SPECIFICATIONS

FOR

CP127522 - DM-ECEE Replace Roof
University of Colorado
Boulder, Colorado

November 15, 2010

Construction Documents

PREPARED BY:

Architect:
Davis-Jones Architecture
21076 E. Jefferson Circle
Aurora, CO 80013

Roofing Consultant:
SR+dK Consultants, Inc.
722 Washington Ave.
Suite 210
Golden, CO 80401
720-890-8974
720-890-8978 fax
Owner's Representative Services
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**DM-ECEE – Replace Roof**

**CP127522**

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ADVERTISEMENT FOR BIDS
This is a two step AFB with prequalification required.
State of Colorado
University of Colorado
Notice Number: 10-32

Notice Status: First Published: 11/17/2010

Project No: CP 127522
Project Title: DM-ECEE-Replace Roof
Estimated Construction Cost: $275,000.00
*ARRA Funding?: No

Settlement Notices
For all projects with a total dollar value above $50,000 Notice of Final Settlement is required by C.R.S. 38-26-107.
Final Settlement, if required, will be advertised via: Electronic Media

List of Firms that Prequalified for the Project:

<table>
<thead>
<tr>
<th>Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alpine Roofing</td>
</tr>
<tr>
<td>Arapahoe Roofing &amp; Sheet Metal, Inc.</td>
</tr>
<tr>
<td>Black Roofing</td>
</tr>
<tr>
<td>B&amp;M Roofing</td>
</tr>
<tr>
<td>D&amp;D Roofing</td>
</tr>
</tbody>
</table>

Project Description
Remove existing built-up roofing system and tapered cellular glass insulation down to the structural deck, and install new full tapered insulation, cover board, and thermoplastic roofing membrane system. Insulation attachment will require the use of hot asphalt and/or insulation adhesive. The project will also require installation of a short perimeter frame wall, installation of new roof drains, and modification of existing laboratory exhaust fan curbs. The project will be performed while classes are in session at the University of Colorado at Boulder campus. Site restrictions will require minimal contractor setup area.

Project Information
1. The Principal Representative has determined that the entire project shall be substantially complete within 60 calendar days from the date of the Notice to Proceed, and the project shall be finally complete, including the delivery of any or all guarantees and warranties, the submittal of sales and use tax payment forms, the completion of the final punch list and the calling for final inspection, within five calendar days, if applicable, from the date of substantial completion. In accordance with Article 46 of the General Conditions of the Contract, Time of Completion and Liquidated Damages, failure to complete the work within the agreed number of calendar days shall be considered breach of contract and subject the bidder to liquidated damages to the extent specified in Article 54D of the General Conditions of the Contract.
2. The right is reserved to waive informalities or irregularities and to reject any and all Bids.

3. Bidders may procure Bidding Documents from http://www.colorado.edu/facilitiesmanagement/pdc/construction/open.html
   On December 8, 2010 after 10:00 AM

4. A Deposit of $50.00 will be required for each complete set of Contract Documents. Contact Scott Reichert at el.sid@comcast.net if you prefer to pickup a hard copy at the pre-bid meeting. This deposit shall be a guaranty that the documents will be returned in good condition. Such deposits will be returned to (1) Actual Bidders who return the documents before the termination of five (5) business days after the opening of the Bids, (2) Other interested parties who return the documents within five (5) business days after checking them out. Additional copies of any documents, drawings, or specifications will be supplied at the actual cost of reproduction. Bidders desiring the Architect/Engineer to mail bid documents will be required to pay the full cost of mailing. Such expenses will be non-refundable.

5. Each Bid shall be submitted on the required Bid Form and must be accompanied by a Bid Bond on State Buildings Programs Bid Bond Form Sc-6.14 in an amount not less than 5% of the total Bid. The Bid Bond may also be (1) a cashier's check or (2) a certified check made payable to the Treasurer of the State of Colorado in an amount not less than 5% of the total Bid. The Bid Bond is submitted as a guaranty that the Bid will be maintained in full force and effect for a period of thirty (30) days after the opening of the Bids for the project.

6. The Bidder promises, in submitting his Bid, that if issued a Notice of Award, he will, within the prescribed time, execute the required Agreement, furnish the required Performance Bond, Labor and Material Payment Bond, Insurance Policy and Certificates of Insurance, or forfeit his Bid Guaranty as Liquidated Damages.

7. Preference shall be given to Colorado resident bidders and for Colorado labor, as provided by law.

8. Contractor's Registration Requirement deleted as of 11/2/09.

Pre-Bid Meeting

A mandatory Pre-Bid Meeting will be held 12/09/2010 10:00 AM at University of Colorado at Boulder, 1111 Engineering Drive, meet at west side of Engineering Center - Revolving Doors, Boulder, CO

Sealed Bids will be received from qualified contractors until this date and time at this location:

Date & Time: 12/20/2010 02:00 PM
Address: Department of Facilities Management, Research Laboratory No. 2, 1540 30th Street, Room 321, Boulder, CO

Point of Contact

Name: Neil Prather, Project Manager
Agency: University of Colorado at Boulder
Phone: 303-492-5513
Fax: 303-492-4082
Email: Neil.Prather@colorado.edu

This Notice is also available on the web at www.colorado.gov/dpa/dfp/sbrep

Media of Publication(s): N/A
Publication Dates: N/A
1. **BID FORM:** Bidders are required to use the Bid form attached to the bidding documents. Each bidder is required to bid on all alternates and indicate the time to substantial completion in calendar days, and if applicable because designated in the Advertisement For Bids, the bidder is required to indicate the period of time agreed to finally complete the project after the date of substantial completion, also in calendar days. Bids indicating times for substantial completion or final acceptance in excess of the number of days indicated in the Advertisement for Bids may be found non-responsive and may be rejected. The bid shall not be modified or conditioned in any manner. Bids shall be submitted in sealed envelopes bearing the address and information shown below. If a bid is submitted by mail, this aforementioned sealed envelope should be enclosed in an outer envelope and sent to the following addressee:

**INSERT NAME OF AGENCY AND ADDRESS WHERE BID SHOULD BE DELIVERED**

The outside of the sealed inner envelope should bear the following information:

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<th>Project #</th>
<th>CP 127522</th>
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<tbody>
<tr>
<td>Project Name</td>
<td>DM-ECEE-Replace Roof</td>
</tr>
<tr>
<td>Name and Address of Bidder</td>
<td>__________________________________________________</td>
</tr>
<tr>
<td>Date of Opening</td>
<td>12/20/10</td>
</tr>
<tr>
<td>Time of Opening</td>
<td>2:00 PM</td>
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A bid with missing or inconsistent information may be considered non-responsive and may not be evaluated. The University will be the sole judge in determining the acceptability of an offer. The University also reserves the right to reject any or all bids in part or in whole and to waive technicalities. Any decision shall be considered final.

2. **INCONSISTENCIES AND OMISSIONS:** Bidders may request clarification of any seeming inconsistencies, or matters seeming to require explanation, in the bidding documents at least three (3) business days prior to the time set for the opening of Bids. Decisions of major importance on such matters will be issued in the form of addendum.

3. **APPLICABLE LAWS AND REGULATIONS:** The bidder’s attention is called to the fact that all work under this Contract shall comply with the provisions of all state and local laws, approved state building codes, ordinances and regulations which might in any manner affect the work to be done or those to be employed in or about the work. Attention is also called to the fact that the use of labor for work shall be governed by the provisions of Colorado law which are hereinafter set forth in Articles 27 and 52E of the GENERAL CONDITIONS.

4. Note that the Special Provisions of the General Conditions of the Contract includes the following language: UNAUTHORIZED IMMIGRANTS – PUBLIC CONTRACTS FOR SERVICES - CRS 8-17.5-101 and 24-76.5-101. The Contractor certifies that the Contractor shall comply with the provisions of CRS 8-17.5-101 et seq. The Contractor shall not knowingly employ or contract with an illegal alien to perform work under this contract or enter into a contract with a subcontractor that fails to certify to the Contractor that the subcontractor shall not knowingly employ or contract with an illegal alien to perform work under this contract. The Contractor represents, warrants, and agrees that it (i) has verified that it does not employ any illegal aliens, through participation in the Basic Pilot Employment Verification Program administered by the Social Security Administration and Department of Homeland Security, and (ii) otherwise will comply with the requirements of CRS 8-17.5-102(2)(b). The Contractor shall comply with all reasonable requests made in...
the course of an investigation under CRS 8-17.5-102 by the Colorado Department of Labor and Employment. If the Contractor fails to comply with any requirement of this provision or CRS 8-17.5-101 et seq., the State may terminate this contract for breach and the Contractor shall be liable for actual and consequential damages to the State.

A Contractor that operates as a sole proprietor hereby swears or affirms under penalty of perjury that the Contractor (i) is a citizen of the United States or otherwise lawfully present in the United States pursuant to federal law, (ii) shall comply with the provisions of CRS 24-76.5-101 et seq, and (iii) shall produce one of the forms of identification required by CRS 24-76.5-103 prior to the effective date of this Contract. Except where exempted by federal law and except as provided in CRS 24-76.5-103(3), a Contractor that receives federal or state funds under this contract must confirm that any individual natural person eighteen years of age or older is lawfully present in the United States pursuant to CRS 24-76.5-103(4) if such individual applies for public benefits provided under this contract.

5. **TAXES:** The bidder’s attention is called to the fact that the Bid submitted shall exclude all applicable federal excise or manufacturers’ taxes and all state sales and use taxes as hereinafter set forth in Article 9C of the GENERAL CONDITIONS.

6. **OR EQUAL:** The words “OR EQUAL” are applicable to all specifications and drawings relating to materials or equipment specified. Any material or equipment that will fully perform the duties specified, will be considered “equal”, provided the bid submits proof that such material or equipment is of equivalent substance and function and is approved, in writing. Requests for the approval of “or equal” shall be made in writing at least five (5) business days prior to bid opening. During the bidding period, all approvals shall be issued by the Architect/Engineer in the form of addenda at least two (2) business days prior to the bid opening date.

7. **ADENDA:** Owner/architect initiated addenda shall not be issued later than two (2) business days prior to bid opening date. All addenda shall become part of the Contract Documents and receipt must be acknowledged on the Bid form.

8. **METHOD OF AWARD - LOWEST RESPONSIBLE BIDDER:** If the bidding documents for this project require alternate prices, additive and/or deductible alternates shall be listed on the alternates bid form provided by the Principal Representative. Bidders should note the Method of Award is applicable to this Bid as stated below.

   A. **DEDUCTIBLE ALTERNATES:** The lowest responsible Bid, taking into account the Colorado resident bidder preference provision of Colorado law, will be determined by and the contract will be awarded on the base bid combined with deductible alternates, deducted in numerical order in which they are listed in the alternates bid form provided by the Principal Representative. The subtraction of alternates shall result in a sum total within available funds. If this bid exceeds such amount, the right is reserved to reject all bids. An equal number of alternates shall be subtracted from the base bid of each bidder within funds available for purposes of determining the lowest responsible bidder.

   B. **ADDITIVE ALTERNATES:** The lowest responsible Bid, taking into account the Colorado resident bidder preference provision of Colorado law, will be determined by and the contract will be awarded on the base bid plus all additive alternates added in the numerical order in which they are listed in the alternates bid form provided by the Principal Representative. The addition of alternates shall result in a sum total within available funds. If this bid exceeds such amount, the right is reserved to reject all bids. An equal number of alternates shall be added to the base bid of each bidder within funds available for purposes of determining the lowest responsible bidder.

   C. **DEDUCTIBLE AND ADDITIVE ALTERNATES:** Additive alternates will not be used if deductible alternates are used and deductible alternates will not be used if additive alternates are used.

The Advertisement for Bids can be located at the web site: [www.colorado.gov/dpa/dfp/sbrep/constructdesign.htm](http://www.colorado.gov/dpa/dfp/sbrep/constructdesign.htm) (Click on the link below the second paragraph Colorado Construction and Design Notices)
9. **CONTRACTOR QUALIFICATIONS:**
   
   A. The prequalified roofing contractors:
      - Alpine Roofing - rdtichy@alpineroofingco.com
      - Arapahoe Roofing & Sheet Metal, Inc. - terry@arapahoeroofing.com
      - B&M Roofing - tmurphy@bmroofing.com
      - Black Roofing - Ricki@BlackRoofing.com
      - D&D Roofing - jbeckham@danddroofing.com

   B. **Subcontractors**
      
      a. The Prime Contractor is required to provide subcontractors which meet minimum qualifications for the trades listed below.

      The right is reserved to reject subcontractors that do not meet the minimum requirements. The Prime Contractor will be required to replace rejected subcontractor(s) with one(s) that meet the minimum requirements with no increase in the Bid Amount prior to the Award of Contract.

      Prime Contractor and Subcontractor(s) are advised that there are conditions within the Contract Documents requiring special knowledge and experience to properly execute. The University will require verification of experience to adequately provide materials and perform labor required for the following:
      - Electrical
      - Mechanical

      b. For the trades listed (subcontractors) above, the apparent low bidder must submit, within 72 hours of receipt of bids except for holidays and weekends, the "University of Colorado Contractor’s Statement of Experience.

      c. In addition to the information requested in Item (1), the Subcontractor must meet the following minimum requirements and provide written information substantiating their qualifications for evaluation. A Bidder may be found to be non-responsive and their bid rejected if the minimum requirements are not met

      (1) The firm must have been in business for the last five (5) years as trade proposed for this work.

      (2) The firm must have successfully completed at least two (2) projects of similar size, type, and complexity in the last five (5) years. The information must include the following:
         (a) Building type description (function use)
         (b) Building gross square footage
         (c) Subcontract description (be specific)
         (d) Subcontract amount
         (e) Subcontract change orders
         (f) Building owner representative and current telephone number
         (g) Building architect name and current telephone number
         (h) General contract name and current telephone number

      (3) This firm shall give evidence of being able to be bonded up to the value of his work for this project. A letter shall be provided by the bonding agency assuring capability of bonding this subcontract amount.

10. **SITE ACCESS:** Contractors / Bidders may schedule a time subsequent to the Site Inspection / Pre-bid Conference to take measurements or further observe existing conditions by contacting:

    Neil Prather, Project Manager
    University of Colorado at Boulder
    Department of Facilities Management
    (303) 492-5513
11. **BID SCHEDULE:**

<table>
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<th>Date</th>
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<tbody>
<tr>
<td>Publication date:</td>
<td>11/17/10</td>
</tr>
<tr>
<td>Plans specification available:</td>
<td>12/08/10 after 10:00 AM</td>
</tr>
<tr>
<td>Mandatory pre-bid conference:</td>
<td>12/09/10 10:00 AM</td>
</tr>
<tr>
<td>Last day for questions:</td>
<td>12/15/10 2:00 PM</td>
</tr>
<tr>
<td>Last day for addenda issue:</td>
<td>12/16/10 2:00 PM</td>
</tr>
<tr>
<td>Bid date:</td>
<td>12/20/10 2:00 PM</td>
</tr>
</tbody>
</table>

END
To all Contractors working within the City of Boulder:

Under Boulder’s Revised Code, the contractor is deemed to be the consumer of materials used in the construction project. Contractors may not avoid payment of the City of Boulder sales or use tax by placing provisions in a construction agreement or by using the name of a tax-exempt entity on an invoice or purchase order, regardless that the contractor is indicated thereon as the agent of a tax-exempt entity. **No exemption certificate issued by the Colorado Department of Revenue or any other taxing authority shall be recognized as a basis for exemption from sales or use taxes.**

Estimated use tax must be remitted to the City of Boulder prior to the start of the project. The tax is computed on the full contract price of the project. Follow these steps to compute and remit the sales/use tax to the City:

1. Multiply the full contract price by 0.5 and then multiply the resulting product by the tax rate of 3.41% (0.0341). This is the tax that is due to the City prior to the start of the project.
2. Remit the tax to the Sales Tax Department at 1777 Broadway, P.O. Box 791, Boulder, CO 80306-0791 along with a copy of this completed form.
3. At the completion of the project the construction company has two options for closing out the project with the city.
   - Use the formula in (1.) above to compute the final tax due based on the final contract price (including all change orders). Remit the additional tax due or file a request for refund with the City; or
   - Request that the city perform a full audit. Contact Ed Kaiser at 303-441-3921 or kaisere@bouldercolorado.gov to inform the City of which option you have chosen.

Contractor Name: ____________________________________________
Address: ____________________________________________________
Phone #: ____________________________________________________
Contact Person: _____________________________________________
Project
Name: ______________________________________________________
Project
Address: ____________________________________________________

<table>
<thead>
<tr>
<th>Formula</th>
<th>Result</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. Full Contract price</td>
<td></td>
</tr>
<tr>
<td>B. Multiply ‘A’ by 0.5</td>
<td></td>
</tr>
<tr>
<td>C. Multiply ‘B’ by 0.0341</td>
<td></td>
</tr>
</tbody>
</table>

“C” is the amount of tax due to the City of Boulder. If you have any questions regarding sales/use tax or this process, contact Ed Kaiser at the above phone number or address.

Date received: __________________________ City Authority Signature: __________________________

1777 BROADWAY P.O. BOX 791 BOULDER, CO 80306 303/441-3921
STATE OF COLORADO
OFFICE OF THE STATE ARCHITECT
STATE BUILDINGS PROGRAMS

BID

Institution/Agency: University of Colorado at Boulder
Project No./Name: CP 127522 / DM-ECEE Replace Roof

Bidder Acknowledges Receipt of Addenda Numbers:

<table>
<thead>
<tr>
<th>Base Bid</th>
</tr>
</thead>
<tbody>
<tr>
<td>(Refer to Bid Alternate Form SC-6.13.1 Attached, If Applicable)</td>
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</tbody>
</table>

Bidder’s Time of Completion

<table>
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<tr>
<th>Description</th>
<th>Time Period</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Time Period from Notice to Proceed to Substantial Completion</td>
<td>60 calendar days</td>
</tr>
<tr>
<td>b. Time Period from Substantial Completion to Final Acceptance</td>
<td>10 calendar days</td>
</tr>
<tr>
<td>c. Total Time of Completion of Entire Project (a + b)</td>
<td>70 calendar days</td>
</tr>
</tbody>
</table>

1. **BID:** Pursuant to the advertisement by the State of Colorado dated 11/17/2010 the undersigned bidder hereby proposes to furnish all the labor and materials and to perform all the work required for the complete and prompt execution of everything described or shown in or reasonably implied from the Bidding Documents, including the Drawings and Specifications, for the work and for the base bid indicated above. Bidders should include all taxes that are applicable.

2. **EXAMINATION OF DOCUMENTS AND SITE:** The bidder has carefully examined the Bidding Documents, including the Drawings and Specifications, and has examined the site of the Work, so as to make certain of the conditions at the site and to gain a clear understanding of the work to be done.

3. **PARTIES INTERESTED IN BID:** The bidder hereby certifies that the only persons or parties interested in this Bid are those named herein, and that no other bidder or prospective bidder has given any information concerning this Bid.

4. **BID GUARANTEE:** This Bid is accompanied by the required Bid Guarantee. You are authorized to hold said Bid Guarantee for a period of not more than thirty (30) days after the opening of the Bids for the work above indicated, unless the undersigned bidder is awarded the Contract, within said period, in which event the Director, State Buildings Programs, may retain said Bid Guarantee, until the undersigned bidder has executed the required Agreement and furnished the required Performance Bond, Labor and Material Payment Bond, Insurance Policy and Certificates of Insurance and Affidavit Regarding Unauthorized Immigrants.

5. **TIME OF COMPLETION:** The bidder agrees to achieve Substantial Completion of the Project from the date of the Notice to Proceed within the number of calendar days entered above, and in addition, further agrees that the period between Substantial Completion and Final Acceptance of the Project will not exceed the number of calendar days noted above. If awarded the Work, the bidder agrees to begin performance within ten (10) days from the date of the Notice to Proceed subject to Article 46, Time of Completion and Liquidated Damages of The General Conditions of the Contract, and agrees to prosecute the Work with due diligence to completion. The bidder represents that Article 54D has been reviewed to determine the type and amount of any liquidated damages that may be specified for this contract.

6. **EXECUTION OF DOCUMENTS:** The bidder understands that if this Bid is accepted, bidder must execute the required Agreement and furnish the required Performance Bond, Labor and Material Payment Bond, Insurance Policy and Certificates of Insurance and Affidavit Regarding Unauthorized Immigrants within ten (10) days from the date of the Notice of Award, and that the bidder will be required to sign to acknowledge and accept the Contract Documents, including the Drawings and Specifications.

7. **ALTERNATES:** Refer to the Information for Bidders (SC-6.12) for Method of Award for Alternates and use State Form SBP-6.13.1 Bid Alternates form to be submitted with this bid form if alternates are requested by the institution/agency in the solicitation documents.

8. **Submit wage rates** (direct labor costs) for prime contractor and subcontractor as requested by the institution/agency in the solicitation documents.

9. **The right is reserved to waive informalities and to reject any and all Bids.**

Dated this __ Day of __ , 20__

THE BIDDER:

<table>
<thead>
<tr>
<th>Company Name</th>
</tr>
</thead>
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SIGNATURES: If the Bid is being submitted by a Corporation, the Bid should be signed by an officer, i.e., President or Vice-President. If a sole proprietorship or a partnership is submitting the Bid, the Bid shall so indicate and be properly signed.
STATE OF COLORADO
OFFICE OF THE STATE ARCHITECT
STATE BUILDINGS PROGRAMS

BID BOND

Institution/Agency: University of Colorado at Boulder
Project No./Name: CP 127522 / DM-ECEE Replace Roof

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, \( \text{hereinafter called the “PRINCIPAL”} \) is submitting a PROPOSAL for the above described project, to the STATE OF COLORADO, hereinafter called the “OBLIGEE”.

WHEREAS, the Advertisement for Bids has required as a condition of receiving the Proposals that the Principal submit with the PROPOSAL GUARANTY in an amount not less than five per cent (5%) of the Proposal, which sum it is specifically agreed is to be forfeited as Liquidated Damages in the event that the Principal defaults in his obligation as hereinafter specified, and, in pursuance of which Requirement, this Bid is made, executed and delivered.

NOW THEREFORE, the Principal and \( \text{a corporation of the State of } \) duly authorized to transact business in Colorado, as Surety, are held and firmly bound unto the Obligee, in the sum of five per cent (5%) of the Principal’s total bid price, lawful money of the United States for the payment of which sum, well and truly to be made to the Obligee, we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

FURTHER THAT, a condition of the obligation that the Principal shall maintain his Proposal in full force and effect for thirty (30) days after the opening of the proposals for the project, or, if the Principal’s Proposal is accepted, the Principal shall, within the prescribed time, execute the required Agreement, furnish the required Performance Bond, Labor and Material Payment Bond, Insurance Policy, and Certificates of Insurance, then this obligation shall be null and void, otherwise it shall remain in full force and effect, and subject to forfeiture upon demand as Liquidated Damages.

IN WITNESS WHEREOF said Principal and Surety have executed this Bond, this _______ day of _________, A.D., 2010.

(Corporate Seal) THE PRINCIPAL

ATTEST

Company Name

Address (including city, state and zip)

Phone number:

Secretary

Signature

Name (Print) and Title

SIGNATURES

If the “Principal” is doing business as a Corporation, the Bid Bond shall be signed by an officer, i.e., President or Vice President. The signature of the officer shall be attested to by the Secretary and properly sealed.

If the “Principal” is an individual or a partnership, the Bid Bond shall so indicate and be properly signed.

(Corporate Seal) THE SURETY

Secretary

By Attorney-in-Fact

THIS BOND MUST BE ACCOMPANIED BY POWER OF ATTORNEY, EFFECTIVELY DATED. FAILURE TO PROVIDE A PROPERLY EXECUTED BID BOND WITH A PROPERLY EXECUTED POWER OF ATTORNEY WILL RESULT IN THE BIDDER’S PROPOSAL BEING DEEMED NON-RESPONSIVE.
STATE OF COLORADO
OFFICE OF THE STATE ARCHITECT
STATE BUILDINGS PROGRAMS

NOTICE OF AWARD

Date of Notice: __________________________   Date to be inserted by the Principal Representative

Institution/Agency: University of Colorado at Boulder

Project No./Name: CP127522 / DM-ECEE Replace Roof

TO:

The State of Colorado, represented by the undersigned, has considered the Proposals submitted for the above described work.

Your Proposal, deemed to be in the best interest of the State of Colorado, in the amount of Thousand, and no/100 Dollars* ($*) is hereby accepted, pending final execution of the Agreement.

Base Bid $ __________________________
Total Contract Amount $ __________________________*

You are required to execute the approved Agreement and to furnish the Performance Bond, Labor and Material Payment Bond, Insurance Policy and Certificates of Insurance within ten (10) days from the date of this Notice.

If you fail to execute said Agreement and to furnish said Performance Bond, Labor and Material Payment Bond, Insurance Policy and Certificates of Insurance, and Certification and Affidavit Regarding Unauthorized Immigrants within ten (10) days from the date of this Notice, the State Controller is entitled to retain the amount of the Proposal Guaranty submitted with your Proposal as Liquidated Damages. In this event, the right is reserved to consider all of your rights arising out of the acceptance of your Proposal as abandoned and to award the work covered by your Proposal to another, or to re-advertise the Project, or otherwise dispose thereof.

By ____________________________  State Buildings Programs
(of Authorized Delegate)  Date __________________________
Paul M. Leef, AIA, TM AP
Campus Architect &
Director, Planning, Design & Construction

By ____________________________  Principal Representative
(Institution or Agency)  Date __________________________
Ronald L. Ried, Director
Facilities Management Business Services

When completely executed, this form is to be sent by certified mail to the Contractor by the Principal Representative or by any other means to which the parties agree.
STATE OF COLORADO
OFFICE OF THE STATE ARCHITECT
STATE BUILDINGS PROGRAMS

University of Colorado at Boulder

CONTRACTOR'S AGREEMENT
DESIGN/BID/BUILD
(STATE FORM SC-6.21)

CONTRACT ID NUMBER:

AGENCY IDENTIFICATION NUMBER:

PROJECT NUMBER: CP 004122

PROJECT NAME: EKLC – M309 - Renovation

PROJECT MANAGER: Jim Wollum

CONTRACTOR: Krische Construction, Inc.

December 2010
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Attachment – Notice of Award

Exhibits:
A Contractor's Bid (Form SC-6.13)
B Performance Bond (Form SC-6.22)
C Labor and Material Payment Bond (Form SC-6.221)
D Insurance Certificates
E Certification and Affidavit Regarding Unauthorized Immigrants (required at contract
signing prior to commencing work)
F Contract Management Information Construction Contractor
STATE OF COLORADO  
CONTRACTOR’S AGREEMENT DESIGN/BID/BUILD  
(STATE FORM SC-6.21)  

Agency I.D. No.: ___________  
Contract ID No.: ___________  
Project No.  CP127522  

DM-ECEE Replace Roof  

1. PARTIES. THIS AGREEMENT is entered into by and between the STATE OF COLORADO, acting by  
and through the Regents of the University of Colorado, a body corporate, hereinafter referred to as the  
Principal Representative, and Krische Construction, Inc. having its offices at 605 Weaver Park Road,  
Longmont, CO 80501 hereinafter referred to as the Contractor.  

2. EFFECTIVE DATE AND NOTICE OF NONLIABILITY. This Agreement shall not be effective or  
enforceable until it is approved and signed by the State Controller or its designee (hereinafter called the  
“Effective Date”), but shall be effective and enforceable thereafter in accordance with its provisions. The State  
shall not be liable to pay or reimburse Contractor for any performance hereunder or be bound by any  
provision hereof prior to the Effective Date.  

WHEREAS, the Principal Representative intends to renovate an existing fourth level attic space into an  
optics laboratory by adding a clerestory roof on top of an historic building, hereinafter called the Project;  
and  

WHEREAS, authority exists in Law and Funds have been budgeted, appropriated, and otherwise made  
available, and a sufficient unencumbered balance thereof remains available for payment in Fund Number  
/ Account Number , Contract Encumbrance Number TBD, and  

WHEREAS, this is a phase one waived contract, waiver number 156 Contractors Agreement for Capital  
Construction Form SC6.21.  

WITNESSETH, that the State of Colorado and the Contractor agree as follows:  

ARTICLE 1. PERFORMANCE OF THE WORK  
The Contractor shall perform all of the Work required for the complete and prompt execution of everything  
described or shown in, or reasonably implied from the Contract Documents for the above referenced  
Project.  

ARTICLE 2. PROVISIONS OF THE CONTRACT DOCUMENTS  
The Contractor agrees to perform the Work to the highest industry standards and to the satisfaction of the  
State of Colorado and its Architect/Engineer in strict accordance with the provisions of the Contract  
Documents.  

ARTICLE 3. TIME OF COMPLETION  
The Contractor agrees to Substantially Complete the Project within 60 calendar days from the date of the  
Notice to Proceed, in addition, the Contractor agrees to finally complete the Project from Substantial  
Completion to Final Acceptance within 10 calendar days for a total time of completion of the entire Project  
of 70 calendar days. The Contractor shall perform the Work with due diligence to completion.  

ARTICLE 4. EssSENTIAL CONDITION  
Timely completion of the Project is an essential condition of this Agreement. The Contractor shall be  
subject to any liquidated damages described in Article 54D of The General Conditions of the Construction  
Contract SC-6.23 for failure to satisfactorily complete the Work within the time periods in Article 3 above.
ARTICLE 5. CONTRACT SUM
The Contractor shall be paid for the performance of this Agreement, subject to any additions and deductions as provided for in Articles 32, 34 and 35 of The General Conditions of the Construction Contract SC-6.23, the sum of Hundred Thousand, Hundred and no/100 Dollars* ($

| Base Bid $ | Total Contract Amount $ * |

ARTICLE 6. CONTRACT DOCUMENTS
The Contract Documents, as enumerated in Article 1 of The General Conditions of the Construction Contract Sc-6.23, are all essential parts of this Agreement and are fully incorporated herein.

ARTICLE 7. SAFETY and SECURITY - Contractor understands that concern for the safety and well-being of University students and staff is of particular importance to the University. Contractor expressly acknowledges that it is Contractor's duty to take reasonable precautions to protect the University's students and staff. The extent of such precautions will depend on the particular circumstances of the work to be performed. However, to the extent that work to be performed involves security-sensitive functions or security-sensitive areas (e.g. unsupervised access to minors or work involving access to security-sensitive data), such precautions may include, but are not limited to, conducting criminal history checks on employees or agents assigned to such work at the University."

Rev. 7/2010 Page 2 of 10 CP 127522 – DM-ECEE Replace Roof
SIGNATURE APPROVALS:

THE PARTIES HERETO HAVE EXECUTED THIS CONTRACT

*Persons signing for Contractor hereby swear and affirm that they are authorized to act on Contractor’s behalf and acknowledge that the State is relying on their representations to that effect. Principal is not a recognized title and will not be accepted

Project Name/Number: CP004122 / EKLC – RM 302 - Renovation
Contract ID No.:

THE CONTRACTOR

STATE OF COLORADO, acting by and through:
The Regents of the University of Colorado
A Body Corporate

By:

Ronald. R. Ried, Director
Facilities Management Business Services

Date: __________________________

*Signature

By ________________________________
Name (print) Title

Date: ________________________________

APPROVED
DEPARTMENT OF PERSONNEL & ADMINISTRATION
STATE BUILDINGS PROGRAMS
State Architect (or authorized Delegate)

By: Paul M. Leef, AIA, LEED TM AP
Campus Architect / Director, Planning, Design & Construction

Date: ________________________________

ALL CONTRACTS MUST BE APPROVED BY THE STATE CONTROLLER:

CRS §24-30-202 requires the State Controller to approve all State Contracts. This Contract is not valid until signed and dated below by the State Controller or delegate. Contractor is not authorized to begin performance until such time. If Contractor begins performing prior thereto, the State of Colorado is not obligated to pay Contractor for such performance or for any goods and/or services provided hereunder.

APPROVED:
STATE OF COLORADO
STATE CONTROLLER’S OFFICE State Controller (or authorized delegate)

By: Steve McNally, Associate Vice Chancellor & Controller
Date: ________________________________

APPROVED:
DEPARTMENT OF LAW
ATTORNEY GENERAL (or authorized delegate)

By: ________________________________
Date: ________________________________
STATE OF COLORADO
CONTRACTOR’S AGREEMENT DESIGN/BID/BUILD
(STATE FORM SC-6.21)

EXHIBIT B - CP 127522 – DM-ECEE Replace Roof

PERFORMANCE BOND (Form SC-6.22)
STATE OF COLORADO
CONTRACTOR'S AGREEMENT DESIGN/BID/BUILD
(STATE FORM SC-6.21)

EXHIBIT C - CP 127522 – DM-ECEE Replace Roof

LABOR AND MATERIAL PAYMENT BOND (Form SC-6.221)
STATE OF COLORADO
CONTRACTOR'S AGREEMENT DESIGN/BID/BUILD
(STATE FORM SC-6.21)

EXHIBIT D - CP 127522 – DM-ECEE Replace Roof

INSURANCE CERTIFICATE(S) (attached)
STATE OF COLORADO
CONTRACTOR'S AGREEMENT DESIGN/BID/BUILD
(STATE FORM SC-6.21)

EXHIBIT E - CP 127522 – DM-ECEE Replace Roof

Certification and Affidavit Regarding Unauthorized Immigrants (required at contract signing prior to commencing work) (UI-1, attached)
STATE OF COLORADO
OFFICE OF THE STATE ARCHITECT
STATE BUILDINGS PROGRAMS
PERFORMANCE BOND

Institution/Agency: University of Colorado at Boulder
Project No./Name: CP127522 / DM-ECEE Replace Roof

BONDING COMPANY: DO NOT MAKE ANY CHANGES TO THE LANGUAGE IN THIS BOND.

KNOW ALL PERSONS BY THESE PRESENTS:

That the Contractor

as Principal and hereinafter called “Principal,”

and

as Surety and hereinafter called “Surety,” a corporation organized and existing under the laws of ________, are held and firmly bound unto the STATE OF COLORADO acting by and through the Regents of the University of Colorado, a body corporate, hereinafter called the “Principal Representative”, in the sum of _______________ Dollars ($_______________)

for the payment whereof the Principal and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, firmly, by these presents.

WHEREAS, the Principal and the State of Colorado acting by and through the Principal Representative have entered into a certain Contract, hereinafter called “Contract,” dated ____________________, 2010, for the construction of a PROJECT described as DM-ECEE Replace Roof

which Contract is hereby by reference made a part hereof;
NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION, is such that, if the Principal shall promptly, fully and faithfully perform all the undertakings, covenants, terms, conditions and agreements of said Contract during the original term of said Contract any extensions thereof that may be granted by the Principal Representative with or without notice to the Surety, and during the life of any guaranty required under the Contract, and shall also well and truly perform and fulfill all undertakings, covenants, terms, conditions and agreements of any and all duly authorized modifications of said Contract that may hereafter be made, notice of which modifications to the Surety being hereby waived, then this obligation shall be null and void; otherwise it shall remain in full force and effect.

