 - "RECOMMENDED PRACTICE FOR CONCRETE CURE AND SLAB CONSTRUCTION"  
C. ACI 304 - "A MANUAL OF CONCRETE INSPECTION"  
D. ACI 311 - "RECOMMENDED PRACTICE FOR MEASURING, MIXING, TRANSPORTING AND PLACING CONCRETE"  
E. ACI 315 - "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT"  
F. ACI 318 - "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE"  
G. ACI 347 - "RECOMMENDED PRACTICE FOR CONCRETE FORMWORK"  
2. PROVIDE CONCRETE TO OBTAIN THE FOLLOWING MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS:  
A. SPREAD FOOTINGS.....fc = 4000 PSI  
B. WALL FOOTINGS.....fc = 4000 PSI  
C. PIERS.....fc = 4000 PSI  
D. INTERIOR SLABS-ON-GRADE.....fc = 4000 PSI  
E. EXTERIOR SLABS-ON-GRADE.....fc = 4000 PSI  
F. CONCRETE TOPPING SLAB ON ALLOW CORE.....fc = 4000 PSI  
G. CONCRETE FILL FOR METAL PAN STAIRS.....fc = 3000 PSI

3. EXTERIOR FLATWORK, STAIRS, RAMPS, ETC. SHALL HAVE A WATER/CEMENT RATIO ≤ 0.40  
4. LABORATORY TEST REPORTS OR MATERIAL CERTIFICATES FOR CONCRETE MATERIALS AND MIX DESIGN TEST DATA, IN CONFORMANCE WITH ACI STANDARDS, SHALL BE SUBMITTED FOR REVIEW FOR EACH TYPE OF CONCRETE TO BE USED. EACH SUBMITTED MIX DESIGN SHALL IDENTIFY THE APPLICATION FOR WHICH THE MIX WILL BE USED.  
5. ALL CONCRETE SHALL BE NORMAL WEIGHT UNLESS NOTED OTHERWISE.  
6. ALL CONCRETE ELEMENTS SUBJECT TO FREEZING AND THAWING DURING CONSTRUCTION OR OVER THE SERVICE LIFE OF THE STRUCTURE SHALL CONTAIN AIR ENTRAINMENT ADMIXTURE AS SPECIFIED IN ACI-318, PART 3.  
7. NO CALCIUM CHLORIDE SHALL BE USED IN ANY CONCRETE.  
8. THE CONTRACTOR SHALL SUBMIT CHECKED, DETAILED REINFORCEMENT SHOP DRAWINGS SHOWING THE LOCATION AND DETAILING OF ALL FOOTINGS, WALLS, PIERS, BEAMS, COLUMNS, SLABS, CONSTRUCTION JOINTS, CONTROL JOINTS, ETC., PRIOR TO FABRICATION. DETAILS SHALL INCLUDE STEEL SECTIONS, LAPS, SPACING AND PLACEMENT.  
9. THE MINIMUM CONCRETE COVER FOR CAST-IN-PLACE (NON-PRESTRESSED) CONCRETE SHALL BE IN ACCORDANCE WITH THE FOLLOWING:  
A. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH.....3"  
B. CONCRETE EXPOSED TO EARTH OR WEATHER:  
1. NO. 6 THROUGH NO. 18 BARS.....2"  
I. NO. 5 BAR, W1 OR D31 WIRE, AND SMALLER.....1 1/2"  
AND SMALLER.....1 1/2"  
C. CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND:  
I. SLABS, WALLS, JOISTS:  
NO. 14 AND NO. 18 BARS.....1 1/2"  
NO. 11 BAR AND SMALLER.....3/4"  
II. BEAMS, COLUMNS:  
PRIMARY REINFORCEMENT, TIES, STIRRUPS, SPIRALS.....1 1/2"  
III. SHELLS, FOLDED PLATE MEMBERS:  
NO. 6 THROUGH NO. 18 BARS.....2"  
NO. 5 BAR, W1 OR D31 WIRE, AND SMALLER.....1 1/2"  
10. PROVIDE ADEQUATE BOLSTERS, HI-CHAIRS, SUPPORT BARS, ETC., TO MAINTAIN SPECIFIED CLEARANCES FOR THE ENTIRE LENGTH OF ALL REINFORCING BARS. PROVIDE CONTINUOUS #4 SPACER BARS IN WALLS AND SLABS TO SUPPORT FOLDERS.  
11. PROVIDE PLASTIC TIPPED ACCESSORIES FOR REINFORCEMENT AT ALL FACES OF EXPOSED CONCRETE, INTERIOR OR EXTERIOR.  
12. ALL FIELD BENDING OF REINFORCEMENT SHALL BE DONE COLD. HEATING OF BARS WILL NOT BE PERMITTED.  
13. ALL CONSTRUCTION JOINTS, EXCLUDING SLAB-ON-GRADE CONSTRUCTION JOINTS, SHALL BE CLEANED, BRUSHED, CLEANED, MOISTENED AND A CONCRETE SLURRY APPLIED IMMEDIATELY PRIOR TO PLACING NEW CONCRETE.  
14. CONTROL AND CONSTRUCTION JOINTS IN NON-STRUCTURAL SLABS-ON-GRADE SHALL BE PROVIDED AS SHOWN ON DRAWINGS AND DETAILS. CONTROL JOINTS SHALL BE SPACED AT A MAXIMUM OF 15'-0" ON CENTER IN ANY DIRECTION. SAWED CONTROL JOINTS SHALL BE OF THE SOFT-CUT TYPE, 1/2 TIMES THE SLAB THICKNESS DEEP, AND CUT AS SOON AS PRACTICAL WITHOUT DISLODING THE COARSE AGGREGATE AS PART OF THE FINISHING OPERATION. CONTRACTOR SHALL SUBMIT DETAILED SHOP DRAWINGS INDICATING ALL CONTROL JOINTS FOR ALL SLAB-ON-GRADE CONSTRUCTION FOR REVIEW PRIOR TO CONSTRUCTING ALL SLABS-ON-GRADE.

**STRUCTURAL CONCRETE (CONT'D)**

15. CONCRETE SLABS-ON-GRADE SHALL BE A MINIMUM OF 5 INCH THICKNESS UNLESS NOTED OTHERWISE. CONCRETE FOR SLAB-ON-GRADE CONSTRUCTION SHALL USE A DESIGN MIX THAT IS CONFORMS TO ACI 301.1 MAXIMUM SIZE OF AGGREGATE, WELL GRADED AND TYPE (OR TYPE I) CEMENT. THE MIX SHALL CONTAIN NO ADMIXTURES THAT EXACERBATE SHRINKAGE. PLACEMENT SLUMP FOR THE CONCRETE AT THE TIME OF PLACEMENT SHALL BE INDICATED IN THE PROJECT SPECIFICATION.  
16. CONSTRUCTION JOINTS SHALL CONTAIN 1/4"x4'-12" DIAMOND DOWEL PLATES SPACED AT 18" ON CENTER AND PLACED AT 1/2 OF THE SLAB DEPTH PERPENDICULAR TO THE PLANE OF THE JOINT.  
17. AT EXPOSED CONCRETE ELEMENTS, SEE PROJECT SPECIFICATIONS FOR TYPE OF CONCRETE FINISHING REQUIRED.  
18. AT ALL EXPOSED TO VIEW CONCRETE ELEMENTS (I.E. BEAMS, GIRDERS, COLUMNS, TOP OF RETAINING WALLS, ETC.), PROVIDE 3/4" CHAMFER AT EDGES.  
19. PITCH ALL SLABS TO DRAINS WHERE DRAINS ARE INDICATED ON CONTRACT DRAWINGS.  
20. ADDITIONAL BARS SHALL BE PROVIDED AT ALL OPENINGS IN SLABS-ON-GRADE AND CONCRETE WALLS. AT ALL OPENINGS PROVIDE MINIMUM OF (2) - #4 BARS AT EACH SIDE EXTENDING 2'-0" BEYOND EACH SIDE OF OPENING.  
21. ADDITIONAL BARS PROVIDED: CORNER BARS MATCHING TO HORIZONTAL BARS SHALL BE PROVIDED AT ALL WALL CORNERS AND INTERSECTIONS.  
22. AT SLABS-ON-GRADE PROVIDE ADDITIONAL REINFORCING AT RE-ENTRANT CORNERS. PROVIDE MINIMUM OF (2) - #4 BARS, 4'-0" LONG CENTERED ABOUT CORNER.

23. NO ALUMINUM OF ANY TYPE SHALL BE ALLOWED IN THE CONCRETE WORK, UNLESS COATED TO PREVENT ALUMINUM CONCRETE REACTION.  
24. IN NO CASE SHALL EMBEDDED CONDUIT BE PLACED ABOVE REINFORCING IN SLAB-ON-GRADE CONSTRUCTION. MINIMUM PENETRATING STRUT MEMBER. THE THICKNESS OF THE DIAMETER OR WIDTH OF THE LARGEST CONDUIT, MAXIMUM OUTSIDE DIAMETER OF EMBEDDED CONDUIT SHALL BE NO LARGER THAN ONE-THIRD OF THE SLAB THICKNESS.  
25. UNLESS OTHERWISE NOTED ON THE DRAWINGS, SLEEVES FOR PIPES AND CONDUITS PENETRATING GRADE BEAMS AND CONCRETE WALLS SHALL BE STEEL PIPE SLEEVES OF NOMINAL DIAMETER 2 INCHES LARGER THAN THE NOMINAL SIZE OF THE PIPE PENETRATING THE STRUCTURAL MEMBER. THE THICKNESS OF THE SLEEVE SHALL CONFORM TO SCHEDULE 40 BUT NEED NOT BE MORE THAN 3/8 INCH. ALL SUCH SLEEVE LOCATIONS SHALL BE REVIEWED BY THE ARCHITECT/ENGINEER PRIOR TO INSTALLATION.  
26. PROVIDE WATERTOPS AT ALL CONSTRUCTION JOINTS LOCATED BELOW GRADE AS SHOWN ON CONTRACT DRAWINGS.  
27. REFER TO THE SPECIFICATION FOR FLOOR FINISHNESS AND FLOOR LEVELNESS REQUIREMENTS.  
28. NO CONSTRUCTION SHALL BE MADE WITHOUT REINFORCEMENT. UNLESS OTHERWISE NOTED, THE FOLLOWING PERCENTAGE OF THE GROSS CROSS SECTIONAL AREA SHALL BE PROVIDED AS MINIMUM REINFORCEMENT:  
A. SLABS: TOP & BOTTOM.....0.20%  
B. BEAMS: TOP & BOTTOM.....0.33%  
C. COLUMNS: STIRRUPS.....#3@D\*(D=MEMBER DEPTH)  
VERTICAL.....1.00%  
D. WALLS: VERTICAL.....0.12% (#5)  
E. FOOTINGS: HORIZONTAL.....0.18% (#5)

29. ALL REINFORCING STEEL SHALL BE HIGH STRENGTH NEW BILLET STEEL, CONFORMING TO ASTM A615 GRADE 80 UNLESS NOTED OTHERWISE.  
30. ALL BAR DETAILING AND ACCESSORIES TO BE FURNISHED SHALL CONFORM TO TYPICAL DETAILS IN THE LATEST ACI STANDARD 315 DETAILING MANUAL, EXCEPT AS OTHERWISE SHOWN, NOTED, OR SPECIFIED.  
31. WELDED WIRE FABRIC SHALL CONFORM TO ASTM SPECIFICATIONS A185. ALL WELDED WIRE FABRIC SHALL BE LAPPED TWO PANELS AT EDGES AND SECURED SECURELY AT EXTERIOR SLABS PROVIDE EPOXY COATED WELDED WIRE FABRIC CONFORMING TO ASTM A684, CLASS A.  
32. ALL HOOKS SHALL BE "STANDARD" AS PER ACI STANDARD.  
33. THE MINIMUM LENGTH OF ALL SPICES NOT DIMENSIONED ON THE DRAWINGS SHALL BE AS FOLLOWS:  
#4 4000 26" 21" 21" 21" 26"  
5000 24" 19" 19" 24"  
6000 23" 17" 17" 23"  
#5 4000 33" 25" 25" 25" 33"  
5000 30" 23" 23" 30"  
6000 28" 21" 21" 28"  
#6 4000 39" 30" 30" 39"  
5000 36" 28" 28" 36"  
6000 33" 25" 25" 33"  
#7 4000 71" 55" 55" 71"  
5000 64" 50" 50" 64"  
6000 59" 45" 45" 59"  
#8 4000 81" 63" 63" 81"  
5000 73" 55" 55" 73"  
6000 67" 51" 51" 67"  
#9 4000 91" 71" 71" 91"  
5000 82" 63" 63" 82"  
6000 75" 58" 58" 75"  
#10 4000 102" 78" 78" 102"  
5000 90" 71" 71" 90"  
6000 82" 64" 64" 82"  
#11 4000 111" 86" 86" 111"  
5000 99" 77" 77" 99"  
6000 91" 71" 71" 91"

BAR SIZE	fc	SLAB/BEAM		WALL	VERTICAL		
		TOP	OTHER		VERT.	HORIZ.	COLUMN
#4	4000	26"	21"	21"	21"	26"	
	5000	24"	19"	19"	24"		
	6000	23"	17"	17"	23"		
#5	4000	33"	25"	25"	25"	33"	19"
	5000	30"	23"	23"	30"		
	6000	28"	21"	21"	28"		
#6	4000	39"	30"	30"	39"		
	5000	36"	28"	28"	36"		23"
	6000	33"	25"	25"	33"		
#7	4000	71"	55"	55"	71"		27"
	5000	64"	50"	50"	64"		
	6000	59"	45"	45"	59"		
#8	4000	81"	63"	63"	81"		30"
	5000	73"	55"	55"	73"		
	6000	67"	51"	51"	67"		
#9	4000	91"	71"	71"	91"		34"
	5000	82"	63"	63"	82"		
	6000	75"	58"	58"	75"		
#10	4000	102"	78"	78"	102"		38"
	5000	90"	71"	71"	90"		
	6000	82"	64"	64"	82"		
#11	4000	111"	86"	86"	111"		42"
	5000	99"	77"	77"	99"		
	6000	91"	71"	71"	91"		

NOTES:  
A. TOP BARS ARE HORIZONTAL. BARS PLACED SUCH THAT MORE THAN 12" OF CONCRETE IS CAST IN THE MEMBER BELOW THE SPLICE.  
B. FOR EPOXY COATED BARS MULTIPLY THE LAP LENGTHS SHOWN IN THE TABLE ABOVE BY 1.3 FOR TOP BARS AND 1.5 FOR OTHER BARS.  
C. WHERE BARS OF DIFFERENT SIZE ARE TO BE SPLICED, THE SPLICE LENGTH FOR ALL BARS SHALL BE THAT REQUIRED FOR THE LARGER BAR.  
D. SPLICE LENGTHS SHALL BE SPECIFICALLY DIMENSIONED AT ALL LOCATIONS ON THE SHOP DRAWINGS.  
E. FOR CONCRETE STRENGTH BETWEEN LISTED VALUES, USE MINIMUM SPLICE LENGTH OF HIGHER LISTED VALUE.  
34. CONTINUOUS TOP AND BOTTOM BARS, OTHER THAN IN FOOTINGS, WHEN SHOWN IN CROSS SECTION ONLY, SHALL BE LAPPED AS FOLLOWS:  
A. TOP BARS AT MID SPANS  
B. TOP BARS CENTERED OVER SUPPORTS.  
35. EPOXY ADHESIVE EMBEDDED DOWELS SHALL USE DEWALT AC208+ ADHESIVE WITH THE FOLLOWING MINIMUM EMBEDMENT DEPTHS, UNLESS NOTED OTHERWISE:  
#3 - 3" #6 - 9"  
#4 - 5" #9 - 10"  
#5 - 6" #10 - 12"  
#6 - 7" #11 - 14"  
#7 - 8"  
36. REFER TO THE PROJECT MANUAL FOR THE CONCRETE TESTING AND INSPECTION REQUIREMENTS.

**POST INSTALLED ANCHORS**

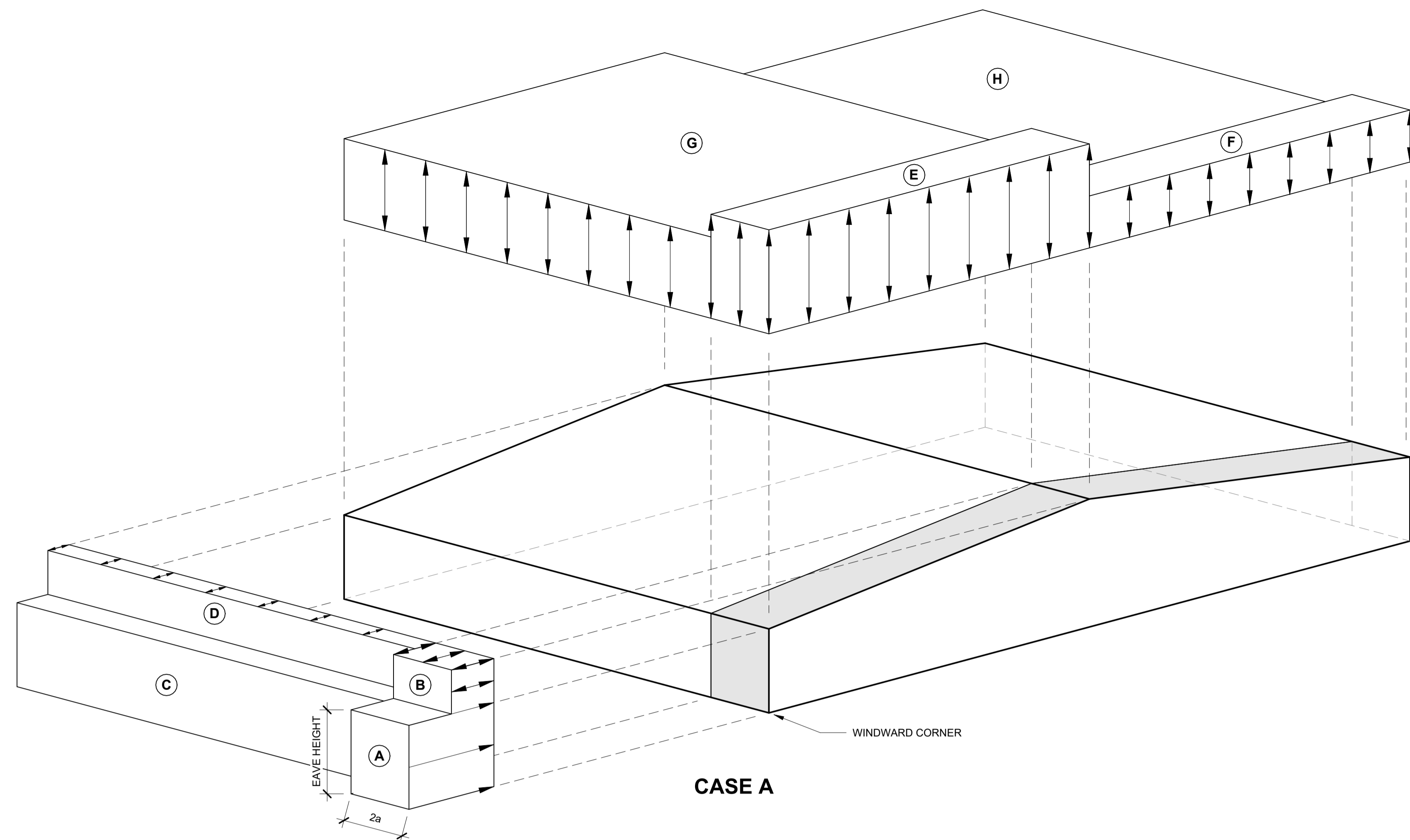
1. WHERE EPOXY SYSTEM IS INDICATED ON THE PLANS OR DETAILS, USE DEWALT AC208+ ADHESIVE ANCHORING SYSTEM IN CONCRETE AND DEWALT AC108+ GOLD ADHESIVE ANCHORING SYSTEM IN SOLID GROUT. SEE DETAILING FOR FURTHER INFORMATION. THE CONTRACTOR MAY SUBMIT SUBSTITUTE EPOXY SYSTEMS FOR APPROVAL PROVIDED THEY MEET OR EXCEED THE CAPACITY OF DEWALT ADHESIVE ANCHORING SYSTEMS NOTED ABOVE.  
2. DRILL HOLES TO EPOXY MANUFACTURERS RECOMMENDED SIZE. CLEAN HOLES WITH A CIRCULAR WIRE OR NYLON BRUSH AND BLOW OUT WITH COMPRESSED AIR.  
3. WHERE MECHANICAL EXPANSION ANCHORS ARE INDICATED ON THE PLANS OR DETAILS, USE DEWALT POWER STUD + SD1 IN CONCRETE OR GROUT FILLED CONCRETE MASONRY UNITS UNLESS OTHERWISE NOTED. THE CONTRACTOR MAY SUBMIT SUBSTITUTE EXPANSION ANCHOR SYSTEMS FOR APPROVAL PROVIDED THEY MEET OR EXCEED THE CAPACITY OF DEWALT ANCHORING SYSTEM NOTED ABOVE.  
4. POST INSTALLED ANCHORS MUST BE INSTALLED USING THE SPACING AND EDGE DISTANCES GIVEN ON THE PLANS OR DETAILS. IF FIELD CONDITIONS DICTATE THAT THE ANCHOR SPACING OR EDGE DISTANCES BE MODIFIED, THE CONTRACTOR SHALL SUBMIT A FIELD SKETCH TO THE ARCHITECT / STRUCTURAL ENGINEER FOR REVIEW PRIOR TO MAKING ANY MODIFICATIONS.

**STRUCTURAL STEEL**

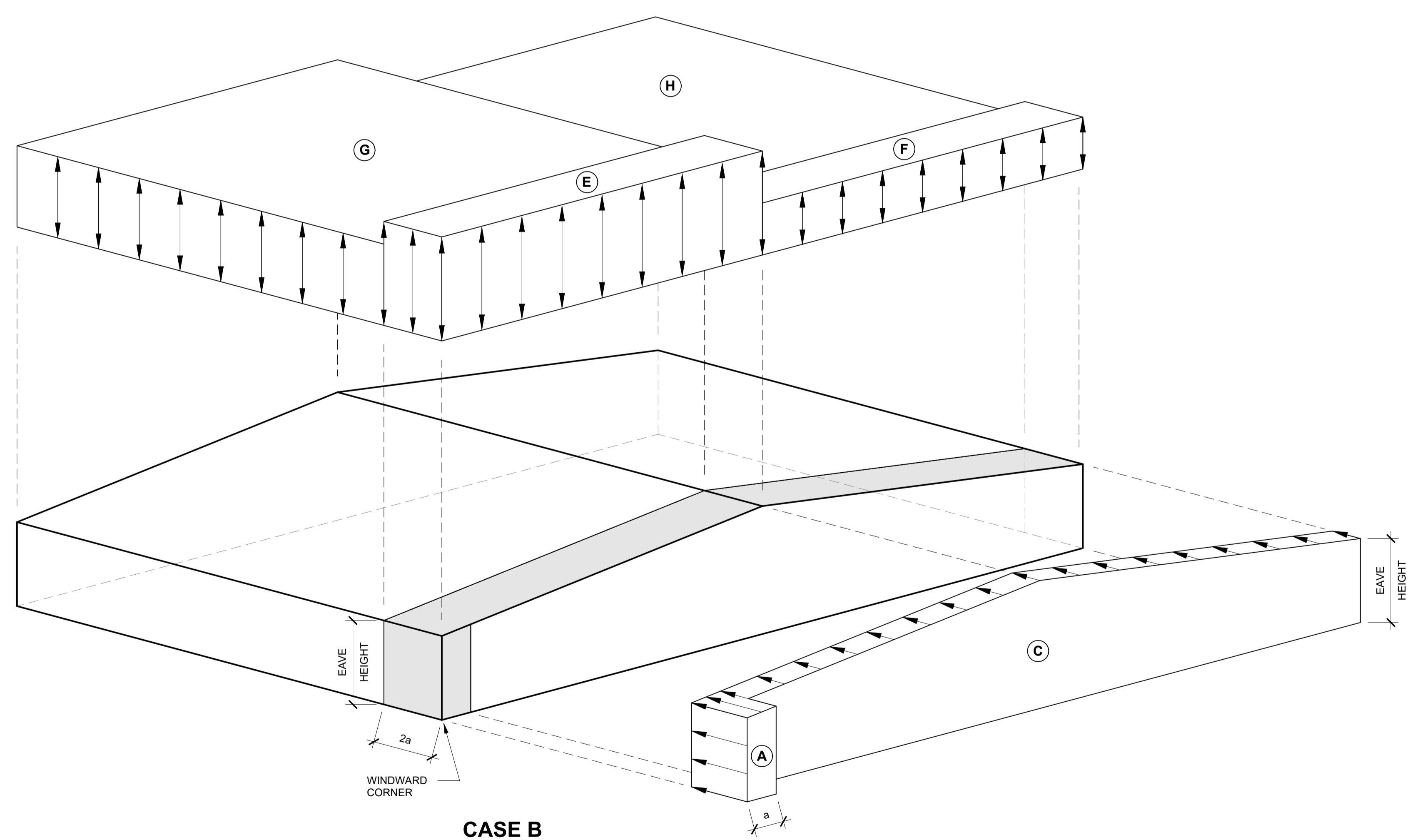
1. FURNISH STRUCTURAL STEEL IN ACCORDANCE WITH AISC SPECIFICATIONS FOR THE DESIGN (ASD), FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS AND AISC CODE OF STANDARD PRACTICE, LATEST EDITIONS.  
2. THE STEEL FABRICATOR/ERECTOR SHALL VERIFY IN FIELD ALL DIMENSIONS, ELEVATIONS AND MEMBER SIZES AS SHOWN ON THE CONTRACT DRAWINGS AND DETAILS. THE FABRICATOR/ERECTOR SHALL FURNISH THE ABOVE INFORMATION IN THE FORM OF DETAILED SKETCHES TO THE ARCHITECT / STRUCTURAL ENGINEER FOR REVIEW (28) CALENDAR DAYS PRIOR TO RESOLUTION TO THE NOTED DISCREPANCIES PRIOR TO FABRICATION OF ANY NEW STRUCTURAL ELEMENTS.  
3. STRUCTURAL STEEL SHALL BE AS INDICATED BELOW U. N. O.:  
STRUCTURAL SHAPES/MATERIAL ASTM SPECIFICATION  
W-SHAPE.....A992  
CHANNELS.....A36  
ANGLES.....A36  
STEEL PIPE.....A53, GRADE B  
ROUND HSS.....A500, GRADE C  
SQUARE & RECTANGULAR HSS.....A500, GRADE B  
PLATE MATERIAL.....A36  
ANCHOR BOLT ASSEMBLIES.....F1554, GRADE 36  
HIGH STRENGTH BOLTS.....F422, GR A325  
HIGH STRENGTH BOLTS TWIST OFF BOLTS.....F3125, GR 1852  
HEAVY HEX NUTS.....A563  
FLAT BAR.....A36  
HEADED STUDS.....A108, TYPE B  
ELECTRODES FOR ARC WELDING.....AWS 5.1, E70XX

4. ALL STRUCTURAL STEEL FRAMEWORK INCLUDED IN THESE DOCUMENTS ARE CLASSIFIED AS NON-SELF-SUPPORTING. ALL CONNECTIONS SPECIFIED HEREIN ARE BASED ON LOADING CONDITIONS OF THE FULLY COMPLETED STRUCTURE IN ITS ENTIRETY INCLUDING THE FUNCTIONS OF THE COLUMN BASE PLATES AND ANCHOR BOLTS. INSTABILITIES CAN BE EXPECTED DURING THE ERECTION PROCESS DUE TO LACK OF INSTALLED ROOF, FLOOR, WALL AND SLAB DIAPHRAGMS AS WELL AS STEEL BRACING CONNECTIONS AND OTHER SUCH STABILIZING ELEMENTS. THE GENERAL CONTRACTORS, OTHER SHALL IDENTIFY THE SEQUENCE AND SCHEDULING OF CONSTRUCTION ITEMS AND COORDINATE THE ACTIVITIES OF ALL TRADES INCLUDING THE STEEL FABRICATOR AND ERECTOR. THE ERECTOR SHALL SUBMIT AN ERECTION PLAN AND A TEMPORARY BRACING SCHEME TO THE ARCHITECT / STRUCTURAL ENGINEER FOR REVIEW. THIS SUBMITTAL WILL NOT BE REVIEWED AND IS NOT A DESIGN FUNCTION OF THE ARCHITECT / STRUCTURAL ENGINEER OF RECORD.  
5. THE FABRICATOR/ERECTOR SHALL SUBMIT TO THE ARCHITECT/STRUCTURAL ENGINEER FOR REVIEW, ENGINEERED AND CHECKED DRAWINGS SHOWING FABRICATION DETAILS, FIELD ASSEMBLY DETAILS AND ERECTION DIAGRAMS FOR ALL STRUCTURAL STEEL ELEMENTS.  
6. ALL BEAMS AND JOISTS SHALL BE FABRICATED WITH THE NATURAL CAMBER UP; PROVIDE FABRICATED CAMBERS AS INDICATED ON THE DRAWINGS.  
7. AFTER FABRICATION ALL STEEL SHALL BE CLEANED OF ALL RUST, LOOSE MILL SCALE, AND OTHER FOREIGN MATERIALS. STEEL SHALL BE PRIMED AND PAINTED AS OUTLINED IN THE PROJECT SPECIFICATIONS. STEEL TO RECEIVE SPRAY-ON FIREPROOFING SHALL NOT BE PRIMED OR PAINTED.  
8. WELDING SHALL BE PERFORMED WITH E70XX LOW HYDROGEN ELECTRODES. ALL WELDING SHALL BE PERFORMED BY CERTIFIED/QUALIFIED WELDER AND SHALL CONFORM TO THE AWS D1.1 STRUCTURAL WELDING CODE-STEEL, LATEST EDITION.  
9. MINIMUM FILLET WELD SIZE SHALL COMPLY WITH THE AISC SPECIFICATION REQUIREMENTS IN SECTION J2.4, BUT SHALL NOT BE LESS THAN 3/8".  
10. ALL BOLTS, NUTS AND WASHERS SHALL CONFORM TO THE REQUIREMENTS OF "AISC SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS," LATEST EDITION. ALL BOLT HOLES SHALL BE "SHORT SLOTTED", UNLESS NOTED OTHERWISE.  
11. ALL STEEL BEAM AND GIRDER CONNECTIONS SHALL BE SIMPLE SHEAR CONNECTIONS UTILIZING HIGH STRENGTH BOLTS IN BEARING-TYPE CONNECTIONS WITH THREADS EXCLUDED FROM THE SHEAR PLANE UNLESS NOTED OTHERWISE. BOLTS ARE TO BE TIGHTENED TO THE "SNUG TIGHT" CONDITION UNLESS NOTED AS "SLIP CRITICAL (SCP)". BOLTS DESIGNATED AS "SLIP CRITICAL" ARE TO BE TIGHTENED PER THE ABOVE MENTIONED WELD SPECIFICATION.  
12. BOLTED CONNECTIONS SHALL USE A MINIMUM OF (2) 3/4" x 12" BOLTS UNLESS NOTED OTHERWISE.  
13. PROVIDE CONNECTIONS AS DETAILED ON THE DRAWINGS. ALTERNATE CONNECTIONS MAY BE SUBMITTED BY THE CONTRACTOR. THE ALTERNATE DESIGNS MUST BE PROPERLY ENGINEERED AND CALCULATIONS SEALED BY A QUALIFIED ARCHITECT / STRUCTURAL ENGINEER LICENSED IN THE STATE IN WHICH THE PROJECT IS LOCATED. THE DESIGN BY THE SPECIALTY ARCHITECT / STRUCTURAL ENGINEER AND THE REVIEW BY THE ARCHITECT / STRUCTURAL ENGINEER OF RECORD OF ANY ALTERNATE CONNECTIONS WILL BE AT THE CONTRACTORS EXPENSE.  
14. BEAM TO GIRDER AND BEAM OR GIRDER TO COLUMN MOMENT CONNECTIONS ARE DESIGNATED ON THE PLANS AS TUS:  
→ ← → ← → ←

15. THERE SHALL BE NO FIELD CUTTING OF STRUCTURAL STEEL MEMBERS FOR THE WORK OF OTHER TRADES WITHOUT THE PRIOR APPROVAL OF THE ARCHITECT / STRUCTURAL ENGINEER OF RECORD.  
16. STEEL WORK TO BE SHOWN IN ACCORDANCE WITH ELEVATIONS GIVEN ON STRUCTURAL DRAWINGS.  
17. REFER TO ARCHITECTURAL DRAWINGS FOR MISCELLANEOUS STEEL NOT SHOWN ON STRUCTURAL DRAWINGS.  
18. ALL STEEL INDICATED TO BE ARCHITECTUALLY EXPOSED STRUCTURAL STEEL (AESS) SHALL CONFORM TO THE AESS REQUIREMENTS OF THE AISC CODE OF STANDARD PRACTICE.  
19. PAINT SYSTEM FOR "EXPOSED TO OUTSIDE ATMOSPHERE" STRUCTURAL STEEL COMPONENTS:  
A. SURFACE PREPARATION - CLEAN SURFACES PER SSPC SP 10.0, 11.0, 12.0, 13.0, 14.0, 15.0, 16.0, 17.0, 18.0, 19.0, 20.0, 21.0, 22.0, 23.0, 24.0, 25.0, 26.0, 27.0, 28.0, 29.0, 30.0, 31.0, 32.0, 33.0, 34.0, 35.0, 36.0, 37.0, 38.0, 39.0, 40.0, 41.0, 42.0, 43.0, 44.0, 45.0, 46.0, 47.0, 48.0, 49.0, 50.0, 51.0, 52.0, 53.0, 54.0, 55.0, 56.0, 57.0, 58.0, 59.0, 60.0, 61.0, 62.0, 63.0, 64.0, 65.0, 66.0, 67.0, 68.0, 69.0, 70.0, 71.0, 72.0, 73.0, 74.0, 75.0, 76.0, 77.0, 78.0, 79.0, 80.0, 81.0, 82.0, 83.0, 84.0, 85.0, 86.0, 87.0, 88.0, 89.0, 90.0, 91.0, 92.0, 93.0, 94.0, 95.0, 96.0, 97.0, 98.0, 99.0, 100.0, 101.0, 102.0, 103.0, 104.0, 105.0, 106.0, 107.0, 108.0, 109.0, 110.0, 111.0, 112.0, 113.0, 114.0, 115.0, 116.0, 117.0, 118.0, 119.0, 120.0, 121.0, 122.0, 123.0, 124.0, 125.0, 126.0, 127.0, 128.0, 129.0, 130.0, 131.0, 132.0, 133.0, 134.0, 135.0, 136.0, 137.0, 138.0, 139.0, 140.0, 141.0, 142.0, 143.0, 144.0, 145.0, 146.0, 147.0, 148.0, 149.0, 150.0, 151.0, 152.0, 153.0, 154.0, 155.0, 156.0, 157.0, 158.0, 159.0, 160.0, 161.0, 162.0, 163.0, 164.0, 165.0, 166.0, 167.0, 168.0, 169.0, 170.0, 171.0, 172.0, 173.0, 174.0, 175.0, 176.0, 177.0, 178.0, 179.0, 180.0, 181.0, 182.0, 183.0, 184.0, 185.0, 186.0, 187.0, 188.0, 189.0, 190.0, 191.0, 192.0, 193.0, 194.0, 195.0, 196.0, 197.0, 198.0, 199.0, 200.0, 201.0, 202.0, 203.0, 204.0, 205.0, 206.0, 207.0, 208.0, 209.0, 210.0, 211.0, 212.0, 213.0, 214.0, 215.0, 216.0, 217.0, 218.0, 219.0, 220.0, 221.0, 222.0, 223.0, 224.0, 225.0, 226.0, 227.0, 228.0, 229.0, 230.0, 231.0, 232.0, 233.0, 234.0, 235.0, 236.0, 237.0, 238.0, 239.0, 240.0, 241.0, 242.0, 243.0, 24



**1 MAIN WIND FORCE RESISTING SYSTEM - DESIGN WIND PRESSURES**  
SCALE: 1" = 20'-0"



**2 MAIN WIND FORCE RESISTING SYSTEM - DESIGN WIND PRESSURES**  
SCALE: 1" = 20'-0"

WIND DESIGN PRESSURES (MWFRS)									
ROOF ANGLE	LOAD CASE	HORIZONTAL PRESSURES				VERTICAL PRESSURES			
		A	B	C	D	E	F	G	H
0<5°	1	29.4 PSF	-15.3 PSF	19.5 PSF	-9.1 PSF	-35.3 PSF	-20.0 PSF	-24.5 PSF	-15.5 PSF
10°	1	33.2 PSF	-13.7 PSF	22.0 PSF	-8.0 PSF	-35.3 PSF	-21.6 PSF	-24.5 PSF	-16.5 PSF
15°	1	36.8 PSF	-12.2 PSF	24.5 PSF	-7.0 PSF	-35.3 PSF	-23.1 PSF	-24.5 PSF	-17.6 PSF

**3 MWFRS TABLE - VALUES**  
SCALE: 1/4" = 1'-0"

**NOTES:**  
1. PLUS AND MINUS SIGNS SIGNIFY PRESSURES ACTING TOWARDS AND AWAY FROM THE PROJECT SURFACES, RESPECTIVELY.  
2. S = 115 MPH  
3. VALUES INDICATED ARE STRENGTH LEVEL VALUES PER ASCE 7-16.  
4. VALUES INDICATED ARE FOR EXPOSURE C.