AND THE SAID SURETY, for value received hereby stipulates and agrees that whenever the Principal shall be, and declared by the Principal Representative to be in default under said Contract, the State of Colorado having performed its obligations thereunder, the Surety may promptly remedy the default or shall promptly (1) Complete the Contract in accordance with its terms and conditions, or (2) Obtain a bid or bids for submittal to the Principal Representative for completing the Contract in accordance with its terms and conditions, and upon determination by the Principal Representative and Surety of the lowest responsible bidder, arrange for a contract between such bidder and the State of Colorado acting by and through the Principal Representative and make available as work progresses (even though there should be a default or a succession of defaults under the contract or contracts of completion arranged under this paragraph) sufficient funds to pay the cost of completion, less the balance of the contract price but not exceeding, including other costs and damages for which the Surety may be liable hereunder, the amount hereinbefore set forth. The term “balance of the contract price” as herein used shall mean the total amount payable to the Principal under the Contract and any amendments thereto, less the amount properly paid by the State of Colorado to the Contractor.

No right of action shall accrue on this bond to or for the use of any person or corporation other than the State of Colorado.

IN WITNESS WHEREOF said Principal and Surety have executed this Bond, this ____________ day of __________________, A.D. 2010.

(Corporate Seal)  

THE PRINCIPAL

(Attestation)

ATTEST:

By: _____________________________
Title: _____________________________

Secretary

(Corporate Seal)  

SURETY

By: _____________________________  
Attorney-in-fact

THIS BOND MUST BE ACCOMPANIED BY POWER OF ATTORNEY, EFFECTIVELY DATED

Note: This bond is issued simultaneously with another bond conditioned for the full and faithful payment for all labor and material of the contract.
STATE OF COLORADO
OFFICE OF THE STATE ARCHITECT
STATE BUILDINGS PROGRAMS

LABOR AND MATERIAL BOND

Institution/Agency: University of Colorado at Boulder
Project No./Name: CP127522 / DM-ECEE Replace Roof

KNOW ALL PERSONS BY THESE PRESENTS:

That the Contractor

as Principal and hereinafter called "Principal,"

and

as Surety and hereinafter called "Surety," a corporation organized and existing under the laws of _____________________ are held and firmly bound unto the STATE OF COLORADO acting by and through the Regents of the University of Colorado at Boulder, a body corporate,
hereinafter called "Principal Representative," and to all subcontractors and any others who have supplied or furnished or shall supply or furnish materials, rental machinery, tools, or equipment actually used in the performance of the hereinafter identified Contract, or who have performed or shall perform labor in the performance of or in connection with said Contract, hereinafter called "Obligees" in the sum of __________ ___________________ Dollars ($________________ )
together with interest at the rate of eight per cent (8%) per annum on all payments becoming due in accordance with said Contract, from the time such payments shall become due until such payment shall be made, for the payment of which, well and truly made to the Obligees, the Principal and the Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, firmly, by these presents.

WHEREAS, the Principal and the State of Colorado acting by and through the Principal Representative have entered into a certain Contract, hereinafter called "Contract," dated _________________, 2010 for the construction of a PROJECT described as DM-ECEE Replace Roof

which Contract is hereby by reference made a part hereof;
NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION is such that if the Principal and the Surety shall fully indemnify and save harmless the State of Colorado and the Principal Representative from and against any and all costs and damages, including patent infringements, which either may suffer by reason of any failure or failures of the Principal promptly and faithfully to perform all terms and conditions of said Contract and shall fully reimburse and repay the State of Colorado and the Principal Representative all outlay and expense which the State of Colorado and the Principal Representative may incur in making good any such failure or failures, and further, if the Principal and his subcontractors shall duly and promptly pay for any and all labor, materials, team hire, sustenance, provisions, provender, rental machinery, tools, or equipment and other supplies which have been or shall be used or consumed by said Principal or his subcontractors in the performance of the work of said Contract, and it said Principal shall duly and promptly pay all his subcontractors the sums due them for any and all materials, rental machinery, tools, or equipment and labor that have been or shall be furnished, supplied, performed or used in connection with performance of said Contract, and shall also fully indemnify and save harmless the State of Colorado and the Principal Representative to the extent of any and all expenditures which either or both of them may be required to make by reason of any failures or defaults by the Principal or any subcontractor in connection with such payments; then this obligation shall be null and void, otherwise it shall remain in full force and effect.

It is expressly understood and agreed that any alterations which may be made in the terms of said Contract or in the work to be done under said Contract, or any extension(s) of time for the performance of the Contract, or any forebearance on the part of either the State of Colorado or the Principal to any of the others, shall not in any way release the Principal and the Surety, or either of them, their heirs, executors, administrators, successors or assigns from their liability hereunder, notice to the Surety of any such alteration, extension or forbearance being hereby waived.

IN WITNESS WHEREOF, the Principal and the Surety have executed this Bond, this _________ day of ________, A.D., 2010.

(Corporate Seal)  
THE PRINCIPAL

ATTEST:

By: ____________________________
Title: __________________________

Secretary  
(Corporate Seal)

SURETY

By: ____________________________  
Attorney-in-fact

THIS BOND MUST BE ACCOMPANIED BY POWER OF ATTORNEY, EFFECTIVELY DATED

Note: This bond is issued simultaneously with another bond conditioned for the full and faithful performance of the contract.
THE GENERAL CONDITIONS OF THE CONSTRUCTION CONTRACT
DESIGN/BID/BUILD
(STATE FORM SC-6.23)

Project Name: DM-ECCE Replace roof

Project No.: CP127522

Project Manager: Neil Prather

Date: December 2010
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Note: The sections of the General Conditions indicated in italics (Articles 35 General and 35A, 37, 38, 46, 48B, 49 and 50) are regulatory and cannot be modified except through appropriate rule making procedures through the Division of Finance and Procurement, Department of Personnel & Administration.
General Conditions of Contract

ARTICLE 1. DEFINITIONS

A. CONTRACT DOCUMENTS
The Contract Documents consist of the following some of which are procedural documents used in the administration and performance of the Agreement:

1. Agreement; (SC-6.21);
2. Performance Bond (SC-6.22) and Labor and Material Payment Bond (SC-6.221);
3. General Conditions of the Construction Contract (SC-6.23) and if applicable, Supplementary General Conditions;
4. Detailed Specification Requirements, including all addenda issued prior to the opening of the bids; and,
5. Drawings, including all addenda issued prior to the opening of the bids.
6. Change Orders (SC-6.31) and Amendments (SC-6.0), if any, when properly executed.
7. Authorization to Bid (SBP-6.10)
8. Information for Bidders (SBP-6.12);
9. Bid (SBP-6.13);  
10. Bid Bond (SBP-6.14);  
11. Notice of Award (SBP-6.15);  
12. Builder’s risk insurance certificates of insurance (ACORD 25-S);  
13. Liability and workers’ compensation certificates of insurance;  
14. Notice to Proceed (Design/Bid/Build) (SBP-6.26);  
15. Notice of Approval of Occupancy/Use (SBP-01);  
16. Notice of Partial Substantial Completion (SBP-071);  
17. Notice of Substantial Completion (SBP-07);  
18. Notice of Partial Final Acceptance (SC-6.27);  
19. Notice of Final Acceptance (SBP-6.271);  
20. Notice of Partial Contractor’s Settlement (SC-7.3);  
21. Notice of Contractor’s Settlement (SBP-7.31);  
22. Application and Certificate for Contractor’s Payment (SBP-7.2);  
23. Other procedural and reporting documents or forms referred to in the General Conditions, the Supplementary General Conditions, the Specifications or required by the State Buildings Programs or the Principal Representative, including but not necessarily limited to Pre-Acceptance Check List (SBP-05) and the Building Inspection Record (SBP-BIR). A list of the current standard State Buildings Programs forms applicable to this Contract may be obtained from the Principal Representative on request.

B. DEFINITIONS OF WORDS AND TERMS USED
1. AGREEMENT. The term “Agreement” shall mean the written agreement entered into by the State of Colorado acting by and through the Principal Representative and the Contractor for the
2. The term "Contract" shall be interchangeable with this latter meaning of the term Agreement.

3. ARCHITECT/ENGINEER. The term "Architect/Engineer" shall mean either the architect of record or the engineer of record under contract to the State of Colorado for the Project identified in the Contract Documents.

4. OCCUPANCY. The term "Occupancy" means occupancy taken by the State as Owner after the Date of Substantial Completion at a time when a building or other discrete physical portion of the Project is used for the purpose intended. The Date of Occupancy shall be the date of such first use, but shall not be prior to the date of execution of the Notice of Approval of Occupancy/Use. Prior to the date of execution of a Notice of Approval of Occupancy/Use, the state shall have no right to occupy and the project may not be considered safe for occupancy for the intended use.

5. CHANGE ORDER. The term "Change Order" means a written order, signed by a Procurement Officer, directing the Contractor to make changes in the Work, in accordance with Article 35A, The Value of Changed Work.

6. COLORADO LABOR. The term "Colorado labor" shall be defined, as provided in § 8-17-101, C.R.S., as any person who is a resident of the state of Colorado, at the time of employment, without discrimination as to race, color, creed, sex, age, or religion except when sex or age is a bona fide occupational qualification, or shall have such other meaning as the term may otherwise be given in § 8-17-101, C.R.S., as amended.

7. CONTRACTOR. The word "Contractor" shall mean the person, company, firm, corporation or other legal entity entering into a contract with the State of Colorado acting by and through the Principal Representative.

8. DAYS. The term "days" whether singular or plural shall mean calendar days unless expressly stated otherwise. Where the term "business days" is used it shall mean business days of the State of Colorado.

9. DRAWINGS. The term "Drawings" shall mean all drawings approved by appropriate State officials which have been prepared by the Architect/Engineer showing the work to be done, except that where a list of drawings is specifically enumerated in the Supplementary General Conditions or division 1 of the Specifications, the term shall mean the drawings so enumerated, including all addenda drawings.

10. EMERGENCY FIELD CHANGE ORDER. The term "Emergency Field Change Order" shall mean a written change order for extra work or a change in the work necessitated by an emergency as defined in Article 35C executed on State form SC 6.31 and identified as an Emergency Field Change Order. The use of such orders is limited to emergencies and to the amounts shown in Article 35C.

11. FINAL ACCEPTANCE. The terms "final acceptance" or "finally complete" mean the stage in the progress of the work, after substantial completion, when all remaining items of work have been completed, all requirements of the Contract Documents are satisfied and the Notice of Acceptance can be issued. Discrete physical portions of the Project may be separately and partially deemed finally complete at the discretion of the Principal Representative when that portion of the Project reaches such stage of completion and a partial Notice of Acceptance can be issued.

12. NOTICE. The term "Notice" shall mean any communication in writing from either contracting party to the other by such means of delivery that receipt cannot properly be denied. Notice shall be provided to the person identified to receive it in Article 54E, Notice Identification, or to such other person as either party identifies in writing to receive Notice. Notice by facsimile transmission where proper transmission is evidence shall be adequate where facsimile numbers are included in Article 54E. Notwithstanding an email delivery or return receipt, email Notice shall not be adequate. Acknowledgment of receipt of a voice message shall not be deemed to waive the requirement that Notice, where required, shall be in writing.
13. OWNER. The term “Owner” shall mean the Principal Representative.

14. PRINCIPAL REPRESENTATIVE. The term “Principal Representative” shall be defined, as provided in § 24-30-1301(11), C.R.S., as the governing board of a state department, institution, or agency; or if there is no governing board, then the executive head of a state department, institution, or agency, as designated by the governor or the general assembly and as specifically identified in the Contract Documents, or shall have such other meaning as the term may otherwise be given in § 24-30-1301(11), C.R.S., as amended. The Principal Representative may delegate authority. The Contractor shall have the right to inquire regarding the delegated authority of any of the Principal Representative’s representatives on the project and shall be provided with a response in writing when requested.

15. PROCUREMENT OFFICER. The term “Procurement Officer” means any person duly authorized to enter into and administer contracts and make written determinations with respect thereto. “Procurement Officer” includes an authorized representative of the Principal Representative acting within the limits of his or her authority.

16. PRODUCT DATA. The term “Product Data” shall mean all submittals in the form of printed manufacturer’s literature, manufacturer’s specifications, and catalog cuts.

17. REASONABLY INFERABLE: The phrase “reasonably inferable” means that if an item or system is either shown or specified, all material and equipment normally furnished with such items or systems and needed to make a complete installation shall be provided whether mentioned or not, omitting only such parts as are specifically excepted, and shall include only components which the Contractor could reasonably anticipate based on his or her skill and knowledge using an objective, industry standard, not a subjective standard. This term takes into consideration the normal understanding that not every detail is to be given on the Drawings and Specifications. The phrase shall not, however, be construed to make the Contractor, rather than the Architect/Engineer, responsible for producing the Drawings and Specifications.

18. SAMPLES. The term “Samples” shall mean examples of materials or work provided to establish the standard by which the Work will be judged.

19. SC. The term “SC” means “State Contract” which is used in connection with labeling applicable State form documents (e.g., “SC 6.23” is the State form number for these General Conditions of the Contract).

20. SBP. The term “SBP” means “State Buildings”, which is used in connection with labeling applicable State form documents (e.g., “SBP-01” is the form number for Notice of Approval of Occupancy/Use).

21. SHOP DRAWINGS. The term “Shop Drawings” shall mean any and all detailed drawings prepared and submitted by Contractor, Subcontractor at any tier, vendors or manufacturers providing the products and equipment specified on the Drawings or called for in the Specifications.

22. SPECIFICATIONS. The term “Specifications” shall mean the requirements of divisions 1 through 17 of the project manual prepared by the Architect/Engineer describing the work to be accomplished.

23. STATE BUILDINGS PROGRAMS. The term “State Buildings Programs” is the shortened name of the division of State Buildings Programs. It shall refer to the division of the executive department of State government responsible for project administration, review, approval and coordination of plans, construction procurement policy, contractual procedures, and code compliance and inspection of all buildings, public works and improvements erected for state purposes; except public roads and highways and projects under the supervision of the division of wildlife and the division of parks and outdoor recreation as provided in § 24-30-1301, et seq, C.R.S. The term State Buildings Programs shall also mean that individual within a State Department agency or institution, including institutions of higher education, who has signed an agreement accepting delegation to perform all or part of the responsibilities and functions of State Buildings Programs.

24. SUBMITTALS. The term “submittals” means drawings, lists, tables, documents and samples prepared by the Contractor to facilitate the progress of the work as required by these General Conditions or the Drawings and Specifications. They consist of Shop Drawings, Product Data, Samples, and various administrative support documents including but not limited to lists of subcontractors, construction progress schedules, schedules of values, applications for...
payment, inspection and test results, requests for information, various document logs, and as-built drawings. Submittals are required by the Contract Documents, but except to the extent expressly specified otherwise are not themselves a part of the Contract Documents.

25. **SUBSTANTIAL COMPLETION.** The terms "substantial completion" or "substantially complete" mean the stage in the progress of the work when the construction is sufficiently complete, in accordance with the Contract Documents as modified by any Change Orders, so that the Work, or at the discretion of the Principal Representative, any designated portion thereof, is available for its intended use by the Principal Representative and a Notice of Substantial Completion can be issued. Portions of the Project may, at the discretion of the Principal Representative, be designated as substantially complete.

26. **SURETY.** The term "Surety" shall mean the company providing the labor and material payment and performance bonds for the Contractor as obligor.

27. **WORK.** The term "Work" shall mean all or part of the labor, materials, equipment, and other services required by the Contract Documents or otherwise required to be provided by the Contractor to meet the Contractor’s obligations under the Contract.

**ARTICLE 2. EXECUTION, CORRELATION, INTENT OF DOCUMENTS, COMMUNICATION AND COOPERATION**

A. **EXECUTION**

The Contractor, within ten (10) days from the date of Notice of Award, will be required to:

1. Execute the Agreement, State Form SC-6.21;
2. Furnish fully executed Performance and Labor and Material Payment Bonds on State Forms SC-6.22 and SC-6.221; and
3. Furnish certificates of insurance evidencing all required insurance on standard Acord forms designed for such purpose.
4. Furnish certified copies of any insurance policies requested by the Principal Representative.

B. **CORRELATION**

By execution of the Agreement the Contractor represents that the Contractor has visited the site, has become familiar with local conditions and local requirements under which the Work is to be performed, including the building code programs of the State Buildings Program as implemented by the Principal Representative, and has correlated personal observations with the requirements of the Contract Documents.

C. **INTENT OF DOCUMENTS**

The Contract Documents are complementary, and what is called for by any one document shall be as binding as if called for by all. The intention of the documents is to include all labor, materials, equipment and transportation necessary for the proper execution of the Work. Words describing materials or work which have a well-known technical or trade meaning shall be held to refer to such recognized standards.

In any event, if any error exists, or appears to exist, in the requirements of the Drawings or Specifications, or if any disagreement exists as to such requirements, the Contractor shall have the same explained or adjusted by the Architect/Engineer before proceeding with the work in question. In the event of the Contractor’s failure to give prior written Notice of any such errors or disagreements of which the Contractor or the Subcontractors at any tier are aware, the Contractor shall, at no additional cost to the Principal Representative, make good any damage to, or defect in, work which is caused by such omission.

Where a conflict occurs between or within standards, Specifications or Drawings, which is not resolved by reference to the precedence between the Contract Documents, the more stringent or higher quality requirements shall apply so long as such more stringent or higher quality requirements are reasonably inferable. The Architect/Engineer shall decide which requirements will provide the best installation. With the exception noted in the following paragraph, the precedence of the Contract Documents is in the following sequence:
1. The Agreement (SC-6.21);
2. The Supplementary General Conditions, if any;
3. The General Conditions (SC-6.23); and
4. Drawings and Specifications, all as modified by any addenda.

Change Orders and Amendments, if any, to the Contract Documents take precedence over the original Contract Documents.

Notwithstanding the foregoing order of precedence, the Special Provisions of Article 52 of the General Conditions, Special Provisions, shall take precedence, rule and control over all other provisions of the Contract Documents.

Unless the context otherwise requires, form numbers in this document are for convenience only. In the event of any conflict between the form required by name or context and the form required by number, the form required by name or context shall control. The Contractor may obtain State forms from the Principal Representative upon request.

D. PARTNERING, COMMUNICATIONS AND COOPERATION

In recognition of the fact that conflicts, disagreements and disputes often arise during the performance of construction contracts, the Contractor and the Principal Representative aspire to encourage a relationship of open communication and cooperation between the employees and personnel of both, in which the objectives of the Contract may be better achieved and issues resolved in a more fully informed atmosphere.

The Contractor and the Principal Representative each agree to assign an individual who shall be fully authorized to negotiate and implement a voluntary partnering plan for the purpose of facilitating open communications between them. Within thirty days (30) of the Notice to Proceed, the assigned individuals shall meet to discuss development of an informal agreement to accomplish these goals.

The assigned individuals shall endeavor to reach an informal agreement, but shall have no such obligation. Any plans these parties voluntarily agree to implement shall result in no change to the contract amount, and no costs associated with such plan or its development shall be recoverable under any contract clause. In addition, no plan developed to facilitate open communication and cooperation shall alter, amend or waive any of the rights or duties of either party under the Contract unless and except by written Amendment to the Contract, nor shall anything in this clause or any subsequently developed partnering plan be deemed to create fiduciary duties between the parties unless expressly agreed in a written Amendment to the Contract. It is also recognized that projects with relatively low contract values may not justify the expense or special efforts required. In the case of small projects with an initial Contract value under $500,000, the requirements of the preceding paragraph shall not apply.

ARTICLE 3. COPIES FURNISHED

The Contractor will be furnished, free of charge, the number of copies of Drawings and Specifications as specified in the Contract Documents, or if no number is specified, all copies reasonably necessary for the execution of the work.

ARTICLE 4. OWNERSHIP OF DRAWINGS

Drawings or Specifications, or copies of either, furnished by the Architect/Engineer, are not to be used on any other work. At the completion of the Work, at the written request of the Architect/Engineer, the Contractor shall endeavor to return all Drawings and Specifications.

The Contractor may retain the Contractor’s Contract Document set, copies of Drawings and Specifications used to contract with others for any portion of the Work and a marked up set of as-built drawings.
ARTICLE 5. ARCHITECT/ENGINEER’S STATUS
The Architect/Engineer is the representative of the Principal Representative for purposes of administration of the Contract, as provided in the Contract Documents and the Agreement. In case of termination of employment or the death of the Architect/Engineer, the Principal Representative will appoint a capable Architect/Engineer against whom the Contractor makes no reasonable objection, whose status under the Contract shall be the same as that of the former Architect/Engineer.

ARTICLE 6. ARCHITECT/ENGINEER DECISIONS AND JUDGMENTS,
ACCESS TO WORK AND INSPECTION

A. DECISIONS
The Architect/Engineer shall, within a reasonable time, make decisions on all matters relating to the execution and progress of the Work or the interpretation of the Contract Documents, and in the exercise of due diligence shall be reasonably available to the Contractor to timely interpret and make decisions with respect to questions relating to the design or concerning the Contract Documents.

B. JUDGMENTS
The Architect/Engineer is, in the first instance, the judge of the performance required by the Contract Documents as it relates to compliance with the Drawings and Specifications and quality of workmanship and materials.

The Architect/Engineer shall make judgments regarding whether directed work is extra or outside the scope of Work required by the Contract Documents at the time such direction is first given. If, in the Contractor’s judgment, any performance directed by the Architect/Engineer is not required by the Contract Documents or if the Architect/Engineer does not make the judgment required, it shall be a condition precedent to the filing of any claim for additional cost related to such directed work that the Contractor, before performing such work, shall first obtain in writing, the Architect/Engineer's written decision that such directed work is included in the performance required by the Contract Documents. If the Architect/Engineer’s direction to perform the work does not state that the work is included in the performance required by the Contract Documents, the Contractor shall, in writing, request the Architect/Engineer to advise in writing whether the directed work will be considered extra work or work included in the performance required by the Contract Documents.

The Architect/Engineer shall respond to any such written request for such a decision within three (3) business days and if no response is provided, or if the Architect/Engineer’s written decision is to the effect that the work is included in the performance required by the Contract Documents, the Contractor may file with the Principal Representative and the Architect/Engineer a Notice of claim in accordance with Article 36, Claims. Whether or not a Notice of claim is filed, the Contractor shall proceed with the ordered work. Disagreement with the decision of the Architect/Engineer shall not be grounds for the Contractor to refuse to perform the work directed or to suspend or terminate performance.

C. ACCESS TO WORK
The Architect/Engineer, the Principal Representative and representatives of State Buildings Programs shall at all times have access to the work. The Contractor shall provide proper facilities for such access and for their observations or inspection of the work.

D. INSPECTION
The Architect/Engineer has agreed to make, or that structural, mechanical, electrical engineers or other consultants will make, periodic visits to the site to generally observe the progress and quality of the Work to determine in general if the Work is proceeding in accordance with the Contract Documents. Observation may extend to all or any part of the Work and to the preparation, fabrication or manufacture of materials.

Without in any way meaning to be exclusive or to limit the responsibilities of the Architect/Engineer or the Contractor, the Architect/Engineer has agreed to observe, among other aspects of the Work, the following for compliance with the Contract Documents:
1. Bearing surfaces of excavations before concrete is placed based upon the findings and recommendations of the Principal Representative’s soils engineering consultant;
2. Reinforcing steel after installation and before concrete is poured;
3. Structural concrete;
4. Laboratory reports on all concrete testing based upon the findings and recommendations of the Principal Representative’s testing consultant;
5. Structural steel during and after erection and prior to its being covered or enclosed;
6. Steel welding; Principal Representative will furnish steel welding inspection consultant/agency if required or necessary for the project;
7. Mechanical and plumbing work following its installation and prior to its being covered or enclosed;
8. Electrical work following its installation and prior to its being covered or enclosed;
9. Compaction testing reports based upon the findings and recommendations of the Principal Representative’s testing consultant; and
10. Any special or quality control testing required in the Contract Documents provided by the Principal Representative’s testing consultant.

If the Specifications, the Architect/Engineer’s instructions, laws, ordinances of any public authority require any work to be specifically tested or approved, the Contractor shall give the Architect/Engineer timely notice of its readiness for observation by the Architect/Engineer or inspection by another authority, and if the inspection is by another authority, of the date fixed for such inspection, required certificates of inspection being secured by the Contractor. The Contractor shall give all required Notices to the Principal Representative or his or her designee for inspections required for the building inspection program. It shall be the responsibility of the Contractor to determine the Notice required by the State pursuant to Building Inspection Record for the Project, according to State form SBP-B.I.R., or the equivalent form required by the Principal Representative as approved by the State Buildings Program. If any such work is covered up without approval or consent of the Architect/Engineer or prior to any building code inspection, it must, if required by the Architect/Engineer, the Principal Representative or the State Buildings Programs, be uncovered for examination, at the Contractor’s expense. If such work is found to be not in accordance with the Contract Documents, the Contractor shall pay such costs, unless he or she shall show that the defect in the work was caused by another contractor engaged by the Principal Representative. In that event, the Principal Representative shall pay such cost. In addition, examination of questioned work may be ordered, and if so ordered, the work must be uncovered by the Contractor. If such work be found in accordance with the Contract Documents, the Contractor shall be reimbursed the cost of examination and replacement.

ARTICLE 7. CONTRACTOR’S SUPERINTENDENCE AND SUPERVISION
The Contractor shall employ, and keep present on the Project during its progress, a competent superintendent and any necessary assistants, all satisfactory to the Architect/Engineer and the Principal Representative. The superintendent shall not be changed except with the consent of the Architect/Engineer and the Principal Representative, unless the superintendent proves to be unsatisfactory to the Contractor and ceases to be in his or her employ. The superintendent shall represent the Contractor in his or her absence and all directions given to the superintendent shall be as binding as if given to the Contractor. Directions received by the superintendent shall be documented by the superintendent and confirmed in writing with the Contractor.

The Contractor shall give efficient supervision to the Work, using his or her best skill and attention. He or she shall carefully study and compare all Drawings, Specifications and other written instructions and shall without delay report any error, inconsistency or omission which he or she may discover in writing to the Architect/Engineer. The Contractor shall not be liable to the Principal Representative for damage to the extent it results from errors or deficiencies in the Contract Documents or other instructions by the Architect/Engineer, unless the Contractor knew or had reason to know, that damage would result by proceeding and the Contractor fails to so advise the Architect/Engineer.

The superintendent shall see that the Work is carried out in accordance with the Contract Documents and in a uniform, thorough and first-class manner in every respect. The Contractor’s superintendent shall establish
all lines, levels, and marks necessary to facilitate the operations of all concerned in the Contractor’s Work. The Contractor shall lay out all work in a manner satisfactory to the Architect/Engineer, making permanent records of all lines and levels required for excavation, grading, foundations, and for all other parts of the Work.

ARTICLE 8. MATERIALS AND EMPLOYEES
Unless otherwise stipulated, the Contractor shall provide and pay for all materials, labor, water, tools, equipment, light, power, transportation and other facilities necessary for the execution and completion of the Work.

Unless otherwise specified, all materials shall be new and both workmanship and materials shall be first class and of uniform quality. The Contractor shall, if required, furnish satisfactory evidence as to the kind and quality of materials.

The Contractor is fully responsible for all acts and omissions of the Contractor's employees and shall at all times enforce strict discipline and good order among employees on the site. The Contractor shall not employ on the Work any person reasonably deemed unfit by the Principal Representative or anyone not skilled in the work assigned to him.

ARTICLE 9. SURVEYS, PERMITS, LAWS, TAXES AND REGULATIONS
A. SURVEYS
The Principal Representative shall furnish all surveys, property lines and bench marks deemed necessary by the Architect/Engineer, unless otherwise specified.

B. PERMITS AND LICENSES
Permits and licenses necessary for the prosecution of the Work shall be secured and paid for by the Contractor. Unless otherwise specified in the Specifications, no local municipal or county building permit shall be required. However, State Buildings Programs requires each Principal Representative to administer a building code inspection program, the implementation of which may vary at each agency or institution of the State. The Contractors’ employees shall become personally familiar with these local conditions and requirements and shall fully comply with such requirements. State electrical and plumbing permits are required, unless the requirement to obtain such permits is altered by State Building’s Programs. The Contractor shall obtain and pay for such permits.

Easements for permanent structures or permanent changes in existing facilities shall be secured and paid for by the Principal Representative, unless otherwise specified.

C. TAXES
1. REFUND OF SALES AND USE TAXES
The Contractor shall pay all local taxes required to be paid, including but not necessarily limited to all sales and use taxes. If requested by the Principal Representative prior to issuance of the Notice to Proceed or directed in the Supplementary General Conditions or the Specifications, the Contractor shall maintain records of such payments in respect to the Work, which shall be separate and distinct from all other records maintained by the Contractor, and the Contractor shall furnish such data as may be necessary to enable the State of Colorado, acting by and through the Principal Representative, to obtain any refunds of such taxes which may be available under the laws, ordinances, rules or regulations applicable to such taxes. When so requested or directed, the Contractor shall require Subcontractors at all tiers to pay all local sales and use taxes required to be paid and to maintain records and furnish the Contractor with such data as may be necessary to obtain refunds of the taxes paid by such Subcontractors. No State sales and use taxes are to be paid on material to be used in this Project. On application by the purchaser or seller, the Department of Revenue shall issue to a Contractor or to a Subcontractor at any tier, a certificate or certificates of exemption per § 39-26-114(1)(d), C.R.S., and § 39-26-203, C.R.S.

2. FEDERAL TAXES
The Contractor shall exclude the amount of any applicable federal excise or manufacturers’ taxes from the proposal. The Principal Representative will furnish the Contractor, on request exemption certificates.

D. LAWS AND REGULATIONS
The Contractor shall give all notices and comply with all laws, ordinances, rules and regulations bearing on the conduct of the Work as drawn or specified. If the Contractor observes that the Drawings or Specifications require work which is at variance therewith, the Contractor shall without delay notify the Architect/Engineer in writing and any necessary changes shall be adjusted as provided in Article 35, Changes In The Work.

The Contractor shall bear all costs arising from the performance of work required by the Drawings or Specifications that the Contractor knows to be contrary to such laws, ordinances, rules or regulations, if such work is performed without giving Notice to the Architect/Engineer.

ARTICLE 10. PROTECTION OF WORK AND PROPERTY
A. GENERAL PROVISIONS
The Contractor shall continuously maintain adequate protection of all work and materials, protect the property from injury or loss arising in connection with this Contract and adequately protect adjacent property as provided by law and the Contract Documents. The Contractor shall make good any damage, injury or loss, except to the extent:

1. Directly due to errors in the Contract Documents;
2. Caused by agents or employees of the Principal Representative; and,
3. Due to causes beyond the Contractor’s control and not to fault or negligence; provided such damage, injury or loss would not be covered by the insurance required to be carried by the Contractor;

B. SAFETY PRECAUTIONS
The Contractor shall take all necessary precautions for the safety of employees on the Project, and shall comply with all applicable provisions of federal, State and municipal safety laws and building codes to prevent accidents or injury to persons on, about or adjacent to the premises where the Work is being performed. He or she shall erect and properly maintain at all times, as required by the conditions and progress of the Work, all necessary safeguards for the protection of workers and the public and shall post danger signs warning against the hazards created by such features of construction as protruding nails, hoists, well holes, elevator hatchways, scaffolding, window openings, stairways and falling materials; and he or she shall designate a responsible member of his or her organization on the Project, whose duty shall be the prevention of accidents. The name and position of any person so designated shall be reported to the Architect/Engineer by the Contractor.

The Contractor shall provide all necessary bracing, shoring and tying of all structures, decks and framing to prevent any structural failure of any material which could result in damage to property or the injury or death of persons; take all precautions to insure that no part of any structure of any description is loaded beyond its carrying capacity with anything that will endanger its safety at any time during the execution of this Contract; and provide for the adequacy and safety of all scaffolding and hoisting equipment. The Contractor shall not permit open fires within the building enclosure. The Contractor shall construct and maintain all necessary temporary drainage and do all pumping necessary to keep excavations and floors, pits and trenches free of water. The Contractor shall be solely responsible for all construction means, methods, techniques, sequences and procedures, and for coordinating all portions of the Work, except as otherwise noted.

The Contractor shall take due precautions when obstructing sidewalks, streets or other public ways in any manner, and shall provide, erect and maintain barricades, temporary walkways, roadways, trench covers, colored lights or danger signals and any other devices necessary or required to assure the safe passage of pedestrians and automobiles.
C. EMERGENCIES

In an emergency affecting the safety of life or of the Work or of adjoining property, the Contractor without special instruction or authorization from the Architect/Engineer or Principal Representative, is hereby permitted to act, at his or her discretion, to prevent such threatened loss or injury; and he or she shall so act, without appeal, if so authorized or instructed. Provided the Contractor has no responsibilities for the emergency, if the Contractor incurs additional cost not otherwise recoverable from insurance or others on account of any such emergency work, the Contract sum shall be equitably adjusted in accordance with Article 35, Changes In The Work.

ARTICLE 11. DRAWINGS AND SPECIFICATIONS ON THE WORK

The Contractor shall keep on the job site one copy of the Contract Documents in good order, including current copies of all Drawings and Specifications for the Work, and any approved Shop Drawings, Product Data or Samples, and as-built drawings. As-built drawings shall be updated weekly by the Contractor and Subcontractors to reflect actual constructed conditions including dimensioned locations of underground work and the Contractor's failure to maintain such updates may be grounds to withhold portions of payments otherwise due in accordance with Article 33, Payments Withheld. All such documents shall be available to the Architect/Engineer and representatives of the State. In addition, the Contractor shall keep on the job site one copy of all approved addenda, Change Orders and requests for information issued for the Work.

The Contractor shall develop procedures to insure the currency and accuracy of as-built drawings and shall maintain on a current basis a log of requests for information and responses thereto, a Shop Drawing and Product Data submittal log, and a Sample submittal log to record the status of all necessary and required submittals.

ARTICLE 12. REQUESTS FOR INFORMATION AND SCHEDULES

A. REQUESTS FOR INFORMATION

The Architect/Engineer shall furnish additional instructions with reasonable promptness, by means of drawings or otherwise, necessary for the proper execution of the Work. All such drawings and instructions shall be consistent with the Contract Documents and reasonably inferable there from. The Architect/Engineer shall determine what additional instructions or drawings are necessary for the proper execution of the Work.

The Work shall be executed in conformity with such instructions and the Contractor shall do no work without proper drawings, specifications or instructions. If the Contractor believes additional instructions, specifications or drawings are needed for the performance of any portion of the Work, the Contractor shall give Notice of such need in writing through a request for information furnished to the Architect/Engineer sufficiently in advance of the need for such additional instructions, specifications or drawings to avoid delay and to allow the Architect/Engineer a reasonable time to respond. The Contractor shall maintain a log of the requests for information and the responses provided.