**STRUCTURAL DESIGN CRITERIA**  
PROJECT: NEW MISSISSIPPI RECREATION CENTER - CANTON, MO

- 1. BUILDING CODES:
  - A. IBC 2018
  - B. ASCE 7-16
- 2. DESIGN LOADS:
  - A. OCCUPANCY CATEGORY III
  - B. DEAD LOADS:
    - 1. PRE-ENGINEERED METAL BUILDING SYSTEM
      - a. METAL ROOF (FINISHED) = 2 PSF
      - b. INSULATION (BLANKET TYPE) = 3 PSF
      - c. MECHANICAL, ELECTRICAL & PLUMBING = 5 PSF
      - d. MISC COLLATERAL LOADING = 2 PSF
      - e. PURLINS / GIRT FRAMING = PER PEMB
      - f. PEMB STEEL BEAMS AND COLUMNS = PER PEMB
    - 2. PRECAST CONCRETE HOLLOW CORE SLAB SYSTEM
      - a. 2" CONCRETE TOPPING SLAB = 25 PSF
      - b. PRECAST CONCRETE HOLLOW CORE SLAB = 70 PSF
      - c. MECHANICAL, ELECTRICAL & PLUMBING = 5 PSF
      - d. CEILING = 2 PSF
  - C. ROOF LIVE LOAD = 20 PSF (TABLE 4.3-1)
  - D. ROOF SNOW LOADS:
    - 1. GROUND SNOW LOAD  $P_g = 20$  PSF
    - 2. THERMAL FACTOR  $C_t = 1.0$
    - 3. EXPOSURE FACTOR  $C_e = 1.0$
    - 4. IMPORTANCE FACTOR  $I_s = 1.1$
    - 5. FLAT ROOF SNOW LOAD  $P_f = 22$  PSF (MINIMUM)
    - 6. RAIN-ON-SNOW SURCHARGE = NOT APPLICABLE (SECTION 7.10)
    - 7. DRIFTING AND SLIDING LOADS = 30 PSF SLIDING SNOW (ENTRY ROOF)
    - 8. UNBALANCED SNOW = REQUIRED (SECTION 7.6)
  - E. PONDING
    - 1. PONDING IS NOT APPLICABLE FOR ROOF SLOPES 1/4" OR GREATER
- F. WIND LOADING - ANALYTICAL PROCEDURE
  - 1. BASIC WIND SPEED (3 SECOND GUST) = 115 MPH
  - 2. EXPOSURE CATEGORY C
  - 3. DIRECTIONAL FACTOR  $K_d = 0.85$
  - 4. TOPOGRAPHIC FACTOR  $K_{zt} = 1.0$
  - 5. INTERNAL PRESSURE COEFFICIENT  $GCFI = +/- 0.18$  (ENCLOSED)
  - 6. MAIN WIND FORCE RESISTING SYSTEM PRESSURES:
    - a. PER ASCE 7-16 ENCLOSED SIMPLE DIAPHRAGM LOW-RISE BUILDINGS, SEE DETAILS 1/S002, 2/S002 AND 3/S002
  - 7. DESIGN PRESSURES FOR COMPONENTS AND CLADDING:
    - a. PER ASCE 7-16 COMPONENTS AND CLADDING PART 2 - LOW RISE BUILDINGS (SIMPLIFIED)
- G. SEISMIC LOADING - EQUIVALENT LATERAL FORCE PROCEDURE:
  - 1. IMPORTANCE FACTOR  $I_p = 1.25$
  - 2. SITE CLASS D-DEFAULT
  - 3.  $S_{ds} = 0.128$  ( $S_s = 0.120$ )
  - 4.  $S_{d1} = 0.124$  ( $S_1 = 0.078$ )
  - 5. SEISMIC DESIGN CATEGORY B
  - 6. DESIGN COEFFICIENTS AND FACTORS FOR SEISMIC FORCE-RESISTING SYSTEMS
    - a. TYPICAL RECREATION CENTER
      - i. RESISTING SYSTEM - STEEL ORDINARY MOMENT FRAMES
      - ii. RESPONSE COEFFICIENT,  $R = 3.5$
      - iii. DEFLECTION AMPLIFICATION FACTOR  $C_d = 3$
      - iv. SYSTEM OVERSTRENGTH FACTOR  $X_0 = 3$
  - 7. COMPONENT DESIGN PER ASCE 7-16.

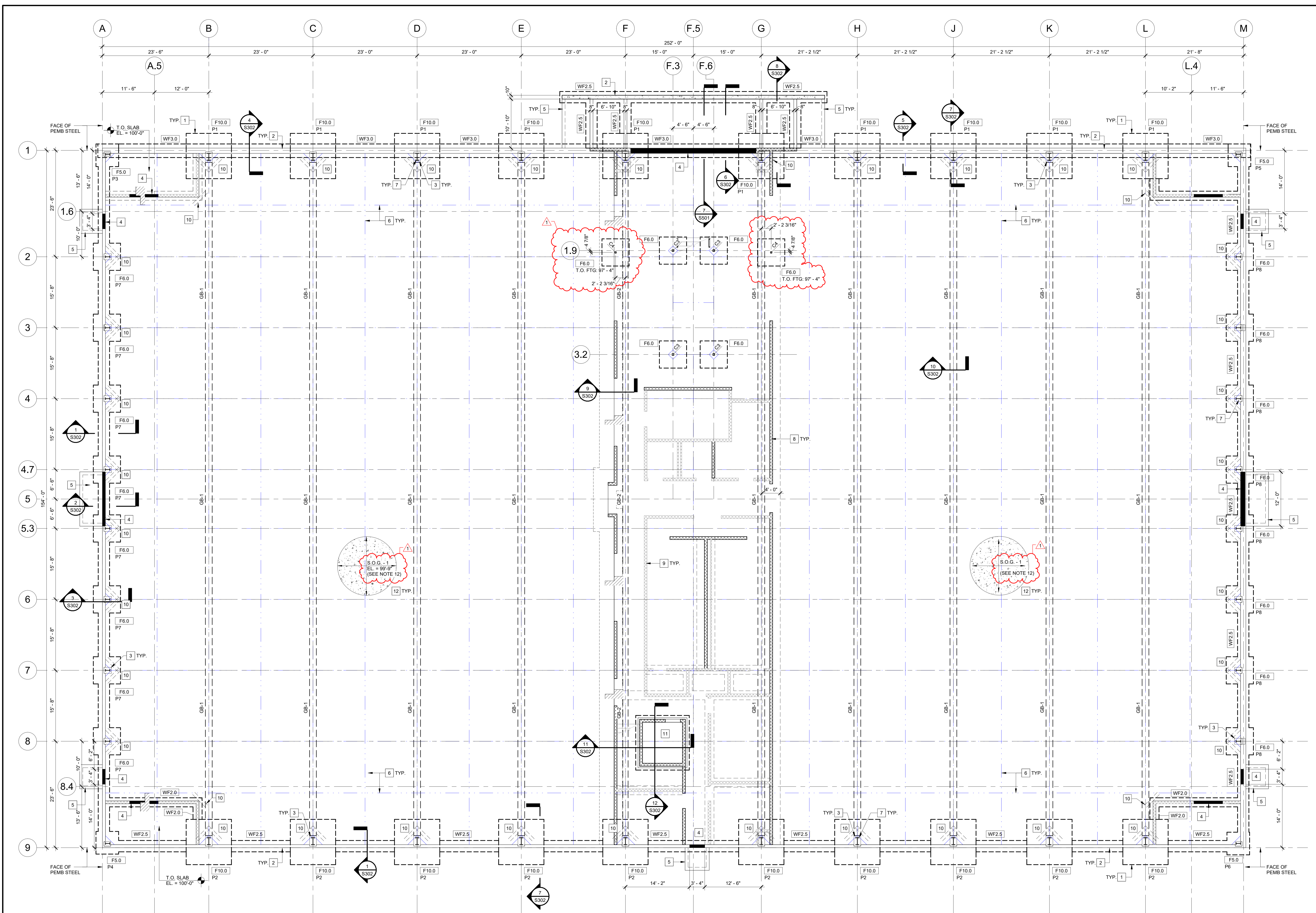
SCHEDULE OF BUILDING DESIGN LOADS							
LOCATION	FLOOR	FLOOR AREA	FLOOR CONSTRUCTION	SUPERIMPOSED DEAD LOAD (psf)	PARTN LOAD (psf)	LIVE LOAD (psf)	REMARKS
MAIN BUILDING	1ST	LOBBY	8" SLAB-ON-GRADE	15	-	100	
		PUBLIC AREAS & CORRIDORS	*	15	-	100	
		OFFICE	*	15	20	50	
		STORAGE	*	15	-	125	
		STAIRS / LADDERS	*	-	-	100	
		LOCKERROOM	*	15	-	50	
	2ND	MECHANICAL	*	15	-	125	MECHANICAL UNIT WEIGHTS
		PUBLIC AREAS & CORRIDORS	2" CONCRETE SLAB ON 8" PC HOLLOW CORE	15	-	100	
		WORKOUT	*	15	-	100	
		MECHANICAL	*	15	-	125	MECHANICAL UNIT WEIGHTS
ROOF	TYPICAL	PREFINISHED METAL ROOF PANEL (PEMB)	15	-	22	SNOW - BALANCED AND UNBALANCED	
CANOPY ROOF	AT LOBBY & ENTRANCE CANOPY ROOFS		5	-	22	SNOW DRIFT	

**NOTES:**  
1. DURING CONSTRUCTION ALL CONSTRUCTION LOADS ON ANY AREA OF THE FLOOR SHALL NOT EXCEED THE LOADS SHOWN IN THE TABLE.  
2. 8" SLAB-ON-GRADE = 83 PSF  
3. 2" CONCRETE SLAB ON 8" PC HOLLOW CORE SLAB = 85 PSF  
4. SUPERIMPOSED DEAD LOADS NOTED ABOVE DO NOT INCLUDE SELF WEIGHT OF PEMB STEEL MAIN FRAMING OR PEMB COLD FORM PURLIN OR GIRT FRAMING.

**4 STRUCTURAL DESIGN CRITERIA**  
SCALE: 1/2" = 1'-0"

REVISIONS		
NO.	DATE	DESCRIPTION
1	4/18/24	ADDENDUM #1

REVISIONS	
NO.	Date Description
1	4/18/24 ADDENDUM #1



**1 MAIN LEVEL FOUNDATION PLAN**

SCALE: 1/8" = 1'-0"

- GENERAL NOTES:**
- T.O. CONCRETE SLAB @ MAIN LEVEL EL. = 100'-0" (U.N.O.)
  - T.O. FOUNDATION WALL EL. = 100'-0" (U.N.O.)
  - T.O. FOOTING EL. = 98'-0" (U.N.O.)
  - SOC-1 - INDICATES SLAB ON GRADE CONSTRUCTION REINFORCED WITH 6x6-W2.9xW2.9 W.F. ATOP 6" COMPACTED GRANULAR FILL (TYPE 5)
  - FX-X - INDICATES CONCRETE SPREAD FOOTING AT STEEL COLUMN OR CONCRETE PIER. SEE PLAN AND SCHEDULE FOR SIZE AND REINFORCING.
  - WF-X - INDICATES CAST-IN-PLACE CONCRETE WALL FOOTING AT CMU OR CONCRETE FOUNDATION WALL. SEE PLAN AND SCHEDULE FOR SIZE AND REINFORCING.
  - PX - INDICATES CAST-IN-PLACE CONCRETE PIER. SEE PLAN AND DETAILS FOR ADDITIONAL INFORMATION.

- CX - INDICATES STEEL COLUMN. SEE PLAN AND COLUMN SCHEDULE FOR ADDITIONAL INFORMATION.
- MW-X - INDICATES CMU BEARING WALL. PROVIDE VERTICAL DOWELS IN CONCRETE FOUNDATION WALL. SEE PLAN AND SCHEDULE FOR MASONRY REINFORCING SIZE AND SPACING.
- GB-X - INDICATES CAST-IN-PLACE CONCRETE TIE BEAM. SEE DETAILS FOR SIZE AND REINFORCING REQUIREMENTS.
- /// - INDICATES DEPRESSED CONCRETE SLAB-ON-GRADE

12. REMOVE AND REPLACE GRADE BELOW AREA OF INTERIOR CONCRETE SLAB ON GRADE WITH 24" OF LOW VOLUME CHANGE FILL MATERIAL. SEE S001 FOR ADDITIONAL INFORMATION. GEOTECHNICAL TESTING AGENCY SHALL CONFIRM THE ACCEPTANCE OR NON-COMFORMANCE OF EXISTING SUBGRADE MATERIAL PRIOR TO REMOVAL AND REPLACEMENT.

**KEYED NOTES - FOUNDATION**

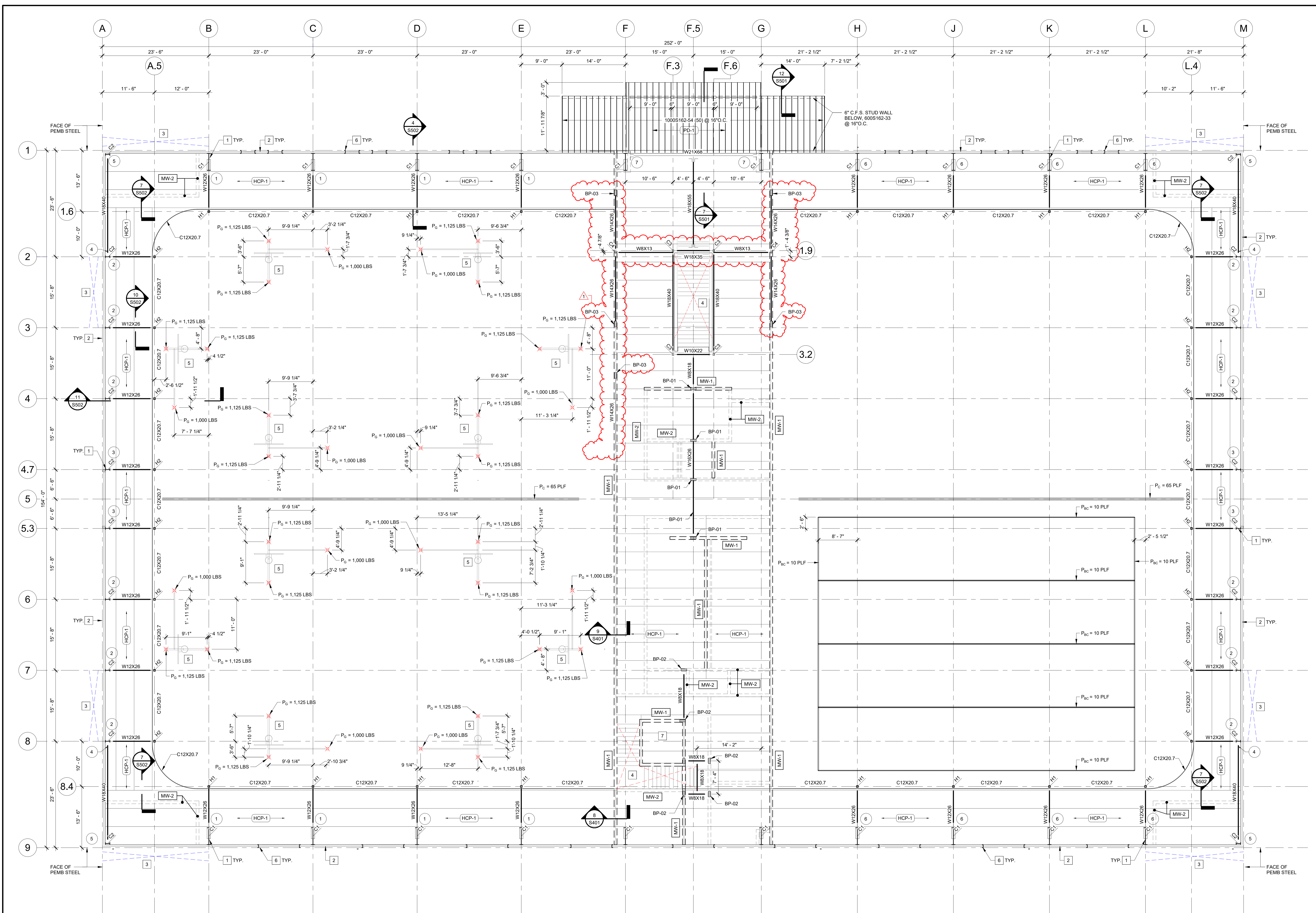
- | NO. | DESCRIPTION   |
|-----|---|
| 1.  | CAST-IN-PLACE CONCRETE COLUMN FOOTING. SEE SCHEDULE FOR SIZE AND REINFORCING.                                 |
| 2.  | CAST-IN-PLACE CONCRETE FOUNDATION WALL AND FOOTING. SEE DETAILS AND SCHEDULE FOR SIZE AND REINFORCING.        |
| 3.  | CAST-IN-PLACE CONCRETE PIER AT STEEL COLUMN.  |
| 4.  | DEPRESS CONCRETE FOUNDATION WALL AT EXTERIOR DOOR.  |
| 5.  | CAST-IN-PLACE CONCRETE EXTERIOR STOOP SLAB AND FOUNDATION WALLS. SEE CIVIL DRAWINGS.                          |
| 6.  | CONCRETE CONTROL OR CONSTRUCTION JOINT LOCATION. SEE STRUCTURAL NOTES AND DETAILS FOR ADDITIONAL INFORMATION. |
| 7.  | PEMB STEEL BUILDING COLUMN AND BASE PLATE, BY PEMB SUPPLIER.  |
| 8.  | INDICATES LOAD BEARING C.M.U. WALL (TYPICAL)  |

**KEYED NOTES - FOUNDATION**

- | NO. | DESCRIPTION  |
|-----|--|
| 9.  | INDICATES NON-LOAD BEARING C.M.U. WALL (TYPICAL)   |
| 10. | (2) #4x36" BARS AT REENTRANT CORNER  |
| 11. | CAST-IN-PLACE CONCRETE ELEVATOR PIT. PROVIDE 5" TOPPING SLAB AND GRANULAR FILL PER DETAILS.  |
| 12. | REFER TO INTERIOR FINISH PLANS FOR LOCATIONS WHERE SEALED CONCRETE SLAB ON GRADE WILL BE THE FINAL FINISH. AFTER CONCRETE SLAB ON GRADE HAS BEEN FINISHED PROTECT AREAS FROM ACTIVITIES THAT WILL DISCOLOR OR ALTER THE CONCRETE FINISH. |

4/18/24 4:43:51 PM ARCHITECTONICS INC.

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**1 SECOND LEVEL FRAMING PLAN**  
SCALE: 1/8" = 1'-0"

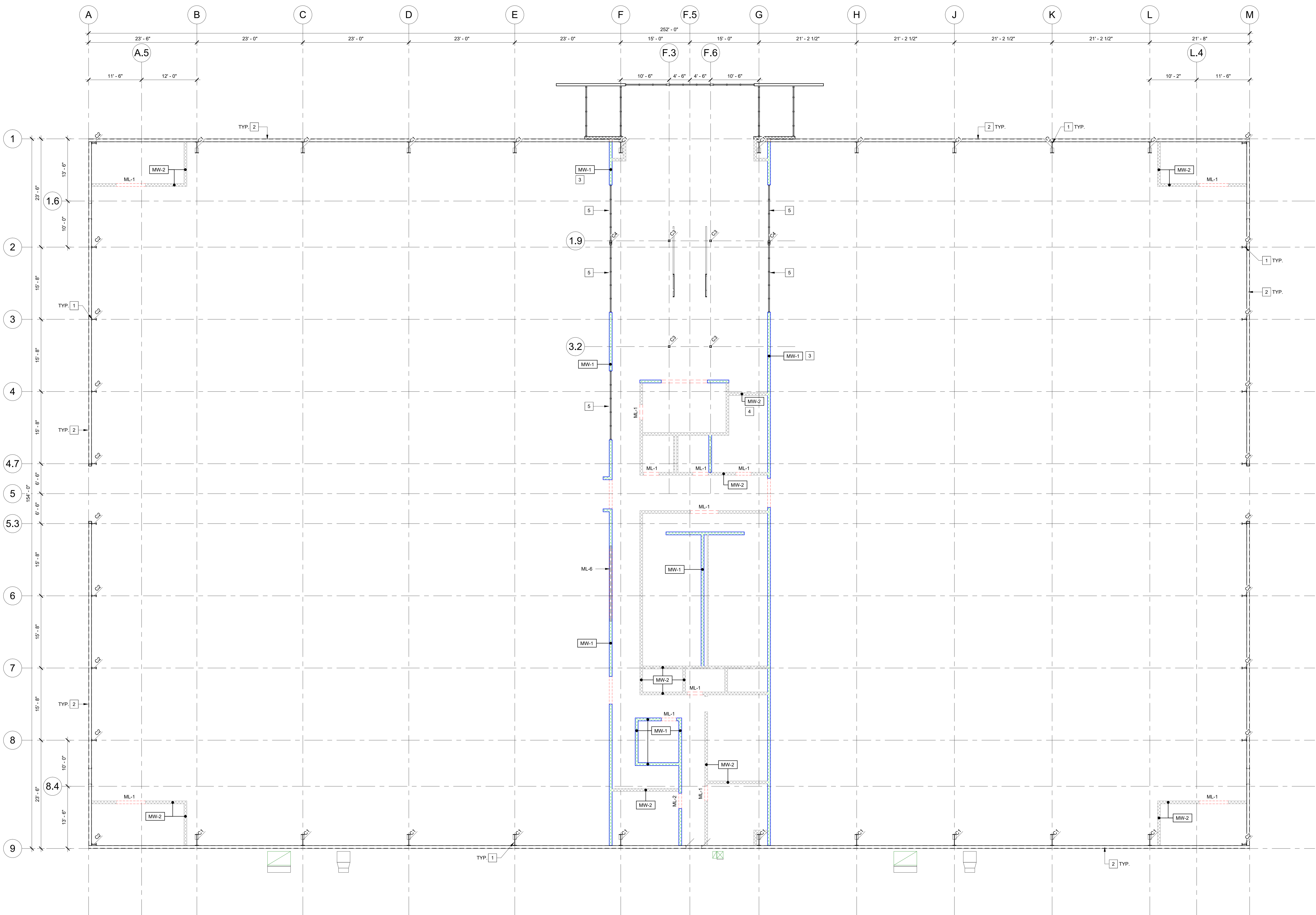
- GENERAL NOTES:**
- T.O. CONCRETE SLAB @ SECOND LEVEL (L.L. = 114'-0" U.N.O.)
  - HCP-1 - INDICATES 7" PRECAST CONCRETE HOLLOW CORE PLANK WITH FULLY GROUTED KEYWAY JOINTS AND 2" NORMALWEIGHT CONCRETE TOPPING SLAB.
  - CX - INDICATES STEEL COLUMN. SEE PLAN AND SCHEDULE FOR SIZE.
  - HC - INDICATES STEEL HANGING COLUMN. SEE PLAN AND SCHEDULE FOR SIZE.
  - MW-X - INDICATES CMU WALLS (BEARING AND NON-BEARING). SEE PLAN AND SCHEDULE FOR SIZE AND REINFORCING REQUIREMENTS.
  - P<sub>0</sub> - INDICATES LOADS / FORCES APPLIED TO PEMB STEEL FRAMING FROM BASKETBALL GOALS.
  - P<sub>c</sub> - INDICATES LOADS / FORCES APPLIED TO PEMB STEEL FRAMING FROM DIVIDER CURTAIN SYSTEM.
  - P - INDICATES LOADS / FORCES APPLIED TO PEMB STEEL FRAMING FROM BASEBALL BATTING CAGE DIVIDER CURTAIN SYSTEM.
  - PD-1 - INDICATES 5/8" THICK PLYWOOD SHEATHING, SPAN PLYWOOD AS INDICATED.
  - O - INDICATES FRAMING REACTIONS TO BE SUPPORTED BY PEMB STEEL FRAMING MEMBERS (STEEL BEAMS / COLUMNS). SEE SCHEDULE AND PLAN FOR REACTIONS.

**KEYED NOTES - FRAMING PLAN**

NO.	DESCRIPTION
1.	PEMB STEEL COLUMN
2.	PEMB STEEL Z-GIRT WALL FRAMING, BY PEMB SUPPLIER. (B.O.D. = 8" DEEP)
3.	PEMB VERTICAL BRACING LOCATION, FINAL DESIGN AND CONFIGURATION BY PEMB SUPPLIER.
4.	CONCRETE FILLED METAL PAN STAIR - DELEGATED DESIGN ELEMENT.
5.	ROOF MOUNTED ATHLETIC / SPECIALTY EQUIPMENT TO BE MOUNTED TO SUPPLEMENTAL STEEL FRAMING PROVIDED BY PEMB SUPPLIER. SEE THIS SHEET FOR BASIS OF DESIGN AND SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION. C.G. TO COORDINATE OPERATING WEIGHTS, LOADS, DIMENSIONS AND OVERALL LOCATIONS OF EQUIPMENT.
6.	PEMB JAMB FRAMING FOR WINDOWS AND DOORS. SEE ARCHITECTURAL DRAWINGS FOR OPENING SIZES AND LOCATIONS.

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1	4/18/24	ADDENDUM #1



**1 MAIN LEVEL MASONRY LINTEL PLAN**

SCALE: 1/8" = 1'-0"

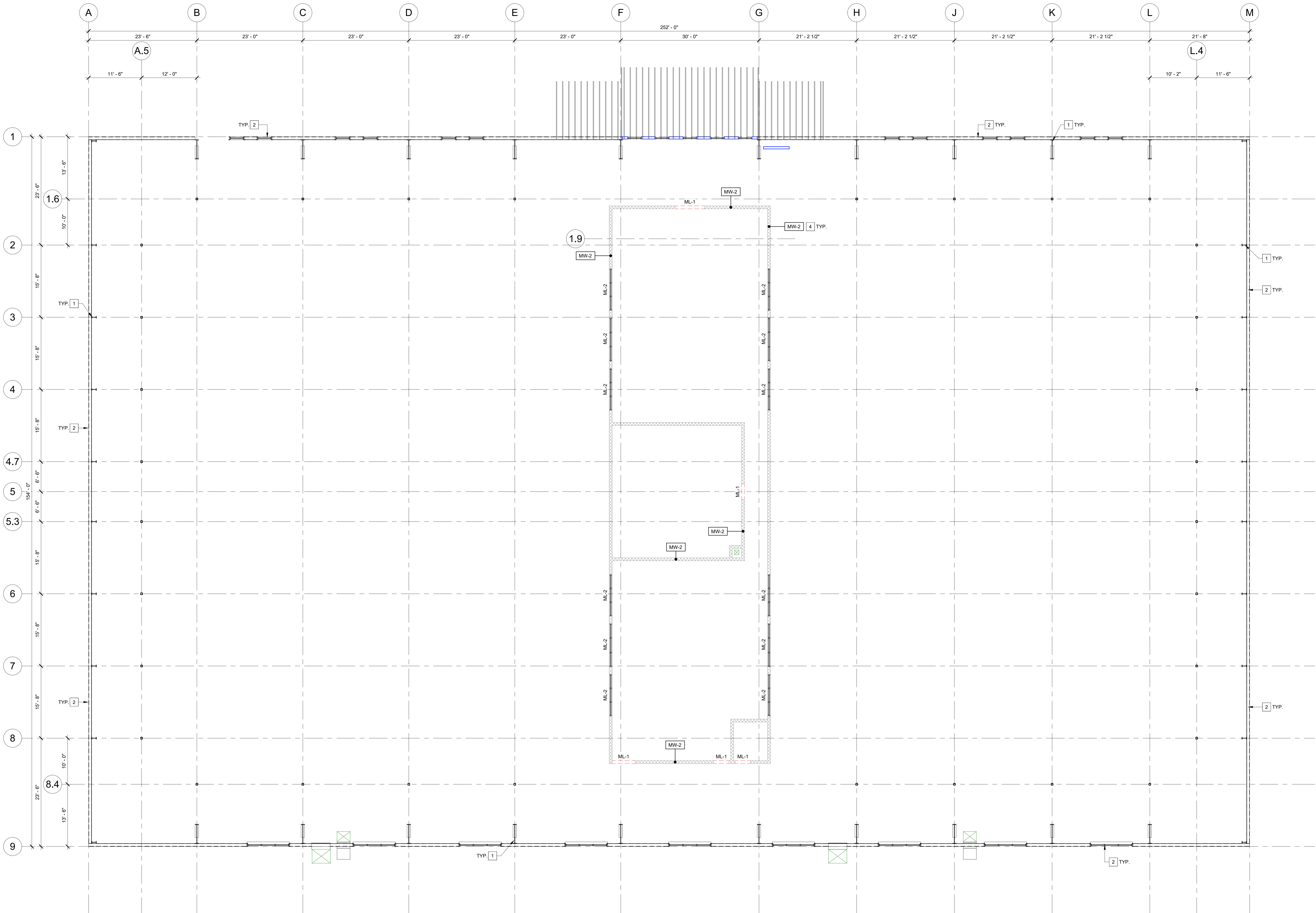
- GENERAL NOTES:
1. T.O. CONCRETE SLAB @ MAIN LEVEL EL. = 100'-0" (U.N.O.) (REFERENCE)
  2. T.O. CONCRETE SLAB @ SECOND LEVEL EL. = 114'-0" (U.N.O.) (REFERENCE)
  3. CX - INDICATES STEEL COLUMN. SEE PLAN AND SCHEDULE FOR SIZE.
  4. MW-X - INDICATES CMU WALLS (BEARING AND NON-BEARING). SEE PLAN AND SCHEDULE FOR SIZE AND REINFORCING REQUIREMENTS.
  5. ML-X - INDICATES MASONRY WALL LINTEL. SEE PLAN AND SCHEDULE FOR SIZE AND CONFIGURATION.