B. SCHEDULES

1. SUBMITTAL SCHEDULES

Prior to filing the Contractor’s first application for payment, a schedule shall be prepared which may be preliminary to the extent required, fixing the dates for the submission and initial review of required Shop Drawings, Product Data and Samples for the beginning of manufacture and installation of materials, and for the completion of the various parts of the Work. It shall be prepared so as to cause no delay in the Work or in the work of any other contractor. The schedule shall be subject to change from time to time in accordance with the progress of the Work, and it shall be subject to the review and approval by the Architect/Engineer. It shall fix the dates at which the various Shop Drawings Product Data and Samples will be required from the Architect/Engineer. The Architect/Engineer, after review and agreement as to the time provided for initial review, shall review and comment on the Shop Drawings, Product Data and Samples in accordance with that schedule. The schedule shall be finalized, prepared and submitted with respect to each of the elements of the Work in time to avoid delay, considering reasonable periods for review, manufacture or installation.
At the time the schedule is prepared, the Contractor, the Architect/Engineer and Principal Representative shall jointly identify the Shop Drawing, Product Data and Samples, if any, which the Principal Representative shall receive simultaneously with the Architect/Engineer for the purposes of owner coordination with existing facility standards and systems. The Contractor shall furnish a copy for the Principal Representative when so requested. Transmittal of Shop Drawings and Product Data copies to the Principal Representative shall be solely for the convenience of the Principal Representative and shall neither create nor imply responsibility or duty of review by the Principal Representative.

The Contractor may also, or at the direction of the Principal Representative at any time shall, prepare and maintain a schedule, which may also be preliminary and subject to change to the extent required, fixing the dates for the initial responses to requests for information or for detail drawings which will be required from the Architect/Engineer to allow the beginning of manufacture, installation of materials and for the completion of the various parts of the Work. The schedule shall be subject to review and approval by the Architect/Engineer. The Architect/Engineer shall, after review and agreement, furnish responses and detail drawings in accordance with that schedule. Any such schedule shall be prepared and approved in time to avoid delay, considering reasonable periods for review, manufacture or installation, but so long as the request for information schedule is being maintained, it shall not be deemed to transfer responsibility to the Contractor for errors or omissions in the Contract Documents where circumstances make timely review and performance impossible.

The Architect/Engineer shall not unreasonably withhold approval of the Contractor’s schedules and shall inform the Contractor and the Principal Representative of the basis of any refusal to agree to the Contractor’s schedules. The Principal Representative shall attempt to resolve any disagreements.

2. SCHEDULE OF VALUES
Within twenty-one (21) calendar days after the date of the Notice to Proceed, the Contractor shall submit to the Architect/Engineer and Principal Representative, for approval, and to the State Buildings Programs when specifically requested, a complete itemized schedule of the values of the various parts of the Work, as estimated by the Contractor, aggregating the total price. The schedule of values shall be in such detail as the Architect/Engineer or the Principal Representative shall require, prepared on forms acceptable to the Principal Representative. It shall, at a minimum, identify on a separate line each division of the Specifications including the general conditions costs to be charged to the Project. The Contractor shall revise and resubmit the schedule of values for approval when, in the opinion of the Architect/Engineer or the Principal Representative, such resubmittal is required due to changes or modifications to the Contract Documents or the Contract sum.

The total cost of each line item so separately identified shall, when requested by the Architect/Engineer or the Principal Representative, be broken down into reasonable estimates of the value of:

a. Material, which shall include the cost of material actually built into the Project plus any local sales or use tax paid thereon; and,
b. Labor and other costs.

The cost of subcontracts shall be incorporated in the Contractor’s schedule of values, and when requested by the Architect/Engineer or the Principal Representative, shall be separately shown as line items.

The Architect/Engineer shall review the proposed schedules and approve it after consultation with the Principal Representative, or advise the Contractor of any required revisions within ten (10) days of its receipt. In the event no action is taken on the submittal within ten days, the
Contractor may utilize the schedule of values as its submittal for payment until it is approved or until revisions are requested.

When the Architect/Engineer deems it appropriate to facilitate certification of the amounts due to the Contractor, further breakdown of subcontracts, including breakdown by labor and materials, may be directed.

This schedule of values, when approved, will be used in preparing Contractor’s applications for payment on State Form SC-7.2, Application for Payment.

3. CONSTRUCTION SCHEDULES
Within twenty-one (21) calendar days after the date of the Notice to Proceed, the Contractor shall submit to the Architect/Engineer and the Principal Representative, and to the State Buildings Programs when specifically requested, on a form acceptable to them, an overall timetable of the construction schedule for the Project. Unless the Supplementary General Conditions or the Specifications allow scheduling with bar charts or other less sophisticated scheduling tools, the Contractor’s schedule shall be a critical-path method (CPM) construction schedule. The CPM schedule shall start with the date of the Notice to Proceed and include submittals activities, the various construction activities, change order work (when applicable), close-out, testing, demonstration of equipment operation when called for in the Specifications, and acceptance. The CPM shall at a minimum correlate to the schedule of values line items and shall be cost loaded if requested by the Architect/Engineer or Principal Representative. The completion time shall be the time specified in the Agreement and all Project scheduling shall allocate float utilizing the full period available for construction as specified in the Agreement on State Form SC 6.13, without indication of early completion, unless such earlier completion is approved in writing by the Principal Representative and State Building Programs.

The time shown between the starting and completion dates of the various elements within the construction schedule shall represent one hundred per cent (100%) completion of each element.

All other elements of the CPM schedule shall be as required by the Specifications. In addition, the Contractor shall submit monthly updates of the construction schedule. These updates shall reflect the Contractor’s “work in place” progress.

When requested by the Architect/Engineer, the Principal Representative or the State Buildings Programs, the Contractor shall revise the construction schedule to reflect changes in the schedule of values.

When the testing of materials is required by the Specifications, the Contractor shall also prepare and submit to the Architect/Engineer and the Principal Representative a schedule for testing in accordance with Article 14, Samples and Testing.

ARTICLE 13.  SHOP DRAWINGS, PRODUCT DATA AND SAMPLES
A. SUBMITTAL PROCESS
The Contractor shall check and field verify all dimensions. The Contractor shall check, approve and submit to the Architect/Engineer in accordance with the schedule described in Article 12, Requests for Information and Schedules, all Shop Drawings, Product Data and Samples required by the specifications or required by the Contractor for the work of the various trades. All Drawings and Product Data shall contain identifying nomenclature and each submittal shall be accompanied by a letter of transmittal identifying in detail all enclosures. The number of copies of Shop Drawings and Product Data to be submitted shall be as specified in the Specifications and if no number is specified then three copies shall be submitted.

The Architect/Engineer shall review and comment on the Shop Drawings and Product Data within the time provided in the agreed upon schedule for conformance with information given and the design
concept expressed in, or reasonably inferred from, the Contract Documents. The nature of all corrections to be made to the Shop Drawings and Product Data, if any, shall be clearly noted, and the submittals shall be returned to the Contractor for such corrections. If a change in the scope of the Work is intended by revisions requested to any Shop Drawings and Product Data, the Contractor shall be requested to prepare a change proposal in accordance with Article 35, Changes In The Work. On resubmitted Shop Drawings, Product Data or Samples, the Contractor shall direct specific attention in writing on the transmittal cover to revisions other than those corrections requested by the Architect/Engineer on any previously checked submittal. The Architect/Engineer shall promptly review and comment on, and return, the resubmitted items.

The Contractor shall thereafter furnish such other copies in the form approved by the Architect/Engineer as may be needed for the prosecution of the work.

B. FABRICATION AND ORDERING
Fabrication shall be started by the Contractor only after receiving approved Shop Drawings from the Architect/Engineer. Materials shall be ordered in accordance with approved Product Data. Work which is improperly fabricated, whether through incorrect Shop Drawings, faulty workmanship or materials, will not be acceptable.

C. DEVIATIONS FROM DRAWINGS OR SPECIFICATIONS
The review and comments of the Architect/Engineer of Shop Drawings, Product Data or Samples shall not relieve the Contractor from responsibility for deviations from the Drawings or Specifications, unless he or she has in writing called the attention of the Architect/Engineer to such deviations at the time of submission, nor shall it relieve the Contractor from responsibility for errors of any sort in Shop Drawings or Product Data. Review and comments on Shop Drawings or Product Data containing identified deviations from the Contract Documents shall not be the basis for a Change Order or a claim based on a change in the scope of the Work unless Notice is given to the Architect/Engineer and Principal Representative of all additional costs, time and other impacts of the identified deviation by bring it to their attention in writing at the time the submittals are made, and any subsequent change in the Contract sum or the Contract time shall be limited to cost, time and impacts so identified.

D. CONTRACTOR REPRESENTATIONS
By preparing, approving, and/or submitting Shop Drawings, Product Data and Samples, the Contractor represents that the Contractor has determined and verified all materials, field measurements, and field construction criteria related thereto, and has checked and co-ordinated the information contained within each submittal with the requirements of the Work, the Project and the Contract Documents and prior reviews and approvals.

ARTICLE 14. SAMPLES AND TESTING
A. SAMPLES
The Contractor shall furnish for approval, with such promptness as to cause no delay in his or her work or in that of any other Contractor, all Samples as directed by the Architect/Engineer. The Architect/Engineer shall check and approve such Samples, with reasonable promptness, but only for conformance with the design intent of the Contract Documents and the Project, and for compliance with any submission requirements given in the Contract Documents.

B. TESTING - GENERAL
The Contractor shall provide such equipment and facilities as the Architect/Engineer may require for conducting field tests and for collecting and forwarding samples to be tested. Samples themselves shall not be incorporated into the Work after approval without the permission of the Architect/Engineer.

All materials or equipment proposed to be used may be tested at any time during their preparation or use. The Contractor shall furnish the required samples without charge and shall give sufficient Notice of the placing of orders to permit the testing thereof. Products may be sampled either prior to shipment or after being received at the site of the Work.
Tests shall be made by an accredited testing laboratory. Except as otherwise provided in the Specifications, sampling and testing of all materials, and the laboratory methods and testing equipment, shall be in accordance with the latest standards and tentative methods of the American Society of Testing Materials (ASTM). The cost of testing which is in addition to the requirements of the Specifications shall be paid by the Contractor if so directed by the Architect/Engineer, and the Contract sum shall be adjusted accordingly by Change Order; provided however, that whenever testing shows portions of the Work to be deficient, all costs of testing including that required to verify the adequacy of repair or replacement work shall be the responsibility of the Contractor.

C. TESTING - CONCRETE AND SOILS

Unless otherwise specified or provided elsewhere in the Contract Documents, the Principal Representative will contract for and pay for the testing of concrete and for soils compaction testing through an independent laboratory or laboratories selected and approved by the Principal Representative. The Contractor shall assume the responsibility of arranging, scheduling and coordinating the concrete sample collection efforts and soils compaction efforts. Testing shall be performed in accordance with the requirements of the Specifications, and if no requirements are specified, the Contractor shall request instructions and testing shall be as directed by the Architect/Engineer or the soils engineer, as applicable, and in accordance with standard industry practices.

The Principal Representative and the Architect/Engineer shall be given reasonable advance notice of each concrete pour and reserve the right to either increase or decrease the number of cylinders or the frequency of tests.

Soil compaction testing shall be at random locations selected by the soils engineer. In general, soils compaction testing shall be as directed by the soils engineer and shall include all substrate prior to backfill or construction.

D. TESTING - OTHER

Additional testing required by the Specifications will be accomplished and paid for by the Principal Representative in a manner similar to that for concrete and soils unless noted otherwise in the Specifications. In any case, the Contractor will be responsible for arranging, scheduling and coordinating additional tests. Where the additional testing will be contracted and paid for by the Principal Representative the Contractor shall give the Principal Representative not less than one month advance written Notice of the date the first such test will be required.

ARTICLE 15. SUBCONTRACTS

The Contractor shall, within twenty one (21) days after the date of the Notice of Award, submit to the Architect/Engineer, the Principal Representative and State Buildings Programs a preliminary list of Subcontractors. It shall be as complete as possible at the time, showing all known Subcontractors planned for the work. The list shall be supplemented as other Subcontractors are determined by the Contractor and any such supplemental list shall be submitted to the Architect/Engineer, the Principal Representative and State Buildings Programs not less than ten (10) days before the Subcontractor commences work.

The Contractor’s list shall include those Subcontractors, if any, which the Contractor indicated in its bid would be employed for specific portions of the Work if such indication was requested in the bid documents issued by the State. The substitution of any Subcontractor listed in the Contractor’s bid shall be justified in writing not less than ten (10) days after the date of the Notice of Award, and shall be subject to the approval of the Principal Representative. For reasons such as the Subcontractor’s refusal to perform as agreed, subsequent unavailability or later discovered bid errors, or other similar reasons, but not including the availability of a lower Subcontract price, such substitution may be approved. The Contractor shall bear any additional cost incurred by such substitutions.

The Contractor shall not employ any Subcontractor that the Architect/Engineer, within seven (7) days after the date of receipt of the Contractor’s list of Subcontractors or any supplemental list, objects to in writing as being unacceptable to either the Architect/Engineer, the Principal Representative or State Buildings
Programs. If a Subcontractor is deemed unacceptable, the Contractor shall propose a substitute Subcontractor and the Contract sum shall be adjusted by any demonstrated difference between the Subcontractor's bids, except where the Subcontractor has been debarred by the State or fails to meet qualifications of the Contract Documents to perform the work proposed.

The Contractor shall be fully responsible to the Principal Representative for the acts and omissions of Subcontractors and of persons either directly or indirectly employed by them. All instructions or orders in respect to work to be done by Subcontractors shall be given to the Contractor.

ARTICLE 16. RELATIONS OF CONTRACTOR AND SUBCONTRACTOR
The Contractor agrees to bind each Subcontractor to the terms of these General Conditions and to the requirements of the Drawings and Specifications, and any Addenda thereto, and also all the other Contract Documents, so far as applicable to the work of such Subcontractor. The Contractor further agrees to bind each Subcontractor to those terms of the General Conditions which expressly require that Subcontractors also be bound, including without limitation, requirements that Subcontractors waive all rights of subrogation, provide adequate general commercial liability and property insurance, automobile insurance and workers' compensation insurance as provided in Article 25, Insurance.

Nothing contained in the Contract Documents shall be deemed to create any contractual relationship whatsoever between any Subcontractor and the State of Colorado acting by and through its Principal Representative.

ARTICLE 17. MUTUAL RESPONSIBILITY OF CONTRACTORS
Should the Contractor cause damage to any separate contractor on the work, the Contractor agrees, upon due Notice, to settle with such contractor by agreement, if he or she will so settle. If such separate contractor sues the Principal Representative on account of any damage alleged to have been so sustained, the Principal Representative shall notify the Contractor, who shall defend such proceedings if requested to do so by Principal Representative. If any judgment against the Principal Representative arises there from, the Contractor shall pay or satisfy it and pay all costs and reasonable attorney fees incurred by the Principal Representative, in accordance with Article 52C, Indemnification, provided the Contractor was given due Notice of an opportunity to settle.

ARTICLE 18. SEPARATE CONTRACTS
The Principal Representative reserves the right to enter into other contracts in connection with the Project or the Contract. The Contractor shall afford other contractors reasonable opportunity for the introduction and storage of their materials and the execution of their work, and shall properly connect and coordinate his or her work with theirs. If any part of the Contractor's work depends, for proper execution or results, upon the work of any other contractor, the Contractor shall inspect and promptly report to the Architect/Engineer any defects in such work that render it unsuitable for such proper execution and results. Failure of the Contractor to so inspect and report shall constitute an acceptance of the other contractor's work as fit and proper for the reception of work, except as to defects which may develop in the other Contractor's work after the execution of the Contractor's work.

To insure the proper execution of subsequent work, the Contractor shall measure work already in place and shall at once report to the Architect/Engineer any discrepancy between the executed work and the Drawings.

ARTICLE 19. USE OF PREMISES
The Contractor shall confine apparatus, the storage of materials and the operations of workmen to limits indicated by law, ordinances, permits and any limits lines shown on the Drawings. The Contractor shall not unreasonably encumber the premises with materials.

The Contractor shall enforce all of the Architect/Engineer's instructions and prohibitions regarding, without limitation, such matters as signs, advertisements, fires and smoking.
ARTICLE 20. CUTTING, FITTING OR PATCHING
The Contractor shall do all cutting, fitting or patching of work that may be required to make its several parts come together properly and fit it to receive or be received by work of other Contractors shown upon, or reasonably inferred from, the Drawings and Specifications for the complete structure, and shall provide for such finishes to patched or fitted work as the Architect/Engineer may direct. The Contractor shall not endanger any work by cutting, excavating or otherwise altering the work and shall not cut or alter the work of any other Contractor save with the consent of the Architect/Engineer.

ARTICLE 21. UTILITIES
A. TEMPORARY UTILITIES
Unless otherwise specifically stated in the Specifications or on the Drawings, the Principal Representative shall be responsible for the locations of all utilities as shown on the Drawings or indicated elsewhere in the Specifications, subject to the Contractor's compliance with all statutory or regulatory requirements to call for utility locates. When actual conditions deviate from those shown the Contractor shall comply with the requirements of Article 37, Differing Site Conditions. The Contractor shall provide and pay for the installation of all temporary utilities required to supply all the power, light and water needed by him and other Contractors for their Work and shall install and maintain all such utilities in such manner as to protect the public and workmen and conform with any applicable laws and regulations. Upon completion of the work, he or she shall remove all such temporary utilities from the site. The Contractor shall pay for all consumption of power, light and water used by him or her and the other Contractors, without regard to whether such items are metered by temporary or permanent meters. The Superintendent shall have full authority over all trades and Subcontractors at any tier to prevent waste. The cut-off date on permanent meters shall be either the agreed date of the date of the Notice of Substantial Completion or the Notice of Approval of Occupancy/Use of the Project.

B. PROTECTION OF EXISTING UTILITIES
Where existing utilities, such as water mains, sanitary sewers, storm sewers and electrical conduits, are shown on the Drawings, the Contractor shall be responsible for the protection thereof, without regard to whether any such utilities are to be relocated or removed as a part of the Work. If any utilities are to be moved, the moving must be conducted in such manner as not to cause undue interruption or delay in the operation of the same.

C. CROSSING OF UTILITIES
When new construction crosses highways, railroads, streets, or utilities under the jurisdiction of State, city or other public agency, public utility or private entity, the Contractor shall secure proper written permission before executing such new construction. The Contractor will be required to furnish a proper release before final acceptance of the Work.

ARTICLE 22. UNSUITABLE CONDITIONS
The Contractor shall not work at any time, or permit any work to be done, under any conditions contrary to those recommended by manufacturers or industry standards which are otherwise proper, unsuited for proper execution, safety and performance. Any cost caused by ill-timed work shall be borne by the Contractor unless the timing of such work shall have been directed by the Architect/Engineer or the Principal Representative, after the award of the Contract, and the Contractor provided Notice of any additional cost.

ARTICLE 23. TEMPORARY FACILITIES
A. OFFICE FACILITIES
The Contractor shall provide and maintain without additional expense for the duration of the Project temporary office facilities, as required and as specified, for his or her own use and the use of the Architect/Engineer, representatives of the Principal Representative and State Buildings Programs.

B. TEMPORARY HEAT
The Contractor shall furnish and pay for all the labor, facilities, equipment, fuel and power necessary to supply temporary heating, ventilating and air conditioning, except to the extent otherwise specified, and shall be responsible for the installation, operation, maintenance and removal of such facilities and
equipment. Unless otherwise specified, the permanent HVAC system shall not be used for temporary heat in whole or in part. If the Contractor desires to put the permanent system into use, in whole or in part, the Contractor shall set it into operation and furnish the necessary fuel and manpower to safely operate, protect and maintain that HVAC system. Any operation of all or any part of the permanent HVAC system including operation for testing purposes shall not constitute acceptance of the system, nor shall it relieve the Contractor of his or her one-year guarantee of the system from the date of the Notice of Substantial Completion of the entire Project, and if necessary due to prior operation, the Contractor shall provide manufacturers’ extended warranties from the date of the Contractor’s use prior to the date of the Notice of Substantial Completion.

C. WEATHER PROTECTION
The Contractor shall, at all times, provide protection against weather, so as to maintain all work, materials, apparatus and fixtures free from injury or damages.

D. DUST PARTITIONS
If the Work involves work in an occupied existing building, the Contractor shall erect and maintain during the progress of the work, suitable dust-proof temporary partitions, or more permanent partitions as specified, to protect such building and the occupants thereof.

E. BENCH MARKS
The Contractor shall maintain any site bench marks provided by the Principal Representative and shall establish any additional benchmarks specified by the Architect/Engineer as necessary for the Contractor to layout the work and ascertain all grades and levels as needed.

F. SIGN
The Contractor shall erect and permit one 4’ x 8’ sign only at the site to identify the Project as specified or directed by the Architect/Engineer which shall be maintained in good condition during the life of the Project.

G. SANITARY PROVISION
The Contractor shall provide and maintain suitable, clean, temporary sanitary toilet facilities for any and all workmen engaged on the Work, for the entire construction period, in strict compliance with the requirement of all applicable codes, regulations, laws and ordinances, and no other facilities, new or existing, may be used by any person on the Project. When the Project is complete the Contractor shall promptly remove them from the site, disinfect, and clean or treat the areas as required. If any new construction surfaces in the Project other than the toilet facilities provided for herein are soiled at any time, the entire areas so soiled shall be completely removed from the Project and rebuilt.

ARTICLE 24. CLEANING UP
The Contractor shall keep the building and premises free from all surplus material, waste material, dirt and rubbish caused by employees or work, and at the completion of the Work shall remove all such surplus material, waste material, dirt, and rubbish, as well as all tools, equipment and scaffolding, and shall wash and clean all window glass and plumbing fixtures, perform cleanup and cleaning required by the Specifications and leave all of the work clean unless more exact requirements are specified.

ARTICLE 25. INSURANCE
A. GENERAL LIABILITY, PROPERTY DAMAGE AND AUTOMOBILE
The Contractor shall procure and maintain comprehensive commercial general liability and property damage insurance and comprehensive automobile liability and property damage insurance as hereinafter specified, at his or her own expense, during the life of this Contract. This insurance shall include a provision preventing cancellation without forty-five (45) days’ prior Notice by certified mail and shall state whether the coverage is “claims made” or “per occurrence”. The Contractor shall obtain “per occurrence” insurance unless otherwise agreed in writing by the Principal Representative. A completed Certificate of Insurance shall be filed with State Buildings Programs within ten (10) days after the date of the Notice of Award, said Certificate to specifically state the inclusion of the coverages and provisions set forth herein.
This insurance must protect the Contractor from all claims for bodily injury, including death, and all claims for destruction of or damage to property, arising out of or in connection with, any operations under this Contract, whether such operations be by the Contractor or by any Subcontractor under him or anyone directly or indirectly employed by the Contractor or by a Subcontractor. All such insurance shall be written with limits and coverages as specified below and shall be written on a Comprehensive Form of Policy. In the event any of the hazards or exposures, normally listed in standard policies as “Exclusions”, are involved or required under this Contract, then such hazards or exposures shall be covered and protection afforded under the policy and such exclusions (X), (c) and (u), as excerpted from standard policies, must be removed from the policy as listed below:

“(X) Injury to or destruction of any property arising out of blasting or explosion, other than the explosion of air or steam vessels, piping under pressure, prime movers, machinery of power transmitting equipment”

“(c) The collapse of or structural injury to any building or structure due to: (1) grading of land, excavating, burrowing, filling, backfilling, tunneling, pile driving, cofferdam work or caisson work; or (2) moving, shoring, underpinning, raising or demolition of any building or structure, or removal or rebuilding of any structural support thereof;”

“(u) (1) injury to or destruction of wires, conduits, pipes, mains, sewers or other similar property, or any apparatus in connection therewith, below the surface of the ground, if such injury or destruction is caused by and occurs during the use of mechanical equipment for the purpose of grading of land, paving, excavating or drilling; or, (2) injury to or destruction of property at any time resulting there from.”

Such insurance shall be written with limits and coverages as follows, and the State of Colorado shall be named as an additional insured listed on the Acord form. The additional insured endorsement shall be requested on Insurance Services Office, Inc. (ISO) endorsement form No. CG20101185. If CG20101185 is not available, the endorsement shall be furnished by CG20101093. Additionally, CG20371001 shall be included, if possible. All aggregate amounts must be specified on the Acord form.

A. **Commercial General Liability (CGL),** (including bodily injury, personal injury and property damage) with the following coverages depending upon format:

1. Occurrence basis policy-combined single limit of $1,000,000
2. Annual Aggregate limit policy-not less than $2,000,000
   
   (Acord example) Minimum limits: $1,000,000 each occurrence
   
   $2,000,000 general aggregate with dedicated limits per project site
   
   $2,000,000 products and completed operations aggregate

The following coverages shall be included in the CGL:

1. Premises-Operations
2. Explosion/Collapse Hazard
3. Underground Hazard
4. Products/Completed Operations Hazard
5. Broad Form Contractual
6. Independent Contractors
7. Broad Form Property Damage
8. Personal Injury
B. **Automobile Liability** and business auto liability covering liability arising out of any auto (including owned, hired and non-owned autos).

Occurrence basis policy-combined single limit of $1,000,000

(Acord example) Minimum limit: $1,000,000 combined single limit each accident

Coverages:

1. Specific waiver of subrogation
2. Contractual liability

C. **Umbrella/Excess Liability (for construction projects exceeding $10,000,000, provide the following coverage):** The vendor shall maintain umbrella/excess liability insurance on an occurrence basis in excess of the underlying insurance described in Sections A, B, and D, which is at least as broad as each and every area of the underlying policies. The amounts of insurance required in Sections A, B, and D may be satisfied by the vendor purchasing coverage for the limits specified or by any combination of underlying and umbrella limits, so long as the total amount of insurance is not less than the limits specified in each section previously mentioned.

(Acord example) Minimum limit: $5,000,000 combined single limit and aggregate limit

Coverages:

1. Additional insured endorsement
2. Pay on behalf of wording
3. Concurrency of effective dates with primary
4. Blanket contractual liability
5. Punitive damages coverage (where not prohibited by law)

B. **WORKERS’ COMPENSATION INSURANCE**

The Contractor shall procure and maintain Workers' Compensation Insurance at his or her own expense during the life of this Contract, including occupational disease provisions for all employees. This insurance, if issued by a private carrier, shall contain the same forty-five (45) days’ Notice of cancellation as required in Article 25, Insurance for the Comprehensive General Liability Insurance. Evidence of such insurance shall be by the issuance of either a Certificate by the State Compensation Insurance Fund (or its successor) or, if issued by a private carrier, the completion of a Certificate of Insurance, and such Certificate shall be filed with the State Buildings Program. The Certificate shall be filed within ten (10) days after the date of the Notice of Award.

The Contractor shall also require each Subcontractor to furnish Workers' Compensation Insurance, including occupational disease provisions for all of the latter’s employees, and to the extent not furnished, the Contractor accepts full liability and responsibility for Subcontractor’s employees.

In cases where any class of employees engaged in hazardous work under this Contract at the site of the Project is not protected under the Workers’ Compensation statute, the Contractor shall provide, and shall cause each Subcontractor to provide, adequate and suitable insurance for the protection of employees not otherwise protected.
C. **BUILDER’S RISK INSURANCE**

Unless otherwise expressly stated in the Supplementary General Conditions (e.g. where the State elects to provide for projects with a completed value of less than $1,000,000), the Contractor shall effect and maintain a policy of insurance to provide, at Contractor’s expense, All Risk Builder’s Risk Insurance Coverage which shall be in the dollar amount of the total Project for which the Work of this Contract is to be done. Such policy may have a deductible clause but not to exceed ten thousand dollars ($10,000.00).

The Contractor shall waive all rights of subrogation as regards the State of Colorado, its officials, its officers, its agents and its employees, all while acting within the scope and course of their employment. The Insurer shall not void such insurance policy by reason of the Contractor waiving said rights. The Contractor shall require all Subcontractors at any tier to similarly waive all such rights of subrogation and shall expressly include such a waiver in all subcontracts. The insurance shall remain in effect until the Date of Notice specified on the Notice of Acceptance, State Form SBP-6.27, whether or not the building or some part thereof is occupied in any manner prior to final acceptance of the Project, and shall remain fully in effect notwithstanding any acceptance of the work of any Subcontractor on the Project. Such insurance shall be in an amount equal to the total insurable value of the construction. Upon request, the amount of such insurance shall be increased to include the cost of any additional work to be done on the Project, or materials or equipment to be incorporated in the Project, or materials or equipment to be incorporated in the Project, under other independent contracts let or to be let. In such event, the Contractor shall be reimbursed for this cost as his or her share of the insurance in the same ratio as the ratio of the insurance represented by such independent contracts let or to be let to the total insurance carried.

All such insurance shall insure the State of Colorado acting by and through its Principal Representative, the Contractor and his or her Subcontractors at any tier as their interests may appear. The insurance shall include a loss payable provision naming the State Controller, as loss payee.

The Principal Representative, with approval of the State Controller, shall have the power to adjust and settle any loss. Unless it is agreed otherwise, all monies received shall be applied first on rebuilding or repairing the destroyed or injured work.

The Certificate of Insurance shall specifically state the inclusion of the provisions herein above. A certificate for such insurance shall be filed with State Buildings Programs within ten (10) days after date of Notice of Award. The Insurance shall include a provision preventing cancellation without forty five (45) days’ prior Notice in writing by certified mail.

D. **ADDITIONAL MISCELLANEOUS INSURANCE PROVISIONS**

Certificates of Insurance and/or insurance policies required under this Contract shall be subject to the following stipulations and additional requirements:

1. The clause entitled “Other Insurance Provisions” contained in any policy including the State of Colorado as an additional named insured shall not apply to the State of Colorado;
2. Any and all deductibles or self-insured retentions contained in any Insurance policy shall be assumed by and at the sole risk of the Contractor;
3. If any of the said policies shall fail at any time to meet the requirements of the Contract Documents as to form or substance, or if a company issuing any such policy shall be or at any time cease to be approved by the Division of Insurance of the State of Colorado, or be or cease to be in compliance with any stricter requirements of the Contract Documents, the Contractor shall promptly obtain a new policy, submit the same to State Building Programs for approval if requested, and submit a Certificate of Insurance as hereinbefore provided. Upon failure of the Contractor to furnish, deliver and maintain such insurance as provided herein, this Contract, in the sole discretion of the State of Colorado, may be immediately declared suspended, discontinued, or terminated. Failure of the Contractor in obtaining and/or maintaining any required insurance shall not relieve the Contractor from any liability under the Contract, nor
shall the insurance requirements be construed to conflict with the obligations of the Contractor concerning indemnification;

4. All requisite insurance shall be obtained from financially responsible insurance companies, authorized to do business in the State of Colorado and acceptable to the State;

5. Receipt, review or acceptance by the State of any insurance policies or certificates of insurance required by this Contract shall not be construed as a waiver or relieve the Contractor from its obligation to meet the insurance requirements contained in these General Conditions.

ARTICLE 26. CONTRACTOR’S PERFORMANCE AND PAYMENT BONDS
The Contractor shall furnish a Performance Bond and a Labor and Material Payment Bond on State Forms SC-6.22, Performance Bond, and SC-6.221, Labor and Material Payment Bond, or such other forms as State Buildings Programs may approve for the Project, executed by a corporate Surety authorized to do business in the State of Colorado and in the full amount of the Contract sum. The expense of these bonds shall be borne by the Contractor and the bonds shall be filed with State Buildings Programs.

If, at any time, a Surety on such a bond is found to be, or ceases to be in strict compliance with any qualification requirements of the Contract Documents or the bid documents, or loses its right to do business in the State of Colorado, another Surety will be required, which the Contractor shall furnish to State Buildings Programs within ten (10) days after receipt of Notice from the State or after the Contractor otherwise becomes aware of such conditions.

ARTICLE 27. LABOR AND WAGES
In accordance with laws of Colorado, C.R.S. § 8-17-101, et. seq., as amended, Colorado labor shall be employed to perform the work to the extent of not less than eighty percent (80%) of each type or class of labor in the several classifications of skilled and common labor employed on the Project. If the Federal Davis-Bacon Act shall be applicable to the Project, as indicated in Article 54B, Modification of Article 27, the minimum wage rates to be paid on the Project will be specified in the Contract Documents.

ARTICLE 28. ROYALTIES AND PATENTS
The Contractor shall be responsible for assuring that all rights to use of products and systems have been properly arranged and shall take such action as may be necessary to avoid delay, at no additional charge to the Principal Representative, where such right is challenged during the course of the work. The Contractor shall pay all royalties and license fees required to be paid and shall defend all suits or claims for infringement of any patent rights and shall save the State of Colorado harmless from loss on account thereof, in accordance with Article 52C, Indemnification; provided, however, the Contractor shall not be responsible for such loss or defense for any copyright violations contained in the Contract Documents prepared by the Architect/Engineer or the Principal Representative of which the Contractor is unaware, or for any patent violations based on specified processes that the Contractor is unaware are patented or that the Contractor should not have had reason to believe were patented.

ARTICLE 29. ASSIGNMENT
Except as otherwise provided hereafter the Contractor shall not assign the whole or any part of this Contract without the written consent of the Principal Representative. This provision shall not be construed to prohibit assignments of the right to payment to the extent permitted by Section 4-9-406, C.R.S., as amended, provided that written Notice of assignment adequate to identify the rights assigned is received by the Principal Representative and the controller for the agency, department, or institution executing this Contract (as distinguished from the State Controller). Such assignment of the right to payment shall not be deemed valid until receipt by the Principal Representative and such controller and the Contractor assumes the risk that such written Notice of assignment is received by the Principal Representative and the controller for the agency, department, or institution involved. In case the Contractor assigns all or part of any moneys due or to become due under this Contract, the instrument of assignment shall contain a clause substantially to the effect that it is agreed that the right of the assignee in and to any moneys due or to become due to the Contractor shall be subject to all claims of all persons, firms, and corporations for services rendered or materials supplied for the performance of the work called for in this Contract, whether said service or materials were supplied prior to or after the assignment. Nothing in this Article shall be deemed a waiver of any other defenses available to the State against the Contractor or the assignee.
ARTICLE 30. CORRECTION OF WORK BEFORE ACCEPTANCE

The Contractor shall promptly remove from the premises all work or materials condemned or declared irreparably defective as failing to conform to the Contract Documents on receipt of written Notice from the Architect/Engineer or the Principal Representative, whether incorporated in the Work or not. If such materials shall have been incorporated in the Work, or if any unsatisfactory work is discovered, the Contractor shall promptly replace and re-execute his or her work in accordance with the requirements of the Contract Documents without expense to the Principal Representative, and shall also bear the expense of making good all work of other contractors destroyed or damaged by the removal or replacement of such defective material or work.

If the Contractor does not remove such condemned or irreparably defective work or material within a reasonable time, the Principal Representative may, after giving a second seven (7) day advance Notice to the Contractor and the Surety, remove them and may store the material at the Contractor's expense. The Principal Representative may accomplish the removal and replacement with its own forces or with another Contractor. If the Contractor does not pay the expense of such removal and pay all storage charges within ten (10) days thereafter, the Principal Representative may, upon ten (10) days' written Notice, sell such material at auction or at private sale and account for the net proceeds thereof, after deducting all costs and expenses which should have been borne by the Contractor. If the Contractor shall commence and diligently pursue such removal and replacement before the expiration of the seven day period, or if the Contractor shall show good cause in conjunction with submittal of a revised CPM schedule showing when the work will be performed and why such removal of condemned work should be scheduled for a later date, the Principal Representative shall not proceed to remove or replace the condemned work.

Should any defective work or material be discovered during the process of construction, or should reasonable doubt arise as to whether certain material or work is in accordance with the Contract Documents, the value of such defective or questionable material or work shall not be included in any application for payment, or if previously included, shall be deducted by the Architect/Engineer from the next application submitted by the Contractor.