**KEYED NOTES - LINTEL PLAN**

- | NO. | DESCRIPTION   |
|-----|---|
| 1.  | STEEL PEMB COLUMN. SEE PLAN AND SCHEDULE FOR ADDITIONAL INFORMATION.  |
| 2.  | STEEL PEMB WALL GIRT FRAMING  |
| 3.  | INDICATES LOAD BEARING C.M.U. WALL (TYPICAL)                          |
| 4.  | INDICATES NON-LOAD BEARING C.M.U. WALL (TYPICAL)                      |
| 5.  | MASONRY LINTEL / BEAM ABOVE, SEE SHEET S101 OR S102 FOR FRAMING SIZE. |

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**1 SECOND LEVEL MASONRY LINTEL PLAN**

SCALE: 1/8" = 1'-0"

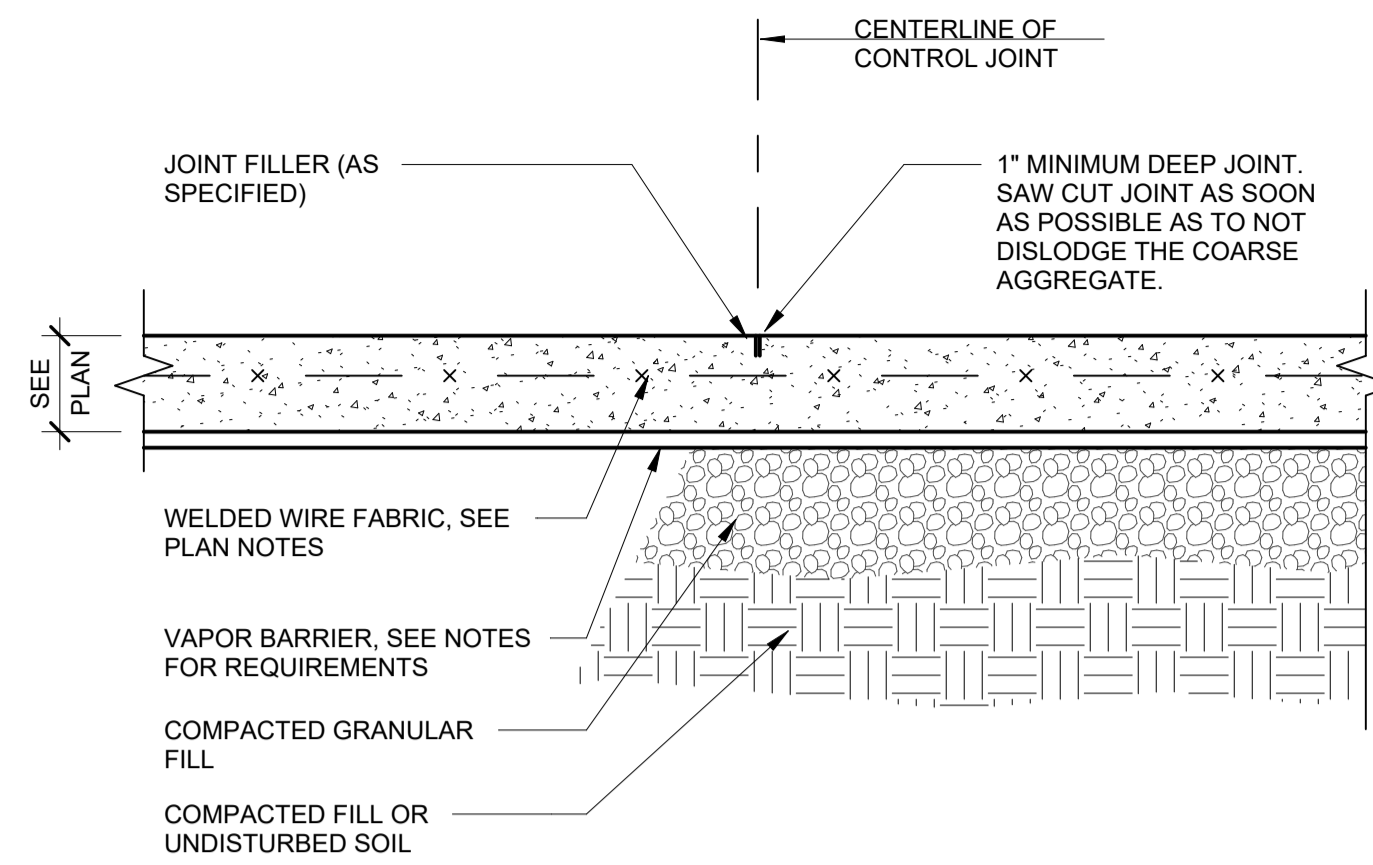
- GENERAL NOTES:
1. T.O. CONCRETE SLAB @ MAIN LEVEL EL. = 100'-0" (U.N.O.) (REFERENCE)
  2. T.O. CONCRETE SLAB @ SECOND LEVEL EL. = 114'-0" (U.N.O.) (REFERENCE)
  3. CX - INDICATES STEEL COLUMN, SEE PLAN AND SCHEDULE FOR SIZE.
  4. MW-X - INDICATES CMU WALLS (BEARING AND NON-BEARING), SEE PLAN AND SCHEDULE FOR SIZE AND REINFORCING REQUIREMENTS
  5. ML-X - INDICATES MASONRY WALL LINTEL, SEE PLAN AND SCHEDULE FOR SIZE AND CONFIGURATION.



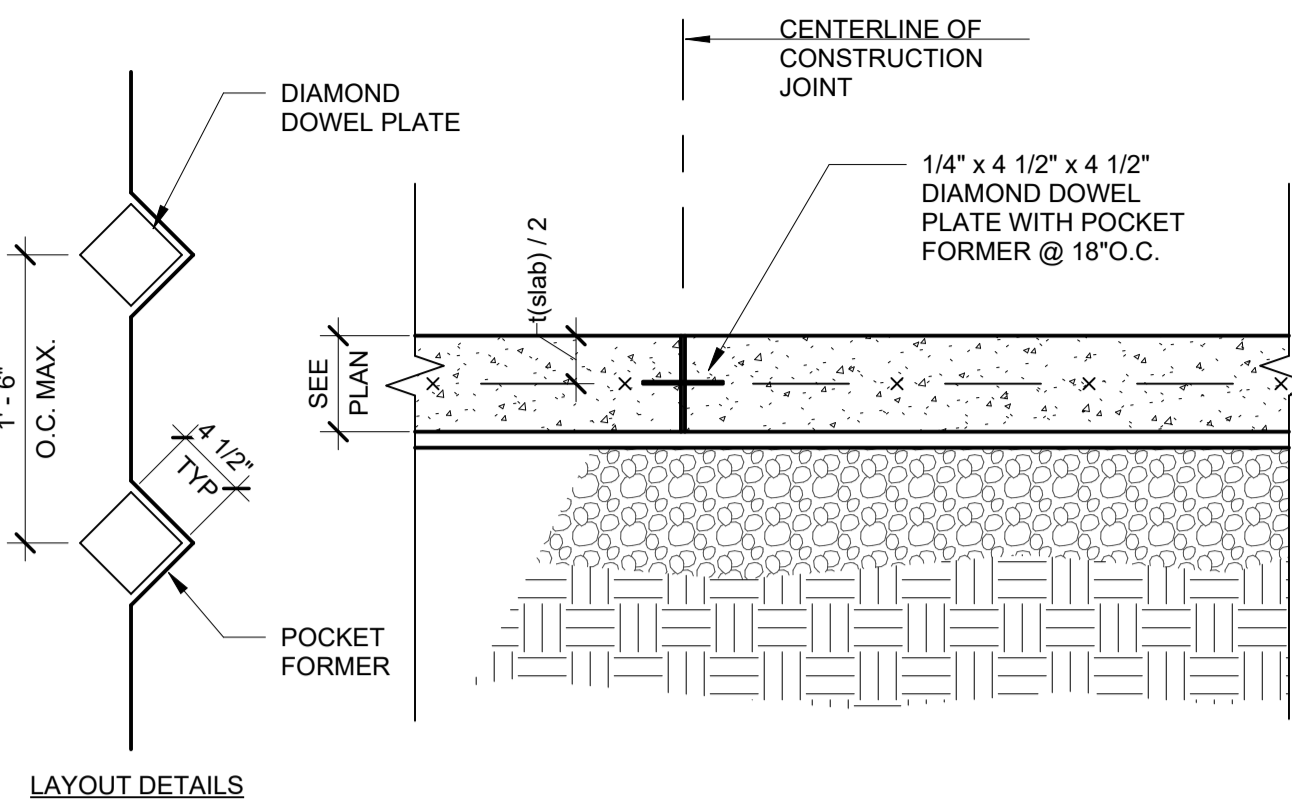
**KEYED NOTES - LINTEL PLAN**

- | NO. | DESCRIPTION   |
|-----|---|
| 1.  | STEEL PEMB COLUMN, SEE PLAN AND SCHEDULE FOR ADDITIONAL INFORMATION.  |
| 2.  | STEEL PEMB WALL GIRT FRAMING  |
| 3.  | INDICATES LOAD BEARING C.M.U. WALL (TYPICAL)                          |
| 4.  | INDICATES NON-LOAD BEARING C.M.U. WALL (TYPICAL)                      |
| 5.  | MASONRY LINTEL / BEAM ABOVE, SEE SHEET S101 OR S102 FOR FRAMING SIZE. |

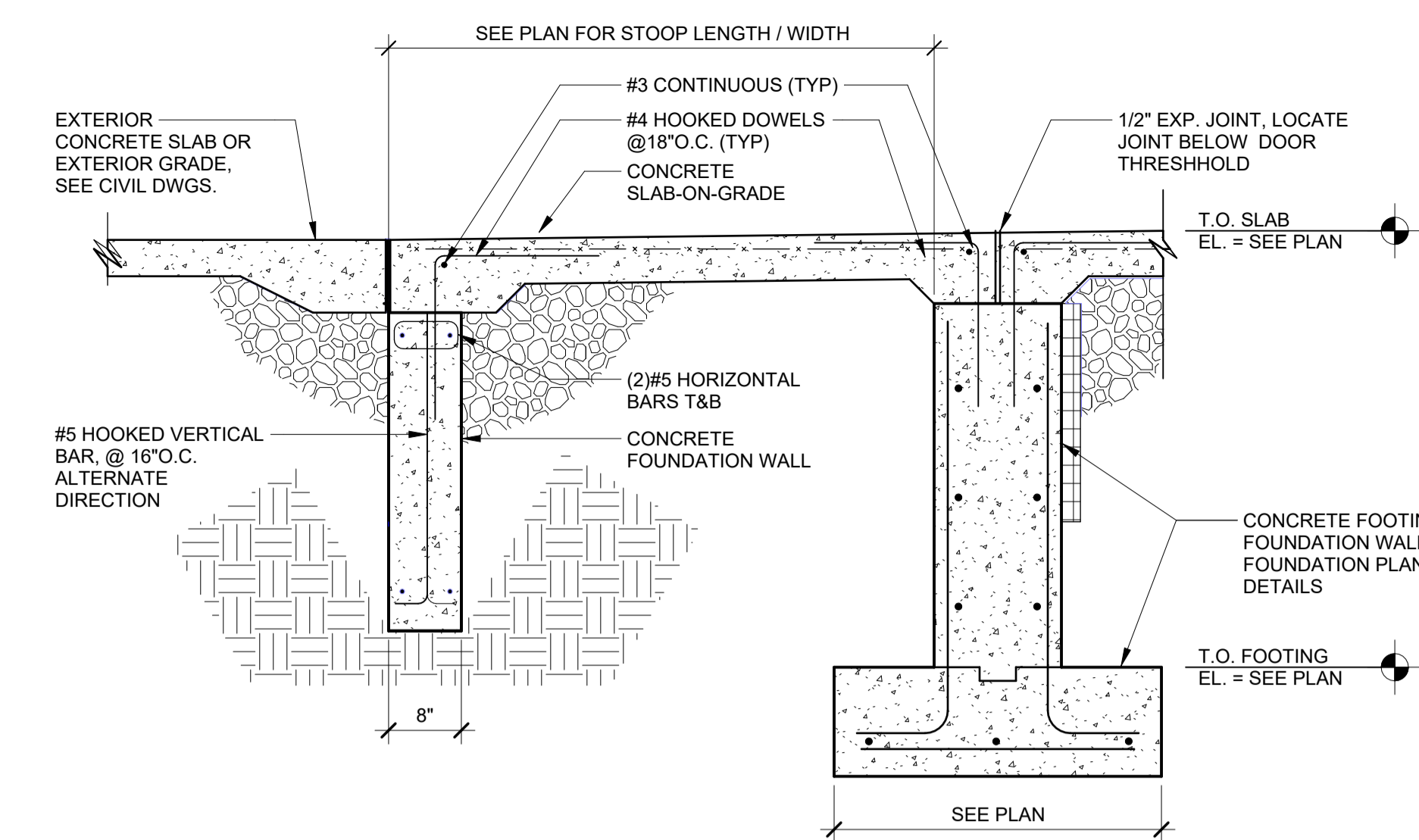




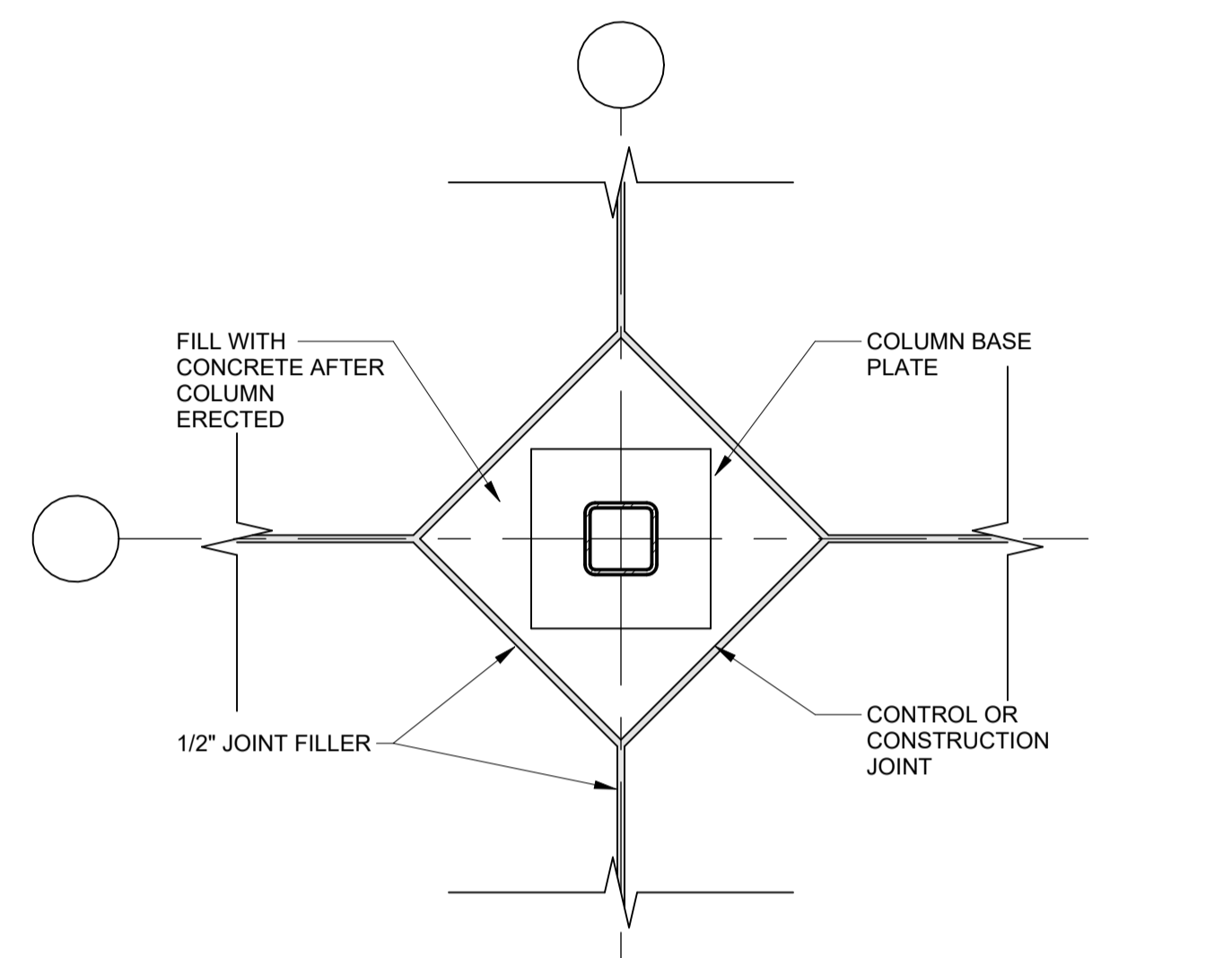
**1 TYPICAL SLAB-ON-GRADE DETAIL**  
SCALE: 1" = 1'-0"



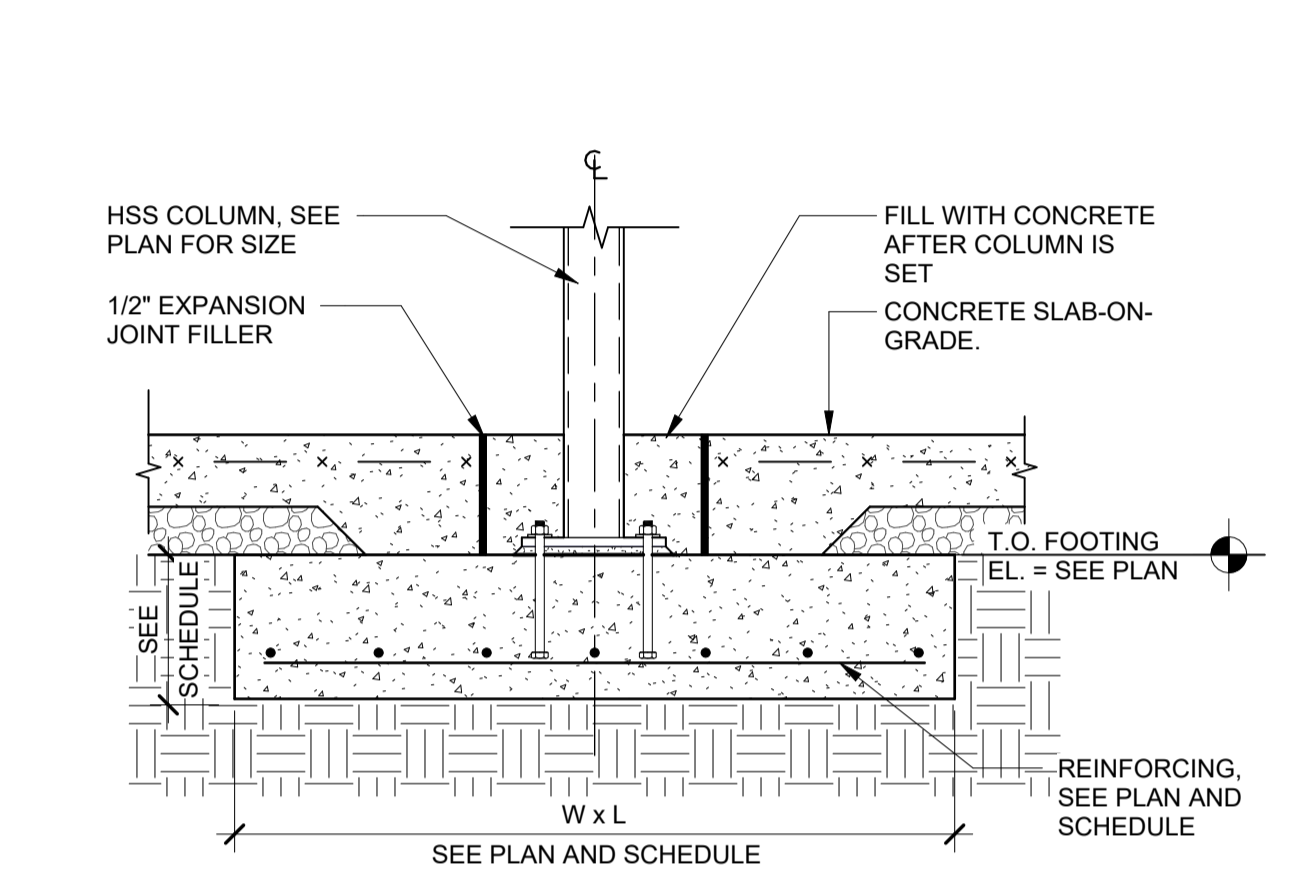
**2 TYPICAL SLAB-ON-GRADE DETAIL**  
SCALE: 1" = 1'-0"



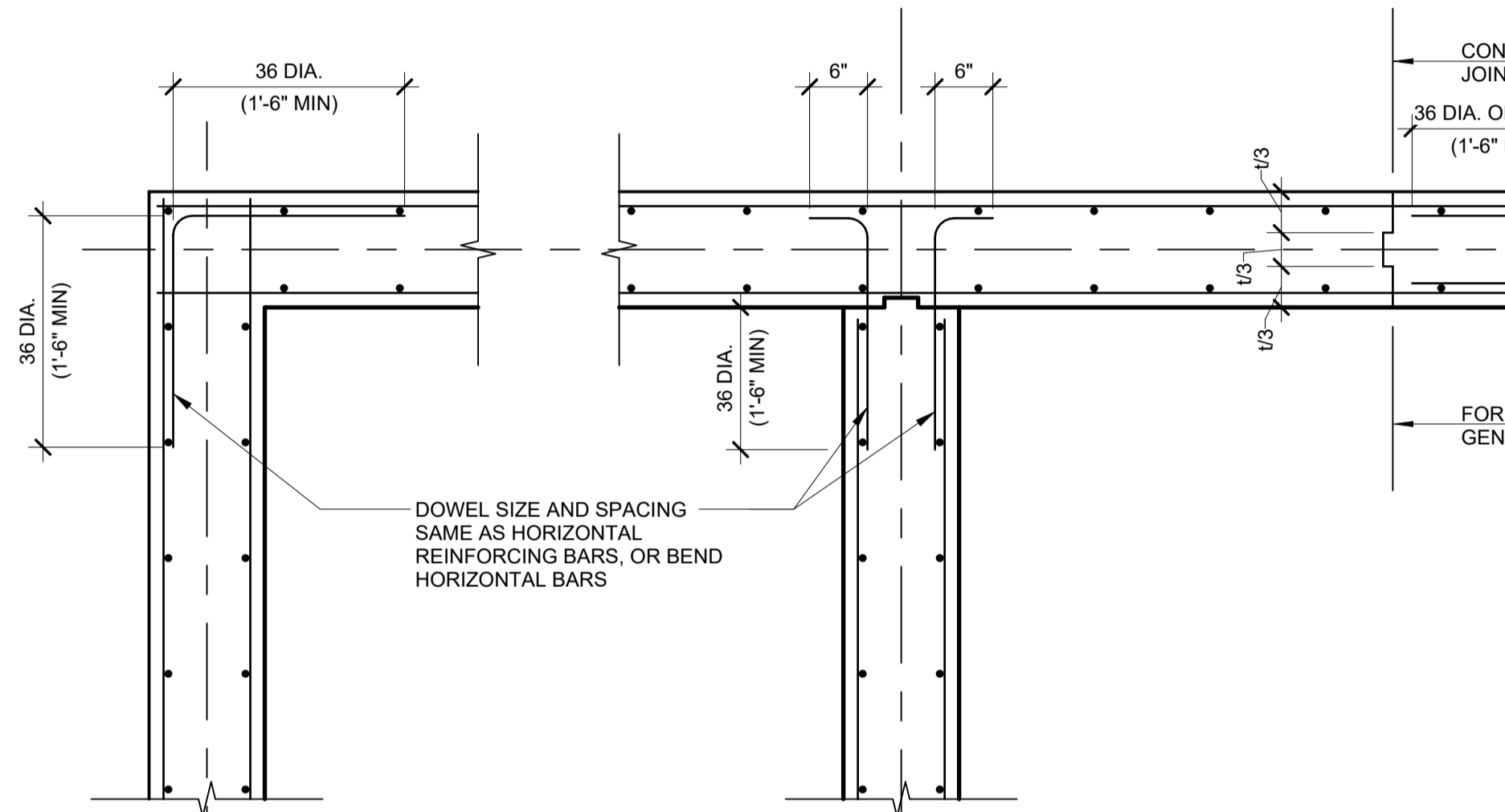
**3 CONCRETE STOOP FOUNDATION**  
SCALE: 3/4" = 1'-0"



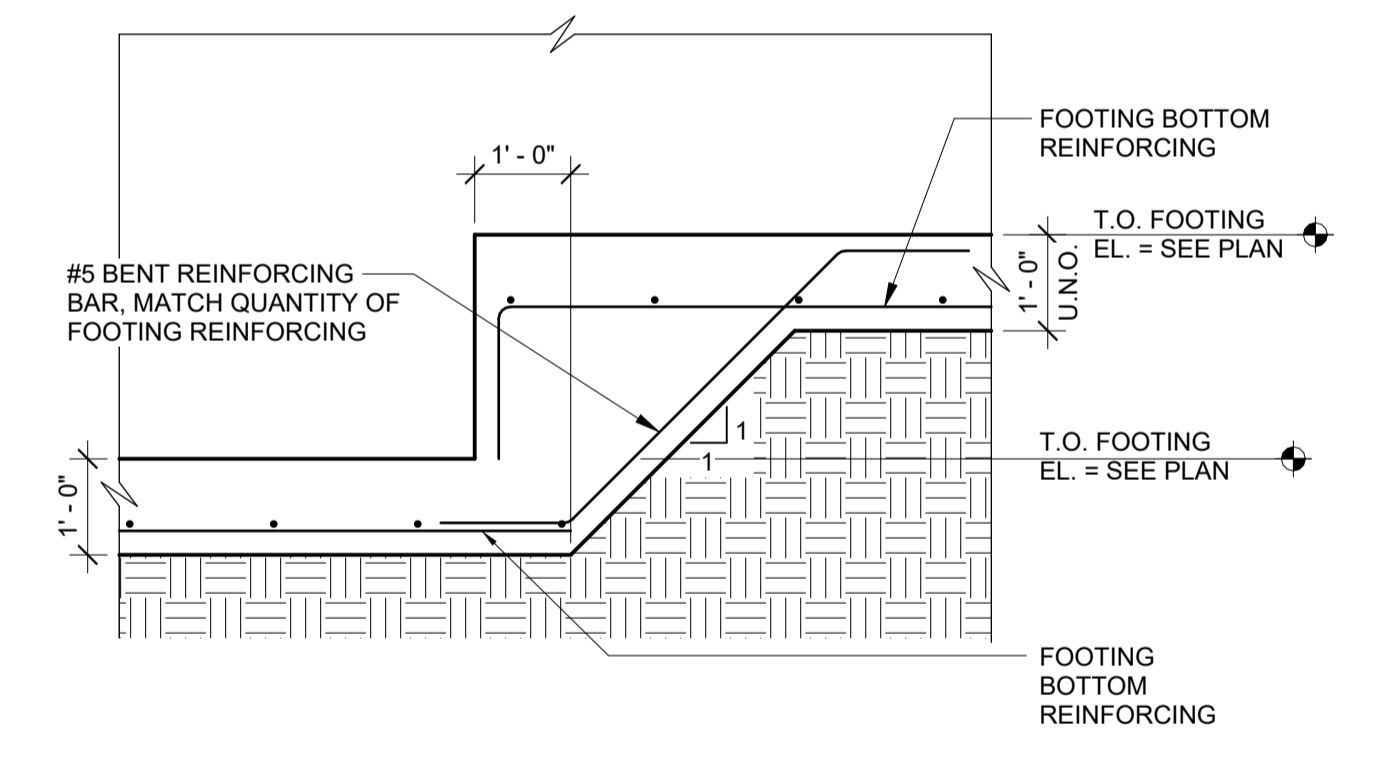
**5 ISOLATION JOINT AT COLUMN**  
SCALE: 1" = 1'-0"



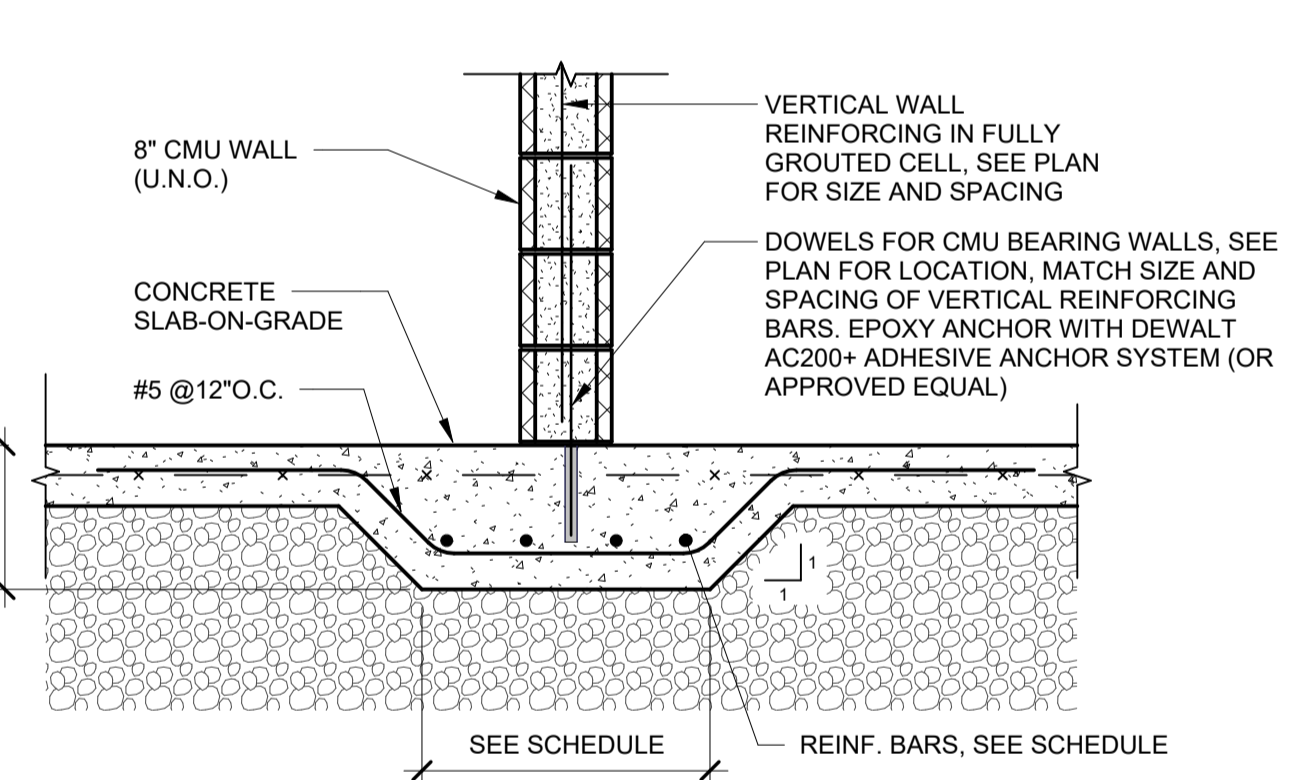
**6 TYPICAL CONCRETE FOOTING DETAIL**  
SCALE: 3/4" = 1'-0"



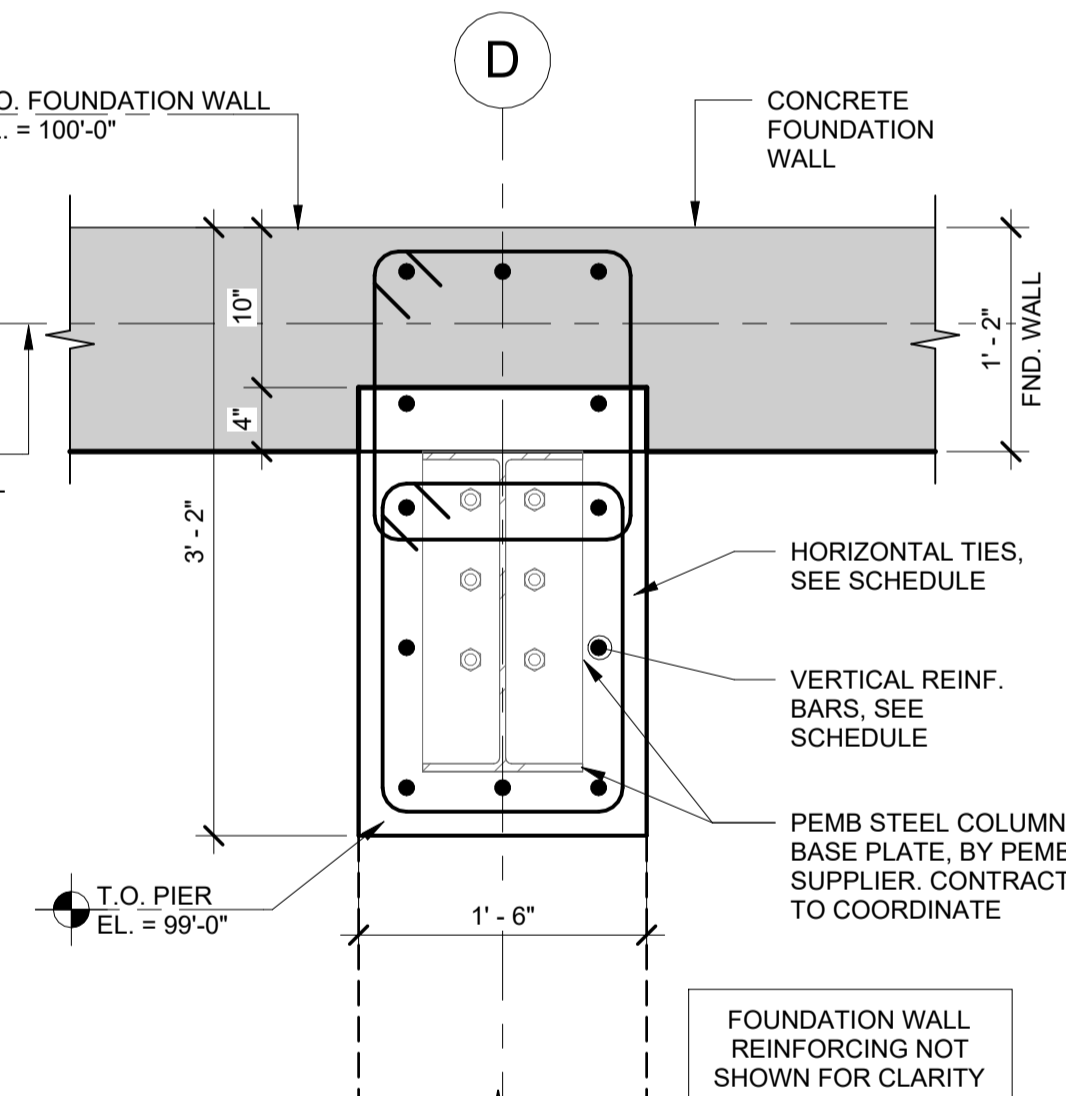
**7 TYP. CONC. WALL CORNER, INTERSECTION AND CONSTRUCTION JOINT DETAILS**  
SCALE: 3/4" = 1'-0"



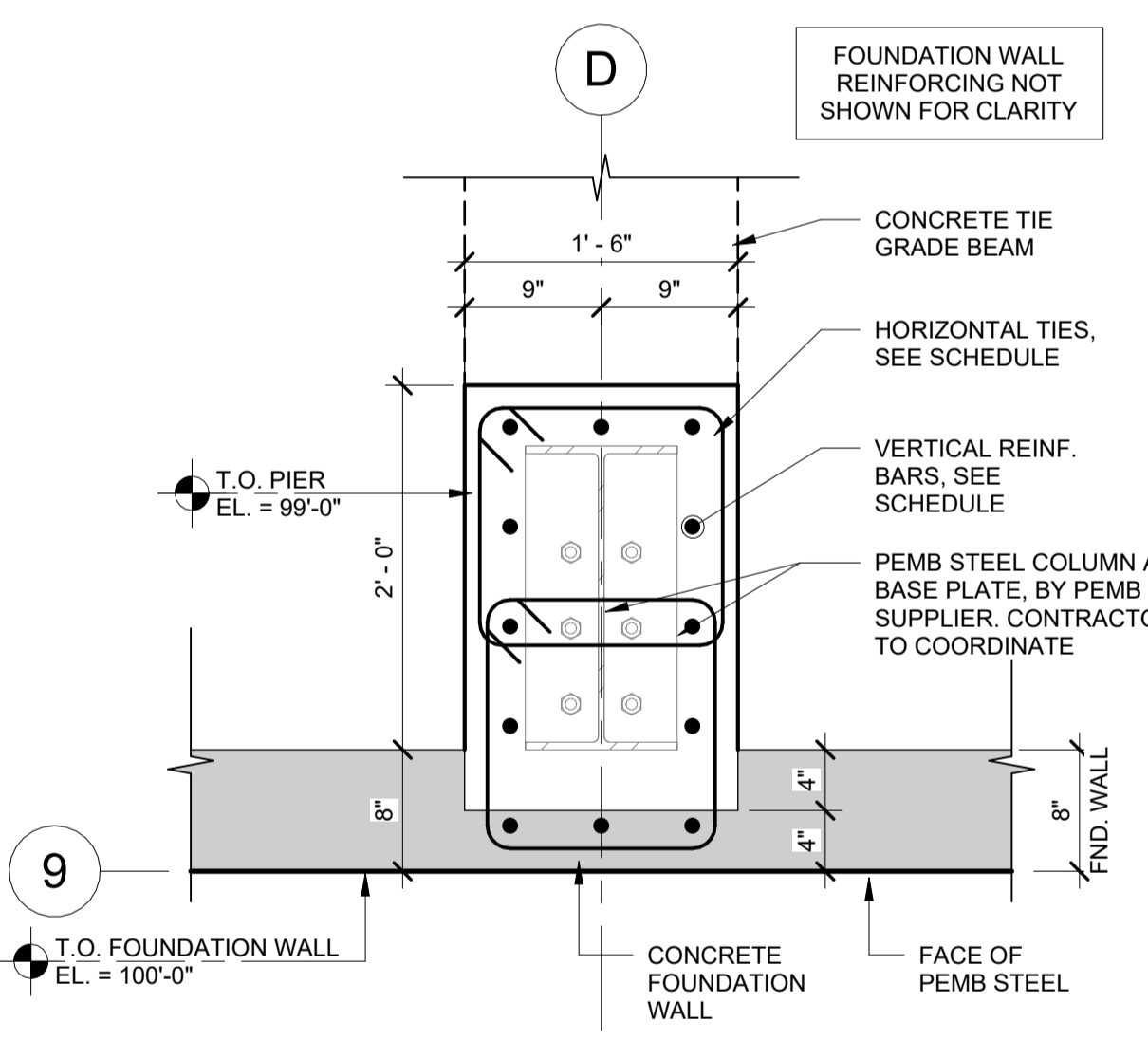
**8 STEPPED FOOTING DETAIL**  
SCALE: 1/2" = 1'-0"



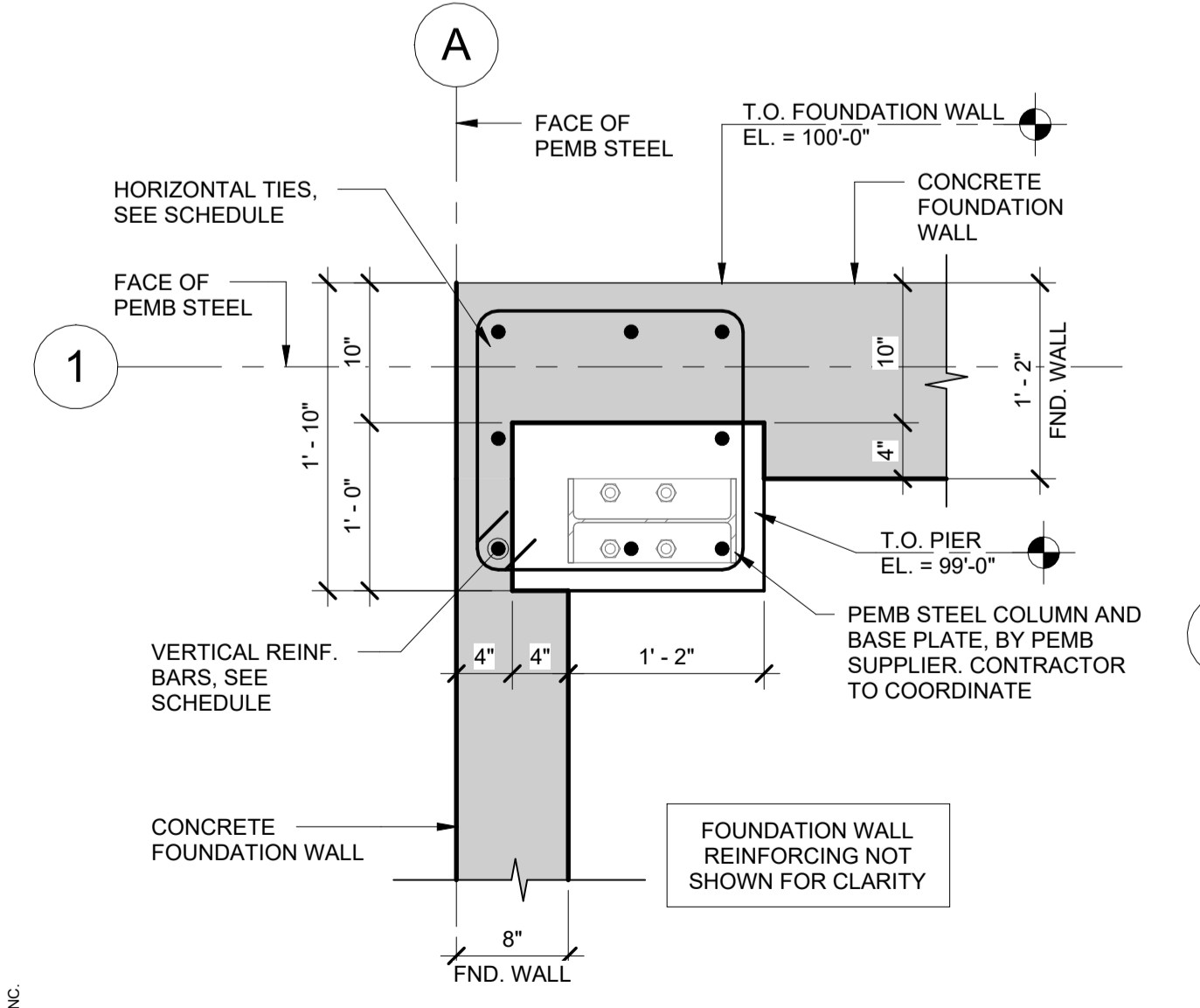
**9 FOOTING DETAIL AT INTERIOR BEARING WALL**  
SCALE: 3/4" = 1'-0"



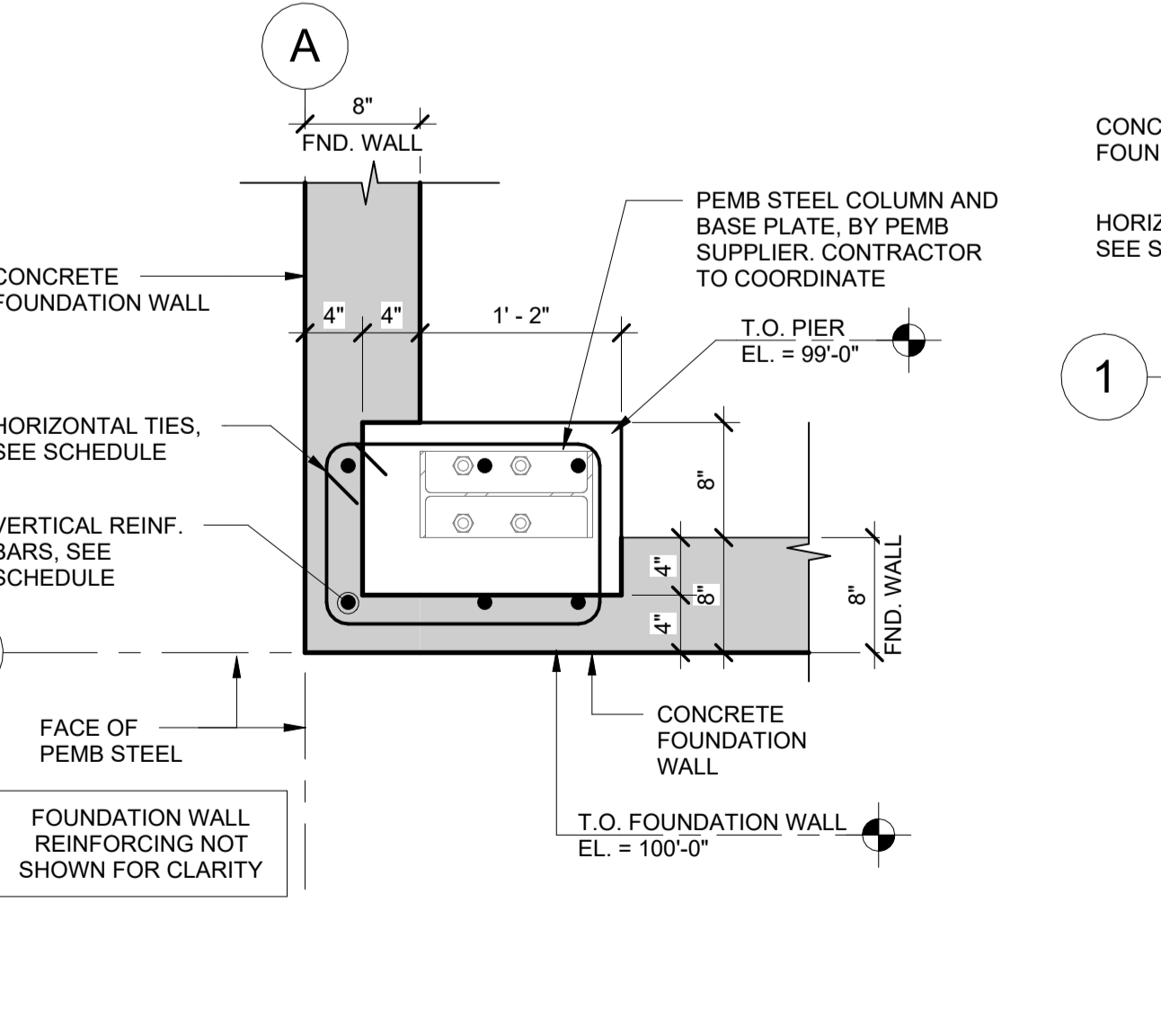
**10 PIER DETAIL - P1**  
SCALE: 1" = 1'-0"



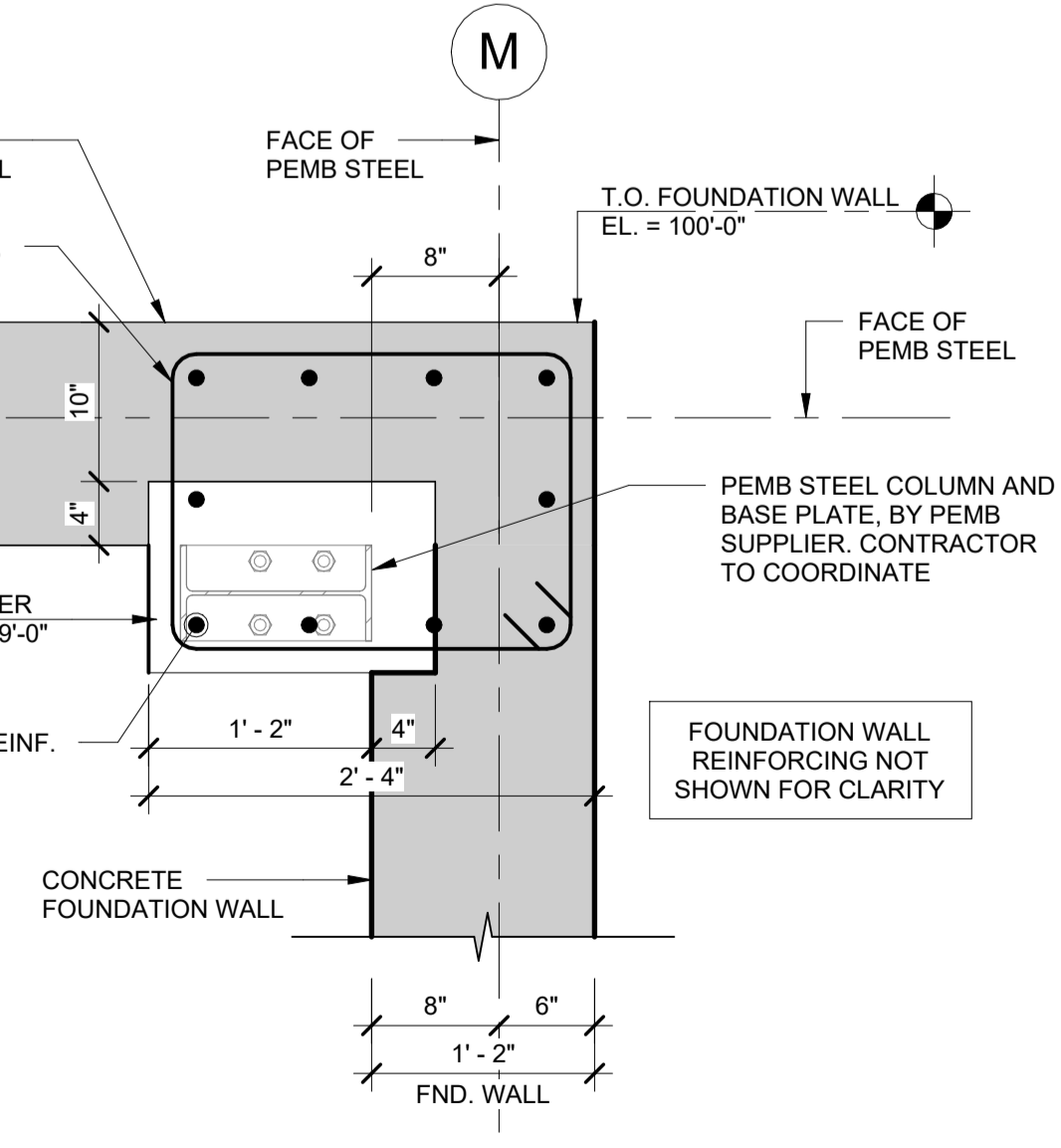
**11 PIER DETAIL - P2**  
SCALE: 1" = 1'-0"



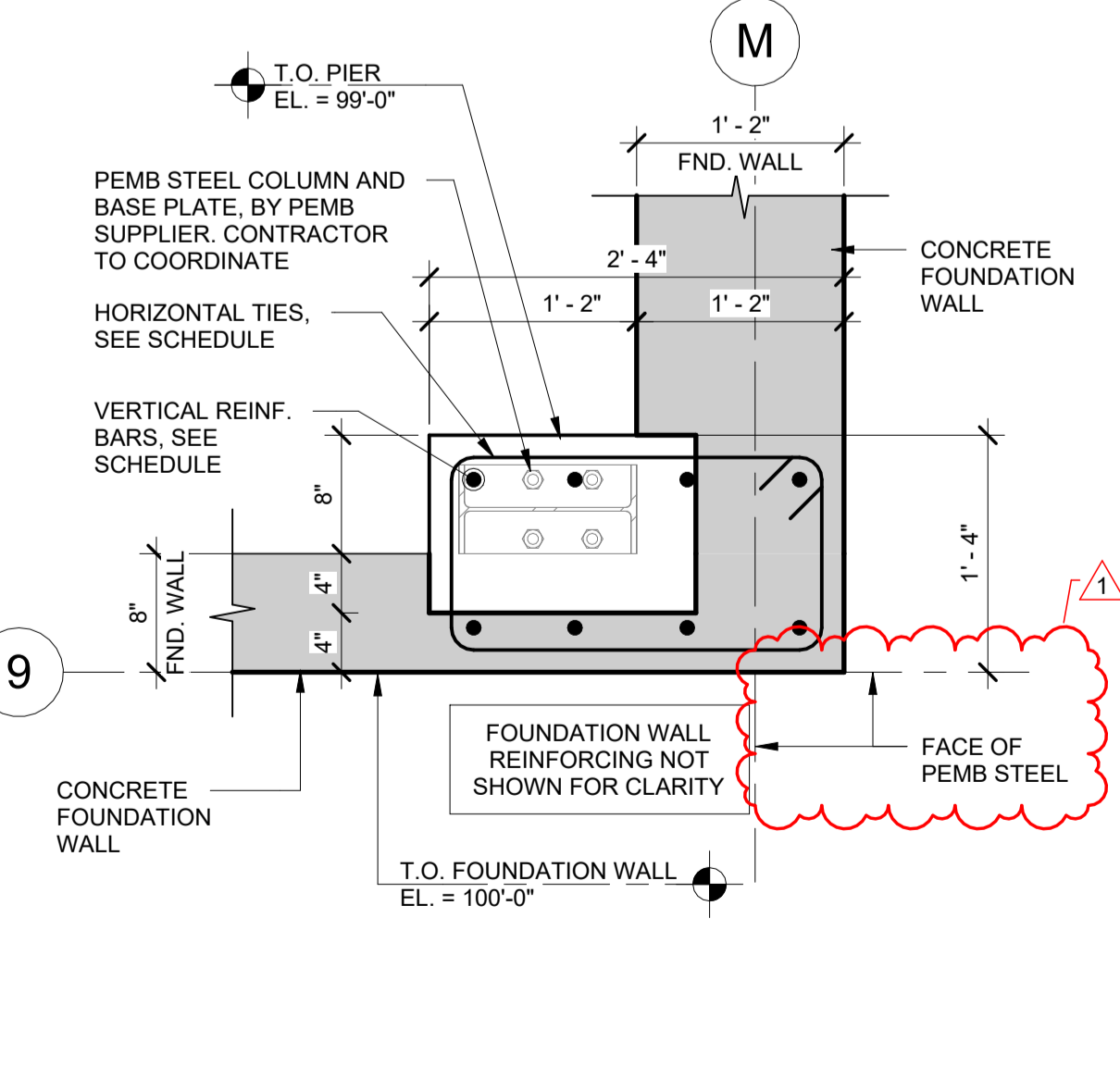
**12 PIER DETAIL - P3**  
SCALE: 1" = 1'-0"



**13 PIER DETAIL - P4**  
SCALE: 1" = 1'-0"



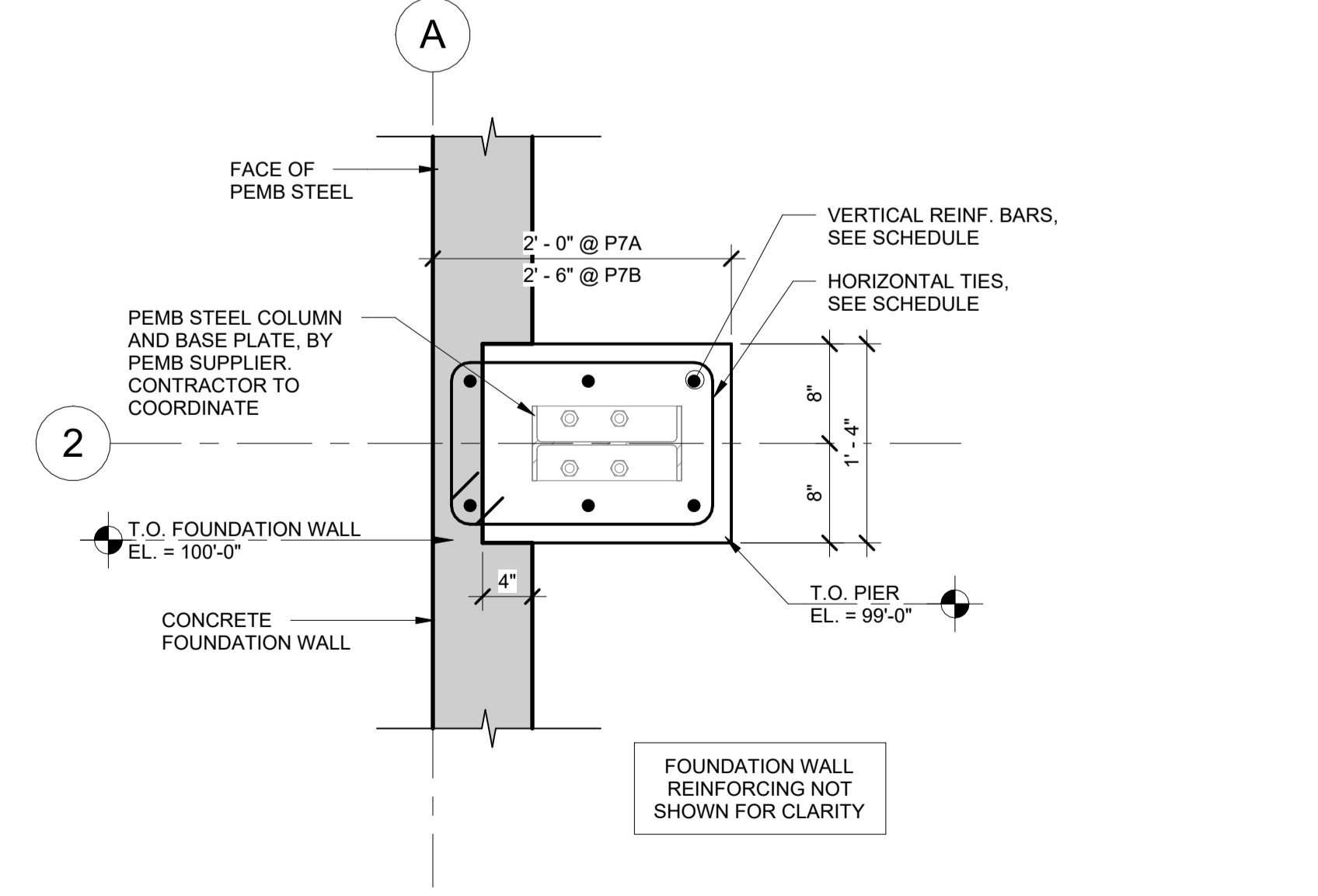
**14 PIER DETAIL - P5**  
SCALE: 1" = 1'-0"



**15 PIER DETAIL - P6**  
SCALE: 1" = 1'-0"

PIER SCHEDULE						
PIER MARK	WIDTH	LENGTH	VERTICAL REINF. BARS, EXTEND INTO FOOTING	HORIZ. TIES	T.O. PIER	REMARKS
P1	1'-6"	3'-2"	(12) #8 (3) #4@3" AT TOP	#4 @ 10" (3) #4@3" AT TOP	99'-0"	SEE DETAIL 11/S301
P2	1'-6"	2'-8"	(12) #8 (3) #4@3" AT TOP	#4 @ 10" (3) #4@3" AT TOP	99'-0"	SEE DETAIL 12/S301
P3	1'-10"	1'-10"	(8) #6 (3) #4@3" AT TOP	#4 @ 10" (3) #4@3" AT TOP	99'-0"	SEE DETAIL 12/S301
P4	1'-4"	1'-10"	(8) #6 (3) #4@3" AT TOP	#4 @ 10" (3) #4@3" AT TOP	99'-0"	SEE DETAIL 13/S301
P5	1'-10"	2'-4"	(10) #6 (3) #4@3" AT TOP	#4 @ 10" (3) #4@3" AT TOP	99'-0"	SEE DETAIL 14/S301
P6	1'-4"	2'-4"	(8) #6 (3) #4@3" AT TOP	#4 @ 10" (3) #4@3" AT TOP	99'-0"	SEE DETAIL 15/S301
P7A	1'-4"	2'-0"	(6) #6 (3) #4@3" AT TOP	#4 @ 10" (3) #4@3" AT TOP	99'-0"	SEE DETAIL 16/S301
P7B	1'-4"	2'-6"	(8) #6 (3) #4@3" AT TOP	#4 @ 10" (3) #4@3" AT TOP	99'-0"	SEE DETAIL 16/S301

**17 PIER SCHEDULE**  
SCALE: 3/4" = 1'-0"



**16 PIER DETAIL - P7A & P7B**  
SCALE: 1" = 1'-0"

FOOTING SCHEDULE						
FOOTING MARK	WIDTH - W (FT)	LENGTH - L (FT)	THICKNESS (FT)	ISOLATED FTGS. $f_{bearing} = 1,500 \text{ psf}$		REMARKS
				BOTTOM REINFORCING	TOP REINFORCING	
F4.0	4'-0"	4'-0"	1'-0"	(5) #6 EACH WAY	----	
F5.0	5'-0"	5'-0"	1'-0"	(6) #6 EACH WAY	----	
F6.0	6'-0"	6'-0"	1'-2"	(7) #6 EACH WAY	----	
F6.1	6'-0"	6'-0"	1'-0"	(7) #6 EACH WAY	----	PEMB FOUNDATION (NOTE 5)
F10.0	10'-0"	10'-0"	1'-4"	(11) #7 EACH WAY	(11) #7 EACH WAY	PEMB FOUNDATION (NOTE 5)
WF2.5	2'-6"	-	1'-0"	(2) #5 CONT (LONG.) #5 @ 12" O.C. (TRANS.)	-	
WF3.0	3'-0"	-	1'-0"	(4) #5 CONT (LONG.) #5 @ 12" O.C. (TRANS.)	-	
WF3.5	3'-6"	-	1'-0"	(5) #5 CONT (LONG.) #5 @ 12" O.C. (TRANS.)	-	
WF4.0	4'-0"	-	1'-0"	(5) #5 CONT (LONG.) #5 @ 12" O.C. (TRANS.)	-	

- GENERAL FOOTING NOTES:
- ADD 6" TO WIDTH AND LENGTH OF FOOTING IF BANK POURING FOOTING. SIZE INDICATED ABOVE IS FOR DESIGN PURPOSES.
  - TOP OF FOOTING ELEVATIONS NOTED ABOVE ARE UNLESS OTHERWISE NOTED ON FOUNDATION PLANS OR DETAILS.
  - PROVIDE LEAVE IN PLACE MESH SHEET FORMWORK IN LIEU OF DIRECT BANK POURING.
    - MANUFACTURER:
      - OCM MESH FORM BY OCM, INC.
      - METAL RIB SHEET FORM BY SURE BUILT CONCRETE FORMS AND ACCESSORIES
    - APPROVED EQUAL
  - FOOTINGS UTILIZING A LEAVE IN PLACE FORMWORK SYSTEM SHALL BE CONSTRUCTED USING THE DESIGN DIMENSIONS IN THE FOOTING SCHEDULE.
  - PEMB FOUNDATIONS SHALL BE COORDINATED BY THE GENERAL CONTRACTOR. PROVIDE ALL LOADS AND FORCES TO THE E.O.R. FOR EVALUATION OF THE PEMB FOUNDATION ELEMENTS PRIOR TO SUBMITTAL PREPARATION, FABRICATION OR CONSTRUCTION.

**4 FOOTING SCHEDULE**  
SCALE: 1" = 1'-0"

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**BIDDING PHASE**

**NOT FOR CONSTRUCTION**  
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NO.	Date	Description
1	4/18/24	ADDENDUM #1

PROJECT NUMBER: 6463

**CONCRETE DETAILS**

DWG. NO.  
**S301**

LINTEL SCHEDULE						
LOCATION	MARK	WALL TYPE	SIZE	MIN. BEARING	END CONDITION	REMARKS
INTERIOR	ML-1	8" CMU	8"x8" CMU BOND BEAM W/ (1)#4 BAR	8"	BOTTOM BARS EXTEND 24" PAST EDGE OF OPENING	DETAIL A
INTERIOR	ML-2	8" CMU	16"x8" CMU BOND BEAM W/ (2)#4 BARS	8"	BOTTOM BARS EXTEND 24" PAST EDGE OF OPENING	DETAIL A
INTERIOR	ML-3	8" CMU	24"x8" CMU BOND BEAM W/ (2)#6 BARS	8"	BOTTOM BARS EXTEND 24" PAST EDGE OF OPENING	DETAIL A
INTERIOR	ML-4	8" CMU	32"x8" CMU BOND BEAM W/ (2)#6 BARS	8"	BOTTOM BARS EXTEND 24" PAST EDGE OF OPENING	DETAIL A
INTERIOR	ML-5	4" CMU	L6x4x3/8 (MAX CLEAR OPENING = 3'-0")	8"	ANGLE BEARS ON CMU AT EACH END	DETAIL C
INTERIOR	ML-6	8" CMU	W/14x26 W/ 3/8" x 7 1/4" BOTTOM PLATE	8"	WF BEARS ON BRG PLATE AT EACH END	DETAIL E

- NOTES:**
- REFER TO ARCHITECTURAL DRAWINGS FOR LOCATIONS AND SIZES OF ALL MASONRY OPENINGS.
  - BOND BEAMS WITH MULTIPLE COURSES SHALL BE CONSTRUCTED MONOLITHICALLY TO THE COURSE DEPTH INDICATED IN THE SCHEDULE.

### 1 LINTEL SCHEDULE

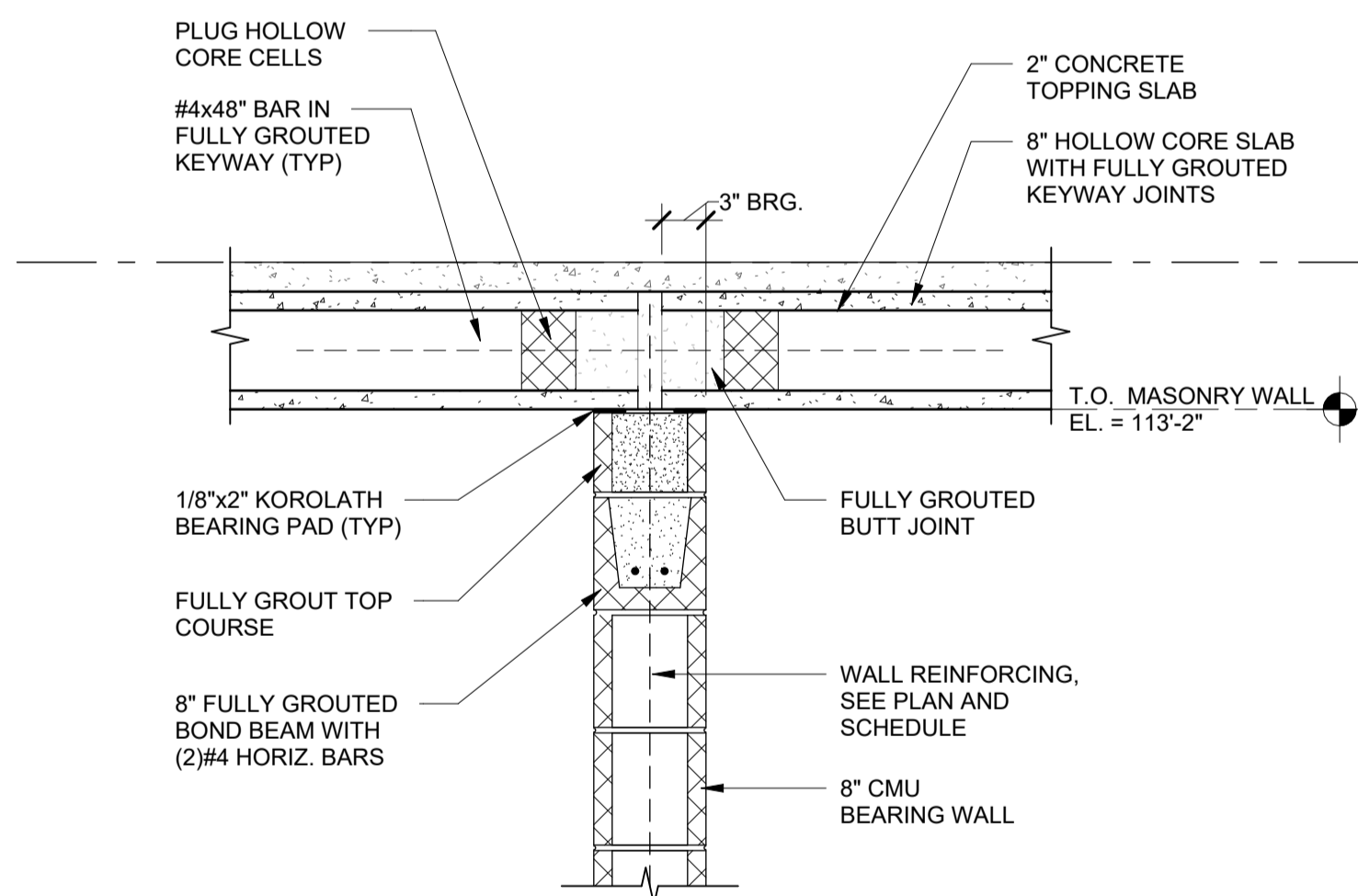
SCALE: 1" = 1'-0"

MASONRY WALL SCHEDULE					
LOCATION	WALL MARK	NOMINAL THICKNESS	TYPE	VERTICAL REIN. BARS, EXTEND INTO FOOTING OR FOUNDATION	REMARKS
INTERIOR	MW-1	8"	BEARING	#5 @ 32"	
INTERIOR	MW-2	8"	NON-BEARING	#4 @ 80"	SEE MASONRY LINTEL TYPE ML-1 FOR 3'-0" DOOR OPENINGS IN NON-BEARING WALLS

- NOTES:**
- REFER TO ARCHITECTURAL DRAWINGS FOR LOCATIONS AND SIZES OF ALL MASONRY OPENINGS.
  - SEE LINTEL SCHEDULE FOR TYPE AND SIZE OF LINTEL REQUIRED FOR WALL TYPE.
  - BOND BEAMS WITH MULTIPLE COURSES SHALL BE CONSTRUCTED MONOLITHICALLY TO THE COURSE DEPTH INDICATED IN THE SCHEDULE.
  - SCHEDULE FOR MASONRY WALL CONSTRUCTION PROVIDES INFORMATION FOR THE STRUCTURAL PORTIONS OF MASONRY WALL CONSTRUCTION. SEE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL WALL COMPONENTS INCLUDING (BUT NOT LIMITED TO: INSULATION, EIFS, AIR AND VAPOR BARRIERS, FACE BRICK, GA STEEL WIRE TIES ETC.)