If the Contractor does not perform repair, correction and replacement of defective work, in lieu of proceeding by issuance of a Notice of intent to remove condemned work as outlined above, the Principal Representative may, not less than seven (7) days after giving the original written Notice of the need to repair, correct, or replace defective work, deduct all costs and expenses of replacement or correction as instructed by the Architect/Engineer from the Contractor’s next application for payment in addition to the value of the defective work or material. The Principal Representative may also make an equitable deduction from the Contract sum by unilateral Change Order, in accordance with Article 33, Payments Withheld and Article 35, Changes In The Work.

If the Contractor disagrees with the Notice to remove work or materials condemned or declared irreparably defective, the Contractor may request facilitated negotiation of the issue and the Principal Representative’s right to proceed with removal and to deduct costs and expenses of repair shall be suspended and tolled until such time as the parties meet and negotiate the issue.

During construction, whenever the Architect/Engineer has advised the Contractor in writing, in the Specifications, by reference to Article 6, Architect/Engineer Decisions And Judgments, of these General Conditions or elsewhere in the Contract Documents of a need to observe materials in place prior to their being permanently covered up, it shall be the Contractor’s responsibility to notify the Architect/Engineer at least forty-eight (48) hours in advance of such covering operation. If the Contractor fails to provide such notification, Contractor shall, at his or her expense, uncover such portions of the work as required by the Architect/Engineer for observation, and reinstall such covering after observation. When a covering operation is continued from day to day, notification of the commencement of a single continuing covering operation shall suffice for the activity specified so long as it proceeds regularly and without interruption from day to day, in which event the Contractor shall coordinate with the Architect/Engineer regarding the continuing covering operation.
ARTICLE 31. APPLICATIONS FOR PAYMENTS

A. CONTRACTOR’S SUBMITTALS

On or before the first day of each month and no more than five days prior thereto, the Contractor may submit applications for payment for the work performed during such month covering the portion of the Work completed as of the date indicated, and payments on account of this Contract shall be due within thirty (30) days after the last day of the period for which payment is requested. The Contractor shall submit the application for payment to the Architect/Engineer on State forms SBP-7.2, Certificate for Contractor’s Payment, or such other format as the State Buildings Programs shall approve, in an itemized format in accordance with the schedule of values or a cost loaded CPM when required, supported to the extent reasonably required by the Architect/Engineer or the Principal Representative by receipts or other vouchers, showing payments for materials and labor, prior payments and payments to be made to Subcontractors and such other evidence of the Contractor’s right to payments as the Architect/Engineer or Principal Representative may direct.

If payments are made on account of materials not incorporated in the Work but delivered and suitably stored at the site, or at some other location agreed upon in writing, such payments shall be conditioned upon submission by the Contractor of bills of sale or such other procedure as will establish the Principal Representative’s title to such material or otherwise adequately protect the Principal Representative’s interests, and shall provide proof of insurance whenever requested by the Principal Representative or the Architect/Engineer, and shall be subject to the right to inspect the materials at the request of either the Architect/Engineer or the Principal Representative.

All applications for payment, except the final application, and the payments there under, shall be subject to correction in the next application rendered following the discovery of any error.

B. ARCHITECT/ENGINEER CERTIFICATION

In accordance with the Architect/Engineer’s agreement with the Principal Representative, the Architect/Engineer after appropriate observation of the progress of the work shall certify to the Principal Representative the amount that the Contractor is entitled to, and forward the application to the Principal Representative. If the Architect/Engineer certifies an amount different from the amount requested or otherwise alters the Contractor’s application for payment, a copy shall be forwarded to the Contractor.

If the Architect/Engineer is unable to certify all or portions of the amount requested due to the absence or lack of required supporting evidence, the Architect/Engineer shall advise the Contractor of the deficiency. If the deficiency is not corrected at the end of ten (10) days, the Architect/Engineer may either certify the remaining amounts properly supported to which the Contractor is entitled, or return the application for payment to the Contractor for revision with a written explanation as to why it could not be certified.

C. RETAINAGE WITHHELD

Unless otherwise provided in the Supplementary General Conditions, an amount equivalent to ten percent (10%) of the amount shown to be due the Contractor on each application for payment shall be withheld until fifty percent (50%) of the work required by the Contract has been performed. Thereafter, the remaining Certificates for Contractor’s Payment (SBP-7.2) shall be paid without retaining additional funds, if in the opinion of the Architect/Engineer and the Principal Representative, satisfactory progress is being made in the Work. The withheld percentage of the contract price of any such work, improvement, or construction shall be administered according to § 24-91-101, et seq., C.R.S., as amended, and except as provided in § 24-91-103, C.R.S., as amended, and Article 31D, shall be retained until the Work or discrete portions of the Work, have been completed satisfactorily, finally or partially accepted, and advertised for final settlement as further provided in Article 41.

D. RELEASE OF RETAINAGE

The Contractor may, for satisfactory and substantial reasons shown to the Principal Representative’s satisfaction, make a written request to the Principal Representative and the Architect/Engineer for release of part or all of the withheld percentage applicable to the work of a Subcontractor which has
completed the subcontracted work in a manner finally acceptable to the Architect/Engineer, the Contractor, and the Principal Representative. Any such request shall be supported by a written approval from the Surety furnishing the Contractor’s bonds and any surety that has provided a bond for the Subcontractor. The release of any such withheld percentage shall be further supported by such other evidence as the Architect/Engineer or the Principal Representative may require, including but not limited to, evidence of prior payments made to the Subcontractor, copies of the Subcontractor’s contract with the Contractor, any applicable warranties, as-built information, maintenance manuals and other customary close-out documentation. Neither the Principal Representative nor the Architect Engineer shall be obligated to review such documentation nor shall they be deemed to assume any obligations to third parties by any review undertaken.

The Contractor’s obligation under these General Conditions to guarantee work for one year from the date of the Notice of Substantial Completion or the date of any Notice of Partial Substantial Completion of the applicable portion or phase of the Project, shall be unaffected by such partial release; unless a Notice of Partial Substantial Completion is issued for the work subject to the release of retainage.

Any rights of the Principal Representative which might be terminated by or from the date of any final acceptance of the Work, whether at common law or by the terms of this Contract, shall not be affected by such partial release of retainage prior to any final acceptance of the entire Project.

The Contractor remains fully responsible for the Subcontractor’s work and assumes any risk that might arise by virtue of the partial release to the Subcontractor of the withheld percentage, including the risk that the Subcontractor may not have fully paid for all materials, labor and equipment furnished to the Project.

If the Principal Representative considers the Contractor’s request for such release satisfactory and supported by substantial reasons, the Architect/Engineer shall make a “final inspection” of the applicable portion of the Project to determine whether the Subcontractor’s work has been completed in accordance with the Contract Documents. A final punch list shall be made for the Subcontractor’s work and the procedures of Article 41, Completion, Final Inspection, Acceptance and Settlement, shall be followed for that portion of the work, except that advertisement of the intent to make final payment to the Subcontractor shall be required only if the Principal Representative has reason to believe that a supplier or Subcontractor to the Subcontractor for which the request is made, may not have been fully paid for all labor and materials furnished to the Project.

ARTICLE 32. CERTIFICATES FOR PAYMENTS
State Form SBP-7.2, Certificate For Contractor’s Payment, and its continuation detail sheets, when submitted, shall constitute the Certificate of Contractor’s Application for Payment, and shall be a representation by the Contractor to the Principal Representative that the Work has progressed to the point indicated, the quality of the Work is in accordance with the Contract Documents, and materials for which payment is requested have been incorporated into the Project except as noted in the application. If requested by the Principal Representative the Certificate of Contractor’s Application for Payment shall be sworn under oath and notarized.

ARTICLE 33. PAYMENTS WITHHELD
The Architect/Engineer, the Principal Representative or State Buildings Programs may withhold, or on account of subsequently discovered evidence nullify, the whole or any part of any application on account of, but not limited to any of the following:

1. Defective work not remedied;
2. Claims filed or reasonable evidence indicating probable filing of claims;
3. Failure of the Contractor to make payments to Subcontractors for material or labor;
4. A reasonable doubt that the Contract can be completed for the balance of the contract price then unpaid;
5. Damage or injury to another contractor or any other person, persons or property except to the extent of coverage by a policy of insurance;
6. Failure to obtain necessary permits or licenses or to comply with applicable laws, ordinances, codes, rules or regulations or the directions of the Architect/Engineer;
7. Failure to submit a monthly construction schedule;
8. Failure of the Contractor to keep work progressing in accordance with the time schedule;
9. Failure to keep a superintendent on the work;
10. Failure to maintain as built drawings of the work in progress;
11. Unauthorized deviations by the Contractor from the Contract Documents; or
12. On account of liquidated damages.

In addition, the Architect Engineer, Principal Representative or State Buildings Programs may withhold or nullify the whole or any part of any application for any reason noted elsewhere in these General Conditions of the Contract. Nullification shall mean reduction of amounts shown as previously paid on the application. The amount withheld or nullified may be in such amount as the Architect/Engineer or the Principal Representative estimates to be required to allow the State to accomplish the Work, cure the failure and cover any damages or injuries, including an allowance for attorneys fees and costs where appropriate. When the grounds for such withholding or nullifying are removed, payment shall be made for the amounts thus withheld or nullified on such grounds.

ARTICLE 34. DEDUCTIONS FOR UNCORRECTED WORK
If the Architect/Engineer and the Principal Representative deem it inexpedient to correct work injured or not performed in accordance with the Contract Documents, the Principal Representative may, after consultation with the Architect/Engineer and ten (10) days’ Notice to the Contractor of intent to do so, make reasonable reductions from the amounts otherwise due the Contractor on the next application for payment. Notice shall specify the amount or terms of any contemplated reduction. The Contractor may during this period elect to correct or perform the work. If the Contractor does not elect to correct or perform the work, an equitable deduction from the Contract sum shall be made by Change Order, in accordance with Article 35, Changes In The Work, unilaterally if necessary. If either party elects facilitation of this issue after Notice is given, the ten-day notice period shall be extended and tolled until facilitation has occurred.

ARTICLE 35. CHANGES IN THE WORK
The Principal Representative, or such other Procurement Officer as the Principal Representative may designate, without invalidating the Agreement, and with the approval of State Buildings Programs and the State Controller, may order extra work or make changes with or without the consent of the Contractor as hereafter provided, by altering, adding to or deducting from the Work, the Contract sum being adjusted accordingly. All such changes in the Work shall be within the general scope of and be executed under the conditions of the Contract, except that any claim for extension of time made necessary due to the change or any claim of other delay or other impacts caused by or resulting from the change in the Work shall be presented by the Contractor and adjusted by Change Order to the extent known at the time such change is ordered and before proceeding with the extra or changed work. Any claims for extension of time or of delay or other impacts, and any costs associated with extension of time, delay or other impacts, which are not presented before proceeding with the change in the Work, and which are not adjusted by Change Order to the extent known, shall be waived.

The Architect/Engineer shall have authority to make minor changes in the Work, not involving extra cost, and not inconsistent with the intent of the Contract Documents, but otherwise, except in an emergency endangering life or property, no extra work or change in the Contract Documents shall be made unless by 1) a written Change Order, approved by the Principal Representative, State Buildings Programs, and the State Controller prior to proceeding with the changed work; or 2) by an Emergency Field Change Order approved by the Principal Representative and State Buildings Programs as hereafter provided in Article 35C, Emergency Field Ordered Changed Work; or 3) by an allocation in writing of any allowance already provided in the encumbered contract amount, the Contract sum being later adjusted to decrease the Contract sum by any unallocated or unexpended amounts remaining in such allowance. No change to the Contract sum shall be valid unless so ordered.
A. THE VALUE OF CHANGED WORK
1. The value of any extra work or changes in the Work shall be determined by agreement in one or more of the following ways:
   a. By estimate and acceptance of a lump-sum amount;
   b. By unit prices specified in the Agreement, or subsequently agreed upon, that are extended by specific quantities;
   c. By actual cost plus a fixed fee in a lump sum amount for profit, overhead and all indirect and off-site home office costs, the latter amount agreed upon in writing prior to starting the extra or changed work.

2. Where the Contractor and the Principal Representative cannot agree on the value of extra work, the Principal Representative may order the Contractor to perform the changes in the Work and a Change Order may be unilaterally issued based on an estimate of the change in the Work prepared by the Architect/Engineer. The value of the change in the Work shall be the Principal Representative’s determination of the amount of equitable adjustment attributable to the extra work or change. The Principal Representative’s determination shall be subject to appeal by the Contractor pursuant to the claims process in Article 36, Claims. The Principal Representative is the Procurement Officer for purposes of all of the remedies provisions of the Contract.

3. Except as otherwise provided in Article 35B, Detailed Breakdown, below, the Cost Principles of the Colorado Procurement Rules in effect on the date of this Contract, pursuant to § 24-107-101, C.R.S., as amended, shall govern all Contract changes.

B. DETAILED BREAKDOWN
   In all cases where the value of the extra or changed work is not known based on unit prices in the Contractor’s bid or the Agreement, a detailed change proposal shall be submitted by the Contractor on a Change Order Proposal (SC-6.312), or in such other format as the State Buildings Program approves, with which the Principal Representative may require an itemized list of materials, equipment and labor, indicating quantities, time and cost for completion of the changed work.

   Such detailed change proposals shall be stated in lump sum amounts and shall be supported by a separate breakdown, which shall include estimates of all or part of the following when requested by the Architect/Engineer or the Principal Representative:

1. Materials, indicating quantities and unit prices including taxes and delivery costs if any (separated where appropriate into general, mechanical and electrical and/or other Subcontractors’ work; and the Principal Representative may require in its discretion any significant subcontract costs to be similarly and separately broken down).
2. Labor costs, indicating hourly rates and time and labor burden to include Social Security and other payroll taxes such as unemployment, benefits and other customary burdens.
3. Costs of project management time and superintendence time of personnel stationed at the site, and other field supervision time, but only where a time extension, other than a weather delay, is approved as part of the Change Order, and only where such project management time and superintendence time is directly attributable to and required by the change; provided however that additional cost of on-site superintendence shall be allowable whenever in the opinion of the Architect/Engineer the impact of multiple change requests to be concurrently performed will result in inadequate levels of supervision to assure a proper result unless additional superintendence is provided.
4. Construction equipment (including small tools). Expenses for equipment and fuel shall be based on customary commercially reasonable rental rates and schedules. Equipment and hand tool costs shall not include the cost of items customarily owned by workers.
5. Workers’ compensation costs, if not included in labor burden.
6. The cost of commercial general liability and property damage insurance premiums but only to the extent charged the Contractor as a result of the changed work.
7. Overhead and profit, as hereafter specified.
8. Builder's risk insurance premium costs.
9. Bond premium costs.
10. Testing costs not otherwise excluded by these General Conditions.
11. Subcontract costs.

Unless modified in the Supplementary General Conditions, overhead and profit shall not exceed the percentages set forth in the table below.

<table>
<thead>
<tr>
<th></th>
<th>OVERHEAD</th>
<th>PROFIT</th>
<th>COMMISSION</th>
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<tbody>
<tr>
<td>To the Contractor or to Subcontractors for the portion of work performed with their own forces:</td>
<td>10%</td>
<td>5%</td>
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<tr>
<td>To the Contractor or to Subcontractors for work performed by others at a tier immediately below either of them:</td>
<td>5%</td>
<td>5%</td>
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Overhead shall include: a) insurance premium for policies not purchased for the Project and itemized above, b) home office costs for office management, administrative and supervisory personnel and assistants, c) estimating and change order preparation costs, d) incidental job burdens, e) legal costs, f) data processing costs, g) interest costs on capital, h) general office expenses except those attributable to increased rental expenses for temporary facilities, and all other indirect costs, but shall not include the Social Security tax and other direct labor burdens. The term “work” as used in the proceeding table shall include labor, materials and equipment and the “Commission” shall include all costs and profit for carrying the subcontracted work at the tiers below except direct costs as listed in items 1 through 11 above if any.

On proposals for work involving both additions and credits in the amount of the Contract sum, the overhead and profit will be allowed on the net increase only. On proposals resulting in a net deduct to the amount of the Contract sum, profit on the deducted amount shall be returned to the Principal Representative at fifty percent (50%) of the rate specified. The inadequacy of the profit specified shall not be a basis for refusal to submit a proposal.

Except in the case of Change Orders or Emergency Field Change Orders agreed to on the basis of a lump sum amount or unit prices as described in paragraphs 35A1 and 35A2 above, The Value of Changed Work, the Contractor shall keep and present a correct and fully auditable account of the several items of cost, together with vouchers, receipts, time cards and other proof of costs incurred, summarized on a Change Order form (SC-6.31) using such format for supporting documentation as the Principal Representative and State Buildings Programs approve. This requirement applies equally to work done by Subcontractors. Only auditable costs shall be reimbursable on Change Orders where the value is determined on the basis of actual cost plus a fixed fee pursuant to paragraph 35A3 above, or where unilaterally determined by the Principal Representative on the basis of an equitable adjustment in accordance with the Procurement Rules, as described above in Article 35A, The Value Of Changed Work.

Except for proposals for work involving both additions and credits, changed work shall be adjusted and considered separately for work either added or omitted. The amount of adjustment for work omitted shall be estimated at the time it is directed to be omitted, and when reasonable to do so, the agreed adjustment shall be reflected on the schedule of values used for the next Contractor’s application for payment.

The Principal Representative reserves the right to contract with any person or firm other than the Contractor for any or all extra work; however, unless specifically required in the Contract Documents, the Contractor shall have no responsibility without additional compensation to supervise or coordinate the work of persons or firms separately contracted by the Principal Representative.
C. EMERGENCY FIELD CHANGE ORDERED WORK
The Principal Representative, without invalidating the Agreement, and with the approval of State Buildings Programs and without the approval of the State Controller, may order extra work or make changes in the case of an emergency that is a threat to life or property or where the likelihood of delays in processing a normal Change Order will result in substantial delays and or significant cost increases for the Project. Emergency Field Orders are not to be used solely to expedite normal Change Order processing absent a clear showing of a high potential for significant and substantial cost or delay. Such changes in the Work may be directed through issuance of an Emergency Field Change Order signed by the Contractor, the Principal Representative (or by a designee specifically appointed to do so in writing), and approved by the Director of State Buildings Program or his or her delegate. The change shall be directed using an Emergency Field Change Order form (SC-6.31E).

If the amount of the adjustment of the Contract price and time for completion can be determined at the time of issuance of the Emergency Field Change Order, those adjustments shall be reflected on the face of the Emergency Field Change Order. Otherwise, the Emergency Field Change Order shall reflect a not to exceed (NTE) amount for any schedule adjustment (increasing or decreasing the time for completion) and an NTE amount for any adjustment to Contract sum, which NTE amount shall represent the maximum amount of adjustment to which the Contractor will be entitled, including direct and indirect costs of changed work, as well as any direct or indirect costs attributable to delays, inefficiencies or other impacts arising out of the change. Emergency Field Change Orders directed in accordance with this provision need not bear the approval signatures of the State Controller.

On Emergency Field Change Orders where the price and schedule have not been finally determined, the Contractor shall submit final costs for adjustment as soon as practicable. No later than seven (7) days after issuance, except as otherwise permitted, and every seven days thereafter, the Contractor shall report all costs to the Principal Representative and the Architect/Engineer. Weekly cost reports and the final adjustment of the Emergency Field Change Orders amount and the adjustment to the Project time for completion shall be prepared in accordance with the procedures described in Article 35A, The Value of Changed Work, and B, Detailed Breakdown, above. Unless otherwise provided in writing signed by the Director of State Buildings Programs to the Principal Representative and the Contractor, describing the extent and limits of any greater authority, individual Emergency Field Change Orders shall not be issued for more than $25,000, nor shall the cumulative value of Emergency Field Change Orders exceed an amount of $100,000.

D. APPROPRIATION LIMITATIONS - § 24-91-103.6, C.R.S., as amended
The amount of money appropriated, as shown on the Agreement (SC 6.21), is equal to or in excess of the Contract amount. No Change Order, Emergency Field Change Order, or other type of order or directive shall be issued by the Principal Representative, or any agent acting on his or her behalf, which directs additional compensable work to be performed, which work causes the aggregate amount payable under the Contract to exceed the amount appropriated for the original Contract, as shown on the Agreement (SC-6.13), unless one of the following occurs: (1) the Contractor is provided written assurance from the Principal Representative that sufficient additional lawful appropriations exist to cover the cost of the additional work; or (2) the work is covered by a contractor remedy provision under the Contract, such as a claim for extra cost. By way of example only, no assurance is required for any order, directive or instruction by the Architect/Engineer or the Principal Representative to perform work which is determined to be within the performance required by the Contract Documents; the Contractor's remedy shall be as described elsewhere in these General Conditions.

Written assurance shall be in the form of an Amendment to the Contract reciting the source and amount of such appropriation available for the Project. No remedy granting provision of this Contract shall obligate the Principal Representative to seek appropriations to cover costs in excess of the amounts recited as available to pay for the work to be performed.
ARTICLE 36. CLAIMS

It is the intent of these General Conditions to provide procedures for speedy and timely resolution of disagreements and disputes at the lowest level possible. In the spirit of on the job resolution of job site issues, the parties are encouraged to use the partnering processes of Article 2D, Partnering, Communications and Cooperation, before turning to the more formal claims processes described in this Article 36, Claims. The use of non-binding dispute resolution, whether through the formal processes described in Article 39, Non-Binding Dispute Resolution – Facilitated Negotiations, or through less formal alternative processes developed as part of a partnering plan, are also encouraged. Where such process cannot resolve the issues in dispute, the claims process that follows is intended to cause the issues to be presented, decided and where necessary, documented in close proximity to the events from which the issues arise. To that end, and in summary of the remedy granting process that follows commencing with the next paragraph of this Article 36, Claims, the Contractor shall 1) first, seek a decision by the Architect/Engineer, and 2) shall second, informally present the claim to Principal Representative as described hereafter, and 3) failing resolution in the field, give Notice of intent to exercise statutory rights of review of a formal contract controversy, and 4) seek resolution outside the Contract as provided by the Procurement Code.

If the Contractor claims that any instructions, by detailed drawings, or otherwise, or any other act or omission of the Architect/Engineer or Principal Representative affecting the scope of the Contractor’s work, involve extra cost, extra time or changes in the scope of the Work under this Contract, the Contractor shall have the right to assert a claim for such costs or time, provided that before either proceeding to execute such work (except in an emergency endangering life or property), or filing a Notice of claim, the Contractor shall have obtained or requested a written decision of the Architect/Engineer following the procedures as provided in Article 6A and B, Architect/Engineer Decisions and Judgments, respectively; provided, however, that in the case of a directed change in the Work pursuant to Article 36A4, no written judgment or decision of the Architect/Engineer is required. If the Contractor is delayed by the lack of a response to a request for a decision by the Architect/Engineer, the Contractor shall give Notice in accordance with Article 38, Delays And Extensions Of Time.

Unless it is the Architect/Engineer’s judgment and determination that the work is not included in the performance required by the Contract Documents, the Contractor shall proceed with the work as originally directed. Where the Contractor’s claim involves a dispute concerning the value of work unilaterally directed pursuant to Article 35A4 the Contractor shall also proceed with the work as originally directed while his or her claim is being considered.

The Contractor shall give the Principal Representative and the Architect/Engineer Notice of any claim promptly after the receipt of the Architect/Engineer’s decision, but in no case later than three (3) business days after receipt of the Architect/Engineer’s decision (or no later than ten (10) days from the date of the Contractor’s request for a decision when the Architect/Engineer fails to decide as provided in Article 6). The Notice of claim shall state the grounds for the claim and the amount of the claim to the extent known in accordance with the procedures of Article 35, Changes In The Work. The period in which Notice must be given may be extended by the Principal Representative if requested in writing by the Contractor with good cause shown, but any such extension to be effective shall be in writing.

The Principal Representative shall respond in writing, with a copy to the Architect/Engineer, within a reasonable time, and except where a request for facilitation of negotiation has been made as hereafter provided, in no case later than seven (7) business days (or at such other time as the Contractor and Principal Representative agree) after receipt of the Contractor’s Notice of claim regarding such instructions or alleged act or omission. If no response to the Contractor’s claim is received within seven (7) business days of Contractor's Notice (or at such other time as the Contractor and Principal Representative agree) and the instructions have not been retracted, it shall be deemed that the Principal Representative has denied the claim.

The Principal Representative may grant or deny the claim in whole or in part, and a Change Order shall be issued if the claim is granted. To the extent any portion of claim is granted where costs are not clearly shown, the Principal Representative may direct that the value of that portion of the work be determined by
any method allowed in Article 35A, The Value Of Changed Work. Except in the case of a deemed denial, the Principal Representative shall provide a written explanation regarding any portion of the Contractor's claim that is denied.

If the Contractor disagrees with the Principal Representative’s judgment and determination on the claim and seeks an equitable adjustment of the Contract sum or time for performance, he or she shall give Notice of intent to exercise his or her statutory right to seek a decision on the contract controversy within ten (10) days of receipt of the Principal Representative’s decision denying the claim. A “contract controversy,” as such term is used in the Colorado Procurement Code, § 24-109-106, C.R.S., shall not arise until the initial claim process described above in this Article 36 has been properly exhausted by the Contractor. The Contractor's failure to proceed with work directed by the Architect/Engineer or to exhaust the claim process provided above in this Article 36, shall constitute an abandonment of the claim by the Contractor and a waiver of the right to contest the decision in any forum.

At the time of filing the Notice of intent to exercise his or her statutory right to seek a decision on the contract controversy, the Contractor may request that the Principal Representative defer a decision on the contract controversy until a later date or until the end of the Project. If the Principal Representative agrees, he or she shall so advise the Contractor in writing. If no such request is made, or if the Principal Representative does not agree to such a request, the Principal Representative shall render a written decision within twenty (20) business days and advise the Contractor of the reasons for any denial. Unless the claim has been decided by the Principal Representative (as opposed to delegates of the Principal Representative), the person who renders the decision on this statutory contract controversy shall not be the same person who decided the claim. To the extent any portion of the contract controversy is granted where costs are not clearly shown, the Principal Representative may direct that the value of that portion of the work be determined by any method allowed in Article 35A, The Value Of Changed Work. In the event of a denial the Principal Representative shall give Notice to the Contractor of his or her right to administrative and judicial reviews as provided in the Colorado Procurement Code, § 24-109-201 et seq, C.R.S., as amended. If no decision regarding the contract controversy is issued within twenty (20) business days of the Contractor's giving Notice (or such other date as the Contractor and Principal Representative have agreed), and the instructions have not been retracted or the alleged act or omission have not been corrected, it shall be deemed that the Principal Representative has ruled by denial on the contract controversy. Except in the case of a deemed denial, the Principal Representative shall provide an explanation regarding any portion of the contract controversy that involves denial of the Contractor's claim.

Either the Contractor or the Principal Representative may request facilitation of negotiations concerning the claim or the contract controversy, and if requested, the parties shall consult and negotiate before the Principal Representative decides the issue. Any request for facilitation by the Contractor shall be made at the time of the giving of Notice of the claim or Notice of the contract controversy. Facilitation shall extend the time for the Principal Representative to respond by commencing the applicable period at the completion of the facilitated negotiation, which shall be the last day of the parties’ meeting, unless otherwise agreed in writing.

Disagreement with the decision of the Architect Engineer, or the decision of the Principal Representative to deny any claim or denying the contract controversy, shall not be grounds for the Contractor to refuse to perform the work directed or to suspend or terminate performance. During the period that any claim or contract controversy decision is pending under this Article 36, Claims, the Contractor shall proceed diligently with the work directed.

In all cases where the Contractor proceeds with the work and seeks equitable adjustment by filing a claim and or statutory appeal, the Contractor shall keep a correct account of the extra cost, in accordance with Article 35B, Detailed Breakdown supported by receipts. The Principal Representative shall be entitled to reject any claim or contract controversy whenever the foregoing procedures are not followed and such accounts and receipts are not presented.

The payments to the Contractor in respect of such extra costs shall be limited to reimbursement for the current additional expenditure by the Contractor made necessary by the change in the work, plus a
reasonable amount for overhead and profit, determined in accordance with Article 35B, Detailed Breakdown, determined solely with reference to the additional work, if any, required by the change.

ARTICLE 37. DIFFERING SITE CONDITIONS
A. NOTICE IN WRITING
The Contractor shall promptly, and where possible before conditions are disturbed, give the Architect/Engineer and the Principal Representative Notice in writing of:

1. subsurface or latent physical conditions at the site differing materially from those indicated in or reasonably assumed from the information provided in the Contract Documents; and,
2. unknown physical conditions at the site, of an unusual nature, differing materially from those ordinarily encountered and generally recognized as inherent in work of the character provided for in the Contract Documents.

The Architect/Engineer shall promptly investigate the conditions, and if it is found that such conditions do materially so differ and cause an increase or decrease in the Contractor’s costs of performance of any part of the work required by the Contract Documents, whether or not such work is changed as a result of such conditions, an equitable adjustment shall be made and the Contract sum shall be modified in accordance with Article 35, Changes In The Work.

If the time required for completion of the work affected by such materially differing conditions will extend the work on the critical path as indicated on the CPM schedule, the time for completion shall also be equitably adjusted.

B. LIMITATIONS
No claim of the Contractor under this clause shall be allowed unless the Contractor has given the Notice required in Article 37A, Notice In Writing, above. The time prescribed for presentation and adjustment in Articles 36, Claims and 38, Delays And Extensions Of Time, shall be reasonably extended by the State to the extent required by the nature of the differing conditions; provided, however, that even when so extended no claim by the Contractor for an equitable adjustment hereunder shall be allowed if not quantified and presented prior to the date the Contractor requests a final inspection pursuant to Article 41A, Notice Of Completion.

ARTICLE 38. DELAYS AND EXTENSIONS OF TIME
If the Contractor is delayed at any time in the progress of the Work by any act or neglect of the State of Colorado or the Architect/Engineer, or of any employee or agent of either, or by any separately employed Contractor or by strikes, lockouts, fire, unusual delay in transportation, unavoidable casualties or any other causes beyond the Contractor’s control, including weather delays as defined below, the time of Completion of the Work shall be extended for a period equal to such portion of the period of delays directly affecting the completion of the Work as the Contractor shall be able to show he or she could not have avoided by the exercise of due diligence.

The Contractor shall provide Notice in writing to the Architect/Engineer, the Principal Representative and State Buildings Programs within three (3) business days from the beginning of such delay and shall file a written claim for an extension of time within seven (7) business days after the period of such delay has ceased, otherwise, any claim for an extension of time is waived.

Provided that the Contractor has submitted reasonable schedules for approval when required by Article 12, Requests for Information and Schedules, if no schedule is agreed to fixing the dates on which the responses to requests for information or detail drawings will be needed, or Shop Drawings, Product Data or Samples are to be reviewed as required or allowed by Article 12B, Schedules, no extension of time will be allowed for the Architect/Engineer’s failure to furnish such detail drawings as needed, or for the failure to initially review Shop Drawings, Product Data or Samples, except in respect of that part of any delay in furnishing detail drawings or instructions extending beyond a reasonable period after written demand for such detailed drawings or instructions is received by the Architect/Engineer. In any event, any claim for an extension of time for such cause will be recognized only to the extent of delay directly caused by failure to furnish detail
drawings or instructions or to review Shop Drawings, Product Data or Samples pursuant to schedule, after such demand.

All claims for extension of time due to a delay claimed to arise or result from ordered changes in the scope of the Work, or due to instructions claimed to increase the scope of the Work, shall be presented to the Architect/Engineer, the Principal Representative and State Buildings Programs as part of a claim for extra cost, if any, in accordance with Article 36, Claims, and in accordance with the Change Order procedures required by Article 35, Changes In The Work.

Except as otherwise provided in this paragraph, no extension of time shall be granted when the Contractor has failed to utilize a CPM schedule or otherwise identify the Project’s critical path as specified in Article 12, Requests for Information and Schedules, or has elected not to do so when allowed by the Supplementary General Conditions or the Specifications to use less sophisticated scheduling tools, or has failed to maintain such a schedule. Delay directly affecting the completion of the Work shall result in an extension of time only to the extent that completion of the Work was affected by impacts to the critical path shown on Contractor’s CPM schedule. Where the circumstances make it indisputable in the opinion of the Architect/Engineer that the delay affected the completion of the Work so directly that the additional notice of the schedule impact by reference to a CPM schedule was unnecessary, a reasonable extension of time may be granted.

Extension of the time for completion of the Work will be granted for delays due to weather conditions only when the Contractor demonstrates that such conditions were more severe and extended than those reflected by the ten-year average for the month, as evidenced by the Climatological Data, U. S. Department of Commerce, for the Project area.

Extensions of the time for completion of the Work due to weather will be granted on the basis of one and three tenths (1.3) calendar days for every day that the Contractor would have worked but was unable to work, with each separate extension figured to the nearest whole calendar day.

For weather delays and delays caused by events, acts or omissions not within the control of the Principal Representative or any person acting on the Principal Representative’s behalf, the Contractor shall be entitled to an extension of time only and shall not be entitled to recovery of additional cost due to or resulting from such delays. This Article does not, however, preclude the recovery of damages for delay by either party under other provisions in the Contract Documents.

ARTICLE 39. NON-BINDING DISPUTE RESOLUTION – FACILITATED NEGOTIATIONS
The Contractor and Principal Representative agree to designate one or more mutually acceptable persons willing and able to facilitate negotiations and communications for the resolution of conflicts, disagreements or disputes between them at the specific request of either party with regard to any Project decision of either of them or any decision of the Architect/Engineer. The designation of such person(s) shall not carry any obligation to use their services except that each party agrees that if the other party requests the intervention of such person(s) with respect to any such conflict, dispute or disagreement, the non-requesting party shall participate in good faith attempts to negotiate a resolution of the issue in dispute. If the parties cannot agree on a mutually acceptable person to serve in this capacity one shall be so appointed; provided, however, that either party may request the director of State Buildings Programs to appoint such a person, who, if appointed, shall be accepted for this purpose by both the Contractor and the Principal Representative.

The cost, if any, of the facilitative services of the person(s) so designated shall be shared if the parties so agree in any partnering plan; or in the absence of agreement the cost shall be borne by the party requesting the facilitation of negotiation.