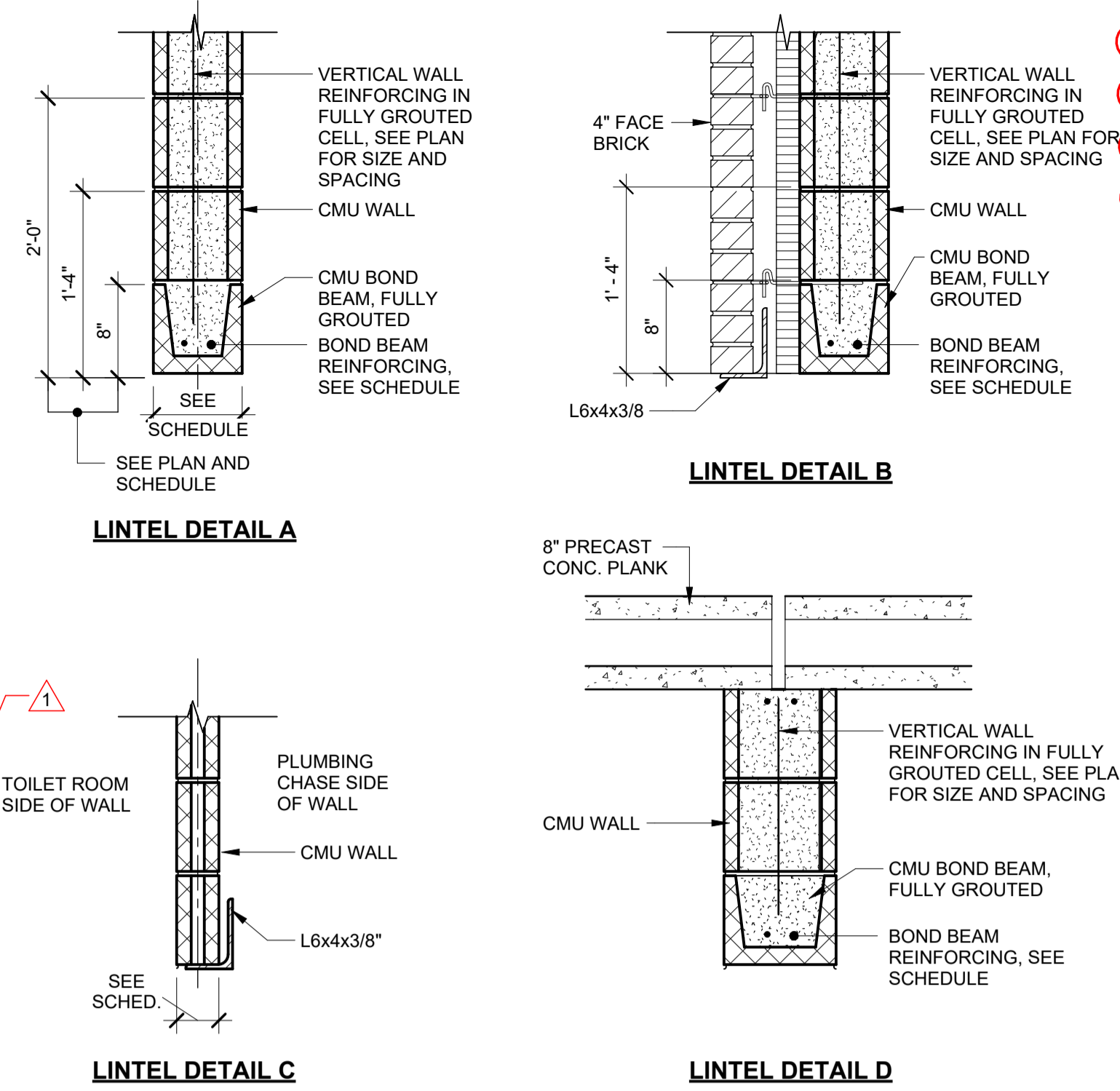
### 5 MASONRY WALL SCHEDULE

SCALE: 3/4" = 1'-0"



### 8 PRECAST HOLLOW CORE PLAN BEARING DETAIL

SCALE: 1" = 1'-0"

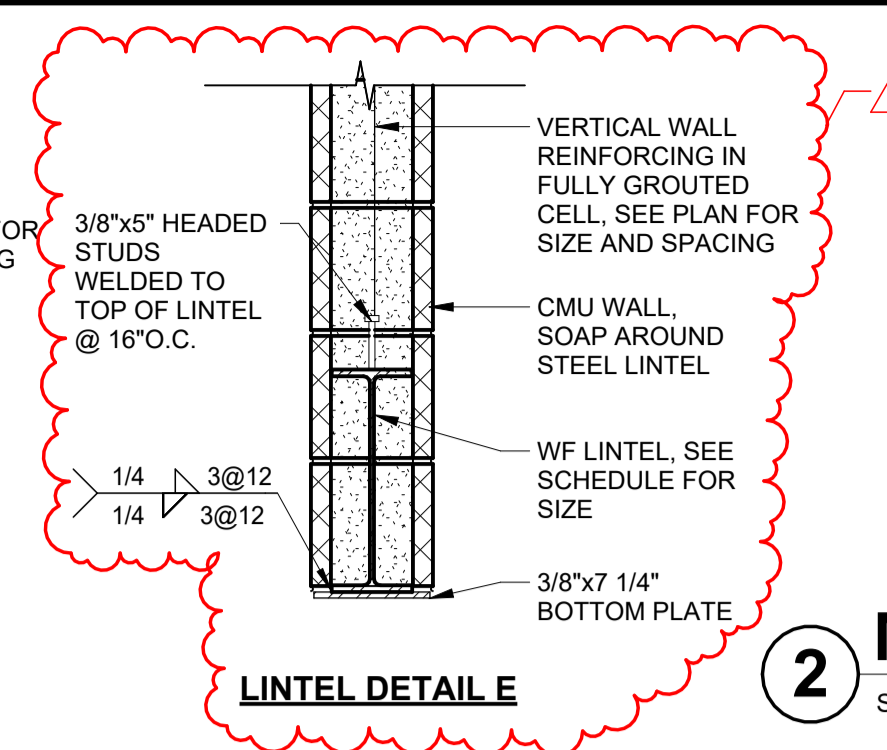


LINTEL DETAIL A

LINTEL DETAIL B

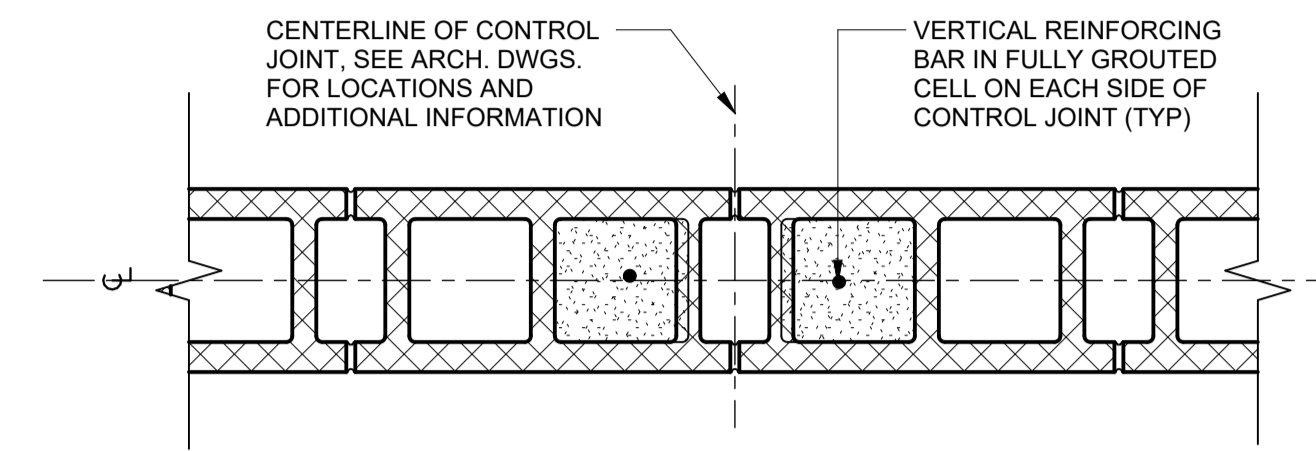
LINTEL DETAIL C

LINTEL DETAIL D



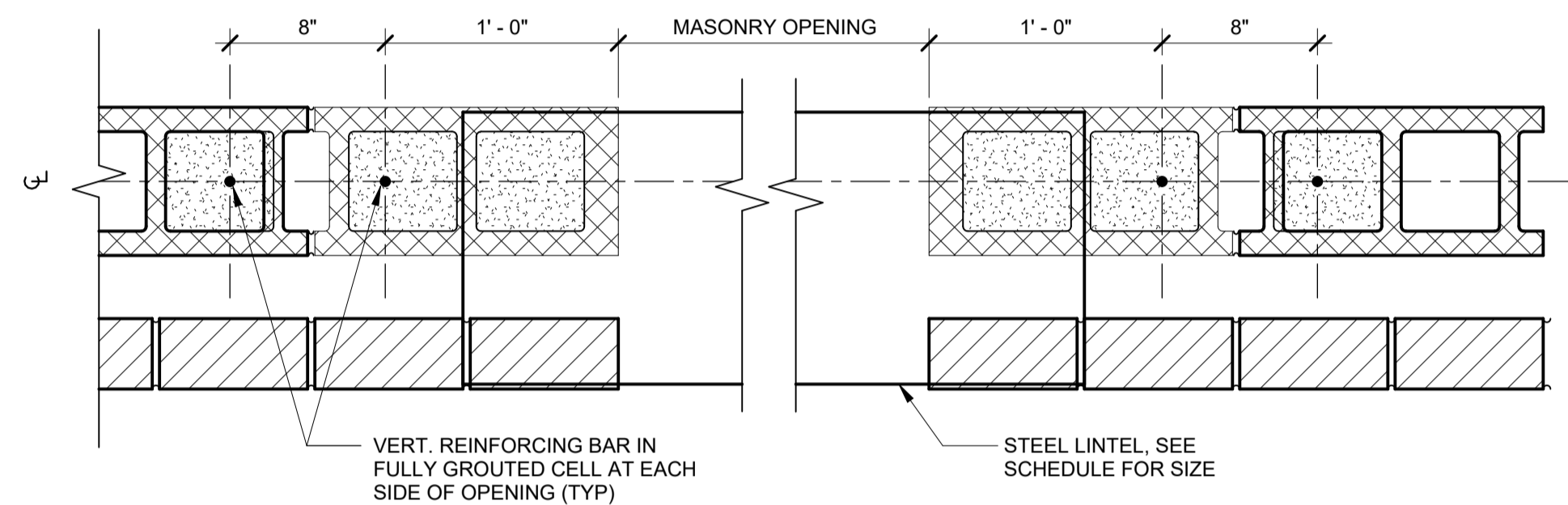
### 2 MASONRY REINFORCING LAYOUT - 8" CMU

SCALE: 1 1/2" = 1'-0"



### 3 TYPICAL CMU CONTROL JOINT DETAIL

SCALE: 1 1/2" = 1'-0"

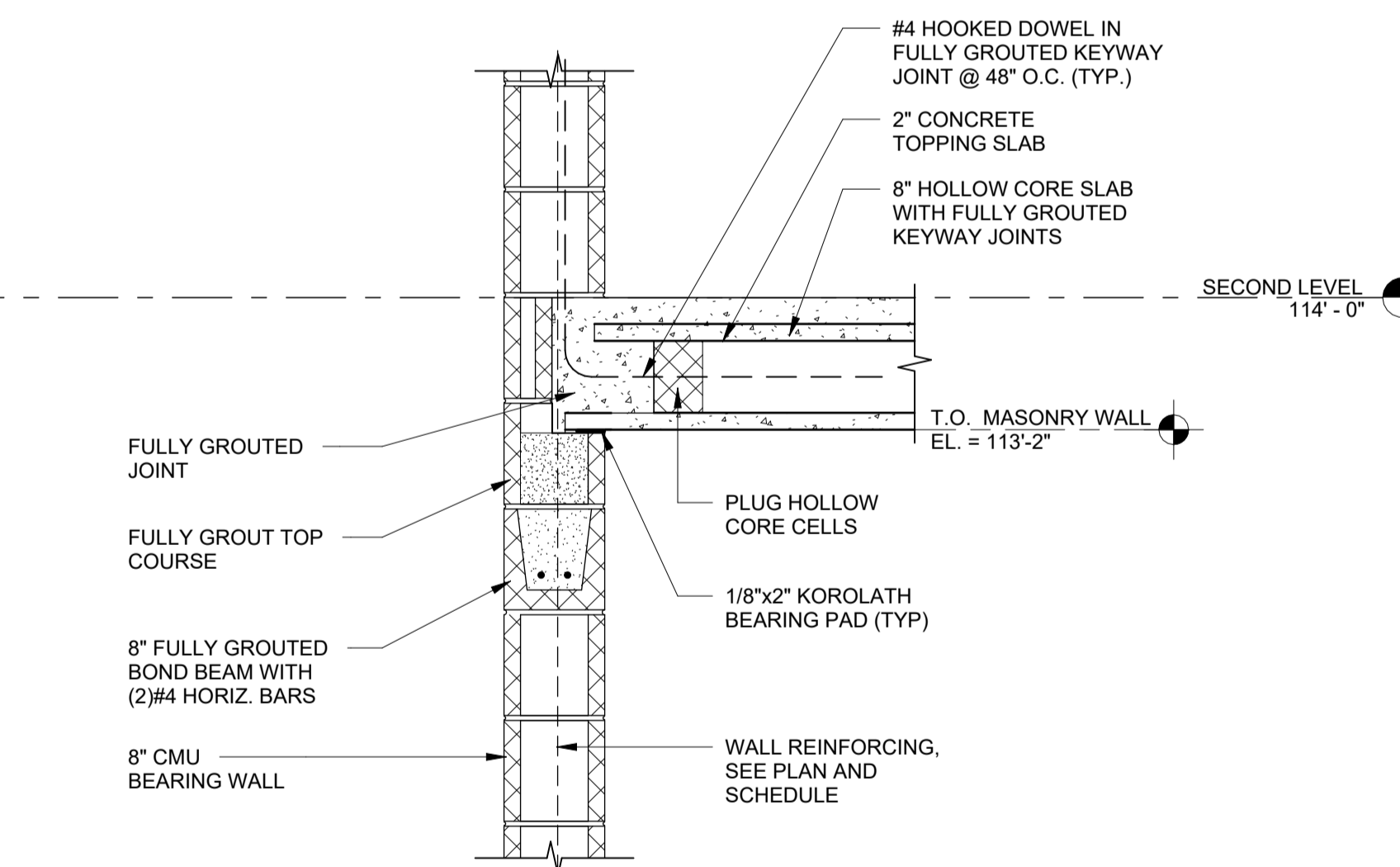


### 7 TYPICAL EXTERIOR CMU OPENING REINFORCING DETAIL

SCALE: 1 1/2" = 1'-0"

### 6 TOP OF WALL DETAILS

SCALE: 1" = 1'-0"



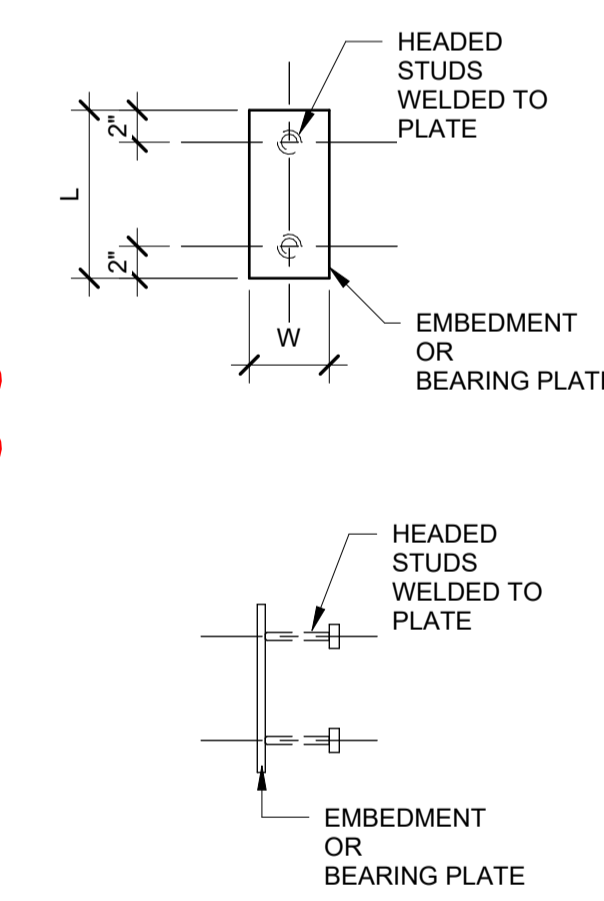
### 9 PRECAST HOLLOW CORE PLAN BEARING DETAIL

SCALE: 1" = 1'-0"

BEARING PLATE SCHEDULE				
MARK	PLATE SIZE (th x W x L)	# HEADED STUDS	T.O. PLATE ELEVATION	REMARKS
BP-01	1/2"x8"x1'-2"	(2) 1/2" DIA. x5"	111'-10 1/4"	
BP-02	1/2"x8"x1'-0"	(2) 1/2" DIA. x5"	112'-5 7/8"	
BP-03	1/2"x8"x1'-2"	(2) 1/2" DIA. x5"	112'-0 1/8"	
BP-04	1/2"x8"x1'-2"	(2) 1/2" DIA. x5"	107'-4 3/8"	

### 10 BEARING PLATE SCHEDULE

SCALE: 1" = 1'-0"



**BIDDING PHASE**

**NOT FOR CONSTRUCTION**

ISSUE DATE: 04/02/24

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NO.	Date	Description
1	4/18/24	ADDENDUM #1

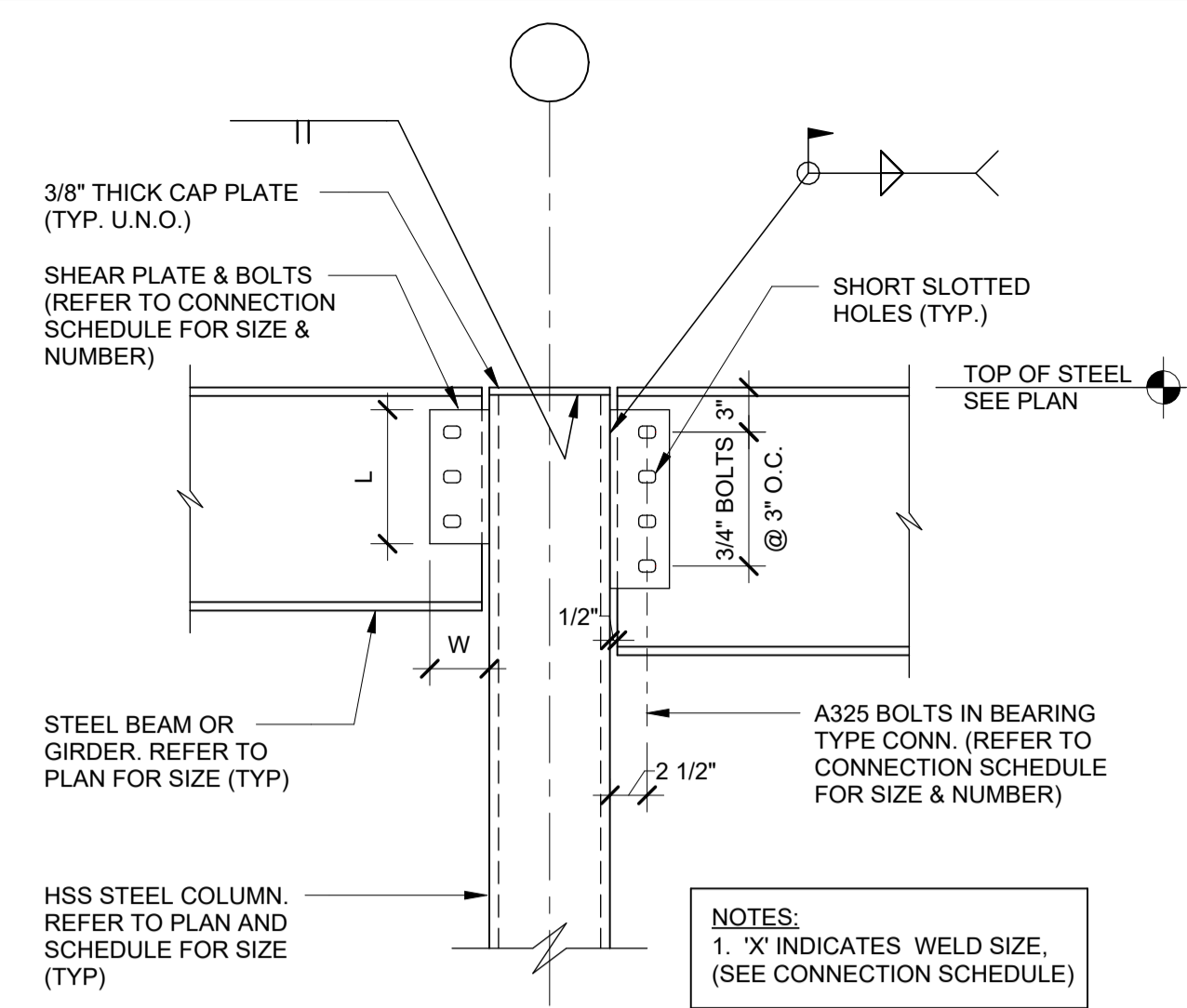
PROJECT NUMBER: 6463

**MASONRY DETAILS**

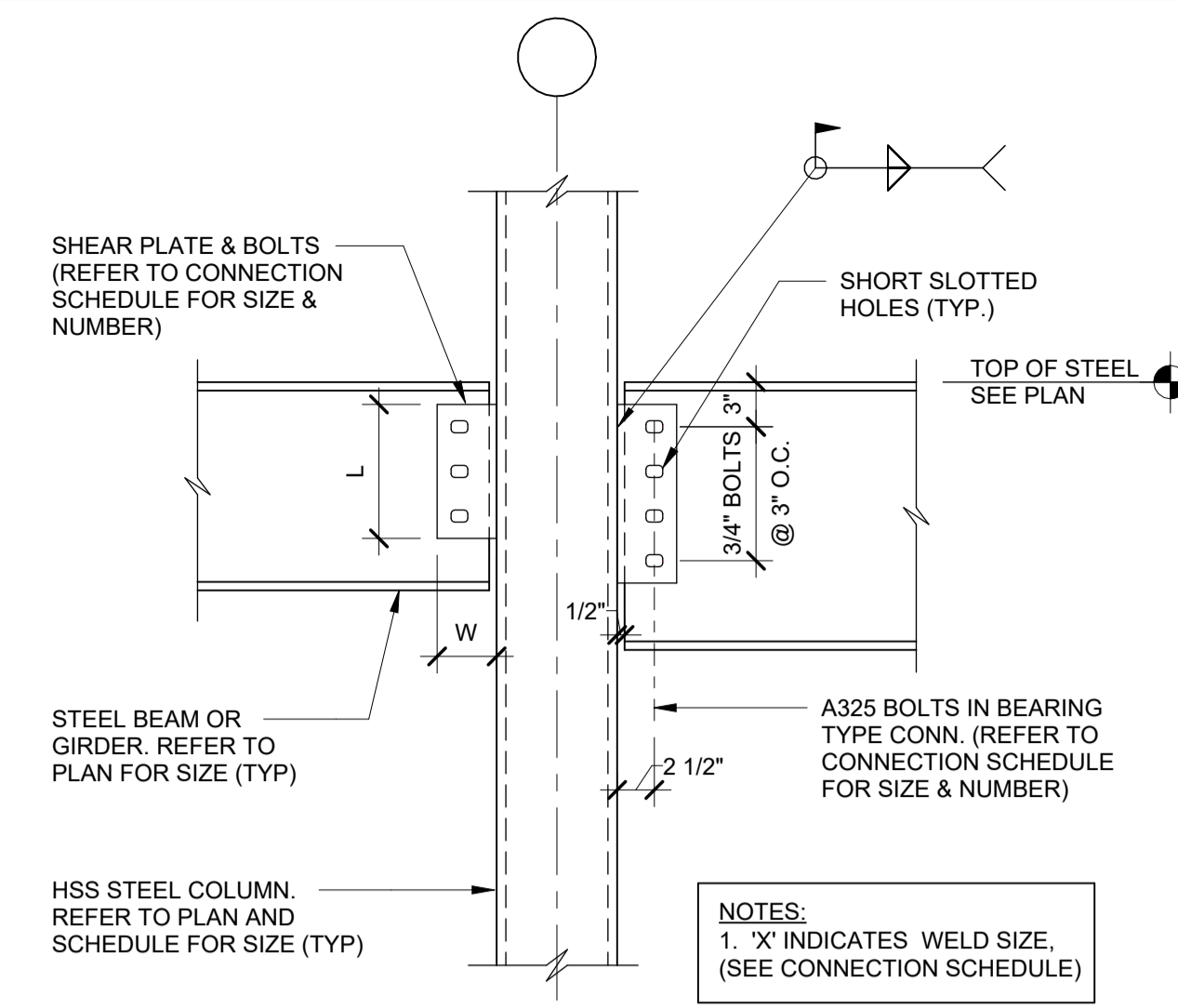
DWG. NO.

**S401**

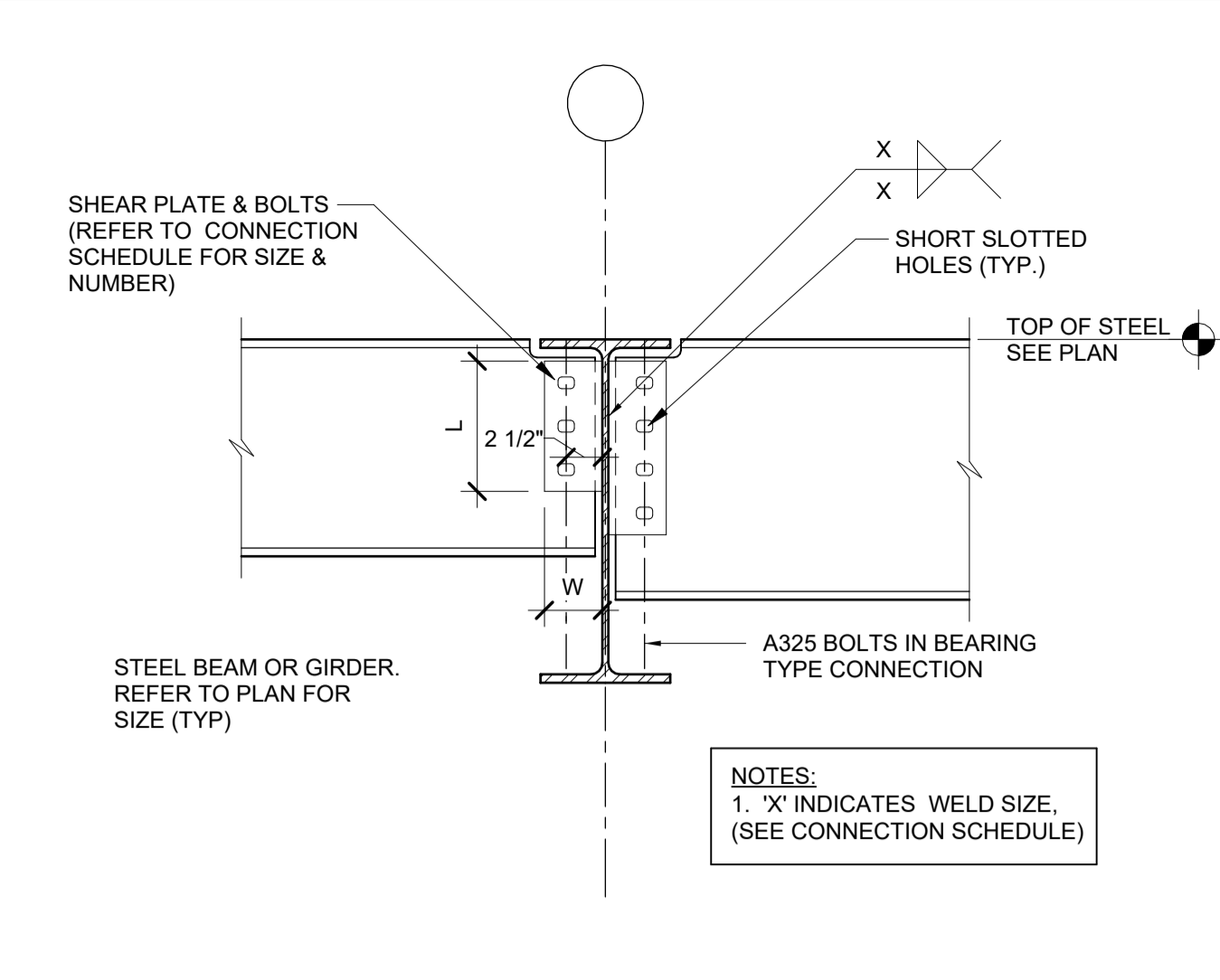
SHEAR PLATE CONNECTION SCHEDULE						
BEAM SIZE	L	W	t <sub>PLATE</sub>	X	NUMBER OF BOLTS (A325-N)	REMARKS
C8, W8, C10, W10	6	4	3/8	1/4	2	-
C12, W12, W14	9	4	3/8	1/4	3	-
W16, W18	12	4	3/8	1/4	4	-
W21	15	4	3/8	1/4	5	-
W24	18	4	3/8	5/16	6	-
W27	21	4	3/8	5/16	7	-
W30	24	4	3/8	5/16	8	-



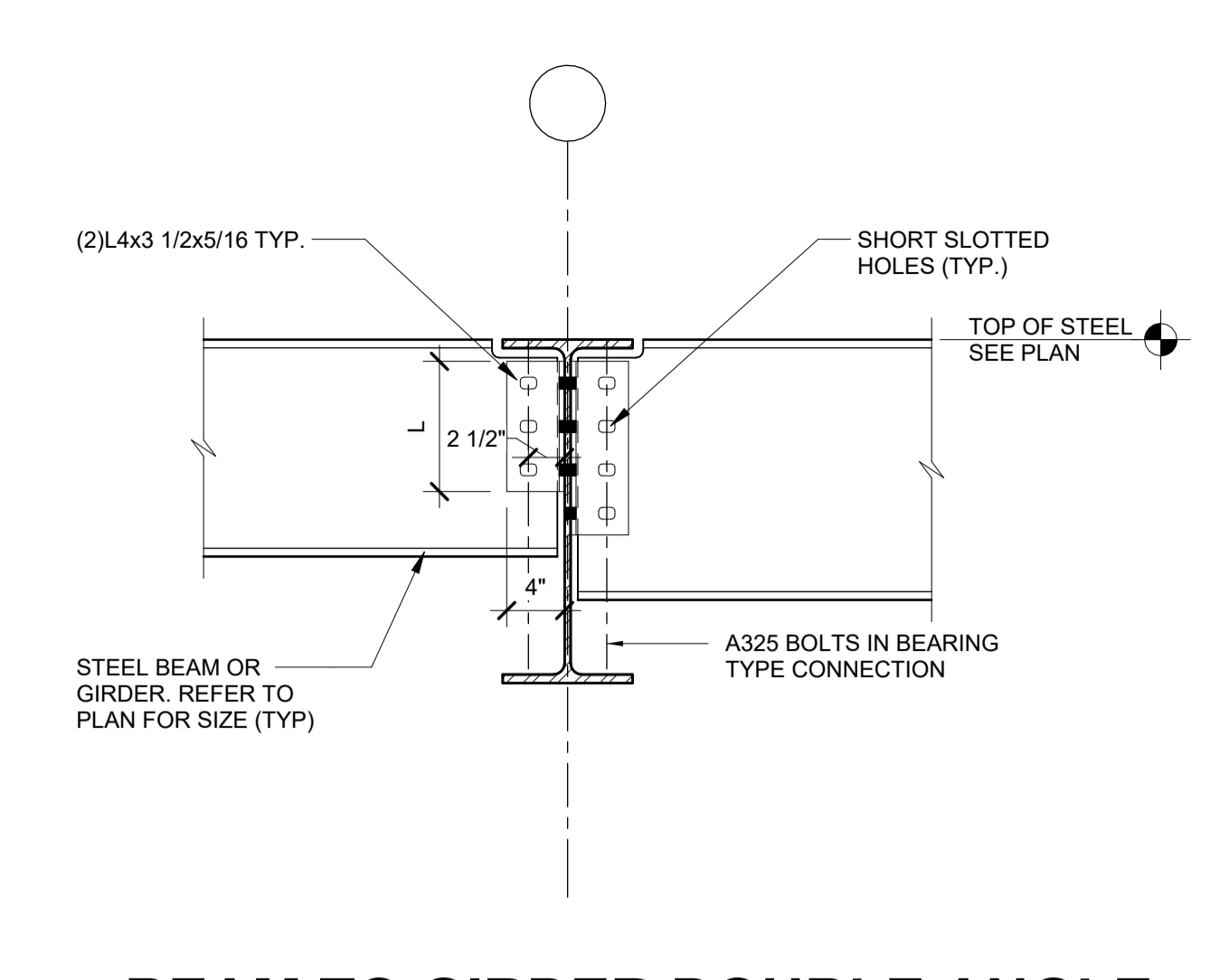
**2 STEEL BEAM TO HSS COLUMN**  
SCALE: 1" = 1'-0"



**3 STEEL BEAM TO HSS COLUMN**  
SCALE: 1" = 1'-0"



**4 BEAM TO GIRDER CONN. DETAIL**  
SCALE: 1" = 1'-0"



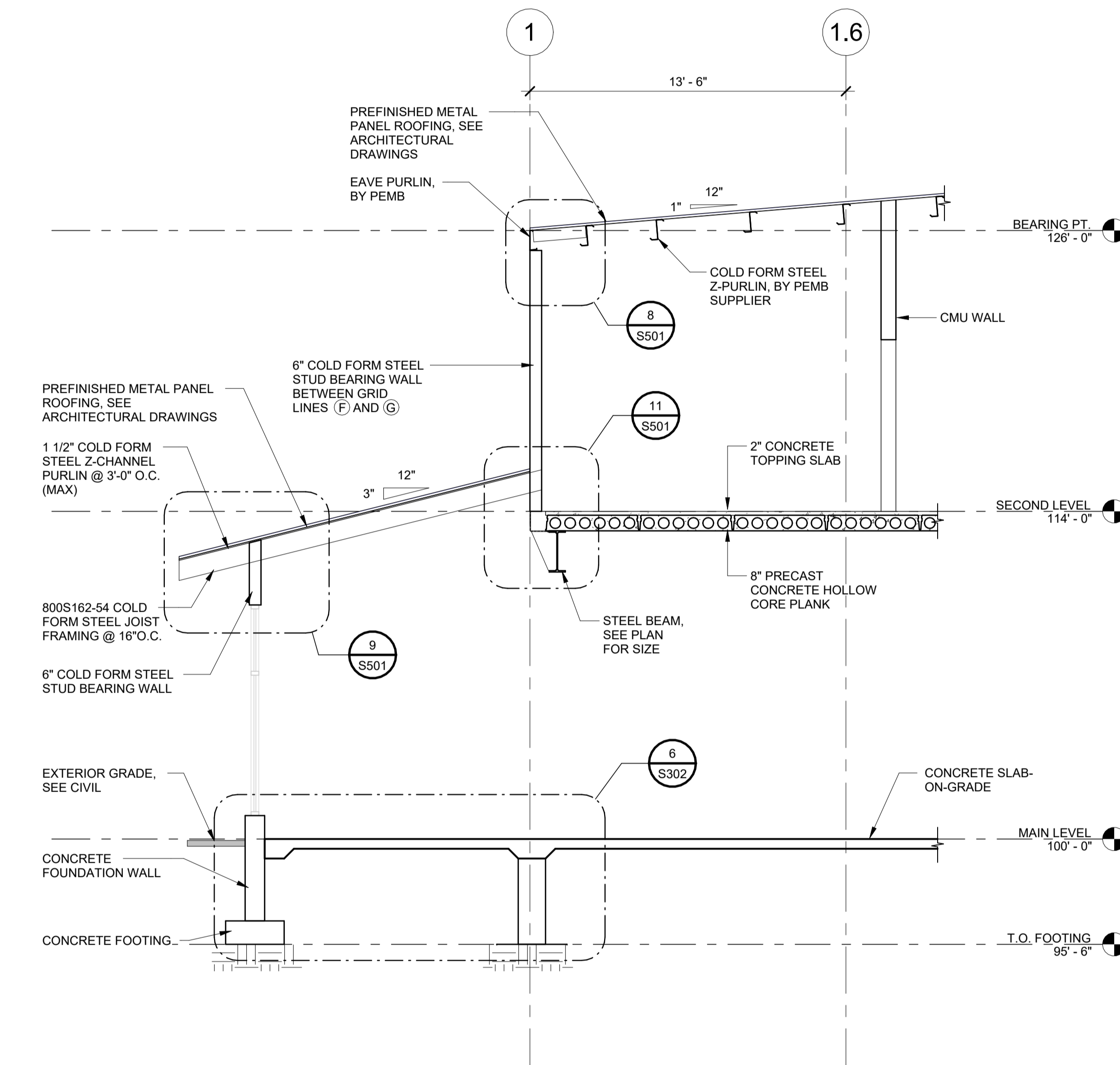
**5 BEAM TO GIRDER DOUBLE ANGLE CONNECTION**  
SCALE: 1" = 1'-0"

DOUBLE ANGLE CONNECTION SCHEDULE				
BEAM SIZE	L	X	NUMBER OF BOLTS (A325-N)	REMARKS
W8, W10	5 1/2	1/4	2	-
W12, W14	8 1/2	1/4	3	-
W16, W18	11 1/2	1/4	4	-
W21	14 1/2	1/4	5	-
W24	17 1/2	5/16	6	-
W27	20 1/2	5/16	7	-
W30	23 1/2	5/16	8	-

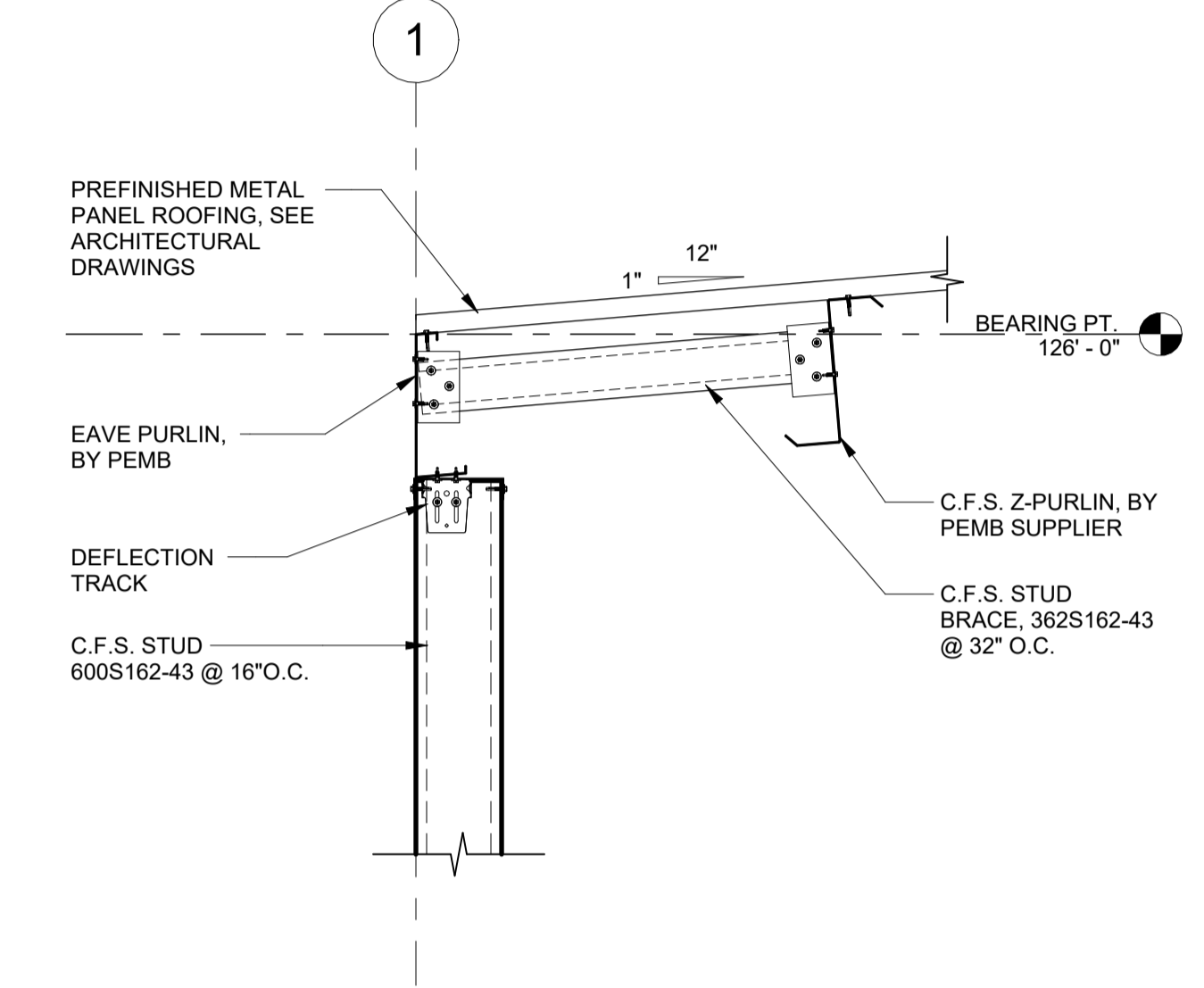
ANGLE SCHEDULE		
MARK	SIZE	REMARKS
L1	L6x4x3/8	- TYPICAL FRAMING AT RTUS AND ROOF OPENINGS (U.N.O.) - SUPPORTED BY BAR JOIST OR STRUCTURAL STEEL FRAMING - WELD ANGLES TO FRAMING OR SUBFRAMING
L2	L4x4x3/8	- ROOF DECK EDGE ANGLE, - SUPPORTED BY BAR JOIST - WELD ANGLE TO JOIST
L3	L5x3x5/16	- ROOF DECK EDGE ANGLE, - SUPPORTED BY BAR JOIST / STEEL BEAM FRAMING - WELD ANGLE TO JOIST / STEEL FRAMING

**6 ANGLE SCHEDULE**  
SCALE: 1" = 1'-0"

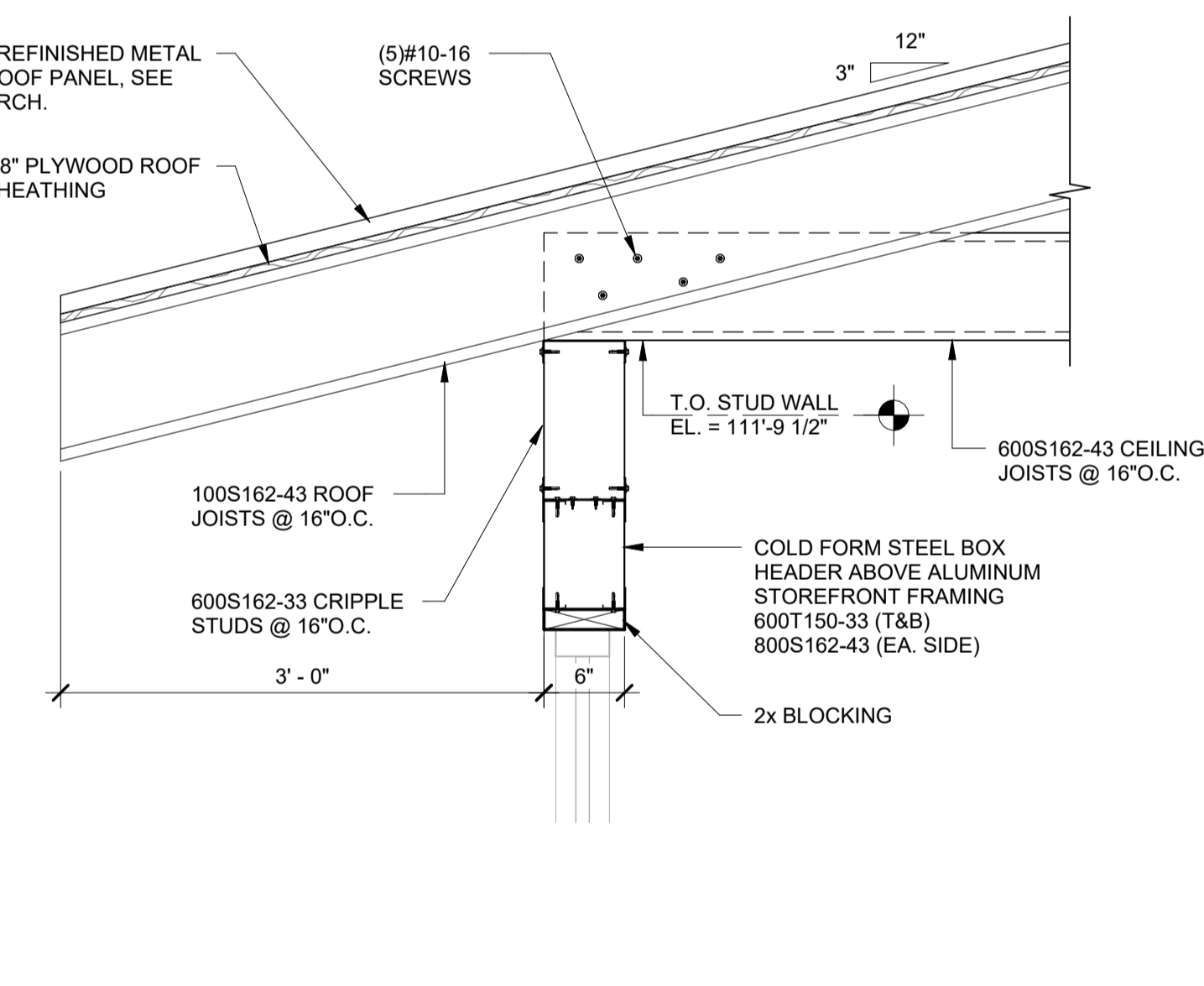
**1 CONNECTION SCHEDULES**  
SCALE: 1" = 1'-0"



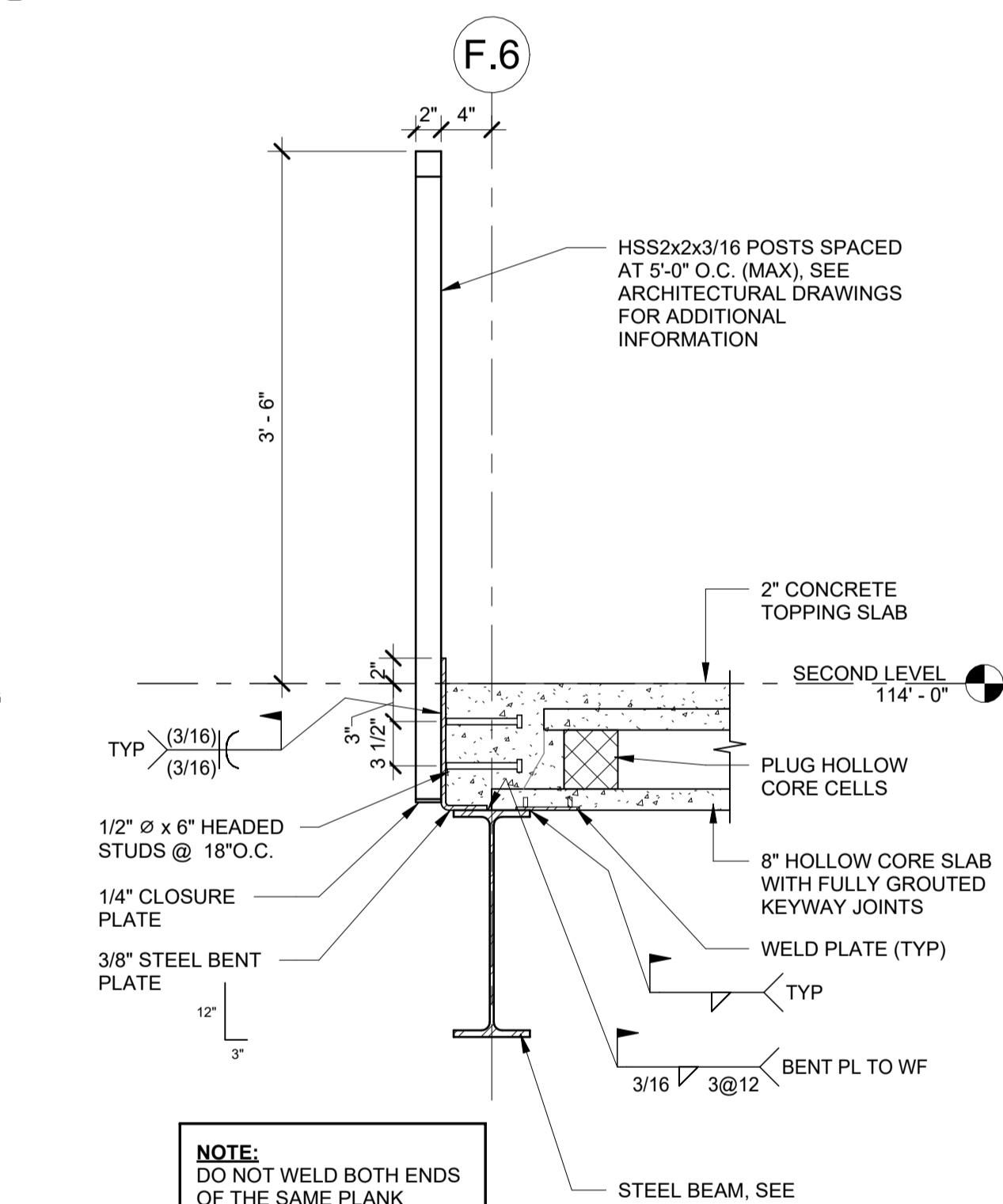
**7 SECTION THROUGH ENTRY**  
SCALE: 1/4" = 1'-0"



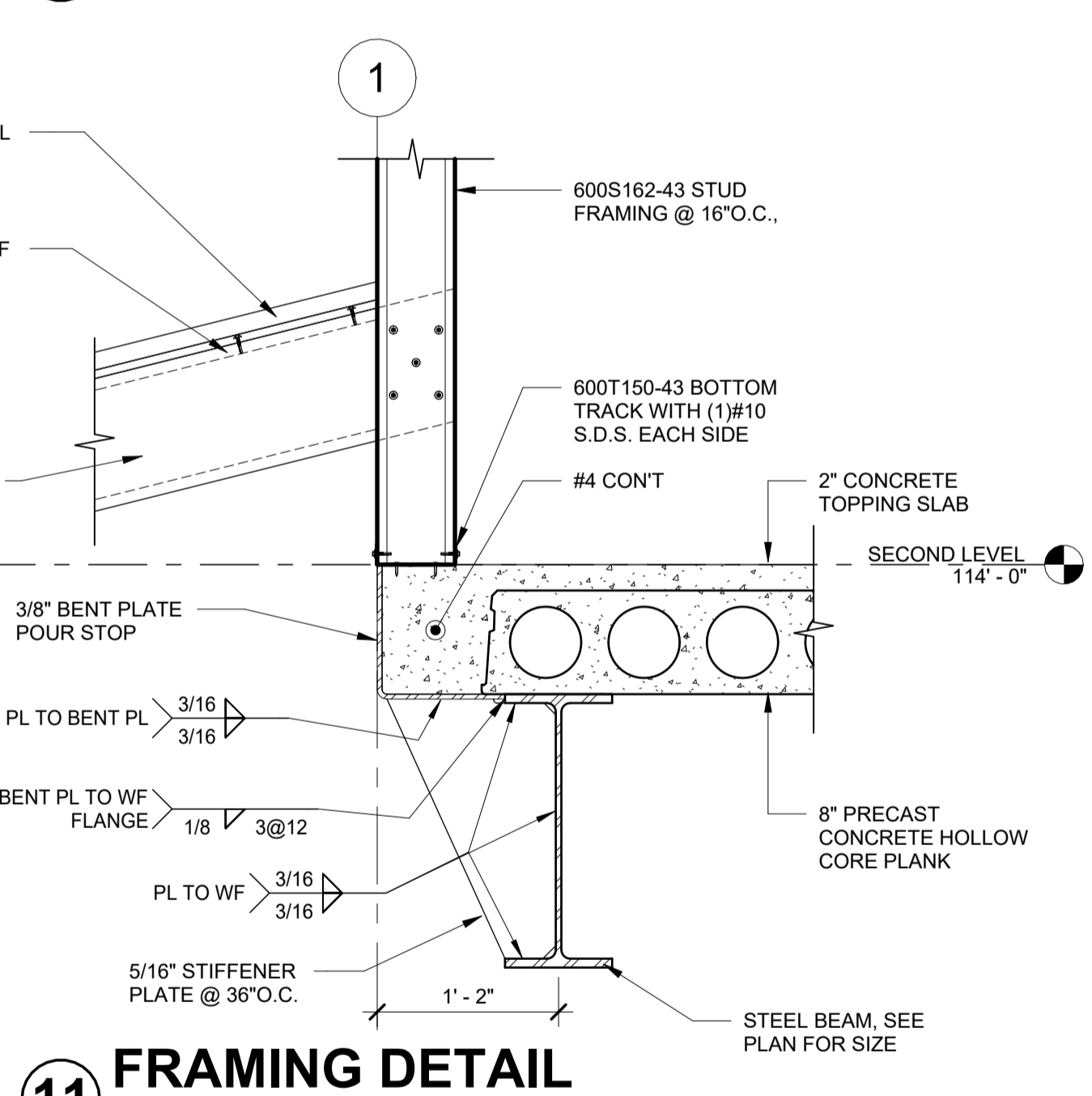
**8 ROOF FRAMING DETAIL**  
SCALE: 1" = 1'-0"



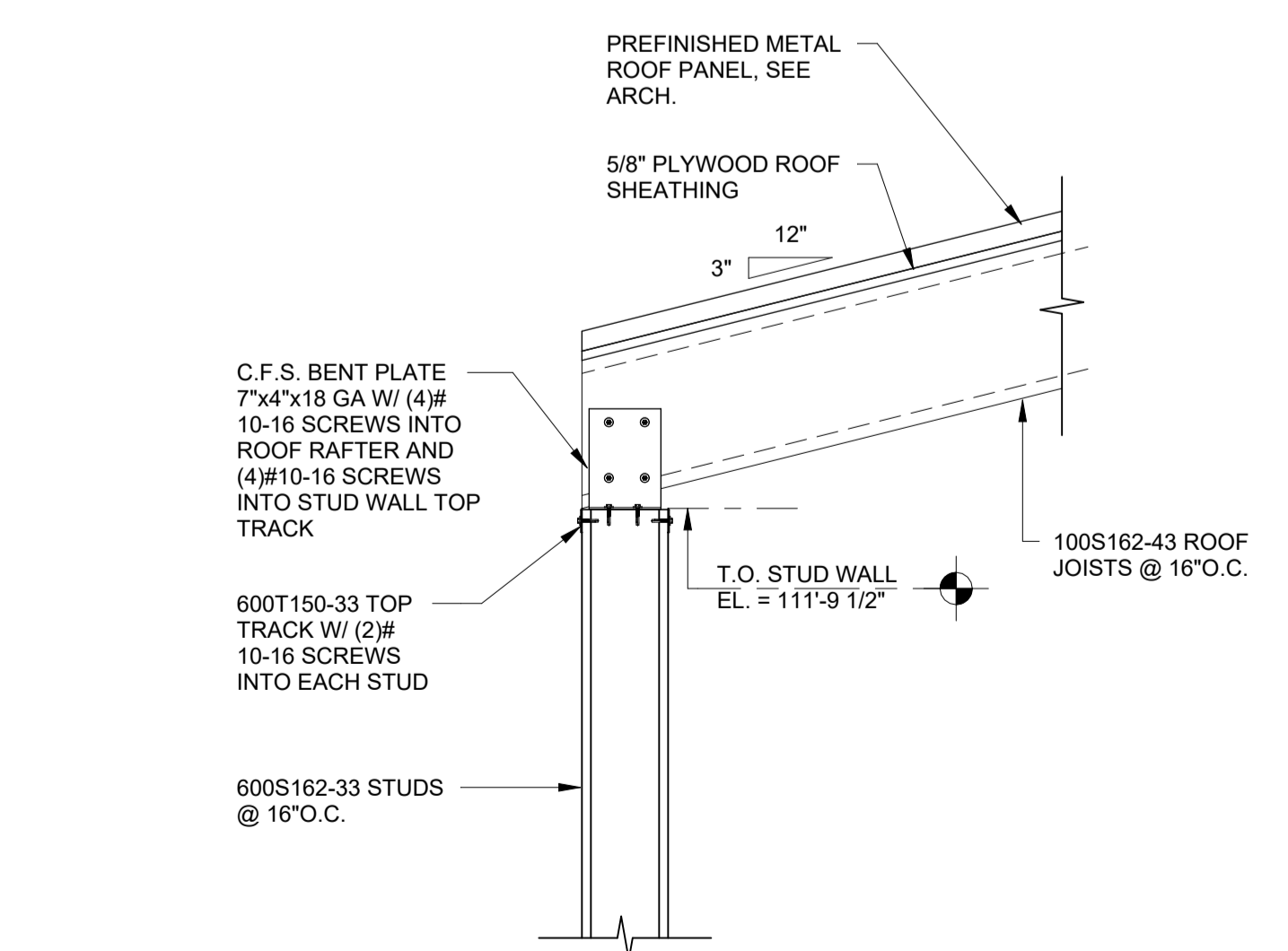
**9 ROOF FRAMING DETAIL**  
SCALE: 1" = 1'-0"



**10 GUARDRAIL DETAIL**  
SCALE: 1" = 1'-0"



**11 FRAMING DETAIL**  
SCALE: 1" = 1'-0"



**12 ROOF FRAMING DETAIL**  
SCALE: 1" = 1'-0"

PEMB LOAD SCHEDULE		
NO.	DEAD LOAD (KIPS)	LIVE LOAD (KIPS)
1	14.20	15.50
2	8.90	9.70
3	7.70	8.40
4	6.60	5.60
5	11.80	11.60
6	13.50	14.90
7	11.40	11.40
8	14.90	15.50
9	14.20	14.90
10	5.90	5.40
11	4.30	4.30
12	5.40	4.80
13	3.50	3.70

**13 PEMB LOAD SCHEDULE**  
NOTES:  
1. REFER TO PLAN SHEETS FOR LOAD / FORCE LOCATIONS

**BIDDING PHASE**

**NOT FOR CONSTRUCTION**

ISSUE DATE: 04/02/24

**REVISIONS**

NO.	Date	Description
1	4/18/24	ADDENDUM #1

PROJECT NUMBER: 6463

**STEEL DETAILS**

DWG. NO.