Any dispute, claim, question or disagreement arising from or relating to the Contract or an alleged breach of the Contract may be subject to a request by either party for facilitated negotiation subject to the limitations hereafter listed, and the parties shall participate by consultation and negotiation with each other, as guided by the facilitator and with recognition of their mutual interests, in an attempt to reach an equitable solution satisfactory to both parties.
The obligation to participate in facilitated negotiations shall be as described above and elsewhere in these General Conditions, as by way of example in Article 36, Claims, or Article 34, Deductions for Uncorrected Work, and to the extent not more particularly described or limited elsewhere, each party’s obligations shall be as follows:

1. a party shall not initiate communication with the facilitator regarding the issues in dispute; except that any request for facilitation shall be made in writing with copies sent, faxed or delivered to the other party;
2. a party shall prepare a brief written description of its position if so requested by the facilitator (who may elect to first discuss the parties’ positions with each party separately in the interest of time and expense);
3. a party shall respond to any reasonable request for copies of documents requested by the facilitator, but such requests, if voluminous, may consist of an offer to allow the facilitator access to the parties’ documents;
4. a party shall review any meeting agenda proposed by a facilitator and endeavor to be informed on the subjects to be discussed;
5. a party shall meet with the other party and the facilitator at a mutually acceptable place and time, or, if none can be agreed to, at the time and place designated by the facilitator for a period not to exceed four hours unless the parties agree to a longer period;
6. a party shall endeavor to assure that any facilitation meeting shall be attended by any other persons in their employ that the facilitator requests be present, if reasonably available, including the Architect/Engineer;
7. each party shall participate in such facilitated face-to-face negotiations of the issues in dispute through persons fully authorized to resolve the issue in dispute;
8. each party shall be obligated to participate in negotiations requested by the other party and to perform the specific obligations described in paragraphs (1) through (10) this Article 39, Facilitated Negotiation, no more than three times during the course of the Project;
9. neither party shall be under any obligation to resolve any issue by facilitated negotiation, but each agrees to participate in good faith and the Principal Representative shall direct the Architect/Engineer to appropriately document any resolution or agreement reached and to execute any Amendment or Change Order to the Contract necessary to implement their agreement; and,
10. any discussions and documents prepared exclusively for use in the negotiations shall be deemed to be matters pertaining to settlement negotiations and shall not be subsequently available in further proceedings except to the extent of any documented agreement.

In accordance with State Fiscal Rules and Article 52F, Choice of Law; No Arbitration, nothing in this Article 39 shall be deemed to call for arbitration or otherwise obligate the State to participate in any form of binding alternative dispute resolution.

A partnering plan developed as described in Article 2D, Communications and Cooperation, may modify or expand the requirements of this Article but may not reduce the obligation to participate in facilitated negotiations when applicable. In the case of small projects estimated to be valued under $500,000, the requirements of this Article may be deleted from this Contract, by modification in Article 54, Optional Provisions And Elections. When so modified, the references to the parties’ right to elect facilitated negotiation elsewhere in these General Conditions shall be deleted.

ARTICLE 40. RIGHT OF OCCUPANCY
The Principal Representative shall have the right to take possession of and to use any completed or partially completed portions of the Work, even if the time for completing the entire Work or portions of the Work has not expired and even if the Work has not been finally accepted, and the Contractor shall fully cooperate with the Principal Representative to allow such possession and use. Such possession and use shall not constitute an acceptance of such portions of the Work.

Prior to any occupancy of the Project, an inspection shall be made by the Architect/Engineer, State Buildings Programs and the Contractor. Such inspection shall be made for the purpose of ensuring that the building is
secure, protected by operation safety systems as designed, operable exits, power, lighting and HVAC systems, and otherwise ready for the occupancy intended and the Notice of Substantial Completion has been issued for the occupancy intended. The inspection shall also document existing finish conditions to allow assessment of any damage by occupants. The Contractor shall assist the Principal Representative in completing and executing State Form SBP-01, Approval of Occupancy/Use, prior to the Principal Representative’s possession and use. Any and all areas so occupied will be subject to a final inspection when the Contractor complies with Article 41, Completion, Final Inspection, Acceptance and Settlement.

ARTICLE 41. COMPLETION, FINAL INSPECTION, ACCEPTANCE AND SETTLEMENT

A. NOTICE OF COMPLETION
When the Work, or a discrete physical portion of the Work (as hereafter described) which the Principal Representative has agreed to accept separately, is substantially complete and ready for final inspection, the Contractor shall file a written Notice with the Architect/Engineer that the Work, or such discrete physical portion, in the opinion of the Contractor, is substantially complete under the terms of the Contract. The Contractor shall prepare and submit with such Notice a comprehensive list of items to be completed or corrected prior to final payment, which shall be subject to review and additions as the Architect/Engineer or the Principal Representative shall determine after inspection. If the Architect/Engineer or the Principal Representative believe that any of the items on the list of items submitted, or any other item of work to be corrected or completed, or the cumulative number of items of work to be corrected or completed, will prevent a determination that the Work is substantially complete, those items shall be completed by the Contractor and the Notice shall then be resubmitted.

B. FINAL INSPECTION
Within ten (10) days after the Contractor files written Notice that the Work is substantially complete, the Architect/Engineer, the Principal Representative, and the Contractor shall make a "final inspection" of the Project to determine whether the Work is substantially complete and has been completed in accordance with the Contract Documents. State Buildings Programs shall be notified of the inspection not less than three (3) business days in advance of the inspection. The Contractor shall provide the Principal Representative and the Architect/Engineer an updated punch list in sufficient detail to fully outline the following:

1. work to be completed, if any; and
2. work not in compliance with the Drawings or Specifications, if any.

A final punch list shall be made by the Architect/Engineer in sufficient detail to fully outline to the Contractor:

1. work to be completed, if any;
2. work not in compliance with the Drawings or Specifications, if any; and
3. unsatisfactory work for any reason, if any.

The required number of copies of the final punch list will be countersigned by the authorized representative of the Principal Representative and will then be transmitted by the Architect/Engineer to the Contractor, the Principal Representative, and State Buildings Programs. The Architect/Engineer's final punch list shall control over the Contractor's preliminary punch list.

C. NOTICE OF SUBSTANTIAL COMPLETION
Notice of Substantial Completion shall establish the date of substantial completion of the Project. The Contractor acknowledges and agrees that because the departments, agencies and institutions of the State of Colorado are generally involved with the business of the public at large, greater care must be taken in establishing the date of substantial completion than might otherwise be the case to ensure that a project or building or discrete physical portion of the Work is fully usable and safe for public use, and that such care necessarily raises the standard by which the concept of substantial completion is applied for a public building.
The Notice of Substantial Completion shall not be issued until the following have been fully established:

1. All required building code inspections have been called for and the appropriate code officials have affixed their signatures to the Building Inspection Record indicating successful completion of all required code inspections;

2. All required corrections noted on the Building Inspection Record shall have been completed unless the Architect/Engineer, the Principal Representative and State Buildings Programs, in their complete and absolute discretion, all concur that the condition requiring the remaining correction is not in any way life threatening, does not otherwise endanger persons or property, and does not result in any undue inconvenience or hardship to the Principal Representative or the public;

3. The building, structure or Project can be fully and comfortably used by the Principal Representative and the public without undue interference by the Contractor’s employees and workers during the completion of the final punch list taking into consideration the nature of the public uses intended and taking into consideration any stage or level of completion of HVAC system commissioning or other system testing required by the Specifications to be completed prior to issuance of the Notice of Substantial Completion;

4. The Project has been fully cleaned as required by these General Conditions, and as required by any stricter requirements of the Specifications, and the overall state of completion is appropriate for presentation to the public; and

5. The Contractor has provided a schedule for the completion of each and every item identified on the punch list which specifies the Subcontractor or trade responsible for the work, and the dates the completion or correction of the item will be commenced and finished; such schedule will show completion of all remaining final punch list items within the period indicated in the Contract for final punch list completion prior to Final Acceptance, with the exception of only those items which are beyond the control of the Contractor despite due diligence. The schedule shall provide for a reasonable punch list inspection process. Unless liquidated damages have been specified in Article 54D(2), the cost to the Principal Representative, if any, for re-inspections due to failure to adhere to the Contractor’s proposed punch-list completion schedule shall be the responsibility of the Contractor and may be deducted by the Principal Representative from final amounts due to the Contractor.

Substantial completion of the entire Project shall not be conclusively established by a decision by the Principal Representative to take possession and use of a portion, or all of the Project, where portions of the Project cannot meet all the criteria noted above. Notice of Substantial Completion for the entire Project shall, however, only be withheld for substantial reasons when the Principal Representative has taken possession and uses all of the Project in accordance with the terms of Article 40, Right Of Occupancy. Failure to furnish the required completion schedule shall constitute a substantial reason for withholding the issuance of any Notice of Substantial Completion.

The Contractor shall have the right to request a final inspection of any discrete physical portion of the Project when in the opinion of the Architect/Engineer a final punch list can be reasonably prepared, without confusion as to which portions of the Project are referred to in any subsequent Notice of Partial Final Settlement which might be issued after such portion is finally accepted. Discrete physical portions of the Project may be, but shall not necessarily be limited to, such portions of the Project as separate buildings where a Project consists of multiple buildings. Similarly, an addition to an existing building where the Project also calls for renovation or remodeling of the existing building may constitute a discrete physical portion of the Project. In such circumstances, when in the opinion of the Principal Representative, the Architect/Engineer and State Buildings Programs, the requirements for issuance of a Notice of Substantial Completion can be satisfied with respect to the discrete portion of the Project, a partial Notice of Substantial Completion may be issued for such discrete physical portion of the Project. The ability to beneficially occupy a discrete physical portion of the Project shall also be considered.
D. NOTICE OF ACCEPTANCE
The Notice of Acceptance shall establish the completion date of the Project. It shall not be authorized until the Contractor shall have performed all of the work to allow completion and approval of the Pre-Acceptance Checklist (SBP-05).

Where partial Notices of Substantial Completion have been issued, partial Notices of Final Acceptance may be similarly issued when appropriate for that portion of the Work. Partial Notice of Final Acceptance may also be issued to exclude the work described in Change Orders executed during late stages of the Project where a later completion date for the Change Ordered work is expressly provided for in the Contract as amended by the Change Order, provided the work can be adequately described to allow partial advertisement of any Notice of Partial Final Settlement to be issued without confusion as to the work included for which final payment will be made.

E. SETTLEMENT
Final payment and settlement shall be made on the date fixed and published for such payment except as hereafter provided. The Principal Representative shall not authorize final payment until all items on the Pre-Acceptance check list (SBP-05) have been completed, the Notice of Acceptance issued, and the Notice of Contractors Settlement published. If the work shall be substantially completed, but Final Acceptance and completion thereof shall be prevented through delay in correction of minor defects, or unavailability of materials or other causes beyond the control of the Contractor, the Principal Representative in his or her discretion may release to the Contractor such amounts as may be in excess of three times the cost of completing the unfinished work or the cost of correcting the defective work, as estimated by the Architect/Engineer and approved by State Buildings Programs. Before the Principal Representative may issue the Notice of Contractor's Settlement and advertise the Project for final payment, the Contractor shall have corrected all items on the punch list except those items for which delayed performance is expressly permitted, subject to withholding for the cost thereof, and shall have:

1. Delivered to the Architect/Engineer:
   a. All guarantees and warranties;
   b. All statements to support local sales tax refunds, if any;
   c. Three (3) complete bound sets of required operating maintenance instructions; and,
   d. One (1) set of as-built Contract Documents showing all job changes.

2. Demonstrated to the operating personnel of the Principal Representative the proper operation and maintenance of all equipment.

Upon completion of the foregoing the Project shall be advertised in accordance with the Notice of Contractor's Settlement by two publications of Notice, the last publication appearing at least ten (10) days prior to the time of final settlement. Publication and final settlement should not be postponed or delayed solely by virtue of unresolved claims against the Project or the Contractor from Subcontractors, suppliers or materialmen based on good faith disputes; the resolution of the question of payment in such cases being directed by statute.

Except as hereafter provided, on the date of final settlement thus advertised, provided the Contractor has submitted a written Notice to the Architect/Engineer that no claims have been filed, and further provided the Principal Representative shall have received no claims, final payments and settlement shall be made in full. If any unpaid claim for labor, materials, rental machinery, tools, supplies or equipment is filed before payment in full of all sums due the Contractor, the Principal Representative and the State Controller shall withhold from the Contractor on the date established for final settlement, sufficient funds to insure the payment of such claim, until the same shall have been paid or withdrawn, such payment or withdrawal to be evidenced by filing a receipt in full or an order for withdrawal signed by the claimant or his or her duly authorized agent or assignee. The amount so withheld may be in the amount of 125% of the claims or such other amount as the Principal Representative reasonably deems necessary to cover expected legal expenses. Such withheld amounts shall be in addition to any
amount withheld based on the cost to compete unfinished work or the cost to repair defective work. However, as provided by statute, such funds shall not be withheld longer than ninety (90) days following the date fixed for final settlement with the Contractor, as set forth in the published Notice of Contractor’s Settlement, unless an action at law shall be commenced within that time to enforce such unpaid claim and a Notice of such action at law shall have been filed with the Principal Representative and the State Controller. At the expiration of the ninety (90) day period, the Principal Representative shall authorize the State Controller to release to the Contractor all other money not the subject of such action at law or withheld based on the cost to compete unfinished work or the cost to repair defective work.

Notices of Partial Final Settlement may be similarly advertised, provided all conditions precedent have been satisfied as though that portion of the work affected stood alone, a Notice of Partial Acceptance has been issued, and the consent of surety to the partial final settlement has been obtained in writing. Thereafter, partial final payments may be made to the Contractor subject to the same conditions regarding unpaid claims.

ARTICLE 42. GENERAL WARRANTY AND CORRECTION OF WORK AFTER ACCEPTANCE
The Contractor warrants that the materials used and the equipment furnished shall be new and of good quality unless specified to the contrary. The Contractor further warrants that the Work shall in all respects be free from material defects not permitted by the Specifications and shall be in accordance with the requirements of the Contract Documents. Neither the final certificate for payment nor any provision in the Contract Documents shall relieve the Contractor of responsibility for defects or faulty materials or workmanship. The Contractor shall be responsible to the Principal Representative for such warranties for the longest period permitted by any applicable statute of limitations.

In addition to these general warranties, and without limitation of these general warranties, for a period of one year after the date of any Notice of Substantial Completion, or any Notice of Partial Substantial Completion if applicable, the Contractor shall remedy defects, and faulty workmanship or materials, and work not in accordance with the Contract Documents which was not accepted at the time of the Notice of Final Acceptance, all in accordance with the provisions of Article 45, One-Year Guarantee And Special Guarantees And Warranties.

ARTICLE 43. LIENS
Colorado statutes do not provide for any right of lien against public buildings. In lieu thereof, § 38-26-107, C.R.S., provides adequate relief for any claimant having furnished labor, materials, rental machinery, tools, equipment, or services toward construction of the particular public work in that final payment may not be made to a Contractor until all such creditors have been put on Notice by publication in the public press of such pending payment and given opportunity for a period of up to ninety (90) days to stop payment to the Contractor in the amount of such claims.

ARTICLE 44. ONE-YEAR GUARANTEE AND SPECIAL GUARANTEES AND WARRANTIES
A. ONE-YEAR GUARANTEE OF THE WORK
The Contractor shall guarantee to remedy defects and repair or replace the Work for a period of one year from the date of the Notice of Substantial Completion or from the dates of any partial Notices of Substantial Completion issued for discrete physical portions of the Work. The Contractor shall remedy any defects due to faulty materials or workmanship and shall pay for, repair and replace any damage to other work resulting there from, which shall appear within a period of one year from the date of such Notice(s) of Substantial Completion. The Contractor shall also remedy any deviation from the requirements of the Contract Documents which shall later be discovered within a period of one year from the date of the Notice of Substantial Completion; provided, however, that the Contractor shall not be required to remedy deviations from the requirements of the Contract Documents where such deviations were obvious, apparent and accepted by the Architect/Engineer or the Principal Representative at the time of the Notice of Final Acceptance. The Principal Representative shall give Notice of observed defects or other work requiring correction with reasonable promptness. Such Notice shall be in writing to the Architect/Engineer and the Contractor.
The one year guarantee of the Contractor’s work may run separately for discrete physical portions of the Work for which partial Notices of Substantial Completion have been issued, however, it shall run from the last Notice of Substantial Completion with respect to all or any systems common to the work to which more than one Notice of Substantial Completion may apply.

This one-year guarantee shall not be construed to limit the Contractor’s general warranty described in Article 42, General Warranty and Correction of Work After Acceptance, that all materials and equipment are new and of good quality, unless specified to the contrary, and that the Work shall in all respects be free from material defects not permitted by the Specifications and in accordance with the requirements of the Contract Documents.

B. SPECIAL GUARANTEES AND WARRANTIES
In case of work performed for which product, manufacturers or other special warranties are required by the Specifications, the Contractor shall secure the required warranties and deliver copies thereof to the Principal Representative through the Architect/Engineer upon completion of the work.

These product, manufacturers or other special warranties, as such, do not in any way lessen the Contractor's responsibilities under the Contract. Whenever guarantees or warranties are required by the Specifications for a longer period than one year, such longer period shall govern.

ARTICLE 45. GUARANTEE INSPECTIONS AFTER COMPLETION
The Architect/Engineer, the Principal Representative and the Contractor together shall make at least two (2) complete inspections of the work after the Work has been determined to be substantially complete and accepted. One such inspection, the “Six-Month Guarantee Inspection,” shall be made approximately six (6) months after date of the Notice of Substantial Completion, unless in the case of smaller projects valued under $500,000 this inspection is declined in Article 54A, Modification of Article 45, in which case the inspection to occur at six months shall not be required. Another such inspection, the “Eleven-Month Guaranty Inspection” shall be made approximately eleven (11) months after the date of the Notice of Substantial Completion. The Principal Representative shall schedule and so notify all parties concerned, including State Buildings Programs, of these inspections. If more than one Notice of Substantial Completion has been issued at the reasonable discretion of the Principal Representative separate eleven month inspections may be required where the one year guarantees do not run reasonably concurrent.

Written punch lists and reports of these inspections shall be made by the Architect/Engineer and forwarded to the Contractor, the Principal Representative, State Buildings Programs, and all other participants within ten (10) days after the completion of the inspections. The punch list shall itemize all guarantee items, prior punch list items still to be corrected or completed and any other requirements of the Contract Documents to be completed which were not waived by final acceptance because they were not obvious or could not reasonably have been previously observed. The Contractor shall immediately initiate such remedial work as may be necessary to correct any deficiencies or defective work shown by this report, and shall promptly complete all such remedial work in a manner satisfactory to the Architect/Engineer, the Principal Representative and State Buildings Programs.

If the Contractor fails to promptly correct all deficiencies and defects shown by this report, the Principal Representative may do so, after giving the Contractor ten (10) days written Notice of intention to do so.

The State of Colorado, acting by and through the Principal Representative, shall be entitled to collect from the Contractor all costs and expenses incurred by it in correcting such deficiencies and defects, as well as all damages resulting from such deficiencies and defects.

ARTICLE 46. TIME OF COMPLETION AND LIQUIDATED DAMAGES
It is hereby understood and mutually agreed, by and between the parties hereto, that the date of beginning, rate of progress, and the time for completion of the Work to be done hereunder are ESSENTIAL CONDITIONS of this Agreement, and it is understood and agreed that the Work embraced in this Contract shall be commenced at the time specified in the Notice to Proceed (SC-6.26).
It is further agreed that time is of the essence of each and every portion of this Contract, and of any portion of the Work described on the Drawings or Specifications, wherein a definite and certain length of time is fixed for the performance of any act whatsoever. The parties further agree that where under the Contract additional time is allowed for the completion of the Work or any identified portion of the Work, the new time limit or limits fixed by such extension of the time for completion shall be of the essence of this Agreement.

The Contractor acknowledges that subject to any limitations in the Advertisement for Bids, issued for the Project, the Contractor’s bid is consistent with and considers the number of days to substantially complete the Project and the number of days to finally complete the Project to which the parties may have stipulated in the Agreement, which stipulation was based on the Contractor’s bid. The Contractor agrees that work shall be prosecuted regularly, diligently and uninterruptedly at such rate of progress as will ensure the Project will be substantially complete, and fully and finally complete, as recognized by the issuance of all required Notices of Substantial Completion and Notices of Final Acceptance, within any times stipulated and specified in the Agreement, as the same may be amended by Change Order or other written modification, and that the Principal Representative will be damaged if the times of completion are delayed.

It is expressly understood and agreed, by and between the parties hereto, that the times for the Substantial Completion of the Work or for the final acceptance of the Work as may be stipulated in the Agreement, and as applied here and in Article 54D, Modifications of Article 46, are reasonable times for these stages of completion of the Work, taking into such consideration all factors, including the average climatic range and usual industrial conditions prevailing in the locality of the building operations.

If the Contractor shall neglect, fail or refuse to complete the Work within the times specified in the Agreement, such failure shall constitute a breach of the terms of the Contract and the State of Colorado, acting by and through the Principal Representative, shall be entitled to liquidated damages for such neglect, failure or refusal, as specified in Article 54D, Modification of Article 46.

The Contractor and the Contractor’s Surety shall be jointly liable for and shall pay the Principal Representative, or the Principal Representative may withhold, the sums hereinafter stipulated as liquidated damages for each calendar day of delay until the entire Project is 1) substantially completed, and the Notice (or all Notices) of Substantial Completion are issued, 2) finally complete and accepted and the Notice (or all Notices) of Acceptance are issued, or 3) both. Delay in substantial completion shall be measured from the Date of the Notice to Proceed and delay in final completion and acceptance shall be measured from the Date of the Notice of Substantial Completion.

In the first instance, specified in Article 54D(1), Modification of Article 46, liquidated damages, if any, shall be the amount specified therein, for each calendar day of delay beginning after the stipulated number of days for Substantial Completion from the date of the Notice to Proceed, until the date of the Notice of Substantial Completion. Unless otherwise specified in any Supplementary General Conditions, in the event of any partial Notice of Substantial Completion, liquidated damages shall accrue until all required Notices of Substantial Completion are issued.

In the second instance, specified in Article 54D(2), Modification of Article 46, liquidated damages, if any, shall be the amount specified in Article 54D, Modification of Article 46, for each calendar day in excess of the number of calendar days specified in the Contractor’s bid for the Project and stipulated in the Agreement to finally complete the Project (as defined by the issuance of the Notice of Acceptance) after the final Notice of Substantial Completion has been issued.

In the third instance, when so specified in both Articles 54D(1) and (2), both types of liquidated damages shall be separately assessed where those delays have occurred.

The parties expressly agree that said amounts are a reasonable estimate of the presumed actual damages that would result from any of the breaches listed, and that any liquidated damages that are assessed have been agreed to in light of the difficulty of ascertaining the actual damages that would be caused by any of these breaches at the time this Contract was formed; the liquidated damages in the first instance representing an estimate of damages due to the inability to use the Project; the liquidated damages in the
second instance representing an estimate of damages due to the additional administrative, technical, supervisory and professional expenses related to and arising from the extended closeout period including delivery of any or all guarantees and warranties, the submittals of sales and use tax payment forms, the calling for the final inspection and the completion of the final punch list.

The parties also agree and understand that the liquidated damages to be assessed in each instance are separate and distinct, although potentially cumulative, damages for the separate and distinct breaches of delayed substantial completion or final acceptance. Such liquidated damages shall not be avoided by virtue of the fact of concurrent delay caused by the Principal Representative, or anyone acting on behalf of the Principal Representative, but in such event the period of delay for which liquidated damages are assessed shall be equitably adjusted in accordance with Article 38, Delays And Extensions Of Time.

ARTICLE 47. DAMAGES
If either party to this Contract shall suffer damage under this Contract in any manner because of any wrongful act or neglect of the other party or of anyone employed by either of them, then the party suffering damage shall be reimbursed by the other party for such damage. Except to the extent of damages liquidated for the Contractor’s failure to achieve timely completion as set forth in Article 46, Time of Completion and Liquidated Damages, the Principal Representative shall be responsible for, and at his or her option may insure against, loss of use of any existing property not included in the Work, due to fire or otherwise, however caused. Notwithstanding the foregoing, or any other provision of this Contract, to the contrary, no term or condition of this contract shall be construed or interpreted as a waiver, express or implied, of any of the immunities, rights, benefits, protection, or other provisions of the Colorado Governmental Immunity Act, Section 24-10-101, et seq., CRS, as now or hereafter amended. The parties understand and agree that liability for claims for injuries to persons arising out of negligence of the State of Colorado, its departments, institutions, agencies, boards, officials and employees is controlled and limited by the provisions of Section 24-10-101, et seq., CRS, as now or hereafter amended and the risk management statutes, Section 24-30-1501, et seq., CRS, as now or hereafter amended.

Notice of intent to file a claim under this clause shall be made in writing to the party liable within a reasonable time of the first observance of such damage and not later than the time of final payment, except that in the case of claims by the Principal Representative involving warranties against faulty work or materials Notice shall be required only to the extent stipulated elsewhere in these General Conditions. Claims made to the Principal Representative involving extra cost or extra time arising by virtue of instructions to the Contractor to which Article 36, Claims, applies shall be made in accordance with Article 36. Other claims arising under the Contract involving extra cost or extra time which are made to the Principal Representative under this clause shall also be made in accordance with the procedures of Article 36, whether or not arising by virtue of instructions to the Contractor; provided however that it shall not be necessary to first obtain or request a written judgment of the Architect/Engineer.

Provided written Notice of intent to file a claim is provided as required in the preceding paragraph, nothing in this Article shall limit or restrict the rights of either party to bring an action at law or to seek other relief to which either party may be entitled, including consequential damages, if any, and shall not be construed to limit the time during which any action might be brought. Nothing in these General Conditions shall be deemed to limit the period of time during which any action may be brought as a matter of contract, tort, warranty or otherwise, it being the intent of the parties to allow any and all actions at law or in equity for such periods as the law permits. All such rights shall, however be subject to the obligation to assert claims and to appeal denials pursuant to Article 36, Claims, where applicable.

ARTICLE 48. STATE’S RIGHT TO DO THE WORK; TEMPORARY SUSPENSION OF WORK; DELAY DAMAGES
A. STATE’S RIGHT TO DO THE WORK
If after receipt of Notice to do so, the Contractor should neglect to prosecute the Work properly or fail to perform any provision of the Contract, the Principal Representative, after a second seven (7) days’ advance written Notice to the Contractor and the Surety may, without prejudice to any other remedy the Principal Representative may have, take control of all or a portion of the Work, as the Principal Representative deems necessary and make good such deficiencies deducting the cost thereof from
the payment then or thereafter due the Contractor, as provided in Article 30, Correction Of Work Before Acceptance and Article 33, Payments Withheld, provided, however, that the Architect/Engineer shall approve the amount charged to the Contractor by approval of the Change Order.

B. TEMPORARY SUSPENSION OF WORK
The State, acting for itself or by and through the Architect/Engineer, shall have the authority to suspend the Work, either wholly or in part, for such period or periods as may be deemed necessary due to:

1. Unsuitable weather;
2. Faulty workmanship;
3. Improper superintendence;
4. Contractor’s failure to carry out orders or to perform any provision of the Contract Documents;
5. Loss of, or restrictions to, appropriations;
6. Conditions, which may be considered unfavorable for the prosecution of the Work.

If it should become necessary to stop work for an indefinite period, the Contractor shall store materials in such manner that they will not become an obstruction or become damaged in any way; and he or she shall take every precaution to prevent damage to or deterioration of the Work, provide suitable drainage and erect temporary structures where necessary.

Notice of suspension of work shall be provided to the Contractor in writing stating the reasons therefore. The Contractor shall again proceed with the work when so notified in writing.

The Contractor understands and agrees that the State of Colorado cannot predict with certainty future revenues and could ultimately lack the revenue to fund the appropriations applicable to this Contract. The Contractor further acknowledges and agrees that in such event that State may, upon Notice to the Contractor, suspend the work in anticipation of a termination of the Contract for the convenience of the State, pursuant to Article 50, Termination For Convenience of State. If the Contract is not so terminated the Contract sum and the Contract time shall be equitably adjusted at the time the Principal Representative directs the work to be recommenced and gives Notice that the revenue to fund the appropriation is available.

C. DELAY DAMAGES
The Principal Representative and the State of Colorado shall be liable to the Contractor for the payment of any claim for extra costs, extra compensation or damages occasioned by hindrances or delays encountered in the work only when and to the limited extent that such hindrance or delay is caused by an act or omission within the control of the Principal Representative, the Architect/Engineer or other persons or entities acting on behalf of the Principal Representative. Further, the Principal Representative and the State of Colorado shall be liable to the Contractor for the payment of such a claim only if the Contractor has provided required Notice of the delay or impact, or has presented its claim for an extension of time or claim of other delay or other impact due to changes ordered in the work before proceeding with the changed work. Except as otherwise provided, claims for extension of time shall be Noticed and filed in accordance with Article 38, Delays and Extensions of Time, within three (3) business days of the beginning of the delay with any claim filed within seven (7) days after the delay has ceased, or such claim is waived. Claims for extension of time or for other delay or other impact resulting from changes ordered in the Work shall be presented and adjusted as provided in Article 35, Changes in the Work.

ARTICLE 49. STATE’S RIGHTS TO TERMINATE CONTRACT
A. GENERAL
If the Contractor should be adjudged bankrupt, or if he or she should make a general assignment for the benefit of his or her creditors, or if a receiver should be appointed to take over his affairs, or if he or she should fail to prosecute his or her work with due diligence and carry the work forward in accordance with the construction schedule and the time limits set forth in the Contract Documents, or if he or she should fail to subsequently perform one or more of the provisions of the Contract Documents
to be performed by him, the Principal Representative may serve written Notice on the Contractor and the Surety on performance and payment bonds, stating his or her intention to exercise one of the remedies hereinafter set forth and the grounds upon which the Principal Representative bases his or her right to exercise such remedy.

In such event, unless the matter complained of is satisfactorily cleared within ten (10) days after delivery of such Notice, the Principal Representative may, without prejudice to any other right or remedy, exercise one of such remedies at once, having first obtained the concurrence of the Architect/Engineer in writing that sufficient cause exists to justify such action.

B. CONDITIONS AND PROCEDURES

1. The Principal Representative may terminate the services of the Contractor, which termination shall take effect immediately upon service of Notice thereof on the Contractor and his or her Surety, whereupon the Surety shall have the right to take over and perform the Contract. If the Surety does not provide Notice to the Principal Representative of its intent to commence performance of the Contract within ten (10) days after delivery of the Notice of termination, the Principal Representative may take over the Work, take possession of and use all materials, tools, equipment and appliances on the premises and prosecute the Work to completion by such means as he or she shall deem best. In the event of such termination of his or her service, the Contractor shall not be entitled to any further payment under the Contract until the Work is completed and accepted. If the Principal Representative takes over the Work and if the unpaid balance of the contract price exceeds the cost of completing the Work, including compensation for any damages or expenses incurred by the Principal Representative through the default of the Contractor, such excess shall be paid to the Contractor. If, however, the cost, expenses and damages as certified by the Architect/Engineer exceed such unpaid balance of the contract price, the Contractor and his or her Surety shall pay the difference to the Principal Representative.

2. The Principal Representative may require the Surety on the Contractor’s bond to take control of the Work and see to it that all the deficiencies of the Contractor are made good, with due diligence within ten (10) days of delivery of Notice to the Surety to do so. As between the Principal Representative and the Surety, the cost of making good such deficiencies shall all be borne by the Surety. If the Surety takes over the Work, either by election upon termination of the services of the Contractor pursuant to Section B(1) of this Article 49, State’s Right To Terminate Contract, or upon instructions from the Principal Representative to do so, the provisions of the Contract Documents shall govern the work to be done by the Surety, the Surety being substituted for the Contractor as to such provisions, including provisions as to payment for the Work, the times of completion and provisions of this Article as to the right of the Principal Representative to do the Work or to take control of all or a portion of the Work.

3. The Principal Representative may take control of all or a portion of the Work and make good the deficiencies of the Contractor, or the Surety if the Surety has been substituted for the Contractor, with or without terminating the Contract, employing such additional help as the Principal Representative deems advisable in accordance with the provisions of Article 48A, State’s Right To Do The Work; Temporary Suspension Of Work; Delay Damages. In such event, the Principal Representative shall be entitled to collect from the Contractor and his or her Surety, or to deduct from any payment then or thereafter due the Contractor, the costs incurred in having such deficiencies made good and any damages or expenses incurred through the default of Contractor, provided the Architect/Engineer approves the amount thus charged to the Contractor.

If the Contract is not terminated, a Change Order to the Contract shall be executed, unilaterally if necessary, in accordance with the procedures of Article 35, Changes In The Work.
C. ADDITIONAL CONDITIONS

If any termination by the Principal Representative for cause is later determined to have been improper, the termination shall be automatically converted to and deemed to be a termination by the Principal Representative for convenience and the Contractor shall be limited in recovery to the compensation provided for in Article 50, Termination For Convenience Of State. Termination by the Contractor shall not be subject to such conversion.

ARTICLE 50. TERMINATION FOR CONVENIENCE OF STATE

A. NOTICE OF TERMINATION

The performance of Work under this Contract may be terminated, in whole or from time to time in part, by the State whenever for any reason the Principal Representative shall determine that such termination is in the best interest of State. Termination of work hereunder shall be effected by delivery to the Contractor of a Notice of such termination specifying the extent to which the performance of work under the Contract is terminated and the date upon which such termination becomes effective.

B. PROCEDURES

After receipt of the Notice of termination, the Contractor shall, to the extent appropriate to the termination, cancel outstanding commitments hereunder covering the procurement of materials, supplies, equipment and miscellaneous items. In addition, the Contractor shall exercise all reasonable diligence to accomplish the cancellation or diversion of all applicable outstanding commitments covering personal performance of any work terminated by the Notice. With respect to such canceled commitments, the Contractor agrees to:

1. settle all outstanding liabilities and all claims arising out of such cancellation of commitments, with approval or ratification of the Principal Representative, to the extent he or she may require, which approval or ratification shall be final for all purposes of this clause; and,
2. assign to the State, in the manner, at the time, and to the extent directed by the Principal Representative, all of the right, title, and interest of the Contractor under the orders and subcontracts so terminated, in which case the State shall have the right, in its discretion, to settle or pay any or all claims arising out of the termination of such orders and subcontracts.

The Contractor shall submit his or her termination claim to the Principal Representative promptly after receipt of a Notice of termination, but in no event later than three (3) months from the effective date thereof, unless one or more extensions in writing are granted by the Principal Representative upon written request of the Contractor within such three month period or authorized extension thereof. Upon failure of the Contractor to submit his or her termination claim within the time allowed, the Principal Representative may determine, on the basis of information available to him, the amount, if any, due to the Contractor by reason of the termination and shall thereupon pay to the Contractor the amount so determined.

Costs claimed, agreed to, or determined pursuant to the preceding and following paragraph shall be in accordance with the provisions of § 24-107-101, C.R.S., as amended and associated Cost Principles of the Colorado Procurement Rules as in effect on the date of this Contract.

Subject to the preceding provisions, the Contractor and the Principal Representative may agree upon the whole or any part of the amount or amounts to be paid to the Contractor by reason of the termination under this clause, which amount or amounts may include any reasonable cancellation charges thereby incurred by the Contractor and any reasonable loss upon outstanding commitments for personal services which he or she is unable to cancel; provided, however, that in connection with any outstanding commitments for personal services which the Contractor is unable to cancel, the Contractor shall have exercised reasonable diligence to divert such commitments to other activities and operations. Any such agreement shall be embodied in an Amendment to this Contract and the Contractor shall be paid the agreed amount.

The State may from time to time, under such terms and conditions as it may prescribe, make partial payments against costs incurred by the Contractor in connection with the termination portion of this
Contract, whenever, in the opinion of the Principal Representative, the aggregate of such payments is within the amount to which the Contractor will be entitled hereunder.

The Contractor agrees to transfer title and deliver to the State, in the manner, at the time, and to the extent, if any, directed by the Principal Representative, such information and items which, if the Contract had been completed, would have been required to be furnished to the State, including:

a. completed or partially completed plans, Drawings and information; and,
b. materials or equipment produced or in process or acquired in connection with the performance of the work terminated by the Notice.

Other than the above, any termination inventory resulting from the termination of the Contract may, with written approval of the Principal Representative, be sold or acquired by the Contractor under the conditions prescribed by and at a price or prices approved by the Principal Representative. The proceeds of any such disposition shall be applied in reduction of any payments to be made by the State to the Contractor under this Contract or shall otherwise be credited to the price or cost of work covered by this Contract or paid in such other manners as the Principal Representative may direct. Pending final disposition of property arising from the termination, the Contractor agrees to take such action as may be necessary, or as the Principal Representative may direct, for the protection and preservation of the property related to this Contract which is in the possession of the Contractor and in which the State has or may acquire an interest.

Any disputes as to questions of fact, which may arise hereunder, shall be subject to the Remedies provisions of the Colorado Procurement Code, §§ 24-109-101, et seq., C.R.S., as amended.

ARTICLE 51. CONTRACTOR’S RIGHT TO STOP WORK AND/OR TERMINATE CONTRACT

If the Work shall be stopped under an order of any court or other public authority for a period of three (3) months through no act or fault of the Contractor or of any one employed by him, then the Contractor may on seven (7) days’ written Notice to the Principal Representative and the Architect/Engineer stop work or terminate this Contract and recover from the Principal Representative payment for all work executed, any losses sustained on any plant or material, and a reasonable profit. If the Architect/Engineer shall fail to issue or otherwise act in writing upon any certificate for payment within ten (10) days after it is presented and received by the Architect/Engineer, as provided in Article 31, Applications For Payments, or if the Principal Representative shall fail to pay the Contractor any sum certified that is not disputed in whole or in part by the Principal Representative in writing to the Contractor and the Architect/Engineer within thirty (30) days after the Architect/Engineer’s certification, then the Contractor may on ten (10) days’ written Notice to the Principal Representative and the Architect/Engineer stop work and/or give written Notice of intention to terminate this Contract.

If the Principal Representative shall thereafter fail to pay the Contractor any amount certified by the Architect/Engineer and not disputed in writing by the Principal Representative within ten (10) days after receipt of such Notice, then the Contractor may terminate this Contract and recover from the Principal Representative payment for all work executed, any losses sustained upon any plant or materials, and a reasonable profit. The Principal Representative’s right to dispute an amount certified by the Architect/Engineer shall not relieve the Principal Representative of the obligation to pay amounts not in dispute as certified by the Architect/Engineer.

ARTICLE 52. SPECIAL PROVISIONS

A. CONTROLLER’S APPROVAL CRS 24-30-202(1)

This Contract shall not be deemed valid until it has been approved by the Colorado State Controller or designee.

B. FUND AVAILABILITY CRS 24-30-202(5.5)

Financial obligations of the State payable after the current fiscal year are contingent upon funds for that purpose being appropriated, budgeted, and otherwise made available
C. GOVERNMENTAL IMMUNITY
No term or condition of this contract shall be construed or interpreted as a waiver, express or implied, of any of the immunities, rights, benefits, protections, or other provisions, of the Colorado Governmental Immunity Act, CRS §24-10-101 et seq., or the Federal Tort Claims Act, 28 U.S.C. §§1346(b) and 2671 et seq., as applicable now or hereafter amended.

D. INDEPENDENT CONTRACTOR 4 CCR 801-2
Contractor shall perform its duties hereunder as an independent contractor and not as an employee. Neither Contractor nor any agent or employee of Contractor shall be deemed to be an agent or employee of the State. Contractor and its employees and agents are not entitled to unemployment insurance or workers compensation benefits through the State and the State shall not pay for or otherwise provide such coverage for Contractor or any of its agents or employees. Unemployment insurance benefits will be available to Contractor and its employees and agents only if such coverage is made available by Contractor or a third party. Contractor shall pay when due all applicable employment taxes and income taxes and local head taxes incurred pursuant to this contract. Contractor shall not have authorization, express or implied, to bind the State to any agreement, liability or understanding, except as expressly set forth herein. Contractor shall (a) provide and keep in force workers’ compensation and unemployment compensation insurance in the amounts required by law, (b) provide proof thereof when requested by the State, and (c) be solely responsible for its acts and those of its employees and agents.

E. COMPLIANCE WITH LAW
Contractor shall strictly comply with all applicable federal and State laws, rules, and regulations in effect or hereafter established, including, without limitation, laws applicable to discrimination and unfair employment practices.

F. CHOICE OF LAW
Colorado law, and rules and regulations issued pursuant thereto, shall be applied in the interpretation, execution, and enforcement of this contract. Any provision included or incorporated herein by reference which conflicts with said laws, rules, and regulations shall be null and void. Any provision incorporated herein by reference which purports to negate this or any other Special Provision in whole or in part shall not be valid or enforceable or available in any action at law, whether by way of complaint, defense, or otherwise. Any provision rendered null and void by the operation of this provision shall not invalidate the remainder of this contract, to the extent capable of execution.

G. BINDING ARBITRATION PROHIBITED
The State of Colorado does not agree to binding arbitration by any extra-judicial body or person. Any provision to the contrary in this contract or incorporated herein by reference shall be null and void.

H. SOFTWARE PIRACY PROHIBITION. Governor’s Executive Order D 002 00
State or other public funds payable under this contract shall not be used for the acquisition, operation, or maintenance of computer software in violation of federal copyright laws or applicable licensing restrictions. Contractor hereby certifies and warrants that, during the term of this contract and any extensions, Contractor has and shall maintain in place appropriate systems and controls to prevent such improper use of public funds. If the State determines that Contractor is in violation of this provision, the State may exercise any remedy available at law or in equity or under this contract, including, without limitation, immediate termination of this contract and any remedy consistent with federal copyright laws or applicable licensing restrictions.

I. EMPLOYEE FINANCIAL INTEREST/CONFLICT OF INTEREST CRS 24-18-201 & CRS 24-50-507
The signatories aver that to their knowledge, no employee of the State has any personal or beneficial interest whatsoever in the service or property described in this contract. Contractor has no interest and shall not acquire any interest, direct or indirect, that would conflict in any manner or degree with the performance of Contractor’s services and Contractor shall not employ any person having such known interests.
J. **VENDOR OFFSET CRS 24-30-202(1) & CRS 24-30-202.4**

Subject to CRS §24-30-202.4 (3.5), the State Controller may withhold payment under the State's vendor offset intercept system for debts owed to State agencies for: (a) unpaid child support debts or child support arrearages; (b) unpaid balances of tax, accrued interest, or other charges specified in CRS §39-21-101, et seq.; (c) unpaid loans due to the Student Loan Division of the Department of Higher Education; (d) amounts required to be paid to the Unemployment Compensation Fund; and (e) other unpaid debts owing to the State as a result of final agency determination or judicial action.

K. **PUBLIC CONTRACTS FOR SERVICES. CRS §8-17.5-101.**[Not Applicable to agreements relating to the offer, issuance, or sale of securities, investment advisory services or fund management services, sponsored projects, intergovernmental agreements, or information technology services or products and services] Contractor certifies, warrants, and agrees that it does not knowingly employ or contract with an illegal alien who will perform work under this contract and will confirm the employment eligibility of all employees who are newly hired for employment in the United States to perform work under this contract, through participation in the E-Verify Program or the Department program established pursuant to CRS §8-17.5-102(5)(c), Contractor shall not knowingly employ or contract with an illegal alien to perform work under this contract or enter into a contract with a subcontractor that fails to certify to Contractor that the subcontractor shall not knowingly employ or contract with an illegal alien to perform work under this contract. Contractor (a) shall not use E-Verify Program or Department program procedures to undertake pre-employment screening of job applicants while this contract is being performed, (b) shall notify the subcontractor and the contracting State agency within three days if Contractor has actual knowledge that a subcontractor is employing or contracting with an illegal alien for work under this contract, (c) shall terminate the subcontract if a subcontractor does not stop employing or contracting with the illegal alien within three days of receiving the notice, and (d) shall comply with reasonable requests made in the course of an investigation, undertaken pursuant to CRS §8-17.5-102(5), by the Colorado Department of Labor and Employment. If Contractor participates in the Department program, Contractor shall deliver to the contracting State agency, Institution of Higher Education or political subdivision a written, notarized affirmation, affirming that Contractor has examined the legal work status of such employee, and shall comply with all of the other requirements of the Department program. If Contractor fails to comply with any requirement of this provision or CRS §8-17.5-101 et seq., the contracting State agency, institution of higher education or political subdivision may terminate this contract for breach and, if so terminated, Contractor shall be liable for damages.

L. **PUBLIC CONTRACTS WITH NATURAL PERSONS. CRS §24-76.5-101.**

Contractor, if a natural person eighteen (18) years of age or older, hereby swears and affirms under penalty of perjury that he or she (a) is a citizen or otherwise lawfully present in the United States pursuant to federal law, (b) shall comply with the provisions of CRS §24-76.5-101 et seq., and (c) has produced one form of identification required by CRS §24-76.5-103 prior to the effective date of this contract.

**ARTICLE 53. MISCELLANEOUS PROVISIONS**

A. **CONSTRUCTION OF LANGUAGE**

The language used in these General Conditions shall be construed as a whole according to its plain meaning, and not strictly for or against any party. Such construction shall, however, construe language to interpret the intent of the parties giving due consideration to the order of precedence noted in Article 2C, Intent of Documents.

B. **SEVERABILITY**

Provided this Agreement can be executed and performance of the obligations of the Parties accomplished within its intent, the provisions hereof are severable and any provision that is declared invalid or becomes inoperable for any reason shall not affect the validity of any other provision hereof, provided that the Parties can continue to perform their obligations under this Agreement in accordance with its intent.
C. SECTION HEADINGS
The captions and headings in this Agreement are for convenience of reference only, and shall not be used to interpret, define, or limit its provisions.

D. AUTHORITY
Each person executing the Agreement and its Exhibits in a representative capacity expressly represents and warrants that he or she has been duly authorized by one of the parties to execute the Agreement and has authority to bind said party to the terms and conditions hereof.

E. INTEGRATION OF UNDERSTANDING
This Contract is intended as the complete integration of all understandings between the parties and supersedes all prior negotiations, representations, or agreements, whether written or oral. No prior or contemporaneous addition, deletion, or other amendment hereto shall have any force or effect whatsoever, unless embodied herein in writing. No subsequent novation, renewal, addition, deletion, or other amendment hereto shall have any force or effect unless embodied in a written Change Order or Amendment to this Contract.

F. VENUE
All suits or actions related to this Agreement shall be filed and proceedings held in the State of Colorado and exclusive venue shall be in the City and County of Denver.

G. NO THIRD PARTY BENEFICIARIES
Enforcement of this Agreement and all rights and obligations hereunder are reserved solely to the Parties. Any services or benefits which third parties receive as a result of this Contract are incidental to the Contract, and do not create any rights for such third parties.

H. WAIVER
Waiver of any breach under a term, provision, or requirement of this Agreement, or any right or remedy hereunder, whether explicitly or by lack of enforcement, shall not be construed or deemed as a waiver of any subsequent breach of such term, provision or requirement, or of any other term, provision, or requirement.

I. INDEMNIFICATION
Contractor shall indemnify, save, and hold harmless the State, its employees and agents, against any and all claims, damages, liability and court awards including costs, expenses, and attorney fees and related costs, incurred as a result of any act or omission by Contractor, or its employees, agents, subcontractors, or assignees pursuant to the terms of this contract.

J. STATEWIDE CONTRACT MANAGEMENT SYSTEM
If the maximum amount payable to Architect/Engineer under this Contract is $100,000 or greater, either on the Effective Date or at anytime thereafter, this section shall apply.

Architect/Engineer agrees to be governed, and to abide, by the provisions of CRS 24-102-205, 24-102-206, 24-103-601, 24-103.5-101, 24-105-101, and 24-105-102 concerning the monitoring of vendor performance on state contracts and inclusion of contract performance information in a statewide contract management system.
Architect/Engineer’s performance shall be subject to Evaluation and Review in accordance with the terms and conditions of this Contract, State law, including C.R.S 24-103.5-101, and State Fiscal Rules, Policies and Guidance. Evaluation and Review of Architect/Engineer’s performance shall be part of the normal contract administration process and Architect/Engineer’s performance will be systematically recorded in the statewide Contract Management System. Areas of Evaluation and Review shall include, but shall not be limited to quality, cost and timeliness. Collection of information relevant to the performance of Architect/Engineer’s obligations under this Contract shall be determined by the specific requirements of such obligations and shall include factors tailored to match the requirements of Architect/Engineer’s obligations. Such performance information shall be entered into the statewide Contract Management System at intervals established herein and a final Evaluation, Review and Rating shall be rendered within 30 days of the end of the Contract term. Architect/Engineer shall be notified following each performance Evaluation and Review, and shall address or correct any identified problem in a timely manner and maintain work progress.

Should the final performance Evaluation and Review determine that Architect/Engineer demonstrated a gross failure to meet the performance measures established hereunder, the Executive Director of the Colorado Department of Personnel and Administration (Executive Director), upon request by the Principal Representative, and showing of good cause, may debar Architect/Engineer and prohibit Architect/Engineer from bidding on future contracts. Architect/Engineer may contest the final Evaluation, Review and Rating by: (a) filing rebuttal statements, which may result in either removal or correction of the evaluation (CRS 24-105-102(6)), or (b) under CRS 24-105-102(6), exercising the debarment protest and appeal rights provided in CRS 24-109-106, 107, 201 or 202, which may result in the reversal of the debarment and reinstatement of Architect/Engineer, by the Executive Director, upon a showing of good cause.

ARTICLE 54.  OPTIONAL PROVISIONS AND ELECTIONS
The provisions of this Article 54 alter the preceding Articles or enlarge upon them as indicated:
The Principal Representative and or the State Buildings Programs shall mark boxes and initial where applicable.

A. MODIFICATION OF ARTICLE 45. GUARANTEE INSPECTIONS AFTER COMPLETION
If the box below is marked the six month guarantee inspection is not required.

☐ _______ Principal Representative initial

B. MODIFICATION OF ARTICLE 27. LABOR AND WAGES
If the box is marked the Federal Davis-Bacon Act shall be applicable to the Project. The minimum wage rates to be paid on the Project shall be furnished by the Principal Representative and included in the Contract Documents.

☐ _______ Principal Representative initial

C. MODIFICATION OF ARTICLE 39. NON-BINDING DISPUTE RESOLUTION – FACILITATED NEGOTIATIONS
If the box is marked, and initialed by the State as noted, the requirement to participate in facilitated negotiations shall be deleted from this Contract. Article 39, Non-Binding Dispute Resolution – Facilitated Negotiations, shall be deleted in its entirety and all references to the right to the same where ever they appear in the contract shall be similarly deleted. The box may be marked only for projects with an estimated value of less than $500,000.

☐ _______ Principal Representative initial
D. MODIFICATION OF ARTICLE 46. TIME OF COMPLETION AND LIQUIDATED DAMAGES

If an amount is indicated immediately below, liquidated damages shall be applicable to this Project as, and to, the extent shown below. Where an amount is indicated below, liquidated damages shall be assessed in accordance with and pursuant to the terms of Article 46, Time Of Completion And Liquidated Damages, in the amounts and as here indicated. The election of liquidated damages shall limit and control the parties right to damages only to the extent noted.

1. For the inability to use the Project, for each day after the number of calendar days specified in the Contractor’s bid for the Project and the Agreement for achievement of Substantial Completion, until the day that the Project has achieved Substantial Completion and the Notice of Substantial Completion is issued, the Contractor agrees that an amount equal to N/A Dollars ($ N/A ) shall be assessed against Contractor from amounts due and payable to the Contractor under the Contract, or the Contractor and the Contractor’s Surety shall pay to the Principal Representative such sum for any deficiency, if amounts on account thereof are deducted from remaining amounts due, but amounts remaining are insufficient to cover the entire assessment.

2. For damages related to or arising from additional administrative, technical, supervisory and professional expenses related to and arising from the extended closeout period, for each day in excess of the number of calendar days specified in the Contractor’s bid for the Project and the Agreement to finally complete the Project as defined by the issuance of the Notice of Final Acceptance) after the issuance of the final Notice of Substantial Completion, the Contractor agrees that an amount equal to N/A Dollars ($ N/A ) shall be assessed against Contractor from amounts due and payable to the Contractor under the Contract, or the Contractor and the Contractor’s Surety shall pay to the Principal Representative such sum for any deficiency, if amounts on account thereof are deducted from remaining amounts due but amounts remaining are insufficient to cover the entire assessment.

E. NOTICE IDENTIFICATION

All Notices pertaining to General Conditions or otherwise required to be given shall be transmitted in writing, to the individuals at the addresses listed below, and shall be deemed duly given when received by the parties at their addresses below or any subsequent persons or addresses provided to the other party in writing.

Notice to Principal Representative: _______________________________

With copies to: State Buildings Programs (or Delegate)
State of Colorado

Notice to Contractor: _______________________________

With copies to: _______________________________
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Supplementary General Conditions
University of Colorado at Boulder

1. GENERAL CONDITIONS, ARTICLE 23. F. SIGN – DELETE the entire section.

2. GENERAL CONDITIONS, ARTICLE 25 INSURANCE - DELETE the entire section and replace with the following:

The Contractor shall obtain and maintain, at its own expense and for the duration of the contract, the minimum insurance coverages set forth below. By requiring such minimum insurance, the University shall not be deemed or construed to have assessed the risk that may be applicable to the Contractor under this contract. The Contractor shall assess its own risks and if it deems appropriate and/or prudent, maintain higher limits and/or broader coverages. The Contractor is not relieved of any liability or other obligations assumed or pursuant to the Contract by reason of its failure to obtain or maintain insurance in sufficient amounts, duration, or types.

COVERAGES

1. **Commercial General Liability – ISO CG 00001 or equivalent. Coverage to include:**
   - Premises and Operations
   - Explosions, Collapse and Underground Hazards
   - Personal / Advertising Injury
   - Products / Completed Operations
   - Liability assumed under an Insured Contract (including defense costs assumed under contract)
   - Broad Form Property Damage
   - Independent Contractors
   - Additional Insured—Owners, Lessees or Contractors Endorsement, ISO Form 2010 (2004 Edition or equivalent), if possible.
   - Additional Insured—Owners, Lessees or Contractors Endorsement, ISO CG 2037 (7/2004 Edition or equivalent), if possible.

2. **Automobile Liability including all:**
   - Owned Vehicles
   - Non-Owned Vehicles
   - Hired Vehicles

3. **Excess/Umbrella Liability (Applies to projects totaling $10,000,000 or more)**
   - Excess of Commercial General Liability, Automobile Liability, and Employers’ Liability.
   - Coverages should be as broad as primary.
   - Risk Management reserves the right to require higher limits.

4. **Workers Compensation**
   - Statutory Benefits (Coverage A)
   - Employers Liability (Coverage B)

5. **Builder’s Risk Completed Value (Applies to buildings additions and new buildings)**
   - See Builders Risk section in this document.
6. **Installation Floater**
   - Special cause of loss
   - Theft
   - Faulty workmanship
   - Vandalism
   - Labor costs to repair damaged work

7. **Contractors Pollution Liability**
   
   This section applies only to the following types of proposals:
   
   - ASBESTOS/LEAD ABATEMENT Contracting Services

   The University requires this coverage whenever work at issue under this contract involves potential pollution risk to the environment or losses caused by pollution conditions (including asbestos) that may arise from the operations of the Contractor described in the Contractor’s scope of services. Policy shall cover the Contractors completed operations. Such coverage shall include:

   - Bodily Injury, sickness, disease, mental anguish or shock sustained by any person, including death.
   - Property Damage including natural resource damages, physical injury to or destruction of tangible property including resulting loss of use, clean up costs, and the loss of use of tangible property that has not been physically injured or destroyed.
   - Defense, including costs, charges and expenses incurred in the investigation, adjustment or defense of claims for such compensatory damages.
   - Cleanup costs, removal, storage, disposal, and or use of the pollutant; and defense, including costs and expenses incurred in the investigation, defense, or settlement of claims.
   - Coverage shall apply to sudden and gradual pollution conditions resulting from the escape of release of smoke, vapors, fumes, acids, alkalis, toxic chemicals, liquids, or gases, natural gas, waste materials, or other irritants, contaminants, or pollutants (including asbestos). If the coverage is written on a claims-made basis, the Contractor warrants that any retroactive date applicable to coverage under the policy precedes the effective date of this contract; and that continuous coverage will be maintained or an extended discovery period will be exercised for a period of three (or specify desired number) years beginning from the time that work under this contract is completed.
   - On the Automobile Liability Coverage endorsements CA9948 and MCS-90 are required if the Contractor is transporting any type of hazardous materials.
   - **The Regents of the University of Colorado, a body corporate as “Additional Insured”** for work that is being performed by the Contractor and as respects the Contractors Pollution Liability.

**LIMITS REQUIRED**

The Contractor shall carry the following limits of liability as required below:

- **Commercial General Liability**
  - General Aggregate: $2,000,000
  - Products/Completed Operations Aggregate: $2,000,000
  - Each Occurrence Limit: $1,000,000
  - Personal/Advertising Injury: $1,000,000
  - Fire Damage (Any One Fire): $50,000
  - Medical Payments (Any One Person): $5,000
**Excess/Umbrella Liability (as required-See Coverages #3)**
General Aggregate Limit $5,000,000
Products/Completed Operations Aggregate $5,000,000

**Automobile Liability**
Bodily Injury/Property Damage (Each Accident) $1,000,000

**Workers' Compensation**
Coverage A (Workers’ Compensation) Statutory
Coverage B (Employers Liability) $100,000 Each Accident
  $ 100,000 Disease Ea. Employ
  $ 500,000 Disease-Policy Limit

**Contractors Pollution Liability (as required-See Coverages #7)**
Per Loss $1,000,000
Aggregate $1,000,000

**Builder's Risk (as required-See Coverages #5)**
  • This coverage is required for new buildings or additions to existing buildings.
  • See the Builders Risk section (below) for required terms and conditions.

**Installation Floater**
This coverage is to cover materials and equipment to be installed in existing structures.
  • Shall be written for 100% of the completed value (replacement cost basis)
  • Deductible maximum is $10,000.00
  • Waiver of Subrogation applies on Builders Risk

**ADDITIONAL INSURANCE REQUIREMENTS**

1. All insurers must be licensed or approved to do business within the State of Colorado, and unless otherwise specified, all policies must be written on a per occurrence basis.
2. The Contractor shall provide the University of Colorado a Certificate of Insurance Form evidencing all required coverages, prior to commencing work or entering University premises.
3. The Contractor shall name “The State of Colorado and The Regents of the University of Colorado, a body corporate” as an Additional Insured as respects General Liability.
4. Upon request by the University, Contractor must provide a copy of the actual insurance policy effecting coverage(s) required by the contract.
5. The University requires that all policies of insurance be written on a primary basis, non-contributory with any other insurance coverages and/or self-insurance carried by the University.
6. A Separation of Insureds Clause must be included in general liability policies.
7. The Contractor shall advise the University in the event any general aggregate or other aggregate limits are reduced below the required per occurrence limit. At their own expense, the Contractor will reinstate the aggregate limits to comply with the minimum requirements and shall furnish to the University a new certificate of insurance showing such coverage is in force.
8. Contractor’s insurance carrier should possess a minimum A.M. Best’s Insurance Guide rating of A- VI.
9. Commercial General Liability Completed Operations policies must be kept in effect for up to three (3) years after completion of the project.
10. Contractors Pollution Liability policies must be kept in effect for up to three (3) years after completion of the project.
11. Provide a minimum of thirty (30) days advance written notice to the University for cancellation, non-renewal, or material changes to policies required under the contract.
12. Certificate Holder: University of Colorado, University Risk Management, 4001 Discovery Drive, Suite 230, Campus Box 587, Boulder, CO 80303

Failure of the Contractor to fully comply with these requirements during the term of the Contract may be considered a material breach of contract and may be cause for immediate termination of the Contract at the option of the University. The University reserves the right to negotiate additional specific insurance requirements at the time of the contract award.

Non-Waiver
The parties hereto understand and agree that The University is relying on, and does not waive or intend to waive by any provision of this Contract, the monetary limitations or any other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, 24-10-101 et seq., as from time to time amended, or otherwise available to the University or its officers, employees, agents, and volunteers.

Mutual Cooperation
The University and Contractor shall cooperate with each other in the collection of any insurance proceeds which may be payable in the event of any loss, including the execution and delivery of any proof of loss or other actions required to effect recovery.

Builder’s Risk Insurance (As required-See Coverages #5)

Unless otherwise provided, the Contractor shall purchase and maintain, in a company or companies lawfully authorized to do business in the jurisdiction in which the project is located, Builder’s Risk Insurance in the amount of the initial contract amount as well as subsequent modifications for the entire project at the site on a replacement cost basis without voluntary deductibles. Such Builder’s Risk Insurance shall be maintained, unless otherwise provided in the contract documents or otherwise agreed in writing by all persons and entities who are beneficiaries of such insurance, until final payment has been made or until no person or entity other than the University has insurable interest in the property to be covered, whichever is earlier. The Builder’s Risk insurance shall include interests of the University of Colorado, the General Contractor, subcontractors and sub-tier contractors in the project.

Builders’ Risk Coverage shall be on a Special Covered Cause of Loss Form and shall include theft, vandalism, malicious mischief, collapse, false-work, temporary buildings and debris removal including demolition, increased cost of construction, architect’s fees and expenses, flood and earthquake, and all below and above ground structures, water and sewer mains. Other coverages may be required if provided in contract documents. Coverages shall be written for 100% of the completed value (replacement cost basis) of the work being performed. At the option of the University of Colorado, the University of Colorado may include Soft Costs (including Loss of Use)/Delay in Opening Endorsement under the builder’s risk policy. The University of Colorado agrees to provide the necessary exposure base information for quotation by the Builder’s Risk carrier. The University of Colorado agrees to pay the premium associated with the Soft Costs coverage, the University of Colorado decides to purchase this coverage.

The Builder’s Risk shall also include the following amendments/provisions:

- Waiver of Subrogation against all parties named as insured, but only to the extent the loss is covered.
• Beneficial Occupancy Clause. The policy shall specifically permit partial or beneficial occupancy at or before substantial completion or final acceptance of the entire work. Partial occupancy or use of the work shall not commence until the insurance company or companies providing insurance have consented to such partial occupancy or use. The University of Colorado and Contractor shall take reasonable steps to obtain consent of the insurance company or companies and agree to take no action, other than upon mutual written consent, with respect to occupancy or use of the work that could lead to cancellation, lapse or reduction of insurance.

• Equipment Breakdown Coverage (a.k.a. Boiler & Machinery) required by the Contract Documents or by law, which shall specifically cover insured equipment during installation and testing (including hot testing).

• Deletion of Coinsurance Provisions

• Replacement Costs Basis - including modification of the valuation clause to cover all costs needed to repair the structure or work (including overhead and profits) and will pay based on the values figured at the time of rebuilding or repairing, not at the time of loss

• Deletion of any exclusions pertaining to Law, Ordinance or Regulation

• Deletion of exclusions for design errors & omissions

• Modification of the electrical apparatus breakdown exclusions and the mechanical breakdown exclusion so that it does not apply to subsequent loss or damage

• Modify exclusion pertaining to damage to interior of building caused by an peril insured against are covered

• Resultant Damage Extension including amendment of exclusion pertaining to design error

• Settling, cracking, shrinking or expansion (including coverage for loss resulting from settling, cracking, shrinking or expansion) of foundation walls, floors, or other parts of the structure

• Other coverages may be required if provided in Contract Documents

• The deductible shall not exceed $10,000 and shall be the responsibility of the Contractor except for losses that involve all Acts of God such as flood, earthquake, windstorm, tsunami, volcano, etc.

• The Policy shall be amended to show thirty (30) days notice of cancellation. Such notice shall be given to the University of Colorado and Contractor.

• Losses in excess of $10,000 insured shall be adjusted in conjunction with the University of Colorado. Any insurance payments/proceeds shall be made payable to the University of Colorado subject to requirements of any applicable mortgagee clause. The Contractor shall pay subcontractors their just shares of insurance proceeds received by the Contractor, and by appropriate agreements, written where legally required for validity, shall require subcontractors to make payments to their sub-subcontractors in similar manner.

• The University of Colorado shall have the authority to adjust and settle any losses in excess of $10,000 with insurers unless one of the parties in interest shall object in writing within five days after occurrence of loss to the University of Colorado exercise of this power. It is expressly agreed that nothing in this section shall be subject to arbitration and any references to arbitration are expressly deleted.
If requested, the Contractor shall file with the University of Colorado a copy of the policy that includes the insurance coverages required in this section. The policy shall contain all generally applicable conditions, definitions, exclusions and endorsements related to the Project.

If the Contractor does not intend to purchase such Builder's Risk Insurance required by the Contract and with all of the coverages in the amount described above, the Contractor shall so inform the University of Colorado as stated in writing prior to commencement of the work. The University of Colorado may then effect insurance that will protect the interests of the University of Colorado, the General Contractor, Subcontractors and sub-tier contractors in the project. Coverages applying shall be the same as stated above including other coverages that may be required by the University of Colorado. The cost shall be charged to the Contractor. Coverage shall be written for 100% of the completed value of the work being performed, with a deductible not to exceed $10,000 per occurrence for most projects.

All deductibles will be assumed by the Contractor. Waiver of Subrogation is to apply against all parties named as insureds, but only to the extent the loss is covered, and Beneficial Occupancy Endorsements are to apply.

If the University of Colorado is damaged by the failure or neglect of the Contractor to purchase or maintain insurance as described above, without so notifying the University of Colorado, then the Contractor shall bear all reasonable costs properly attributable thereto.

Contractors engaged in modifications of existing structures are required to secure a Beneficial Occupancy Endorsement that enables the University of Colorado to occupy the facility during construction.

Revised 02/20/06
CHANGE ORDER BULLETIN

Change Order Bulletin No: __________________________ Date ______________

Contractor: _____________________________________________

Institution or Agency: University of Colorado at Boulder

Project No./Name: CP127522 / DM-ECEE Replace Roof

Description of Work: _______________________________________

This bulletin is issued to define the scope of revision in drawings and/or specifications for a contemplated change order. The work called for by these revisions shall be in accordance with the requirements of the original contract documents.

Please prepare and submit a proposal for the changes described below. For pricing use State Form SC-6.312. A formal change order State Form SC-6.31 will be issued after approval of your proposal by the Principal Representative and the Architect. Your proposal shall include a statement as to the effect this change will have on the time for completion of the project.

This bulletin is NOT an authorization to proceed.

DESCRIPTION OF CHANGE:

SPECIFICATION REVISIONS:

STATUS OF EXISTING WORK:

PREPARED BY: __________________________

ARCHITECT/ENGINEER OR CONTRACTOR

APPROVED BY: __________________________

PRINCIPAL REPRESENTATIVE

(INSTITUTION or AGENCY)
STATE OF COLORADO
OFFICE OF THE STATE ARCHITECT
STATE BUILDINGS PROGRAMS
CHANGE ORDER PROPOSAL

Change Order Proposal No.       Date       Reference
Change Order Bulletin No:       Date       Description of Work:

<table>
<thead>
<tr>
<th>Contractor</th>
<th>Institution or Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>University of Colorado at Boulder</td>
<td>CP127522 / DM-ECEE Replace Roof</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Line</th>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Direct Labor Costs</td>
<td>$</td>
</tr>
<tr>
<td>2</td>
<td>Labor Overhead (Direct Labor Burdens)</td>
<td>$</td>
</tr>
<tr>
<td>3</td>
<td>Total Contractor’s Labor Costs</td>
<td>$</td>
</tr>
<tr>
<td>4</td>
<td>Direct Materials Costs</td>
<td>$</td>
</tr>
<tr>
<td>5</td>
<td>Materials Overhead (Delivery Costs &amp; Taxes)</td>
<td>$</td>
</tr>
<tr>
<td>6</td>
<td>Total Materials Costs</td>
<td>$</td>
</tr>
<tr>
<td>7</td>
<td>Total Equipment Costs</td>
<td>$</td>
</tr>
<tr>
<td>8</td>
<td>PART I - TOTAL CONTRACTOR’S L, M &amp; E COSTS</td>
<td>$</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Line</th>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>9</td>
<td>Direct Labor Costs</td>
<td>$</td>
</tr>
<tr>
<td>10</td>
<td>Labor Overhead (Direct Labor Burdens)</td>
<td>$</td>
</tr>
<tr>
<td>11</td>
<td>Total Subcontractor’s Labor Cost</td>
<td>$</td>
</tr>
<tr>
<td>12</td>
<td>Direct Materials Costs</td>
<td>$</td>
</tr>
<tr>
<td>13</td>
<td>Materials Overhead (Delivery Costs &amp; Taxes)</td>
<td>$</td>
</tr>
<tr>
<td>14</td>
<td>Total Subcontractor’s Materials Costs</td>
<td>$</td>
</tr>
<tr>
<td>15</td>
<td>Total Subcontractor’s Equipment Costs</td>
<td>$</td>
</tr>
<tr>
<td>16</td>
<td>Total Subcontractor’s L, M &amp; E Costs</td>
<td>$</td>
</tr>
<tr>
<td>17</td>
<td>Subcontractor’s Overhead (Indirect Costs)</td>
<td>$</td>
</tr>
<tr>
<td>18</td>
<td>Subcontractor’s Profit</td>
<td>$</td>
</tr>
<tr>
<td>19</td>
<td>PART II - TOTAL SUBCONTRACTOR’S COSTS</td>
<td>$</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Line</th>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>20</td>
<td>Contractor’s Overhead (Indirect Costs)</td>
<td>$</td>
</tr>
<tr>
<td>21</td>
<td>Contractor’s Profit</td>
<td>$</td>
</tr>
<tr>
<td>22</td>
<td>PART III - TOTAL CONTRACTOR OVERHEAD &amp; PROFIT</td>
<td>$</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Line</th>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>23</td>
<td>Contractor’s Commission on Subcontractor</td>
<td>$</td>
</tr>
<tr>
<td>24</td>
<td>Contractor’s Profit on Subcontractor</td>
<td>$</td>
</tr>
<tr>
<td>25</td>
<td>PART IV - TOTAL CONTRACTOR MARKUP ON SUBCONTRACTOR</td>
<td>$</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Line</th>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>26</td>
<td>PART V - SUBTOTAL C.O. PROPOSAL</td>
<td>$</td>
</tr>
<tr>
<td>27</td>
<td>PART VI - CONTRACTOR’S BOND COST</td>
<td>$</td>
</tr>
<tr>
<td>28</td>
<td>PART VII - GRAND TOTAL CHANGE ORDER PROPOSAL</td>
<td>$</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Line</th>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>29</td>
<td>PART VIII - CONTRACT TIME</td>
<td>$</td>
</tr>
</tbody>
</table>

Completion Date (IS) (IS NOT) EXTENDED ____ CALENDAR DAYS AS A RESULT OF THIS PROPOSAL.

CONTRACTOR’S CERTIFICATE:
This is to certify that, to the best of my knowledge and belief, the cost/price data submitted in response to the listed C.O. Bulletin, are accurate, complete and current as of ___________.

Firm: ____________________________
Name & Title: ____________________________
Signature: ____________________________

Date: ____________________________

*The proposal shall remain in full force and effect for a period of ____ calendar days from date of signature.