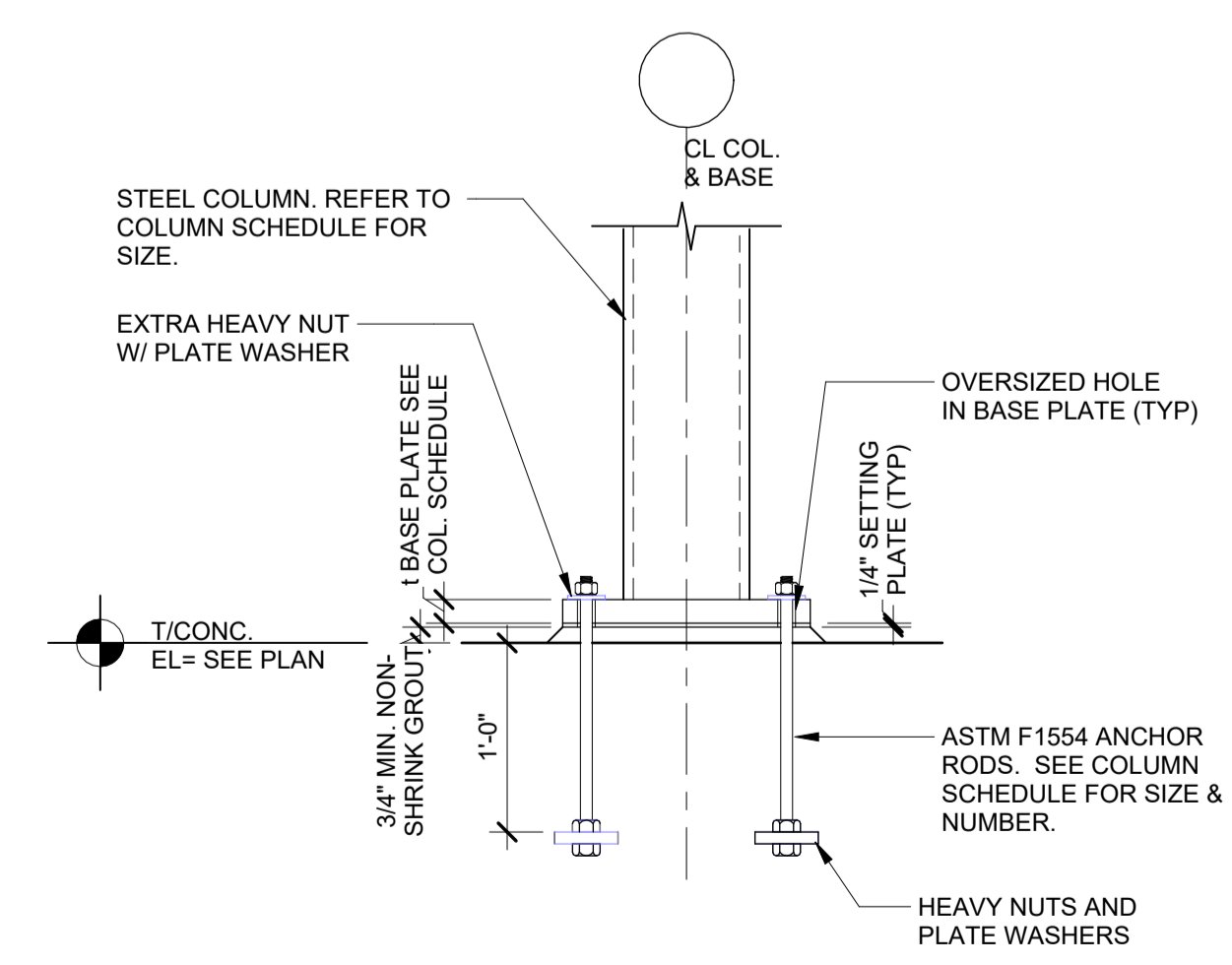
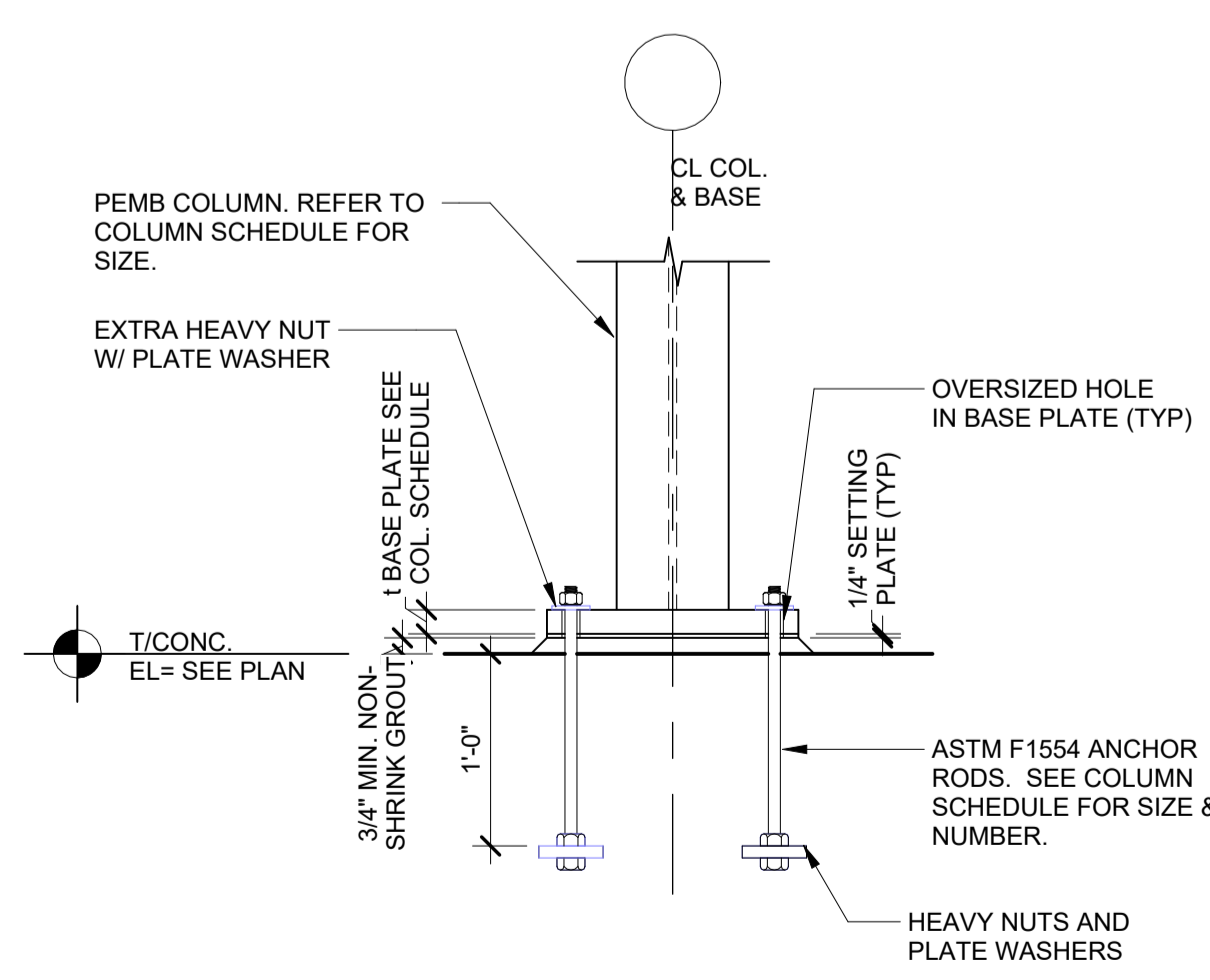
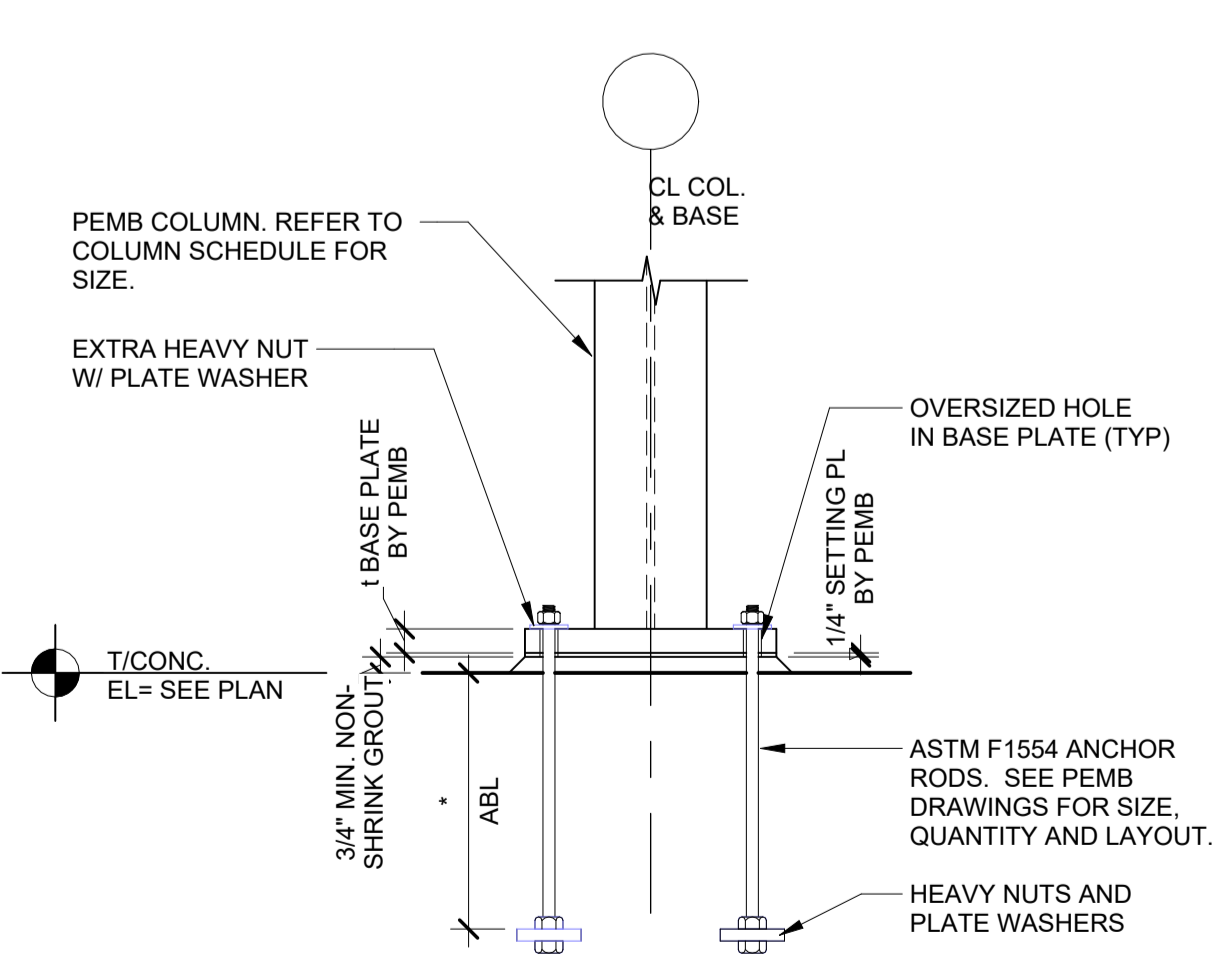
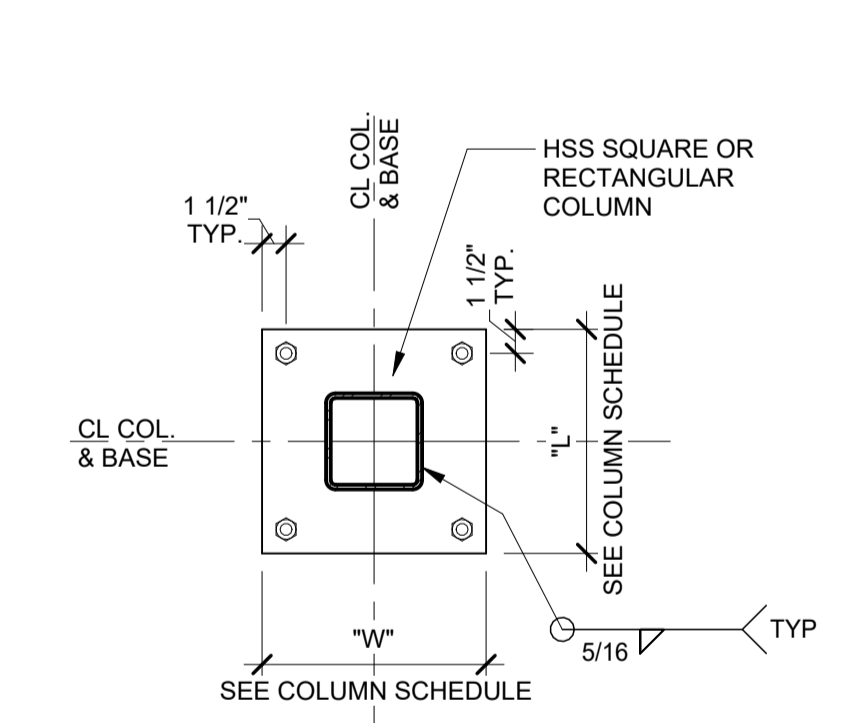
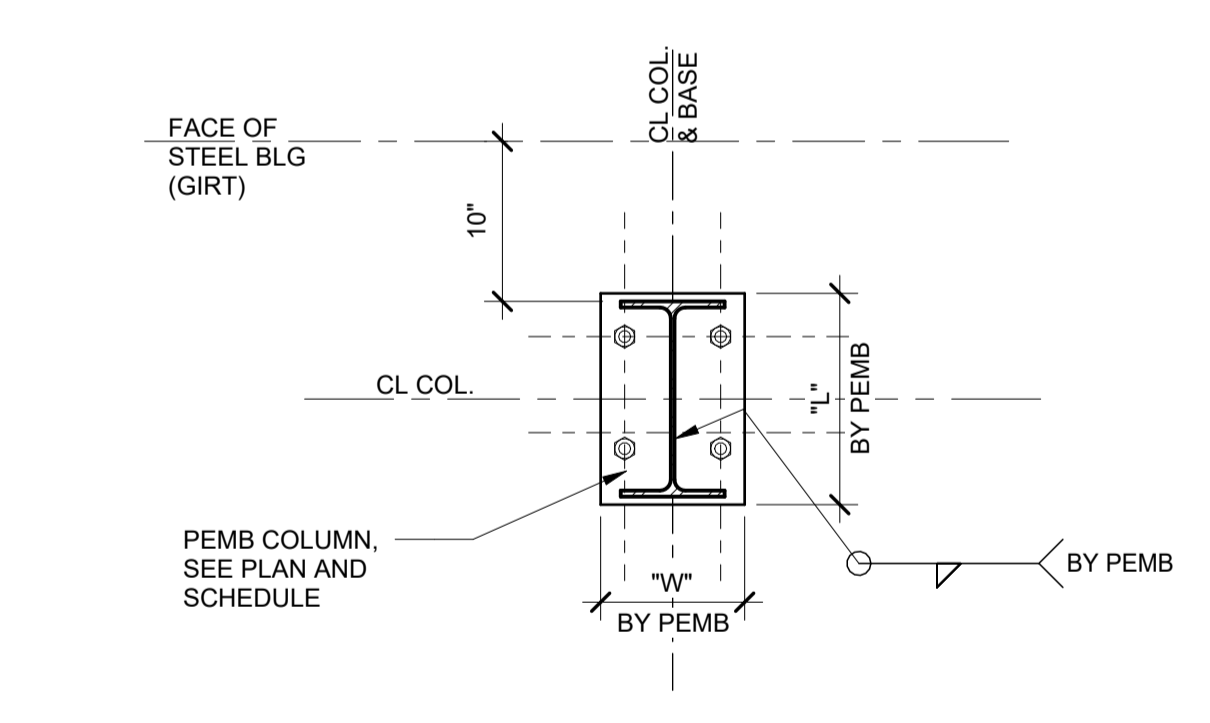
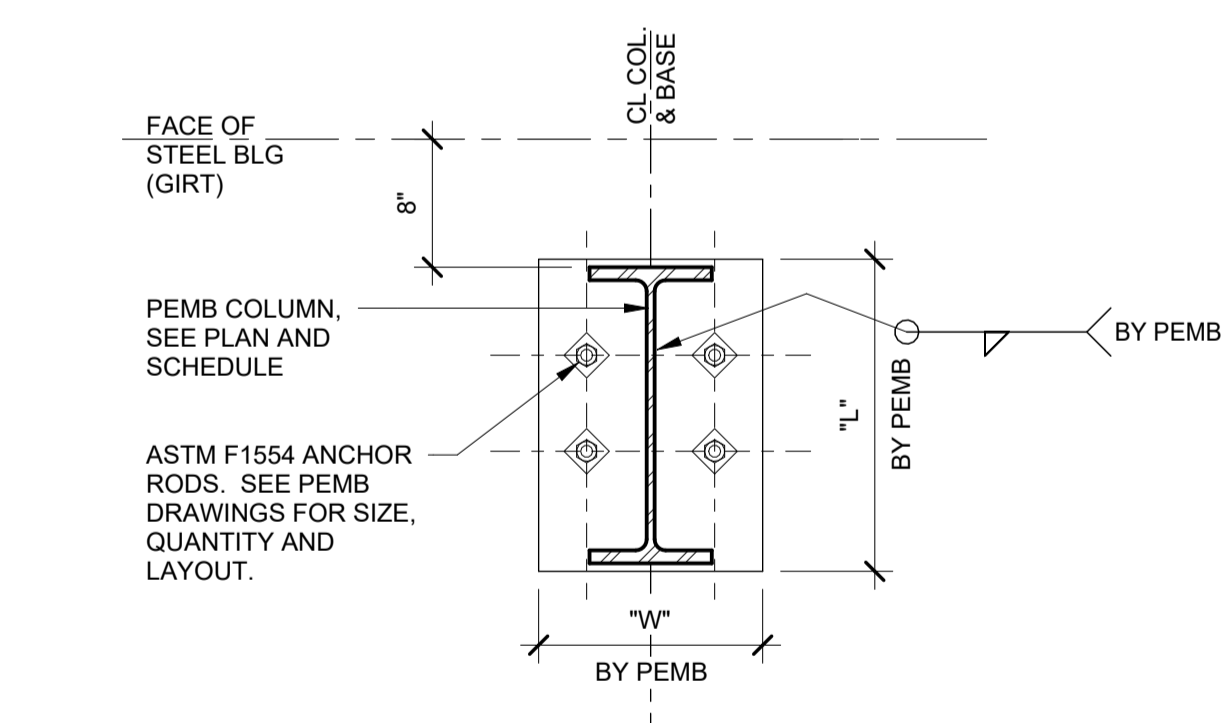
**S501**

**STEEL COLUMN SCHEDULE**

FLOOR	COLUMN MARK LOCATION	C1		C2		C3		C4		H1		H2	
		B-1 C-1 D-1 E-1 F-1 G-1 H-1 J-1 K-1 L-1	B-9 C-9 D-9 E-9 F-9 G-9 H-9 J-9 K-9 L-9	A-2 A-3 A-4 A-4.7 A-5.3 A-6 A-7 A-8 A-9	M-2 M-3 M-4 M-4.7 M-5.3 M-6 M-7 M-8 M-9	F-3-1.9 F-6-1.9 F-3-3.2 F-6-3.2	F-3-1.9 F-6-1.9 F-3-3.2 F-6-3.2	B-1.6 C-1.6 D-1.6 E-1.6 H-1.6 J-1.6 K-1.6 L-1.6	B-8.4 C-8.4 D-8.4 E-8.4 H-8.4 J-8.4 K-8.4 L-8.4	A-5-2 A-5-3 A-5-4 A-5-4.7 A-5-5.3 A-5-6 A-5-7 A-5-8	L-4-2 L-4-3 L-4-4 L-4-4.7 L-4-5.3 L-4-6 L-4-7 L-4-8		
T.O. EAVE EL. = SEE PLAN				D = 12" (MAX)									
L3 - MEZZANINE LEVEL EL. = 114'-0"										HSS 5x5x5/16		HSS 5x5x5/16	
L1 - MAIN LEVEL EL. = 100'-0"						HSS 5x5x5/16		HSS 4x4x5/16					
ANCHOR BOLTS	PEMB	PEMB	PEMB	ASTM-F-1554 (GR 36) (Fy = 36 KSI)	ASTM-F-1554 (GR 36) (Fy = 36 KSI)								
ANCHOR ROD SIZE	PEMB	PEMB	PEMB	(4) 3/4" Ø	(4) 3/4" Ø								
ANCHOR ROD LENGTH	PEMB	PEMB	PEMB	SEE DETAIL	SEE DETAIL								
BASE PLATE ASTM A36 (U.N.O.)	W	PEMB	PEMB	12"	11"								
	L	PEMB	PEMB	12"	11"								
	T	PEMB	PEMB	3/4"	3/4"								
BASE PLATE DETAIL	2/S503 BP-1	3/S503 BP-2	4/S503 BP-3	4/S503 BP-3						DET. 4/S502 DET. 6/S502 DET. 9/S502		DET. 5/S502 DET. 9/S502 DET. 11/S502	

- NOTES:**  
 1. ELEVATIONS AND DIMENSIONS GIVEN ABOVE AT BASE ARE TO T/CONCRETE (U.N.O.)  
 2. \* - T.O. STEEL RELATIVE TO FINAL LOCATION OF PEMB RIGID FRAME BEAM BOTTOM FLANGE. COORDINATE CONNECTION DETAIL WITH PEMB SUPPLIER.  
 3. \*\* - T.O. STEEL VARIES. SEE PLAN AND DETAILS FOR T.O. STEEL ELEVATION.

**1 STRUCTURAL STEEL COLUMN SCHEDULE**



**2 COLUMN BASE PLATE DETAIL - BP-1**  
SCALE: 1" = 1'-0"

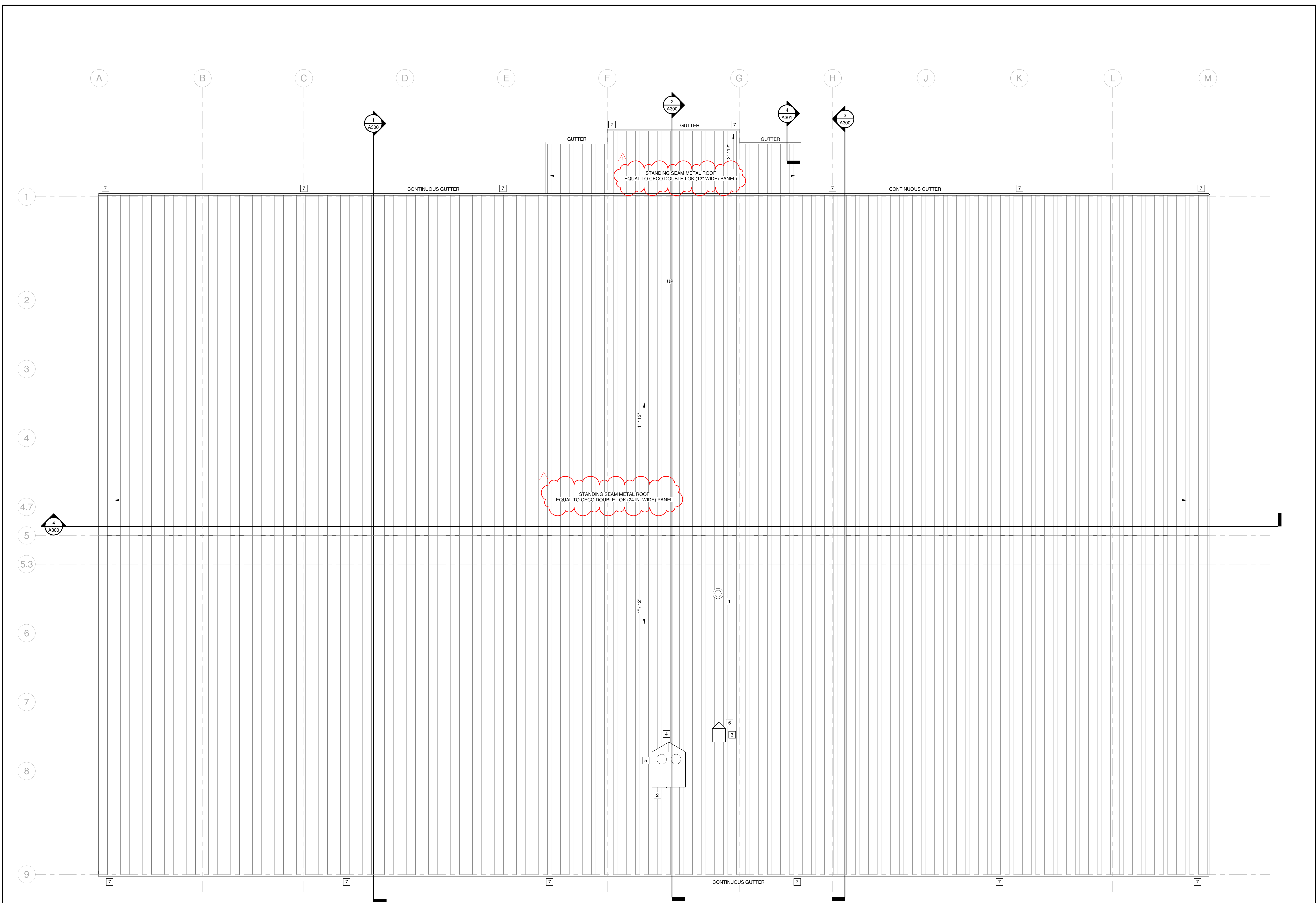
**3 COLUMN BASE PLATE DETAIL - BP-2**  
SCALE: 1" = 1'-0"

**4 COLUMN BASE PLATE DETAIL - BP-3**  
SCALE: 1" = 1'-0"

4/18/24 4:58:48 PM © ARCHITECTONICS INC.

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1	4/18/24	ADDENDUM #1



**1 ROOF PLAN**  
SCALE: 1/8" = 1'-0"  
0 4' 8' 16'

**KEYED NOTES ROOF PLAN**

- 1 EXHAUST FAN, SEE MECHANICAL DWGS.
- 2 ROOF TOP UNIT, SEE MECHANICAL DWGS.
- 3 ROOF HATCH
- 4 PROVIDE CRICKETING BEHIND RTU TO ENSURE PROPER DRAINAGE
- 5 PAINT ALL EXTERIOR GAS PIPING
- 6 PROVIDE CRICKETING BEHIND ROOF HATCH TO ENSURE PROPER DRAINAGE
- 7 METAL DOWNSPOUT AND GUTTER BY PEMB, COLOR 3

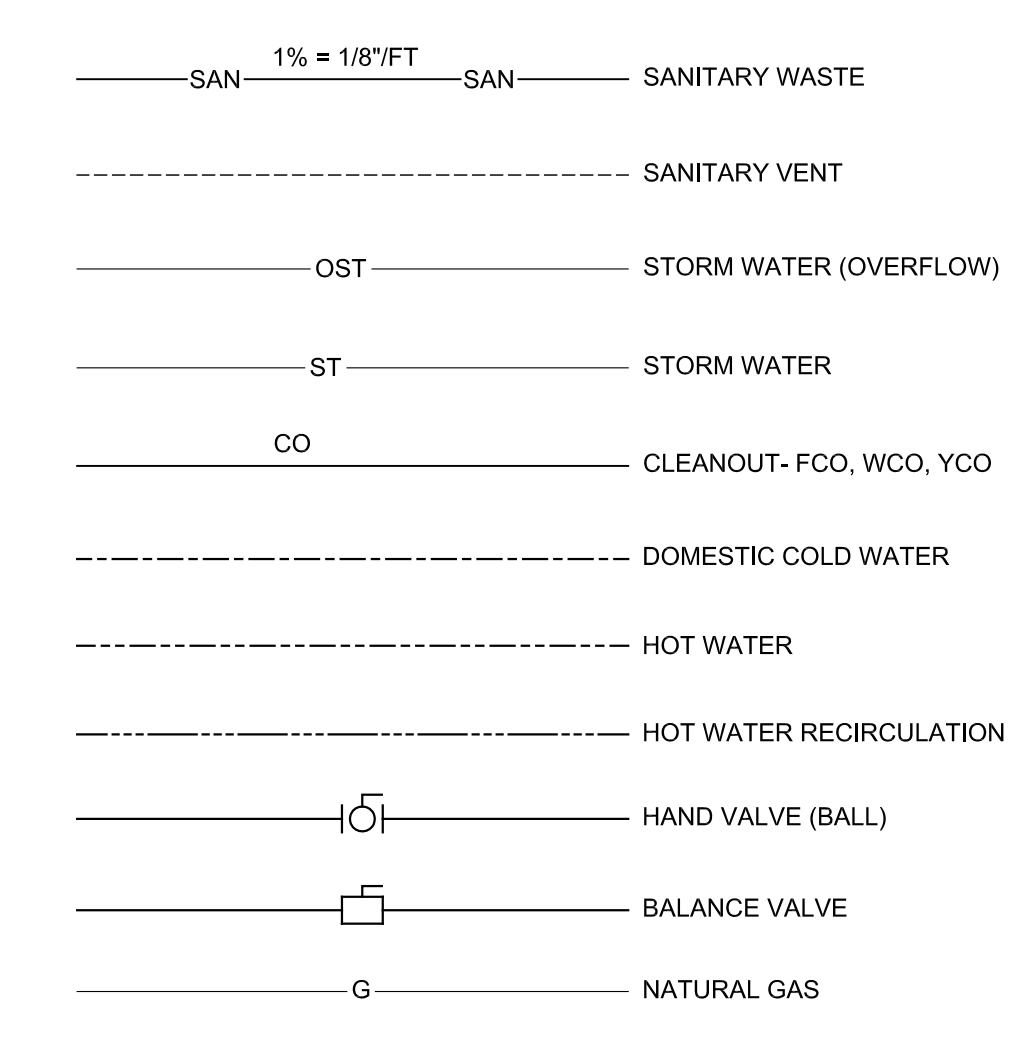
**PLUMBING FIXTURE SCHEDULE**

MARK	DESCRIPTION	MFR	MODEL	COMMENTS
FD-1	FLOOR DRAIN - POLISHED NICKEL BRONZE STRAINER, CAST IRON BODY. PROVIDE WITH DEEP SEAL TRAP & 5" DIA. TYPE B STRAINER	ZURN JAY R. SMITH SIOUX CHIEF	Z-415-5B 2005 932-23DNR	
FS-1	FLOOR SINK - 12"X12"X8" DEEP CAST IRON BODY AND SQUARE, LIGHT-DUTY 1/2 GRATE.	ZURN JAY R. SMITH SIOUX CHIEF	Z1901 861 SERIES	EXTEND DRAIN FROM RPZ TO GRATE
SS-1	24"X36"X10" MOP RECEPTOR, 3" DRAIN, MOLDED ONE-PIECE CONSTRUCTION, PROVIDE WITH:	SWAN FIAT MUSTEE	MS-2436 MSB-3624 65M	
	HOSE & HOSE HOLDER, VINYL RIM GUARDS, & TRIPLE MOP HOLDER	SWAN SWAN SWAN	MS-2405 MS-2409 MS-2437	
	FAUCET 8" ADJUSTABLE CENTERS, LEVER-ACTUATED TYPE W/ SEPARATE HOT & COLD WATER CONTROL, VACUUM BREAKER NOZZLE, WALL BRACE, AND ROUGH CHROME PLATED FINISH	T&S BRASS CHICAGO FAUCET SWAN FIAT MUSTEE	8-0667-RGH 897 MP RCF MS-24-12 830AA 63.600A	
FPH-1	HOSE BIBB - EXTERIOR FROSTPROOF, ANTI-SIPHON, AUTOMATIC DRAINING, WITH LOOSE KEY	WOODFORD JAY R. SMITH WATTS	MODEL 67 5619 HY-420	PROVIDE SEALANT IN ANNULAR SPACE THROUGH EXTERIOR WALL.
WH-1	WATER HEATER - COMMERCIAL - NATURAL GAS, CONDENSING TANKLESS, WITH RECIRC PUMP, CONDENSATE NEUTRALIZATION KIT, WIFI CONTROL	NAVIENT	NPE240A-2	COMMON VENT THROUGH EXTERIOR WALL, EXTEND CONDENSATE DRAIN TO NEARBY FLOOR SINK.
ET-1	DOM HOT WATER EXPANSION TANK, 4.4 GAL	BELL & BOSSETT	PT-25V	INSTALL NEAR WATER HEATERS PER MFGRS RECOMMENDATIONS.
WCO	WALL CLEANOUT - TEST TEE W/ THREADED BRONZE PLUG & STAINLESS STEEL COVER	ZURN JAY R. SMITH SIOUX CHIEF	Z-1468	NOTED ON PLANS AS CO. INSTALL WCO, FCO AS NEEDED.
FCO	FLOOR CLEANOUT - ADJUSTABLE, CAST IRON BODY W/ POLISHED NICKEL BRONZE TOP & BRONZE PLUG	ZURN JAY R. SMITH SIOUX CHIEF	ZN-1400-BP	NOTED ON PLANS AS CO. INSTALL WCO, FCO AS NEEDED.
ECO	EXTERIOR CLEANOUT - CAST IRON WITH BRONZE PLUG & RUBBER GASKET CONNECTION TO PIPE			NOTED ON PLANS AS CO. INSTALL WCO, FCO OR ECO AS NEEDED.
EWC-1	COMBINATION SINGLE ELECTRIC WATER COOLER WITH BOTTLE FILLING STATION.	ELKAY HALSEY TAYLOR HAWES	1211S	
EWC-2	DUAL STATION ADA ELECTRIC WATER COOLER WITH BOTTLE FILLING STATION, VANDAL RESISTANT, WITH WALL BRACKET AND STAINLESS STEEL BACK PANELS.	ELKAY HALSEY TAYLOR HAWES	H1117LN.8-1920HO WITH BTL1107 BOTTLE STAND.	
DB-1	DOWNSPOUT BOOT WITH BLACK PRIMER FINISH PROVIDE ONE AT EACH DOWNSPOUT	NEENAH WATTS	R-4927 SERIES	WITH BLACK PRIMER FINISH (TYP.) VERIFY METAL DOWNSPOUT SIZE AND UNDERGROUND PIPING SIZE, PROVIDED AND INSTALLED BY SITE UTILITY CONTRACTOR.
SA-1	SHOCK ABSORBER	JAY R SMITH ZURN SIOUX CHIEF	1771-BS	INSTALL AT EACH FIXTURE GROUP SIZED PER FIXTURES SERVED
CWC-1	WASHING MACHINE BOX HOT-DIPPED GALV. STEEL, 10"X8 3/4"X3 1/2" WITH SUPPLY VALVES AND MINI SHOCK ABSORBERS	GUY GRAY MFG OATEY WATER-TITE	8200	

**PLUMBING FIXTURE SCHEDULE**

MARK	DESCRIPTION	MFR	MODEL	COMMENTS
WC-1	FLOOR MOUNTED VITREOUS CHINA, ELONGATED BOWL, SIPHON JET, WATER SAVING, W/ TOP SPUD	AMER. STAND. KOHLER	MADEIRA 3461.716	
	SEAT - ELONGATED HEAVY DUTY, SOLID PLASTIC, OPEN FRONT, WITH LIFT-OFF HINGE SYSTEM	BEMIS AMER. STAND. KOHLER	FIREGUARD 2155CT	
	FLUSH VALVE - ELECTRONIC FULSOME VALVE WITH 10 YEAR LITHIUM BATTERY, 1.6 PF, MANUAL OVERRIDE, 1" ANGLE STOP, VACUUM BREAKER, POLISHED CHROME	ZURN SLOAN KOHLER	ZER6000PL-CPM	
WC-2	FLOOR MOUNTED VITREOUS CHINA, ELONGATED BOWL, SIPHON JET, WATER SAVING, W/ TOP SPUD	AMER. STAND. GERBER ZURN	MADEIRA 3451.716	
	SEAT - ELONGATED HEAVY DUTY, SOLID PLASTIC, OPEN FRONT, WITH LIFT-OFF HINGE SYSTEM	BEMIS AMER. STAND. KOHLER	FIREGUARD 2155CT	
	FLUSH VALVE - ELECTRONIC FULSOME VALVE WITH 10 YEAR LITHIUM BATTERY, 1.6 PF, MANUAL OVERRIDE, 1" ANGLE STOP, VACUUM BREAKER, POLISHED CHROME	ZURN SLOAN KOHLER	ZER6000PL-CPM	
U-1	WALL MOUNTED, WASHOUT FLUSHING ACTION, VITREOUS CHINA URINAL WITH TOP SPUD	AMER. STD. GERBER KOHLER	WASHROOM 6501.010 27-780	
	FLUSH VALVE - ELECTRONIC WITH 10 YEAR LITHIUM BATTERY, 1.0 PF, MANUAL OVERRIDE, ANGLE STOP, VACUUM BREAKER, POLISHED CHROME	ZURN SLOAN KOHLER	W-4991-ET ZER6003PL-CP	
	CARRIER WITH FLUSH VALVE SUPPORT AND LOWER BEARING PLATE	WADE JAY R. SMITH ZURN	W-400-AM-AMII 0617 21222	
L-1	UNDERMOUNT WITH SINGLE FAUCET HOLE	ELKAY	ELUH1212	
	STRAINER, 1-1/4" CAST BRASS GRID STRAINER	DELTA GERBER DEARBORN BRASS	337280 43-970 760-1	BRASS
	FAUCET, SINGLE HOLE, SENSOR OPERATED, 10 YEAR LITHIUM BATTERY, 0.5 PM FLOW CONTROL, POLISHED CHROME.	SLOAN ZURN CHICAGO	EFX-250	
L-2	WALL MOUNT WITH SINGLE FAUCET HOLE	LEONARD BRADLEY ACME	TM-270 24525	
	STRAINER, 1-1/4" CAST BRASS GRID STRAINER	DELTA GERBER DEARBORN BRASS	337280 43-970 760-1	BRASS
	FAUCET, SINGLE HOLE, SENSOR OPERATED, 10 YEAR LITHIUM BATTERY, 0.5 PM FLOW CONTROL, POLISHED CHROME.	SLOAN ZURN CHICAGO	EFX-250	
SH-1	ADA SHOWER	LEONARD	4505	ADA SHOWER VALVE WITH 30" GLIDE RAIL, SS HOSE. COORDINATE REQUIRED BLOCKING WITH GC. MOUNT SHOWER HEAD AT 6' AFF.
	STAINLESS STEEL SINK	FRANKE	LBD7510P-1	WITH CHICAGO OR EQUAL 1102-GN8A3-317AB FAUCET AND LEONARD TM270 MIXING VALVE. COORDINATE SINK HOLES WITH FAUCET.

**PLUMBING SYMBOLS**



**BIDDING DOCUMENTS**

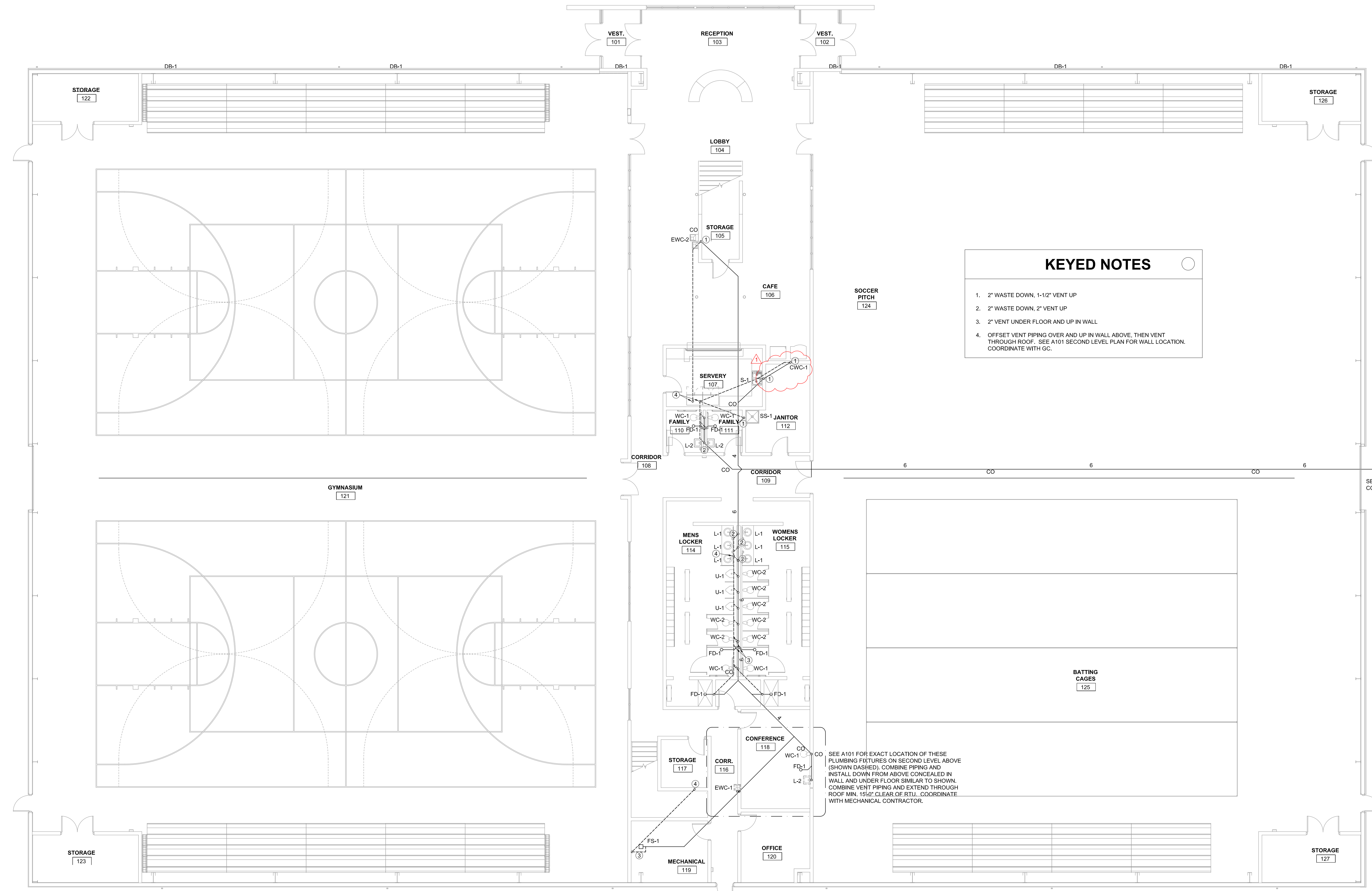
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NO.	DATE	DESCRIPTION
1	4/2/2024	ADDENDUM #1

PROJECT NUMBER: 6463

**PLUMBING SCHEDULES**



**KEYED NOTES**

- 2" WASTE DOWN, 1-1/2" VENT UP
- 2" WASTE DOWN, 2" VENT UP
- 2" VENT UNDER FLOOR AND UP IN WALL
- OFFSET VENT PIPING OVER AND UP IN WALL ABOVE, THEN VENT THROUGH ROOF. SEE A101 SECOND LEVEL PLAN FOR WALL LOCATION. COORDINATE WITH GC.

SEE A101 FOR EXACT LOCATION OF THESE PLUMBING FIXTURES ON SECOND LEVEL ABOVE (SHOWN DASHED). COMBINE PIPING AND INSTALL DOWN FROM ABOVE CONGEALED IN WALL AND UNDER FLOOR SIMILAR TO SHOWN. COMBINE VENT PIPING AND EXTEND THROUGH ROOF MIN. 15'-0" CLEAR OF RTU. COORDINATE WITH MECHANICAL CONTRACTOR.

**1 MAIN LEVEL SANITARY PLUMBING PLAN**  
SCALE: 1/8" = 1'-0"  
0 4' 8' 16'

RIVER GIRLS LLC.  
**MISSISSIPPI RIVER RECREATION CENTER**  
106 LEWIS STREET  
CANTON, MISSOURI, 63435

**BIDDING DOCUMENTS**

**NOT FOR CONSTRUCTION**  
ISSUE DATE: 04/02/2024

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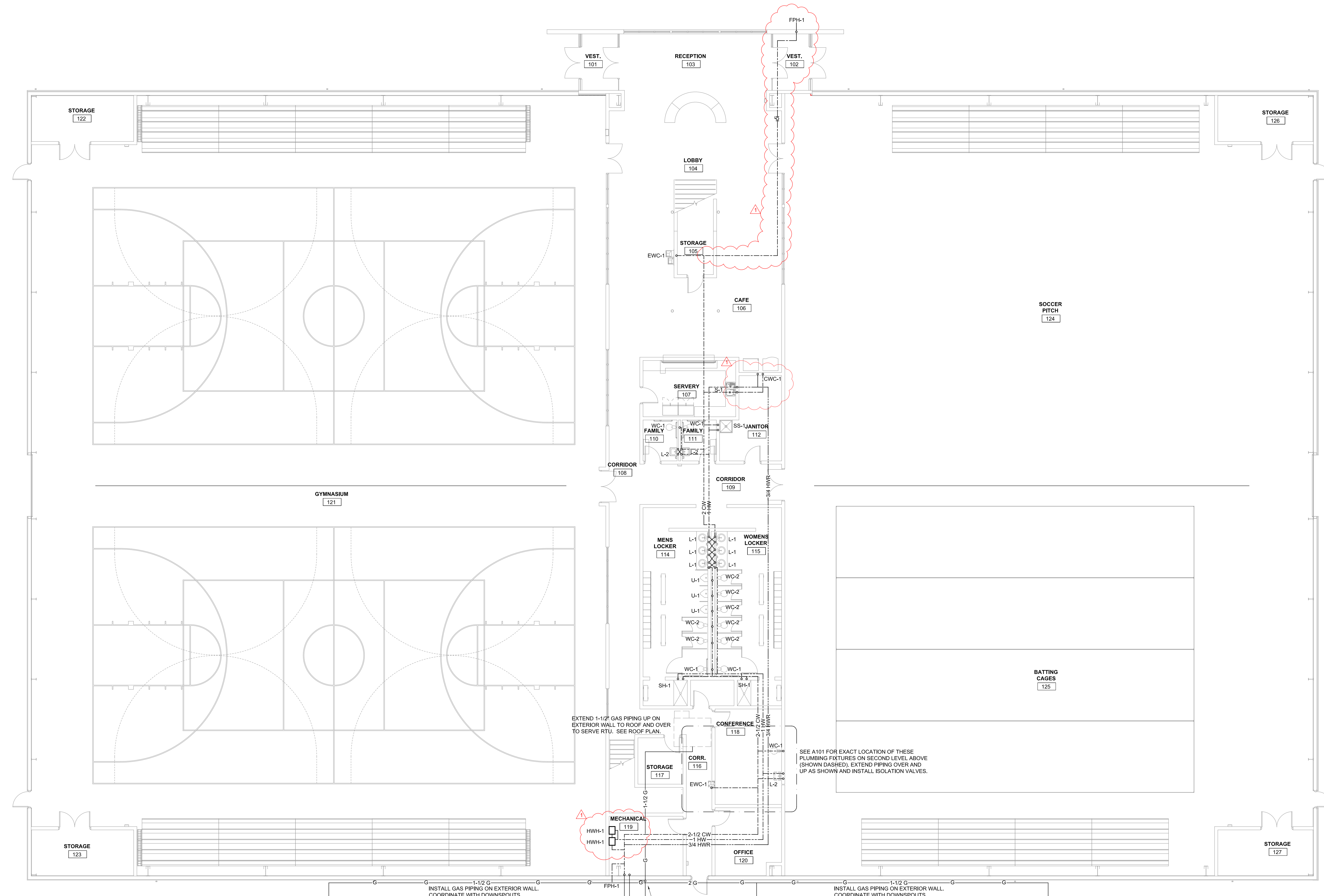
PROJECT NUMBER: 6463

**MAIN LEVEL SANITARY PLUMBING PLAN**

DWG. NO. **P100**

REVISIONS

NO.	Date	Description
1	04/02/24	ADDENDUM #1



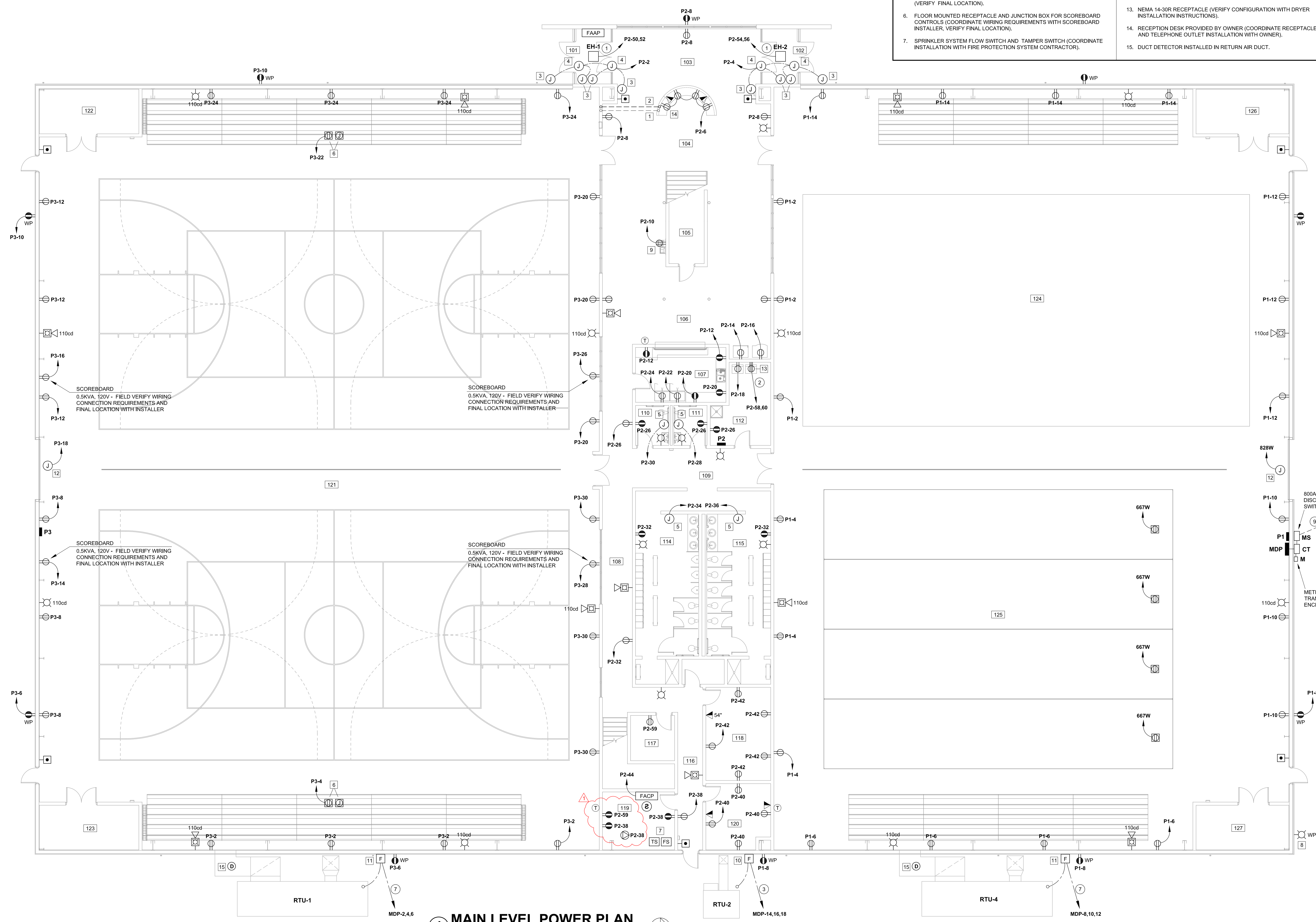
**1 MAIN LEVEL DOMESTIC PLUMBING PLAN**

SCALE: 1/8" = 1'-0"  
0 4' 8' 16'

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- ### KEYED NOTES
- 3/4" EMPTY CONDUIT BELOW FLOOR TO RECEPTION DESK FOR LOW VOLTAGE TELEPHONE/DATA WIRING, SIMILAR TO DETAIL 2/E100.
  - 3/4" CONDUIT BELOW FLOOR TO RECEPTION DESK FOR ELECTRICAL POWER WIRING.
  - JUNCTION BOX FOR POWER ASSISTED DOOR OPERATOR CONTROL, MOUNT 48" ABOVE FLOOR (COORDINATE WIRING REQUIREMENTS WITH DOOR INSTALLER).
  - JUNCTION BOX FOR POWER ASSISTED DOOR OPERATOR MOTOR (COORDINATE WIRING REQUIREMENTS WITH DOOR INSTALLER).
  - JUNCTION BOX FOR ELECTRIC HAND DRYER, MOUNT 48" ABOVE FLOOR (VERIFY FINAL LOCATION).
  - FLOOR MOUNTED RECEPTACLE AND JUNCTION BOX FOR SCOREBOARD CONTROLS (COORDINATE WIRING REQUIREMENTS WITH SCOREBOARD INSTALLER, VERIFY FINAL LOCATION).
  - SPRINKLER SYSTEM FLOW SWITCH AND TAMPER SWITCH (COORDINATE INSTALLATION WITH FIRE PROTECTION SYSTEM CONTRACTOR).
  - WEATHERPROOF HORN-STROBE (COORDINATE INSTALLATION WITH FIRE PROTECTION SYSTEM CONTRACTOR).
  - GFCI-PROTECTED RECEPTACLE FOR ELECTRIC WATER COOLER (COORDINATE INSTALLATION WITH EQUIPMENT SHOP DRAWINGS).
  - 60/3/45 NEMA-3R FUSIBLE DISCONNECT SWITCH INSTALLED 24" ABOVE GRADE.
  - 400/3/225 NEMA-3R FUSIBLE DISCONNECT SWITCH INSTALLED 24" ABOVE GRADE.
  - JUNCTION BOX FOR OVERHEAD COILING DOOR OPERATOR, 1/3HP, 120V (COORDINATE WIRING REQUIREMENTS WITH DOOR INSTALLER).
  - NEMA 14-30R RECEPTACLE (VERIFY CONFIGURATION WITH DRYER INSTALLATION INSTRUCTIONS).
  - RECEPTION DESK PROVIDED BY OWNER (COORDINATE RECEPTACLE AND TELEPHONE OUTLET INSTALLATION WITH OWNER).
  - DUCT DETECTOR INSTALLED IN RETURN AIR DUCT.



**1 MAIN LEVEL POWER PLAN**  
SCALE: 1/8" = 1'-0"  
0 4' 8' 16'

RIVER GIRLS LLC.  
**MISSISSIPPI RIVER RECREATION CENTER**  
106 LEWIS STREET  
CANTON, MISSOURI, 63435

**BIDDING DOCUMENTS**

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NO.	DATE	DESCRIPTION
1	04/02/24	ADDENDUM #1

PROJECT NUMBER: 6463

**MAIN LEVEL POWER PLAN**

DWG. NO. **E200**

### MAIN DISTRIBUTION PANELBOARD "MDP"

(EQUAL TO SQUARE-D CAT. NO. HCJ32738)

VOLTAGE RATING: 208Y/120		PHASE: 3		WIRE: 4						
MIN. BUSS AMPS: 800		MAIN DEVICE AMPS: MAIN LUG ONLY								
BREAKER A.I.C.: 25,000		MOUNTING: SURFACE								
LOCATION DESCRIPTION	LOAD KW	DEVICE AMPS/Φ	CIR	PH	CIR	PH	DEVICE AMPS/Φ	LOAD KW	LOCATION DESCRIPTION	
BRANCH PANELBOARD "P1"	17,934	100/3	1	A	2			225/3	62,352	ROOFTOP UNIT (RTU-1)
			3	B	4					
			5	C	6					
			7	A	8					
			9	B	10					
BRANCH PANELBOARD "P2"	52,232	225/3	11	C	12			62,352	ROOFTOP UNIT (RTU-4)	
			13	A	14					
			15	B	16			45/3	11,736	ROOFTOP UNIT (RTU-2)
			17	C	18					
			19	A	20					
SPARE	---	100/3	21	B	22		60/3	18,684	ROOFTOP UNIT (RTU-3)	
			23	C	24					
			25	A	26					
			27	B	28		30/3			
SPARE	---	60/3	29	C	30				SPARE	
PHASE A (CONNECTED KW): 86,653		PHASE A (CONNECTED AMPS): 722.1								
PHASE B (CONNECTED KW): 87,834		PHASE B (CONNECTED AMPS): 730.3								
TOTAL CONNECTED LOAD (KW): 87,030		TOTAL CONNECTED LOAD (AMPS): 725.3								

### BRANCH PANELBOARD "P1"

(EQUAL TO SQUARE-D CAT. NO. NQ430L1C)

VOLTAGE RATING: 208Y/120		PHASE: 3		WIRE: 4					
MIN. BUSS AMPS: 100		MAIN DEVICE AMPS: MAIN LUG ONLY							
BREAKER A.I.C.: 10,000		MOUNTING: SURFACE							
LOCATION DESCRIPTION	LOAD KW	DEVICE AMPS/Φ	CIR	PH	CIR	PH	DEVICE AMPS/Φ	LOAD KW	LOCATION DESCRIPTION
LIGHTS ROOMS 124 & 125	1,864	20/1	1	A	2	20/1	0.540	RECEPTACLES ROOM 124	
LIGHTS ROOMS 124 & 125	1,864	20/1	3	B	4	20/1	0.540	RECEPTACLES ROOM 125	
LIGHTS ROOMS 124 & 125	1,864	20/1	5	C	6	20/1	0.720	RECEPTACLES ROOM 125	
LIGHTS WALKING TRACK	0.540	20/1	7	A	8	20/1	0.540	EXTERIOR RECEPTACLES	
LIGHTS ROOMS 124 & 125	1,864	20/1	9	B	10	20/1	0.540	RECEPTACLES ROOM 125	
STORAGE ROOM LIGHTS	0.132	20/1	11	C	12	20/1	0.540	RECEPTACLES ROOM 124	
EXIT LIGHTS	0.015	15/1	13	A	14	20/1	0.720	RECEPTACLES ROOM 124	
SPARE	---	20/1	15	B	16	20/1	0.360	EXTERIOR RECEPTACLES	
SPARE	---	20/1	17	C	18	20/1	0.540	RECEPTACLES WALKING TRACK	
SPARE	---	20/1	19	A	20	20/1	0.667	FLOOR RECEPTACLE ROOM 125	
SPARE	---	20/1	21	B	22	20/1	0.667	FLOOR RECEPTACLE ROOM 125	
SPARE	---	20/1	23	C	24	20/1	0.667	FLOOR RECEPTACLE ROOM 125	
SPARE	---	20/1	25	A	26	20/1	0.828	OVERHEAD COILING DOOR	
SPARE	---	20/1	27	B	28	20/1	0.391	MOTORIZED DIVIDER CURTAIN	
SPARE	---	20/1	29	C	30	20/1	0.667	FLOOR RECEPTACLE ROOM 125	
PHASE A (CONNECTED KW): 5.631		PHASE A (CONNECTED AMPS): 48.8							
PHASE B (CONNECTED KW): 6.241		PHASE B (CONNECTED AMPS): 52.0							
TOTAL CONNECTED LOAD (KW): 5.862		TOTAL CONNECTED LOAD (AMPS): 48.9							

### BRANCH PANELBOARD "P2"

(EQUAL TO SQUARE-D CAT. NO. NQ472L2C)

VOLTAGE RATING: 208Y/120		PHASE: 3		WIRE: 4					
MIN. BUSS AMPS: 225		MAIN DEVICE AMPS: 225 AMP MAIN BREAKER							
BREAKER A.I.C.: 10,000		MOUNTING: SURFACE							
LOCATION DESCRIPTION	LOAD KW	DEVICE AMPS/Φ	CIR	PH	CIR	PH	DEVICE AMPS/Φ	LOAD KW	LOCATION DESCRIPTION
LIGHTS ROOMS 117, 118, 119, 120	0.526	20/1	1	A	2	20/1	0.720	POWER ASSIST DOOR MOTOR	
LIGHTS CORRIDORS 108, 109, 116	0.453	20/1	3	B	4	20/1	0.720	POWER ASSIST DOOR MOTOR	
LIGHTS ROOMS 114 & 115	0.846	20/1	5	C	6	20/1	0.720	RECEPTION DESK RECEPTACLES	
LIGHTS ROOMS 107, 110, 111, 112	0.391	20/1	7	A	8	20/1	0.720	RECEPTACLES ROOM 103 & 104	
LIGHTS ROOMS 104, 105, 106	1,304	20/1	9	B	10	20/1-GFCI	0.350	ELECTRIC WATER COOLER	
LIGHTS ROOMS 101, 102, 103	0.464	20/1	11	C	12	20/1	0.360	RECEPTACLES ROOM 107	
LIGHTS ROOMS 202, 204, 206	0.793	20/1	13	A	14	20/1	1,200	VENDING MACHINE ROOM 106	
LIGHTS ROOMS 203	0.308	15/1	15	B	16	20/1	1,200	VENDING MACHINE ROOM 106	
LIGHTS ROOMS 201	0.768	20/1	17	C	18	20/1	1,000	WASHING MACHINE ROOM 112	
PARKING LOT LIGHTS	0.336	20/1	19	A	20	20/1	0.360	RECEPTACLES ROOM 107	
EXIT LIGHTS	0.040	15/1	21	B	22	20/1	1,200	REFRIGERATOR ROOM 107	
SPARE	---	20/1	23	C	24	20/1	1,200	REFRIGERATOR ROOM 107	
RECEPTACLES ROOM 204	0.720	20/1	25	A	26	20/1	0.720	RECEPTS, ROOMS 110, 111, 112	
RECEPTACLES ROOM 204	0.540	20/1	27	B	28	20/1	1,464	HAND DRYER ROOM 111	
ELECTRIC WATER COOLER	0.350	20/1-GFCI	29	C	30	20/1	1,464	HAND DRYER ROOM 110	
RECEPTACLES ROOM 203	0.720	20/1	31	A	32	20/1	0.540	RECEPTS, ROOMS 108, 114, 115	
RECEPTACLES ROOM 201	0.540	20/1	33	B	34	20/1	1,464	HAND DRYER ROOM 114	
RECEPTACLES ROOM 203	0.720	20/1	35	C	36	20/1	1,464	HAND DRYER ROOM 115	
TREADMILL RECEPTACLE	1,800	20/1	37	A	38	20/1	0.820	RECEPTS, ROOMS 117, 119	
TREADMILL RECEPTACLE	1,800	20/1	39	B	40	20/1	0.720	RECEPTACLES ROOM 120	
TREADMILL RECEPTACLE	1,800	20/1	41	C	42	20/1	0.900	RECEPTACLES ROOM 118	
TREADMILL RECEPTACLE	1,800	20/1	43	A	44	20/1	0.100	FIRE ALARM CONTROL PANEL	
TREADMILL RECEPTACLE	1,800	20/1	45	B	46	20/1	---	SPARE	
TREADMILL RECEPTACLE	1,800	20/1	47	C	48	20/1	---	SPARE	
RECEPTACLES ROOM 201	0.540	20/1	49	A	50	20/1			
RECEPTACLES ROOM 201	0.540	20/1	51	B	52	20/2	3,000	ELECTRIC HEATER (EH-1)	
RECEPTACLES ROOM 201	0.540	20/1	53	C	54	20/2	3,000	ELECTRIC HEATER (EH-2)	
EXHAUST FAN (EF-1)	1,587	20/1	55	A	56	20/1			
RECEPTACLES ROOM 204	0.540	20/1	57	B	58	30/2	3,000	ELECTRIC CLOTHES DRYER	
RECEPTS, ROOMS 116, 119	0.720	20/1	59	C	60				
SPARE	---	20/1	61	A	62	20/1	---	SPARE	
SPARE	---	20/1	63	B	64	20/1	---	SPARE	
SPARE	---	20/1	65	C	66	20/1	---	SPARE	
SPARE	---	20/1	67	A	68	20/1	---	SPARE	
SPARE	---	20/1	69	B	70	20/1	---	SPARE	
SPARE	---	20/1	71	C	72	20/1	---	SPARE	
PHASE A (CONNECTED KW): 17,393		PHASE A (CONNECTED AMPS): 144.9							
PHASE B (CONNECTED KW): 17,963		PHASE B (CONNECTED AMPS): 149.9							
TOTAL CONNECTED LOAD (KW): 17,396		TOTAL CONNECTED LOAD (AMPS): 145.0							

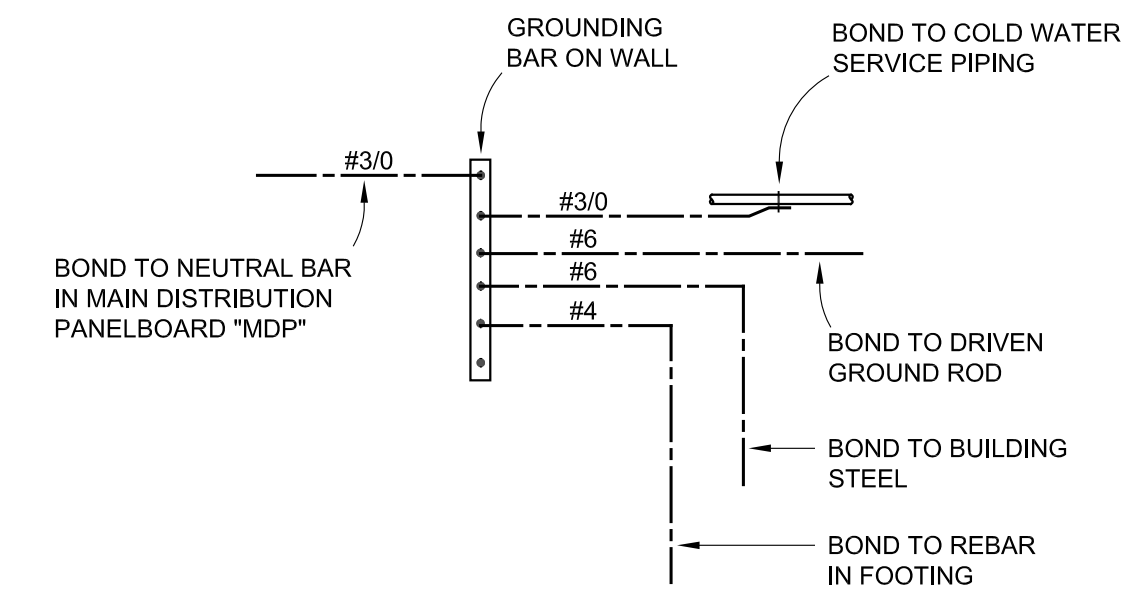
### BRANCH PANELBOARD "P3"

(EQUAL TO SQUARE-D CAT. NO. NQ454L2C)

VOLTAGE RATING: 208Y/120		PHASE: 3		WIRE: 4					
MIN. BUSS AMPS: 225		MAIN DEVICE AMPS: 175 AMP MAIN BREAKER							
BREAKER A.I.C.: 10,000		MOUNTING: FLUSH							
LOCATION DESCRIPTION	LOAD KW	DEVICE AMPS/Φ	CIR	PH	CIR	PH	DEVICE AMPS/Φ	LOAD KW	LOCATION DESCRIPTION
LIGHTS GYMNASIUM 121	1,864	20/1	1	A	2	20/1	0.720	RECEPTACLES GYMNASIUM 121	
LIGHTS GYMNASIUM 121	1,864	20/1	3	B	4	20/1	0.200	GYMNASIUM FLOOR OUTLET	
LIGHTS GYMNASIUM 121	1,864	20/1	5	C	6	20/1	0.360	RECEPTACLES GYMNASIUM 121	
LIGHTS WALKING TRACK	0.540	20/1	7	A	8	20/1	0.540	RECEPTACLES GYMNASIUM 121	
LIGHTS GYMNASIUM 121	1,864	20/1	9	B	10	20/1	0.360	EXTERIOR RECEPTACLES	
BUILDING SECURITY LIGHTS	0.864	20/1	11	C	12	20/1	0.540	RECEPTACLES GYMNASIUM 121	
STORAGE ROOM LIGHTS	0.132	20/1	13	A	14	20/1	0.500	SCOREBOARD	
EXIT LIGHTS	0.015	15/1	15	B	16	20/1	0.500	SCOREBOARD	
SPARE	---	20/1	17	C	18	20/1	0.828	OVERHEAD COILING DOOR	
SPARE	---	20/1	19	A	20	20/1	0.540	RECEPTACLES GYMNASIUM 121	
SPARE	---	20/1	21	B	22	20/1	0.200	GYMNASIUM FLOOR OUTLET	
SPARE	---	20/1	23	C	24	20/1	0.720	RECEPTACLES GYMNASIUM 121	
MOTORIZED BACKBOARD	1,587	20/1	25	A	26	20/1	0.500	SCOREBOARD	
MOTORIZED BACKBOARD	1,587	20/1	27	B	28	20/1	0.500	SCOREBOARD	
MOTORIZED BACKBOARD	1,587	20/1	29	C	30	20/1	0.540	RECEPTACLES GYMNASIUM 121	
MOTORIZED BACKBOARD	1,587	20/1	31	A	32	20/1	1,587	MOTORIZED BACKBOARD	
MOTORIZED BACKBOARD	1,587	20/1	33	B	34	20/1	1,587	MOTORIZED BACKBOARD	
MOTORIZED BACKBOARD	1,587	20/1	35	C	36	20/1	1,587	MOTORIZED BACKBOARD	
RECEPTACLES WALKING TRACK	0.540	20/1	37	A	38	20/1	1,587	MOTORIZED BACKBOARD	
MOTORIZED DIVIDER CURTAIN	0.391	20/1	39	B	40	20/1	1,587	MOTORIZED BACKBOARD	
SPARE	---	20/1	41	C	42	20/1	1,587	MOTORIZED BACKBOARD	
SPARE	---	20/1	43	A	44	20/1	---	SPARE	
SPARE	---	20/1	45	B	46	20/1	---	SPARE	
SPARE	---	20/1	47	C	48	20/1	---	SPARE	
SPARE	---	20/1	49	A	50	20/1	---	SPARE	
SPARE	---	20/1	51	B	52	20/1	---	SPARE	
SPARE	---	20/1	53	C	54	20/1	---	SPARE	
PHASE A (CONNECTED KW): 12,224		PHASE A (CONNECTED AMPS): 101.9							
PHASE B (CONNECTED KW): 12,242		PHASE B (CONNECTED AMPS): 102.0							
TOTAL CONNECTED LOAD (KW): 12,864		TOTAL CONNECTED LOAD (AMPS): 100.5							

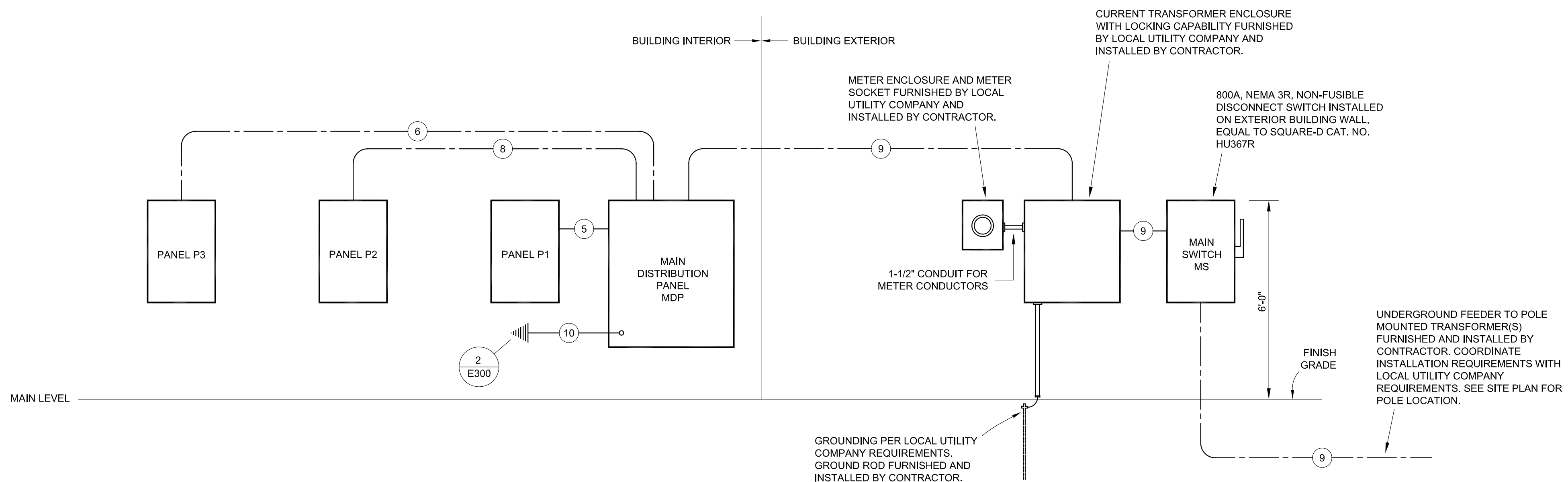
### CIRCUIT SCHEDULE FOR ALL DRAWINGS

- 1 (2) - #12 CONDUCTORS, #12 GROUND, 1/2" CONDUIT (208V, 1-PHASE)
- 2 (3) - #10 CONDUCTORS, #10 GROUND, 3/4" CONDUIT (120/208V, 1-PHASE)
- 3 (3) - #8 CONDUCTORS, #10 GROUND, 1" CONDUIT (208V, 3-PHASE)
- 4 (3) - #6 CONDUCTORS, #10 GROUND, 1" CONDUIT (208V, 3-PHASE)
- 5 (4) - #3 CONDUCTORS, #6 GROUND, 1-1/4" CONDUIT (208V, 3-PHASE FEEDER)
- 6 (4) - #2/0 CONDUCTORS, #6 GROUND, 2" CONDUIT (208V, 3-PHASE FEEDER)
- 7 (3) - #4/0 CONDUCTORS, #4 GROUND, 2-1/2" CONDUIT (208V, 3-PHASE)
- 8 (4) - #4/0 CONDUCTORS, #4 GROUND, 2-1/2" CONDUIT (208V, 3-PHASE FEEDER)
- 9 2 SETS EACH: (3) - #600KCM CONDUCTORS, 3-1/2" CONDUIT (208V, 3-PHASE)
- 10 (1) - #3/0 GROUND CONDUCTOR



### 2 SYSTEM GROUND

NOT TO SCALE



### 1 ELECTRICAL SCHEMATIC RISER DIAGRAM

NOT TO SCALE

REVISIONS		
NO.	DATE	DESCRIPTION
1		ACCEDED#1