ARCHITECT/ENGINEER’S CERTIFICATE:
This is to certify that I have analyzed the proposal and find, to the best of my knowledge and belief, that the proposal represents current, fair, factual and competitive cost/price data.

Firm: ____________________________
Name & Title: ____________________________
Signature: ____________________________

Date: ____________________________

PRINCIPAL REPRESENTATIVE
(Institution or Agency) ____________________________
(or Authorized Delegate) ____________________________ Date ____________________________

State Form SC-6.312 (Rev. 9/2006)
INSTRUCTIONS FOR COMPLETING “CHANGE ORDER PROPOSAL” COST/PRICE DATA SUMMARY (STATE FORM SC-6.312)

BULLETIN NUMBER/DATED: Insert C.O. Bulletin No. and Date Issued
LEFT HAND BOX: Fill in Contractor’s Name; State Project Number and Title
RIGHT HAND BOX: Fill in Description of Changes from Bulletin, noting exceptions that are listed in the Bulletin but are excluded; i.e., not priced on this form.

PART I - WORK PERFORMED BY CONTRACTOR:
Line 1. Direct Labor Costs: Fill in subtotal of direct labor costs, which includes base rates plus applicable fringe benefits.
On Contractor’s letterhead/spreadsheet show costs as follows:

<table>
<thead>
<tr>
<th>Trade</th>
<th>Rate</th>
<th>Hours</th>
<th>Extended Costs</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Direct Labor Costs = $

Line 2. Labor Overhead (Direct Labor Burdens, etc.): Fill in as a percentage of Line 1.


On letterhead/spreadsheet, show direct materials costs as follows:

<table>
<thead>
<tr>
<th>Materials</th>
<th>Units</th>
<th>Unit Cost</th>
<th>Extended Costs</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Direct Materials Costs = $

Line 5. Materials Overhead: Fill in as percentage cost of Line 4. Overhead costs include delivery, taxes, insurance costs, etc. (As mutually agreed upon at contract signing)

Line 6. Total Materials Costs: Fill in total of lines 4 and 5.

Line 7. Total Equipment Costs: Fill in total equipment costs including indirect overhead costs in hourly rate - except indirect labor costs.
On letterhead/spreadsheet show total equipment costs as follows:

<table>
<thead>
<tr>
<th>Description</th>
<th>Rate</th>
<th>Hours</th>
<th>Extended Costs</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Total Equipment Cost = $


PART II - WORK PERFORMED BY SUBCONTRACTOR:

Line 9. Direct Labor Costs: Fill in subtotal of direct labor costs, which includes base rates plus applicable fringe benefits.
On Subcontractor’s letterhead/spreadsheet show costs by trade, rate, hours and extended costs. See Instructions for line 1.

Line 10. Labor Overhead (Direct Labor Burdens, etc.): Fill in as a percentage of Line 9.


On letterhead/spreadsheet, show direct materials costs by materials, units, unit costs and extended costs. See Instructions for line 4.

Line 13. Materials Overhead: Fill In as a percentage of line 12. Overhead costs include delivery, taxes, insurance costs, etc.


Line 15. Total Subcontractor’s Equipment Costs: Fill in total equipment costs including indirect overhead costs in hourly rate - except indirect labor costs. On letterhead/spreadsheet show total equipment costs by description, rate, hours and extended costs. See Instructions for line 7.

Line 16. Total Subcontractor’s Labor, Materials and Equipment (L, M & E) Costs: Fill in total of lines 11, 14 and 15.

Line 17. Subcontractor’s Overhead (Indirect Costs): Fill in as percentage cost of line 16. See Article 35 of General Conditions.


PARTS III THROUGH VIII - Self-explanatory.

CERTIFICATIONS
A. The Contractor, who prepares this proposal form, certifies the cost/price data by signing, dating, and forwarding same to the Architect/Engineer (or Consultant) for further action.
B. The Architect/Engineer (or Consultant) reviews and analyzes the cost/price data for the requirements that these are: 1) currently prevalent, 2) reasonably fair, 3) factually applicable, and 4) equivalently competitive market selling prices. The Architect/Engineer (or Consultant) may negotiate—after receipt of the cost proposal—any or all of the cost elements of the proposal to support a recommendation of acceptance to the Principal Representative. Certification by the A/E (or Consultant) of the above requirements is made upon his signature. The Architect/Engineer (or Consultant) forwards the proposal with the supporting back-up to the Agency.
C. Authority for the Institution or Agency (usually the Principal Representative) reviews the proposal, signs, dates, and forwards to State Buildings Programs or Delegate for final action.
D. State Buildings Programs or Delegate reviews the cost proposal, with all supporting back-up, for technical and procedural requirements and, if in order, signs and dates the proposal.
CHANGE ORDER

Change Order No: _____________________ Contract ID No: N/A Date _____________________

Contractor: ____________________________

Institution or Agency: University of Colorado at Boulder

Project No./Name: CP 127522 / DM - ECEE - Replace Roof

Your Change Order Proposal(s), dated ______ is hereby being designated for approval of the following work:

(Note: If more space is needed for description of work, attach additional 8-1/2” x 11” sheets hereto.)

This change order was originated by the Contractor ☐, Architect/Engineer ☐, State ☐, and I/We do hereby recommend acceptance and approval of the change to the Contractor’s Agreement Dated ______ (Exhibit A) which is by this reference, made a part hereof, and identified as Exhibit _____ with an increase ☐, a decrease ☐, no change ☐, of $______.

The Time of Completion is extended ☐ calendar days, ☐ is unchanged ☐, is reduced ☐ calendar days, from the total number of days listed in the Contractor’s Agreement to complete the entire Project. The revised total number of days to complete the entire Project aggregating this Change Order and previously approved Change Order(s) per the Summary of Changes chart below, is ______ calendar days. If the completion date was extended or reduced, the new completion date of the Project is ______ (M/D/YYYY).

<table>
<thead>
<tr>
<th>Original Contract (Exhibit A)</th>
<th>Description of Work/Date</th>
<th>Time of Completion/Calendar Days Extended/Reduced</th>
<th>Dollar Amounts</th>
</tr>
</thead>
<tbody>
<tr>
<td>Change Order #1</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Change Order #2</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Current Totals</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
*Persons signing for Architect/Engineer/Contractor hereby swear and affirm that they are authorized to act on Architect/Engineer/Contractor's behalf and acknowledge that the State is relying on their representations to that effect. Principal is not a recognized title and will not be accepted.*

<table>
<thead>
<tr>
<th>Davis-Jones Architecture</th>
<th>Name and Title (print)</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Contractor (Name of Firm)</th>
<th>Name and Title (print)</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>University of Colorado</th>
<th>Ronald L. Ried, Director, Facilities Management Business Services</th>
<th>Name and Title (print)</th>
<th>Principal Representative (Signature)</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**CONTRACT STATUS**

<table>
<thead>
<tr>
<th>Original Contract Value</th>
<th>STATE BUILDINGS PROGRAMS (or Authorized Delegate)</th>
<th>DATE</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Paul M. Leef, AIA, LEED AP</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Campus Architect &amp; Director, Planning, Design &amp; Construction</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Previous increases by CO/Amend</th>
<th>Prev. decreases by CO/Amend</th>
<th>Value After Prior CO's/Amend</th>
<th>CURRENT CONTRACT VALUE</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>(Verification)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>STATE CONTROLLER (or Authorized Delegate)</th>
<th>DATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Steve McNally, Associates Vice Chancellor &amp; Controller</td>
<td></td>
</tr>
</tbody>
</table>
REQUEST FOR INFORMATION
(RFI # 01)

Project No.. Project Name: CP 127522 / DM – ECEE Replace Roof

Date: ____________________________

To: ____________________________

From: ____________________________

Sent Via: ____________________________

Drawing Ref.: ____________________________ Spec. Ref.: ____________________________

Subject:
______________________________

Proposed Solution:
______________________________

<table>
<thead>
<tr>
<th>Schedule Impact</th>
<th>YES</th>
<th>NO</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cost Impact</td>
<td># I</td>
<td></td>
</tr>
</tbody>
</table>

Estimated Cost Impact: ____________________________

Date Response Required
______________________________ Sent Via: E-mail

Signature: ____________________________ Company: ____________________________

Response:
______________________________

Response Date: ____________________________ Sent Via: ____________________________

Person Responding:
______________________________ Signature: ____________________________

Further Action Required:
______________________________

Other Documents This RFI Refers to:

<table>
<thead>
<tr>
<th>Letters</th>
<th>RFP</th>
<th>PCO</th>
<th>CO</th>
<th>Other</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### ENVIRONMENTAL SITE ASSESSMENT FORM

<table>
<thead>
<tr>
<th>Building &amp; Location</th>
<th>Job Description</th>
<th>Work Order / Project Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>CAMP_</td>
<td>Description of work that will be done</td>
<td>MY010905</td>
</tr>
</tbody>
</table>

#### Follow-up required for:
- ASBESTOS MATERIALS
- RADIOACTIVE MATERIALS
- ENVIRONMENTAL COMPLIANCE
- LEAD MATERIALS
- LASER OR X-RAY
- HAZARDOUS MATERIALS

#### Suspect Building Components, Materials, and Site Conditions:
Lists all suspect materials for asbestos and/or lead-based paint. Also describes any other environmental and safety conditions, e.g. laboratory, hazardous materials, radiation issues, etc. Will address other conditions of the building being worked in, e.g. classroom, offices, laboratories, or other uses.

#### SAMPLE REPORT ONLY

### Samples / Results:
Lists all know results of suspect materials or environmental monitoring results. Where suspect materials are not known, lists these as presumed positive.

#### SAMPLE REPORT ONLY

### REQUIRED ACTION:
Identifies any action that may be required by all parties for the project, conditions that shall be followed, and all other notations relevant to the project. Explains further steps that must be taken for the project and responsibilities of key project staff, e.g. Project Managers, Contractors, EH&S, etc.

#### SAMPLE REPORT ONLY

---

**EH&S Inspector:** Certified CDPHE Inspector  
**EH&S Manager:** Michael Yanker  
**Date Inspected:** 1/9/2005  
**Date Reviewed:** 1/9/2005

---

This report based upon conditions, regulations, policies at time of inspection and is valid for 90 days. Changing scope of work requires re-inspection. If areas contain hazardous materials (asbestos, chemicals, gases, bio-hazards, radioactive materials or radiation) and/or involve laboratories, shops, haz exhausts, tanks, sewer drains or traps, storm or surface water, or other occupational hazards, work must be coordinated with appropriate EH&S manager. No new materials containing asbestos may be used for any part of the construction project. Project must conform with all applicable codes & standards. Project Rep must submit to EH&S Env Compliance - comprehensive haz materials/chemical inventory used to determine additional requirements. Contractor and/or Project Rep must provide above information to employees, subcontractors and other relevant parties.

---

**University Representative / Project Manager**  
**Contractor Name:** Contractor  
**Contractor Representative:** (signature)  
**Date Signed:**
NOTICE TO PROCEED (DESIGN/BID/BUILD CONTRACT)

Date of Notice: 

Date to be inserted by the Principal Representative

Date/Description of Contract Documents:

Institution/Agency: University of Colorado at Boulder

Project No./Name: CP127522 / DM-ECEE Replace Roof

To:

This is to advise you that your Performance Bond, Labor and Material Payment Bond, Insurance Policy and Certificates of Insurance, and Affidavit Regarding Unauthorized Immigrants have been received. Our issuance of this Notice does not relieve you of responsibility to assure that the bond and insurance requirements of the Contract Documents are met for the duration of the Agreement. The Agreement dated ________________ covering the above described work has been fully executed.

You are hereby authorized and directed to proceed within ten (10) days from date of this Notice as required in the Agreement. Any liquidated damages for failure to achieve Substantial Completion by the date agreed that may be applicable to this Contract will be calculated using the date of this Notice for the date of the commencement of the Work.

The completion date of the Project is ________________ (M/D/YYYY).

Actual on-site construction may not commence until all applicable building permits have been obtained by the Contractor.

By 

State Buildings Programs Date 
(or Authorized Delegate) 
Paul M. Leef, AIA, LEED TM AP 
Campus Architect & 
Director, Planning, Design & Construction 

By 

Principal Representative Date 
(Institution or Agency) 
Ronald L. Ried, Director 
Facilities Management Business Services

When completely executed, this form is to be sent by certified mail to the Contractor by the Principal Representative; or by any other means to which the parties agree.
STATE OF COLORADO
OFFICE OF THE STATE ARCHITECT
STATE BUILDINGS PROGRAMS

CERTIFICATION AND AFFIDAVIT REGARDING UNAUTHORIZED IMMIGRANTS

Institution/Agency: University of Colorado at Boulder
Project No./Name: PCP 127522 / DM - ECEE - Replace Roof

A. CERTIFICATION STATEMENT CRS 8-17.5-101 & 102 (HB 06-1343, SB 08-193)

The Vendor, whose name and signature appear below, certifies and agrees as follows:

1. The Vendor shall comply with the provisions of CRS 8-17.5-101 et seq. The Vendor shall not knowingly employ or contract with an unauthorized immigrant to perform work for the State or enter into a contract with a subcontractor that knowingly employs or contracts with an unauthorized immigrant.

2. The Vendor certifies that it does not now knowing employ or contract with an unauthorized immigrant who will perform work under this contract, and that it will participate in either (i) the “E-Verify Program”, jointly administered by the United States Department of Homeland Security and the Social Security Administration, or (ii) the “Department Program” administered by the Colorado Department of Labor and Employment in order to confirm the employment eligibility of all employees who are newly hired to perform work under this contract.

3. The Vendor shall comply with all reasonable requests made in the course of an investigation under CRS 8-17.5-102 by the Colorado Department of Labor and Employment. If the Vendor fails to comply with any requirement of this provision or CRS 8-17.5-101 et seq., the State may terminate work for breach and the Vendor shall be liable for damages to the State.

B. AFFIDAVIT CRS 24-76.5-101 (HB 06S-1023)

4. If the Vendor is a sole proprietor, the undersigned hereby swears or affirms under penalty of perjury under the laws of the State of Colorado that (check one):

☐ I am a United States citizen, or
☐ I am a Permanent Resident of the United States, or
☐ I am lawfully present in the United States pursuant to Federal law.

I understand that this sworn statement is required by law because I am a sole proprietor entering into a contract to perform work for the State of Colorado. I understand that state law requires me to provide proof that I am lawfully present in the United States prior to starting work for the State. I further acknowledge that I will comply with the requirements of CRS 24-76.5-101 et seq. and will produce the required form of identification prior to starting work. I acknowledge that making a false, fictitious, or fraudulent statement or representation in this sworn affidavit is punishable under the criminal laws of Colorado as perjury in the second degree under CRS 18-8-503 and it shall constitute a separate criminal offense each time a public benefit is fraudulently received.

CERTIFIED and AGREED to this ________ day of __________, 20__.  
VENDOR:

__________________________
Vendor Full Legal Name

__________________________
Signature of Authorized Representative   Title
NOTICE OF SUBSTANTIAL COMPLETION

Date of Substantial Completion:

Date to be inserted by the Principal Representative

Institution/Agency: University of Colorado at Boulder
Project No./Name: CP127522 / DM-ECEE Replace Roof

TO: Neil Prather, Project Manager
University of Colorado at Boulder
Department of Facilities Management
Campus Box 453 UCB
Boulder, CO 80309-0453
(Principal Representative)

And

(Contractor)

This is to advise you that the Work has been reviewed, inspected and determined, to the best knowledge, information and belief of the Architect/Engineer, to be substantially complete as of the date noted above in accordance with the criteria outlined in Article 41 of The General Conditions of the Contract and the Specifications, including without limitation a) suitable for occupancy, b) inspected for code compliance with Building Inspection Records signed by code officials for the State, Inspection Cards completely signed-off or a Temporary Certificate, or Certificate, of Occupancy has been issued, c) determined to be fully and comfortably usable, and d) fully cleaned and appropriate for presentation to the public.

A punch list of work to be completed, work not in compliance with the Drawings or Specifications, and unsatisfactory work is attached hereto, along with the Contractor’s schedule for the completion of each and every item identified on the punch list specifying the Subcontractor or trade responsible for the work, and the dates the completion or correction will be commenced and finished within any period indicated in the Agreement for punch list completion prior to Final Acceptance.

Except as stated on the reverse side of this Notice of Substantial Completion, all manufacturers' warranties, other special warranties and the Contractor's one-year obligation to perform remedial work, shall commence on the Date of Substantial Completion noted above.

This Notice of Substantial Completion shall be effective and establish the Date of Substantial Completion only when fully executed on the reverse by the Contractor and the Principal Representative. The Principal Representative accepts the Work as substantially complete as of the Date of Substantial Completion herein noted. The Contractor agrees to complete or correct the Work identified on the attached punch list and to do so in accordance with attached punch list completion schedule.
The responsibilities of the Principal Representative and the Contractor for security, maintenance, heat, utilities, and insurance shall be as specified in the Contract Documents or as otherwise hereafter noted:

Exceptions, if any, to the commencement of warranties shall be:

The attached final punch list consists of __________ pages, and the attached Contractor’s schedule showing the dates of commencement and completion of each punch list item consists of __________ pages.

When completely executed, this form shall be sent to the Contractor and the Principal Representative with a copy to State Buildings Programs.
STATE OF COLORADO
OFFICE OF THE STATE ARCHITECT
STATE BUILDINGS PROGRAMS

PRE-ACCEPTANCE CHECKLIST*

<table>
<thead>
<tr>
<th>Institution or Agency: University of Colorado at Boulder</th>
<th>Final Punch List Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Architect/Engineer: Davis-Jones Architecture</td>
<td></td>
</tr>
<tr>
<td>Contractor:</td>
<td></td>
</tr>
<tr>
<td>Project No./Name: CP127522 / DM-ECEE Replace Roof</td>
<td></td>
</tr>
</tbody>
</table>

After Contractor is satisfied that work is complete as per Notice of Substantial Completion Punch List, a date for final review is established. Architect/Engineer inspection is made with Contractor(s) and Principal Representative and State Buildings Programs (SBP) present. Forms are processed as required.

<table>
<thead>
<tr>
<th>Date</th>
<th>COMPLETED</th>
<th>A/E SIGNOFF</th>
<th>REMARKS</th>
</tr>
</thead>
<tbody>
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<td></td>
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</tbody>
</table>

1. The Notice of Approval of Occupancy/Use has been fully executed and the Inspection Cards are completely signed-off.

2. On the Pre-Acceptance Punch List (Form SBP-06) the final punch list items are noted by the Architect/Engineer.

3. Schedule for corrections, deficiencies, and items to be supplied are established by Contractor.

4. Final Change Orders are processed (must be completed prior to Notice of Acceptance).

5. The Principal Representative shall not authorize final payment until all items on the punch list have been completed, the Notice of Acceptance issued and the Notice of Contractor’s Settlement Date is published.

6. Permanent keying, keys and keying instructions have been performed.

7. Extra materials as per specifications are delivered to Principal Representative.

8. As-built drawings have been submitted to Architect/Engineer.

9. Guarantee/Warranty documentation requirements are met.

10. Removal of Contractor’s temporary work including cleanup and debris removal.

11. State personnel are instructed in system and equipment operations as required by contract.

12. All Instructions, manuals, guides, and charts have been transmitted to Principal Representative.

Architect/Engineer
Davis-Jones Architecture

Contractor

State Buildings Programs (or Authorized Delegate)
Paul M. Leef, AIA, LEED AP
Campus Architect & Director, Planning, Design & Construction

Principal Representative
(Institution or Agency)
Ronald L. Ried, Director
Facilities Management Business Services

State Form SBP-05
Rev. 7/2008
Page 1 of 1
STATE OF COLORADO
OFFICE OF THE STATE ARCHITECT
STATE BUILDINGS PROGRAMS

NOTICE OF CONTRACTOR’S SETTLEMENT

Institution/Agency: University of Colorado at Boulder
Notice Number: 
Project No./Title: CP 127522 / DM-ECEE-Replace Roof

Notice is hereby given that on , 2010 at Department of Facilities Management, 1540 30th Street, Room 303, Campus Box 453 UCB, Boulder, CO 80309, final settlement will be made by the STATE OF COLORADO with hereinafter called the "CONTRACTOR", for and on account of the contract for the construction of a PROJECT as referenced above.

1. Any person, co-partnership, association or corporation who has an unpaid claim against the said project, for or on account of the furnishing of labor, materials, team hire, sustenance, provisions, provender, rental machinery, tools, or equipment and other supplies used or consumed by such Contractor or any of his subcontractors in or about the performance of said work, may at any time up to and including said time of such final settlement, file a verified statement of the amount due and unpaid on account of such claim.

2. All such claims shall be filed with the Authority for College, Institution, Department or Agency.

3. Failure on the part of a creditor to file such statement prior to such final settlement will relieve the State of Colorado from any and all liability for such claim.

Authorized Facility Manager or Authorized Individual

Name: Neil Prather
Approval Date: 
Agency: University of Colorado at Boulder
Phone: 303-492-5511
Fax: 303-492-4082
Email: Neil.prather@colorado.edu (project manager)

MEDIA OF PUBLICATION:

PUBLICATION DATES:
First:

NOTES TO EDITOR:

Transmit one copy of the Affidavit of Publication, and invoice, to: Marsha Slepicka, University of Colorado at Boulder, Department of Facilities Management, Campus Box 453 UCB, Boulder, CO 80309-0453.
STATE OF COLORADO
OFFICE OF THE STATE ARCHITECT
STATE BUILDINGS PROGRAMS

NOTICE OF FINAL ACCEPTANCE

Date of Notice of Acceptance: ____________________________

Institution/Agency: University of Colorado at Boulder

Project No./Name: CP127522 / DM-ECEE Replace Roof

TO:

Notice is hereby given that the State of Colorado, acting by and through the Regents of the University of Colorado at Boulder, accepts as complete* the above numbered project.

State Buildings Programs
(or Authorized Delegate)  Date
Paul M. Leef, AIA, LEED TM AP
Campus Architect &
Director, Planning, Design &
Construction

Principal Representative  Date
(Institution or Agency)
Ronald L. Ried, Director
Facilities Management Business
Services

*When completely executed, this form is to be sent by certified mail to the Contractor by the Principal Representative.
ENVIRONMENTAL & SAFETY REMINDERS at Construction Sites

Spills and Emergencies
Post contingency/preparedness plan; prevent releases to the environment; call 911 immediately to report hazardous spills, & weekdays report to EH&S 303-492-6025.

Construction Waste & Debris
Keep saw-cut slurry, drywall mud, grout and mortar, paint, sediment, and all other wastes and process water OUT OF GUTTERS, STREETS, STORM DRAINS, AND PARKING LOTS! Use proper BMP’s to protect from run-off and discharges, see website for examples of BMP’s related to project activities: http://www.bouldercolorado.gov/www/pace/government/index.html.

OSHA
Follow applicable regulations for confined space entry (e.g. tunnels), MSDS, product identification & labeling, PPE, trenching and shoring, fall protection, welding vision screens, etc.

Asbestos & Lead-Based Paint
Assume all building materials are asbestos-containing unless written report(s) indicate otherwise. A pre-construction environmental site assessment (ESA) is required prior to beginning work – call EH&S Asbestos/Lead Unit 303-492-6168.

Dust Control
Use wet methods, exhaust fans, HEPA vacs, barriers, etc.; watch for fire alarms in buildings that could be activated by dusts; visible emissions are not permitted.

Hazardous Materials & Waste
Includes paints and solvents, oils, fuels, coolants, corrosives, cleaners, pesticides, PCB light ballasts, mercury vapor lamps, smoke detectors, rechargeable and lead acid batteries, and many other materials and products. Do not place in the trash or down the drain. Coordinate disposal with EH&S Haz Mat Unit 303-492-8531.

Odors and Vapors, IAQ
Use protective measures such as barriers, smoke eaters, exhaust fans, ventilation system controls, etc. to capture harmful odors/vapors; watch for building air intakes & coordinate work with building occupants to avoid exposures/complaints.

De-watering
Water must be visibly clear without a petroleum “sheen” to be discharged; solids must be settled-out or removed prior to discharge. Dewatering permits may be required from the Colorado Department of Public Health and Environment (CDPHE) - Water Quality Division 303-692-3500.

Utility Locates
Before digging, ALWAYS call the Utility Notification Center of Colorado (UNCC) 1-800-922-1987.

Questions, Comments or Concerns? – Please Contact: Environmental Health and Safety 303-492-6025.
NOTICE OF APPROVAL OF OCCUPANCY/USE

Date of Occupancy: Date to be inserted by the Architect/Engineer after consultation with Principal Representative

Institution/Agency: University of Colorado at Boulder

Project No./Name: CP127522 / DM-ECEE Replace Roof

Portion(s) of project for which occupancy is approved:

Type of Occupancy: ☐ Total or ☐ Partial

The items identified below if applicable must be completed with before Occupancy is approved.

<table>
<thead>
<tr>
<th>Date Completed</th>
<th>A/E Signoff</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. The Notice of Substantial Completion has been issued and the Building Inspection Record is Cards are completely signed-off (or a Temporary Certificate, or Certificate, of Occupancy has been issued and copies attached.</td>
<td></td>
</tr>
<tr>
<td>2a. Notification has been made to the local Fire Department concerning which portion(s) of the building will be occupied and the date(s).</td>
<td></td>
</tr>
<tr>
<td>2b. Fire alarms, smoke detection systems and building fire sprinkler systems have been fully checked and are operable.</td>
<td></td>
</tr>
<tr>
<td>2c. The building's fire connections must be installed and operable, if applicable.</td>
<td></td>
</tr>
<tr>
<td>3. Coordination for final utility and service connections and meters (water, gas, sewer, electricity and telecommunication) has been made and systems are in full operating order.</td>
<td></td>
</tr>
<tr>
<td>4. Sterilization of plumbing systems has been performed.</td>
<td></td>
</tr>
<tr>
<td>5. Operational test of systems and equipment has been performed as required.</td>
<td></td>
</tr>
<tr>
<td>6. Systems adjustments such as balancing, equipment operations, etc., have been performed. Reports have been submitted to the Architect/Engineer for approval.</td>
<td></td>
</tr>
<tr>
<td>7. Principal Representative furnished equipment and furnishings are coordinated and placed.</td>
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<tr>
<td>8.</td>
<td>All elements left unfinished must be in such condition that there would be no hazard to the health or safety of the occupants.</td>
</tr>
<tr>
<td>9.</td>
<td>All restroom facilities must be fully functional and operable.</td>
</tr>
<tr>
<td>10.</td>
<td>All light fixtures must be installed and operable.</td>
</tr>
<tr>
<td>11.</td>
<td>All exit lights and emergency lighting systems have been checked and are operable.</td>
</tr>
<tr>
<td>12.</td>
<td>All windows have been glazed and hardware is available for ventilation purposes.</td>
</tr>
<tr>
<td>13.</td>
<td>All routes of egress must be clear of construction materials and debris at all times.</td>
</tr>
<tr>
<td>14.</td>
<td>There must be a means of pedestrian access to each building. Contractor must have sidewalks installed before occupancy and pedestrian barricades and other means of public protection as required.</td>
</tr>
</tbody>
</table>

Occupancy does not constitute acceptance of the project as being complete. It simply provides the Principal Representative the opportunity to occupy/use the project or the applicable portion thereof prior to final completion and acceptance. Occupants can expect to be impacted by the Contractor’s efforts to complete the project. The Contractor would not repair any damage caused by the occupants.

**Architect/Engineer**
Davis-Jones Architecture

**Principal Representative**
(Institution or Agency)
Ronald L. Ried, Director
Facilities Management Business Services

**State Buildings Programs**
(or Authorized Delegate)
Paul M. Leef, AIA, LEED TM AP
Campus Architect & Director, Planning, Design & Construction

**Contractor**

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STATE OF COLORADO
OFFICE OF THE STATE ARCHITECT
STATE BUILDINGS PROGRAMS

CLOSING-OUT CHECKLIST*

<table>
<thead>
<tr>
<th>Institution or Agency: University of Colorado at Boulder</th>
<th>Final Punch List Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Architect/Engineer: Davis-Jones Architecture</td>
<td></td>
</tr>
<tr>
<td>Contractor:</td>
<td></td>
</tr>
<tr>
<td>Project No./Name: CP 127522 / DM-ECEE Replace Roof</td>
<td></td>
</tr>
</tbody>
</table>

After Contractor or Construction Manager is satisfied that work is complete, a date for final review is established. Architect/Engineer inspection is made with Contractor(s) and Principal Representative and State Buildings Programs (SBP) present. Forms are processed as required.

<table>
<thead>
<tr>
<th>DATE COMPLETED</th>
<th>SIGNOFF INITIALS</th>
<th>REMARKS</th>
</tr>
</thead>
<tbody>
<tr>
<td>1a. Final inspections have been made and permission to occupy Project is obtained through SBP Delegate. The Building Inspection Cards are completely signed off and attached.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1b. If Principal Representative wishes to occupy entire project or portions of Project before completion (Beneficial Occupancy) Project review of condition and responsibility is conducted and noted. (Fill out Form SBP-01 in addition to this form).</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2. Notify the local fire department of the date the building will be occupied.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3. Coordination for final utility and service connections, meters, etc., has been made (water, gas, sewer, electricity and telecommunication) and in full operating order.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4. Sterilization of plumbing systems has been performed.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>5. Operational tests of systems and equipment have been performed as required.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6. Systems adjustments, such as balancing, equipment operations, etc., have been performed. Reports have been submitted to Architect/Engineer and approved.</td>
<td></td>
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</tr>
<tr>
<td>7. State personnel are instructed in system and equipment operations as required by contract.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>8. Instructions, manuals, guides, charts, etc., are transmitted to Principal Representative.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>9. Principal Representative furnish equipment and furnishing are coordinated and placed.</td>
<td></td>
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</tr>
<tr>
<td>10. Review drawing, specifications, addenda, change orders, etc. for work to be done and note.</td>
<td></td>
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</tr>
</tbody>
</table>
11. On the Contract Close-out Punch List (Form SBP-06) the final punch list items deficient or still required are made by the Architect and includes lists furnished by the consultants and promptly distributed to all parties.

12. Schedule for corrections, deficiencies, and items to be supplied is established by Contractor, Assistant Contractor and trades as to location of specific defects if necessary.

13. Final Change Orders are processed (must be completed prior to contract acceptance.

14. The Principal Representative shall not authorize final payment until all items on the punch lists have been completed, the Notice of Acceptance issued and the Notice of Contractor's Settlement Date is published.

15. Permanent keying, keys and keying instructions have been performed.

16. Extra materials, spares, etc., are delivered to Principal Representative.

17. Record drawings (as-built) requirements have been submitted to A/E.

18. Guarantee/Warranty requirements are met.

19. All records, reports, files, documents, etc., of construction inspector are in order and turned over to Owner as arranged, and to SBP as applicable.

20. Removal of Contractor's temporary work; cleanup and debris removal is understood and performed.

21. Post-contract maintenance conditions, such as equipment, landscaping, etc., are understood and arranged for.

* Verification, item by item, as applicable, to be submitted with Notice of Acceptance Form SC-6.27.

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<table>
<thead>
<tr>
<th>DATE COMPLETED</th>
<th>SIGNOFF INITIALS</th>
<th>REMARKS</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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</tbody>
</table>

---

Davis-Jones Architecture  
Architect/Engineer  
Date

Contractor  
Date

Paul M. Leef, AIA, LEED™ AP  
Campus Architect &  
Director, Planning, Design & Construction  
State Buildings Programs  
(or Authorized Delegate)  
Date

Ronald L. Ried, Director  
Facilities Business Services  
Principal Representative  
(Institution or Agency)  
Date

---
STATE OF COLORADO
OFFICE OF THE STATE ARCHITECT
STATE BUILDINGS PROGRAMS

PRE-ACCEPTANCE PUNCH LIST

Institution/Agency: University of Colorado at Boulder
Final Punch List Date

Architect/Engineer: Davis-Jones Architecture
Contractor: 
Project No./Name: CP 127522 - DM-ECEE0Replace Roof

This form to be used after follow-up inspections have been made and punch list is worked down to less than ten items.

<table>
<thead>
<tr>
<th>Final Punch List Item</th>
<th>Disposition</th>
<th>Date</th>
<th>Remarks</th>
</tr>
</thead>
</table>

Architect/Engineer
Davis-Jones Architecture

Contractor

State Buildings Programs (or Authorized Delegate)
Paul M. Leef, AIA
Campus Director
Director, Planning, Design & Construction

Principal Representative (Institution or Agency)
Ronald L. Ried, Director
Facilities Management Business Services

Date
Date

State Form SBP-06
Rev. 7/2008
Post Construction Warranty Report

Project: CP 127522 – DM – ECEE – Replace Roof
Warranty Contractor: __________________________ Date Warranty Expires: __________
Date Warranty Begins: ________________________ Date Warranty Expires: __________
Facilities Management (F/M) FAX No. 303-492-4082 Reported By: __________________________
Campus Box 453 UCB, Boulder, CO  80309-0453 F/M Rep. Informed: __________________________

Date Reported: ____________________________ Taken By: __________________________

**Extended Warranty Item:**

**Description of Warranty Item:**

Date Reported to Contractor: __________________________

**Contractor Response:**

Date of Resolution: __________________________

**Note:**

Post construction warranty rpt
STATE OF COLORADO
OFFICE OF THE STATE ARCHITECT
STATE BUILDINGS PROGRAMS

CERTIFICATE FOR CONTRACTOR'S PAYMENT

PAY APPLICATION #: ___________________ FROM: ________ TO: ________ P.O. NO: ____________
CONTRACTOR: _______________________
AGENCY/INSTITUTION: University of Colorado at Boulder
PROJECT #/TITLE: CP127522 / DM-ECEE Replace Roof

AMENDMENTS/CHANGE ORDER SUMMARY

<table>
<thead>
<tr>
<th>Prior amendments / Change Orders</th>
<th>Deductions (L)</th>
<th>Additions (M)</th>
</tr>
</thead>
<tbody>
<tr>
<td>CO#s:</td>
<td></td>
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</table>

Prior amendments / Change Orders

<table>
<thead>
<tr>
<th>Number</th>
<th>Total</th>
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</table>

 Approved This Period

<table>
<thead>
<tr>
<th>Number</th>
<th>Date</th>
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</table>

TOTAL

<table>
<thead>
<tr>
<th>TOTAL</th>
<th>Approved this Period</th>
<th>$0.00</th>
<th>$0.00</th>
</tr>
</thead>
</table>

Net change by Amendments / Change Orders (L + M)

| $0.00 |

Application is made for Progress for work completed and in place and stored on site on the above Project. As indicated on the following page(s).

<table>
<thead>
<tr>
<th>ORIGINAL CONTRACT SUM (K/E)</th>
<th>$0.00</th>
</tr>
</thead>
<tbody>
<tr>
<td>NET CHANGE FROM AMENDMENTS/CHANGE ORDERS (L + M/E)</td>
<td>$0.00</td>
</tr>
<tr>
<td>PRESENT CONTRACT TOTAL (N/E)</td>
<td>$0.00</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Current to Date Total Amount</th>
<th>Earned (Due to Date (I))</th>
<th>Retainage</th>
</tr>
</thead>
<tbody>
<tr>
<td>$0.00</td>
<td></td>
<td>$0.00</td>
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</table>

<table>
<thead>
<tr>
<th>Prior Payments Total Amount</th>
<th>Earned</th>
<th>Retainage</th>
<th>Prior Payments Less Retainage</th>
</tr>
</thead>
<tbody>
<tr>
<td>$0.00</td>
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</table>

<table>
<thead>
<tr>
<th>This Payment Total Amount</th>
<th>Earned</th>
<th>Retainage</th>
<th>This Payment Less Retainage</th>
</tr>
</thead>
<tbody>
<tr>
<td>$0.00</td>
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<td>$0.00</td>
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</table>

Contractor certifies that all work and materials included in this estimate complies with the terms and conditions of the conditions construction contract and authorized changes thereto.

ARCHITECTS/ENGINEER'S CERTIFICATION

In accordance with the Contract and this Application for Payment, the above Contractor is entitled to a payment of: $0.00

INSTITUTION/AGENCY (or Authorized Delegate) ___________ Date ___________

STATE BUILDINGS PROGRAMS (or Authorized Delegate) ___________ Date ___________

CONTRACTOR ___________ Date ___________

ARCHITECT/ENGINEER ___________ Date ___________

State Form SBP-7.2
Rev. 2/2008 Page 1 of 1
# Contractor's Application for Payment

<table>
<thead>
<tr>
<th>Item No.</th>
<th>Description of Work</th>
<th>Material</th>
<th>Labor and Other</th>
<th>Totals (C + D)</th>
<th>Materials On-Site But Not In Place</th>
<th>WORK IN PLACE</th>
<th>Total Amount Due to Date (F+G+H)</th>
<th>% Complete and In Place (I / E)</th>
</tr>
</thead>
<tbody>
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</tbody>
</table>

| (K) | ORIGINAL CONTRACT TOTALS (SUM) | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | #DIV/0! |
| (L) | AMENDMENTS/CHANGE ORDER DEDUCTIONS | | $0.00 | | | | | | #DIV/0! |
| (M) | AMENDMENTS/CHANGE ORDER ADDITIONS | | | | | | | | #DIV/0! |
| (N) | PRESENT CONTRACT TOTALS | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | #DIV/0! |

State Form SBP-7.2
Rev. 2/2008
Page 1 of 1
# PROJECT SUBMITTAL LOG

**Project:** CP 127522 / DM-ECEE-Replace Roof

<table>
<thead>
<tr>
<th>Spec. Section No.</th>
<th>Sub No.</th>
<th>Contr No.</th>
<th>Description</th>
<th>Contr/ SUB Contr</th>
<th>Submit Date</th>
<th>No. of Copies Rec A</th>
<th>R</th>
<th>T</th>
<th>H</th>
<th>U</th>
<th>C</th>
<th>E</th>
<th>L</th>
<th>O</th>
<th>N</th>
<th>Date Returned to Architect</th>
<th>Action</th>
<th>Date Returned to Contractor</th>
<th>Distribution copies-Trans C</th>
<th>O</th>
<th>F</th>
<th>I</th>
<th>L</th>
<th>O</th>
<th>W</th>
<th>N</th>
<th>T</th>
<th>O</th>
<th>U</th>
<th>T</th>
<th>O</th>
<th>Contractor</th>
</tr>
</thead>
</table>

**NOTES:**

a. The Submittal Log lists the specification section that requires submittals. It is the Contractor's responsibility to reference the appropriate subsection of the specification section for specific individual submittal requirements and to submit accordingly.

b. The Submittal Log does not necessarily list all specification sections that require submittals. The Contractor is responsible for any additional submittals that may be called for and required on drawings in the individual schedules and notes.
1.01 CONDITIONS AND REQUIREMENTS

Division 1 - General Requirements shall govern work under all Divisions of the Specifications.

1.02 SPECIFICATION LANGUAGE EXPLANATION

Specifications are of abbreviated, simplified or streamlined type and include incomplete sentences. Omissions of words or phrases such as "the Contractor shall," "in conformity therewith," "shall be," "as noted on the Drawings," "a," "the" are intentional. Supply omitted words or phrases by inference in same manner as they are when "NOTE" occurs on Drawings. Supply words "shall be" or "shall" by inference when colon is used within sentences or phrases. Supply words "on the Drawings" by inference when "as indicated" is used with sentences or phrases.

Where reference is made to specifications, societies, institutes, or associations or manufacturer's directions, they are, except as may be inconsistent herewith, made part of specifications, to same extent as if written out in full herein. Use latest edition, at time of bidding, if a date is not given.

1.03 SUBMITTALS

A. Prepare data for use by the University of Colorado, Facilities Management personnel.

B. Format:
   1. Submit electronically in Portable Document Format (PDF) format as one document, OCR (Optical Character Recognition) searchable, bookmarked according to the Construction Specifications Institute (CSI) standards.
   2. Title shall be "SPECIFICATIONS", and shall include:
      a. Name of project and submittal stage and date of submittal (month, day, and year).
      b. University of Colorado Project number (Include on cover and in header or footer of each page)

1.04 CONTENT OF MANUAL

A. An electronically-written table of contents shall be provided for each volume, arranged according to CSI standards. Include the following:
   1. Name of responsible installing principal contractor, address, and telephone number.

1.05 ABBREVIATIONS

References in Contract Documents to trade associations, technical societies, recognized authorities and other institutions include following organizations, which are sometimes referred to only by corresponding abbreviations:

AA  Aluminum Association
AAMA  Architectural Aluminum Manufacturer's Association
ACI  American Concrete Institute
AIMA Acoustical and Insulating Materials Association (successor to AMA and IBI)
AISC American Institute of Steel Construction
AISI American Iron and Steel Institute
AITC American Institute of Timber Construction
AMA Acoustical Materials Association
ANSI American National Standards Institute (successor to USASI and ASA)
APA American Plywood Association
ASHRAE American Society of Heating, Refrigerating and Air Conditioning Engineers
ASTM American Society for Testing Materials
AWI Architectural Woodwork Institute
AWPA American Wood Preservers Association
AWS American Welding Society
CDA Copper Development Associations, Inc.
CM/GC Construction Manager/General Contractor
CRA California Redwood Association
CRSI Concrete Reinforcing Steel Institute
CS Commercial Standard (U.S. Department of Commerce)
DFPA Douglas Fir Plywood Association
EPA Environmental Protection Agency
FGMA Flat Glass Marketing Association
FIA Factory Insurance Association
FM Factory Mutual Engineering Division
FS Federal Specification
MIA Marble Institute of America
MIL Military Specification
MILMA Metal Lath Manufacturer's Association
NAAMM The National Association of Architectural Metal Manufacturers
NBFU National Board of Fire Underwriters
NBS National Bureau of Standards
NCMA National Concrete Masonry Association
NEC National Electric Code (of NBFU)
NEMA National Electrical Manufacturers' Association
NFPA National Fire Protection Association
NIOSH National Institute of Occupational Safety and Health
NMWIA National Mineral Wool Insulation Association
NPVLMA National Paint, Varnish and Lacquer Manufacturers' Association
NTMA The National Terrazzo and Mosaic Association
OSHA Occupational Safety and Health Administration
PCA Portland Cement Association
PCI Prestressed Concrete Institute
PEI Porcelain Enamel Institute
PS Product Standard (U.S. Department of Commerce)
SCPI Structural Clay Products Institute
SDI Steel Deck Institute
SJI Steel Joist Institute
SMACNA Sheet Metal and Air Conditioning Contractor's National Association
SPA Southern Pine Association
SPI The Society of Plastic Industry, Inc.
SPR Simplified Practice Recommendation (U.S. Department of Commerce)
SSPC Steel Structures Painting Council
SWI Steel Window Institute
1.04 LAYING OUT WORK

The Contractor will furnish reference bench mark and maintain bench mark and all other grades, lines, and levels and dimensions as indicated in the Contract Documents. Report any errors or inconsistencies in above to Owner before commencing work.

Except as delegated by subcontract or normal trade practice, the Contractor will be responsible for all lines, elevations, and measurements of work indicated.

1.05 EXAMINATION OF SITE

Failure to visit the site will in no way relieve any Contractor from the necessity of furnishing materials or performing work that may be required to complete work in accordance with the Contract Documents without additional cost to Owner.

END OF SECTION
PART 1 - GENERAL

1.01 SCHEDULE OF DRAWINGS, SPECIFICATIONS AND ADDENDA

The following Drawings, Project Manual, and Addenda from the Contract Documents.

A. Set(s) of Drawings & project manuals dated November 15, 2010. Drawing list is as follows:

<table>
<thead>
<tr>
<th>Sheet No.</th>
<th>Titled</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cover Sheet</td>
<td>Site Plan, General Notes</td>
</tr>
<tr>
<td>A1</td>
<td>Roof Plan</td>
</tr>
<tr>
<td>A2</td>
<td>Roof Details</td>
</tr>
<tr>
<td>A3</td>
<td>Roof Details</td>
</tr>
<tr>
<td>A4</td>
<td>Roof Details</td>
</tr>
</tbody>
</table>


C. Addenda: All Addenda issued prior to bidding.

1.02 WORK COVERED BY CONTRACT DOCUMENTS

A. Work covered: Work under this contract includes all materials, equipment and labor necessary to complete the work indicated on the drawings, described in specifications, addenda or reasonably inferred.

1.03 CONTRACTORS

All work will be executed under one prime construction contract between the Owner and the Contractor.

Except as indicated otherwise, all work under this contract will be under the direction of the prime contractor.

1.04 JOB CONDITIONS

A. Areas of the building immediately adjacent to areas under construction will be occupied by the public during the work of this project. Limit construction operations to those methods and procedures which will not adversely and unduly affect the Owner's occupied spaces inclusive of parking facilities.
B. Do not interrupt building access and use, except as permitted by the Owner.

Provide **eight (8)** work days notice to the Owner of construction activities which will severely impact the occupancy and use of adjacent areas.

C. Provide temporary barriers and/or partitions as required to protect the occupants of the building and the general public from injury due to the work of this project; and/or to protect adjacent areas of the building from the spread of dust and dirt caused by the work or this project.

Remove temporary barriers and partitions upon completion of the Project.

1. Temporary partitions shall be constructed of 1/2” plywood on the construction face nominal 2” X 4” wood studs and 1/2” gypsum wallboard on the public occupied face.

D. Do not interrupt power, lighting, plumbing, telephone and HVAC services to occupied areas without Owner's approval. Such interruptions must be scheduled at least **eight (8)** work days in advance and have Owner's approval

### 1.05 PROTECTION OF WORK AND ADJACENT PROPERTY

A. Buildings and property adjacent to work included in this project may be subject to damage due to construction operations.

Prior to the start of the work included in this Contract engage the services of a photographer to record the existing condition of adjacent structures and property. Contractor shall provide one set of 3" X 5" prints or a set on disk to the Owner and retain negatives and one set of prints for their records. Sufficient photos with adequate detail to thoroughly document the conditions surrounding the work shall be provided.

B. At the completion of the project, Contractor shall restore existing buildings, landscaping, parking facilities and property to same condition as prior to the start of the work.

C. In addition to the requirements of the General Conditions of the Contract for Construction, the Contractor shall:

1. Notify, in writing, the Owner of University or private property which interferes with the work and arrange with them for disposition of such property.
2. Provide and maintain proper shoring and bracing to prevent earth from caving or washing into excavation. Provide temporary protection around openings through and at floors, roofs, and other openings.
3. Provide and maintain proper shoring and bracing for existing underground utilities, sewers, etc., encountered during excavation work, to protect them from collapse or other type of damage until such time as they are to be removed, incorporated into the work of this project, or can be properly back-filled upon completion of new work.
4. Weather Protection: Provide protection against rain, snow, wind, ice, storms, or heat so as to maintain work, materials, apparatus, and fixtures free from injury or damage. At the end of each day’s work, cover new work likely to be damaged.

5. Provide and maintain adequate protection of the work from damage due to freezing, especially freezing earth and soils. Risk of proceeding with the work on or with freezing or frozen materials will be the sole responsibility of the Contractor.

6. Water Protection: Provide protection from damage at all times from rain water, ground water, backing up of drains or sewers, and other water. Provide pumps and equipment enclosures to provide this protection.

7. The Contractor will maintain free of obstructions and debris, all designated corridors and emergency exits, handicap access ramps and sidewalks to building. Provide temporary directional handicapped signage for routing to the nearest accessible facilities.

1.06 EXISTING FURNITURE AND EQUIPMENT

The Owner will remove or relocate existing movable furniture and equipment from the areas in which the Contractor is working. Notify the Owner not less than three days prior to starting work in areas where furniture and equipment require moving.

1.07 CONTRACTOR’S ACCESS PARKING AND STAGING AREAS

A. Work included in this project will need to be performed within the limitations of available access at the site. The University shall limit the area available for staging and parking due to the additional number of construction projects planned during the execution of this contract. Contractor shall adjust the means and methods of construction to allow for the restrictions surrounding the site.

B. All parking on campus except for some one-hour zones on city streets and a few metered spaces is under control and authority of the Parking and Transportation Services (PTS) of the University. All University parking is by permit only.

C. Types of parking and staging are defined as follows:

General Staging Areas are approved areas adjacent to the site when available or in University designated group staging yards. General Staging Areas may be used for any purpose, including employee parking, on a space available basis, but must be coordinated through the UCB Project Manager and PTS. Vehicles may not park outside of general staging areas except in areas coordinated and approved by PTS.

Restricted Staging Areas are approved areas near the site for the construction dumpster, off-loading of equipment, contractor’s work trailer, and materials that are soon to be incorporated into the work. No vehicles shall park in a restricted staging area for more than 20 minutes between the hours of 8:00 a.m. and 5:00 p.m. weekdays.

Contractor Employee Parking are areas for workers needing parking on campus. Coordinate through UCB Project Manager and PTS.
Prohibited Parking are areas designated in the Contract Documents as No Parking areas. The contractor shall not allow any parking in areas so designated under any circumstance.

D. The restrictions in this Section are in addition to any other restrictions or rules provided by PTS. Fees shall be assessed for the use of any PTS facility for staging and construction activities.

E. The designated staging area for this project shall be reviewed at the pre-bid and pre-construction meetings.

G. Vehicles parked on sidewalks or in landscape areas outside the designated staging areas cause damage to University property. The contractor shall reimburse the University $25.00 per vehicle per occurrence for vehicles parked outside the designated staging areas. This amount shall be in addition to any fines which might be levied by PTS.

1.08 OCCUPANCY REQUIREMENTS

A. Owner may occupy designated areas for the purpose of storage of furnishings and equipment and installation of equipment.

B. Execute Certificate of Substantial Completion for each designated portion of work prior to Owner occupancy. Contractor shall allow:
   1. Access for Owner personnel.
   2. Use of parking facilities.
   3. Operation of HVAC and electrical systems.

C. On occupancy, Owner will provide, for occupied areas:
   1. Operation of HVAC and electrical systems.

1.09 TEMPORARY ELECTRIC SERVICE

A. Connect to existing power service. Power consumption shall not disrupt owners need for continuous service. Owner to pay for power consumed. Provide power outlets for construction operations, branch wiring, distribution boxes, and flexible power cords as required.
PART 1 - GENERAL

1.01 RELATED DOCUMENTS

A. Drawings and general provisions of the contract, including General and Supplementary Conditions and other Division 1 Specification sections, apply to work of this section.

1.02 SURVEYS, LAYOUTS, AND LEVELS

A. General: Working from lines and levels established by the existing building, and as shown in relation to the work, establish and maintain bench marks and other dependable markers to set the lines and levels for the work of construction as needed to properly locate every element of the work of the entire project. Calculate and measure required dimensions as shown (within recognized tolerances if not otherwise indicated); do not scale the drawings to determine dimensions. Continuously advise tradesmen performing the work of the marked lines and levels provided for use in the layout of work.

1.03 PROJECT RECORD DOCUMENTS

A. Maintain at job site, one copy of:
   1. Contract Drawings
   2. Specifications
   3. Addenda
   4. Reviewed Shop Drawings
   5. Change Orders
   6. Other Modifications to Contract
   7. Field Test Records
   8. As-Built Drawings

B. Maintain documents in clean, dry, legible condition and do not use record documents for construction purposes. Make documents available at all times for inspection by the Consultant and Owner.

C. Label each document "Project Record" in 1" or larger printed letters.

D. Record drawing information in colored pencil with different colors for the various systems and defined by color legend.

E. Record drawings and specifications shall include the following:
   1. Location of internal utilities and appurtenances concealed in construction referenced to visible and accessible features of structure. Location of concealed valves, dampers, controls, balancing devices, junction boxes, clean-outs, and other items requiring access or maintenance.
   2. Field changes of dimension and detail, changes made by Change Order or Field Order and details not on original contract drawings.
   3. Fire protection and alarm systems shop drawings.
F. Submit all record drawings to the Consultant at the completion of the project.

1.04 CLEANING

A. Cleaning and Protection Work: At the time each unit of work or element of the construction is completed (substantially) in each area of the Project, clean the unit or element to a condition suitable for occupancy and use (as intended), and restore minor or superficial damage. Replace units and elements which are damaged beyond successful restoration. Clean and restore adjoining surfaces and other work which was soiled or damaged (superficially) during the installation; replace other work damaged beyond successful restoration. Where the performance of subsequent work could possibly result in damage to the complete unit or element, provide protective covering or other provisions to minimize possible damage. Repeat cleaning and protection operations during remainder of construction period, wherever work might otherwise be damaged by sustained soiling or exposure.

B. During Construction: Oversee cleaning and ensure that building, grounds, and public properties are maintained free from accumulation of waste materials and rubbish. At reasonable intervals during daily progress of work, clean up site and access and dispose of waste materials, rubbish, and debris. Vacuum clean interior building areas when ready and continue vacuum cleaning on an as-needed basis until building is ready for acceptance or occupancy.

1.05 PROJECT SIGN

Erect no project sign or job-site sign of any kind, except warning signs as specified in Section 01500, without written authorization of the Owner.

1.06 COORDINATION

A. The Contractor shall coordinate the work so as not to interfere with the building custodian's normal cleanup activities.

B. The Contractor shall be responsible for coordinating all the work of the project. The Contractor shall coordinate the efforts of all subcontractor(s) and the deliveries of suppliers so that the work progresses in an orderly fashion without delay towards timely completion of a complete project in accordance with the drawings and specifications.

C. The Contractor shall note that concurrent with his work, other contractors, suppliers, and the Owner's facilities and maintenance personnel may be working in relatively close proximity. The Contractor will be solely responsible for coordinating his work with that of other contractors and will make no claims for failure to do so.

1.08 METHODS OF CONSTRUCTION

A. The procedure and method of construction is the prerogative and the responsibility of the Contractor. If professional assistance is required to safely implement method of construction, the Contractor shall, on his own, employ professional help.

END OF SECTION
PART 1 - GENERAL

1.01 SUMMARY

A. General Contractor is responsible for all of the work of this contract.
   1. Assign and subcontract portions of the work as required to assure that all work is constructed in compliance with these documents.
   2. Coordinate the work of the several subcontractors for the project.
   3. Coordinate work of this contract with work by separate contractors.

B. Each subcontractor shall:
   1. Coordinate work of his own employees and subcontractors.
   2. Expedite his work to assure compliance with schedules.
   3. Coordinate his work with that of other subcontractors and work by separate contractor.
   4. Comply with orders and instructions of owner.

C. Related Requirements
   1. All Division 1 Sections.

1.02 CONSTRUCTION ORGANIZATION AND START-UP

A. Establish on-site lines of authority and communications.
   1. Attend pre-construction meeting with subcontractors upon commencement of the project.
   2. Establish procedures for intra-project communications.
      a. Submittals.
      b. Reports and records.
      c. Recommendations.
      d. Coordination Drawings.
      e. Schedules.
      f. Resolution of conflicts.
      a. Consult with Architect to obtain interpretation.
      b. Assist in resolution of questions or conflicts which may arise.
      c. Transmit written interpretations to subcontractors, and to other concerned parties.
   4. Assist in obtaining permits and approvals.
      a. Obtain building permits and special permits required for work or for temporary facilities.
      b. Verify that subcontractors have obtained inspections for work and for temporary facilities.
   5. Control the use of site.
      a. Supervise field engineering and site layout.
      b. Allocate space for each subcontractor's use for field offices, sheds, work and storage areas.
      c. Establish access, traffic and parking allocations and regulations.
      d. Monitor use of site during construction.
1.03 CONTRACTOR DUTIES

A. Construction Schedules.
   1. Coordinate schedules with several subcontractors.
   2. Monitor schedules as work progresses.
      a. Identify potential variances between schedules and probable completion dates for each phase.
      b. Recommend adjustments in schedule to meet required completion dates.
      c. Adjust schedules of subcontractors as required.
      d. Document changes in schedule.
   3. Observe work of each subcontractor to monitor compliance with schedule.
      a. Verify that labor and equipment are adequate for the work and the schedule.
      b. Verify that product procurement schedules are adequate.
      c. Verify that product deliveries are adequate to maintain schedule.

B. Process Shop Drawings, Product Data and Samples.
   1. Review for compliance with Contract Documents.
      a. Field dimensions and clearance dimensions.
      b. Relation to available space.
      c. Relation to other trades, equipment and systems.
      d. Submit to Architect.

C. Monitor the use of temporary utilities.
   1. Verify that adequate services are provided and maintained.

D. Inspection and Testing.
   1. Inspection work to assure performance in accord with requirements of Contract Documents.
   2. Administer special testing and inspections of suspected work.
   3. Reject work which does not comply with requirements of Contract Documents.
   4. Coordinate testing laboratory services.
      a. Verify that required laboratory personnel are present.
      b. Verify that tests are made in accordance with specified standards.
      c. Review test reports for compliance with specified criteria.
      d. Recommend and administer required retesting.

E. Monitor contractor's periodic cleaning.
   1. Enforce compliance with specifications.
   2. Resolve any conflicts.

F. Coordinate changes.
   1. Recommend necessary or desirable changes.
   2. Assist owner in negotiating change orders.
   3. Promptly notify all subcontractors of pending changes.

G. Maintain Reports and Records at Job Site available to Architect and Subcontractors.
   1. Log progress of work of each subcontractor.
   2. Records
      a. Contracts.
      b. Purchase orders.
c. Materials and equipment records.
d. Applicable handbooks, codes and standards.

3. Obtain information from subcontractors and maintain file of Project Record Documents.
4. Assemble documentation for handling of claims and disputes.

H. Coordinate work of this Contract and requirements of this section with work by Separate Contract including but not limited to:
1. Removal of asbestos containing materials by separate contract.

1.04 CONTRACT CLOSEOUT

A. Coordinate equipment start-up.
1. Provide seven days notification prior to start-up of each item.
2. Ensure that each piece of equipment or system is ready for operation.
3. Execute start-up under supervision of responsible persons in accordance with manufacturer's instructions.
4. Perform required testing and balancing.
5. Record dates of start of operation of systems and equipment. Submit written report that equipment or system has been properly installed and is functioning correctly.
6. Provide written notice of beginning of warranty period for equipment put into service.

B. Demonstration and Instructions
1. Demonstrate operation and maintenance of products to Owner's personnel two weeks prior to Substantial Completion.
2. Demonstrate start-up, operation, control, adjustment, trouble-shooting, servicing, maintenance, seasonal operation, and shutdown of each item of equipment.

C. At completion of work of each Section, conduct an inspection to assure that
1. Specified cleaning has been accomplished.
2. Temporary facilities have been removed from site.

D. At completion
1. Conduct an inspection to list work to be completed or corrected.
2. Supervise correction and completion of work as established in Certificate of Completion.

E. When a portion of the Project is occupied prior to final completion, coordinate established responsibilities of each subcontractor.

F. Final completion.
1. When each Subcontractor determines that work is finally complete, conduct an inspection to verify completion of work.
2. Assist owner and architect in inspection.

G. Administer contract closeout.
1. Receive and review Subcontractor's final submittals.
2. Transmit to architect with recommendation for action.

END OF SECTION
PART 1 - GENERAL

1.01 SUMMARY

A. Carefully coordinate the interface between Division 15 (Mechanical) and Division 16 (Electrical) before submitting any equipment for review or commencing installation.

B. Responsibility: Unless otherwise indicated, all motor and controls for Division 15 equipment shall be furnished, set in place and wired in accordance with the following schedule:

<table>
<thead>
<tr>
<th>ITEM</th>
<th>FURNISHED UNDER</th>
<th>SET IN PLACE UNDER</th>
<th>POWER WIRING UNDER</th>
<th>CONTROL WIRING UNDER</th>
</tr>
</thead>
<tbody>
<tr>
<td>Equipment Motor</td>
<td>15</td>
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<td>16</td>
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<td>Automatically Controlled Starter/contractors:</td>
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<tr>
<td>Separate</td>
<td>15</td>
<td>16</td>
<td>16</td>
<td>15</td>
</tr>
<tr>
<td>Factory Mounted &amp; Wired</td>
<td>15</td>
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<td>16</td>
<td>15</td>
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<tr>
<td>In Motor Control Centers</td>
<td>16</td>
<td>16</td>
<td>16</td>
<td>16</td>
</tr>
<tr>
<td>Manually Controlled Starter/Contractors:</td>
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<tr>
<td>Separate</td>
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<td>16</td>
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<td>15</td>
</tr>
<tr>
<td>Factory Mounted &amp; Wired</td>
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<td>16</td>
<td>15</td>
</tr>
<tr>
<td>Motor Speed Controllers</td>
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<td>Disconnect (Note 1) Switches</td>
<td>16</td>
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<td>-</td>
</tr>
<tr>
<td>Contactors</td>
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<td>-</td>
</tr>
<tr>
<td>Thermal Overload (Note 1) Switches</td>
<td>16</td>
<td>16</td>
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<tr>
<td>Manual Operation (Note 2)</td>
<td>16</td>
<td>16</td>
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<td>-</td>
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<tr>
<td>Switches</td>
<td>16</td>
<td>16</td>
<td>16</td>
<td>-</td>
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<tr>
<td>Control Relays (Note 2)</td>
<td>15</td>
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<td>15</td>
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<tr>
<td>Control Transformers</td>
<td>15</td>
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<td>16</td>
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<tr>
<td>Control Circuit Outlets</td>
<td>16</td>
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<tr>
<td>Thermostats (Note 2)</td>
<td>15</td>
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<td>15</td>
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<tr>
<td>ITEM</td>
<td>FURNISHED UNDER</td>
<td>SET IN PLACE UNDER</td>
<td>POWER WIRING UNDER</td>
<td>CONTROL WIRING UNDER</td>
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<td>----------------------------------------------------------------------</td>
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<tr>
<td>Time Switches (Note 2) Not in Control Panel</td>
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<tr>
<td>Push Button Stations, Pilot Lights</td>
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</tr>
<tr>
<td>Thermostats (Note 2) Controls: Integral with Equipment</td>
<td>15</td>
<td>15</td>
<td>16</td>
<td>15</td>
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<tr>
<td>Directly Applied to Ducts, Pipes, etc.</td>
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<tr>
<td>Valve Motors, Damper Motors, Solenoid Valves, etc.</td>
<td>15</td>
<td>15</td>
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<tr>
<td>EP Valves or Switches, P.E. Switches</td>
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<tr>
<td>Control Circuit Outlets</td>
<td>16</td>
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<td>Fire Alarm Systems</td>
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<td>Fire Sprinkler Alarm</td>
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<td>Firestats</td>
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<tr>
<td>Smoke Detectors Including Relays for Fan Control</td>
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</tr>
<tr>
<td>Control Air Compressor</td>
<td>15</td>
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<td>15</td>
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<tr>
<td>Refrigerated Air Dryer</td>
<td>15</td>
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<td>16</td>
<td>15</td>
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<tr>
<td>Equipment Interlocks</td>
<td>15</td>
<td>15</td>
<td>-</td>
<td>15</td>
</tr>
<tr>
<td>Boiler and Water Heaters</td>
<td>15</td>
<td>15</td>
<td>16</td>
<td>15</td>
</tr>
</tbody>
</table>

NOTES:
1. If furnished as part of factory wired equipment furnished and set in place under Division 15, wiring and connections under Division 16.
2. If float switches, line thermostats, P.E. switches, time switches, or other controls carry the FULL LOAD CURRENT to any motor, they shall be furnished under Division 15, but they shall be set in place and connected under Division 16 except that where such items are an integral part of the mechanical equipment, or directly attached to ducts, piping, or other mechanical equipment, they shall be set in place under Division 15 and connected under Division 16. If they do not carry the FULL LOAD CURRENT to any motor, they shall be furnished, set in place and wired under Division 15.
C. Control Wiring: Consists of wiring in pilot circuits of contact or starters, sensors, controllers, and relays, and wiring for valve and damper operators.
   1. Connections: Connections to all controls directly attached to ducts, piping and mechanical equipment shall be made with flexible connections.

D. Starters: Provide magnetic starters for all three phase motors and equipment complete with:
   1. Control transformers.
   2. 120V holding coils.
   3. Integral hand-off-auto switch.
   4. Auxiliary contacts required for system operation plus one (1) spare.

E. Remote Switches and Push Button Stations: Provide all remote switches and/or push button stations required for manually operated equipment (if no automatic controls have been provided) complete with pilot lights of an approved type lighted by current from load side of starter.

F. Special Requirements: Motors, starters and other electrical equipment installed in moist areas or areas of special conditions, such as explosion proof, shall be designed and approved for installation in such areas with appropriate enclosure.

G. Identification: Provide identification of purpose for each switch and/or push button station furnished. Identification may be either engraved plastic sign or permanent mounting to wall below switch, or stamping on switch cover proper. All such identification signs and/or switch covers in finished areas shall match other hardware in the immediate areas.

H. Control Voltage:
   1. Maximum allowable control voltage 120V. Fully protect control circuit conductors in accordance with National Electrical Code.
   2. Provide 20A breakers in emergency panels under Division 16 as required for Building Management System Air Temperature Controls (BMS/ATC). Provide all control transformers, control wiring and connections to circuits under Section 15950 of Division 15.

I. Related Requirements
   1. Section 16480: Electric Motors
      a. Coordinate with efficiency requirements.

J. Contractor must review all concrete embedded items (including conduit) with owner prior to placement.
PART 2 - PRODUCTS

2.01  MOTOR HORSEPOWER

A. In general, all motors 1/2 HP and above shall be three phase, all motors less than 1/2 HP shall be single phase.

B. Voltage and phase of motors as scheduled on the electrical drawings shall take precedence in the case of a conflict between the mechanical and electrical drawings or General Condition 2.01 A., above.

C. Work under Division 15 includes coordinating the electrical requirements of all mechanical equipment with the requirements of the work under Division 16, before ordering the equipment.

1. If motor horsepower is changed under the work of Division 15, without a change in duty of the motor's driven device, coordination of additional electrical work (if any) and additional payment for the work (if any) shall be provided under the section of Division 15 initiating the change. Increases or decreases in motor horsepower from that specified shall not be made without written approval from the Engineer.

PART 3 - EXECUTION

NOT USED.

END OF SECTION
PART 1 - GENERAL

1.01 DESCRIPTION

A. Work Included: This section establishes general requirements in addition to those indicated in the General Conditions of the Contract for Construction pertaining to cutting, fitting, and patching of the work required to:
   1. Make the several parts fit properly.
   2. Uncover work to provide for installation, inspection, or both, of ill-timed work.
   3. Remove and replace work not conforming to requirements of Contract Documents.
   4. Patch new construction into existing construction.

B. Related Work:
   1. In addition to requirements specified, upon the Consultant's request, uncover work to provide for inspection of covered work, and remove samples of installed materials for testing.
   2. Do not cut or alter work performed under separate contract without the Consultant's written permission.

1.02 QUALITY ASSURANCE

A. Perform all cutting and patching in strict accordance with pertinent requirements of the Specifications and, in the event no such requirements are determined, in conformance with the Consultant's written direction.
   1. Use skilled workmen to perform all cutting and patching work.
   2. Use methods least likely to damage existing surfaces and materials to remain, while providing proper surfaces to receive installation of repair, patching, and/or new work.

B. Visual Quality:
   1. Do not cut and patch work exposed to public view, and the exterior and/or interior of the building in a manner that will result in an unacceptable appearance as determined by the Consultant.
   2. Do not cut and patch work in a manner that will result in obvious appearance that cutting and patching work was done.
   3. When cutting existing structural concrete, do not extend saw cuts beyond the corners of the required opening on either side of the opening.

1.03 EXISTING CONSTRUCTION

A. Where cutting and patching of existing construction is required; prior to start of work, inform Owner of existing construction to be disturbed. Owner will determine if elements of existing construction contain asbestos. Do not proceed with work until after Owner has examined areas to be disturbed. Refer to Exhibit A, Project Pre-Inspection for Possible Presence of Asbestos for additional information concerning the possible presence of materials containing asbestos.

1.04 SUBMITTALS

A. Submit proposed cutting and patching procedures in writing for the following categories of work prior to proceeding with this work:
1. Cutting new openings in existing structural concrete walls, parapets, and suspended slabs.
2. Cutting new openings in existing roofs and roofing materials.

B. Submittals shall comply with Section 01300.

PART 2 - PRODUCTS

2.01 MATERIALS

A. Except as otherwise indicated in pertinent sections of these specifications, or as directed by the Consultant, use materials which are identical to existing materials in workmanship, appearance, and performance.

B. If identical materials are not available, match existing as closely as possible, especially existing visual characteristics.

PART 3 - EXECUTION

3.01 INSPECTION

A. Before proceeding, inspect existing conditions, including elements subject to movement or damage during cutting, excavating, backfilling, and patching.

B. After uncovering the work, inspect conditions affecting installation of new work.

C. If uncovered conditions are not as anticipated or if existing construction is not as indicated on the Drawings, immediately notify the Consultant for further instructions.

3.02 PREPARATION

A. Provide shoring, bracing, and support as required to maintain structured integrity of the project.

B. Take all necessary action required to protect adjacent existing surfaces from damage due to the work of this section.

C. Take all precautions necessary to protect existing surfaces and materials, new work, and the work of this section from damage due to adverse weather conditions.

D. Provide temporary support of work to cut and adjacent work to prevent failure or damage due to the work of this section.

E. Properly prepare substrate surfaces exposed during cutting as required to receive the work of this or other sections of these specifications in strict compliance with manufacturer's recommendations and these specifications.
3.03 EXECUTION

A. Perform all required cutting and patching as required or reasonably implied under pertinent sections of these specifications.

B. Perform cutting and demolition by methods which will prevent damage to other portions of the work and will provide proper finished installation complying with the specified tolerances and finishes.

3.04 PERFORMANCE

A. Execute cutting and demolition by methods which will prevent damage to other work, and will provide proper surfaces to receive installation of repairs and new work. Saw-cut and otherwise isolate areas to be demolished.

B. Repair or otherwise rebuild and/or construct all surfaces affected by cutting and demolition. Execute fitting and adjustment of products to provide totally finished installation to comply with tolerances, finishes, and profiles of adjacent surfaces, whether new or existing.

C. Restore work which has been cut or exposed by demolition; install new construction in compliance with specifications for type of new work to be done or as required to match existing adjacent surfaces. In no case shall any exposed existing surface be left in a raw, marred, or unfinished surface.

D. Refinish entire surfaces as necessary to provide an even finish.
   1. Continuous Surfaces: To nearest intersections.

END OF SECTION
PART 1 - GENERAL

1.01 RELATED DOCUMENTS:
   A. Drawings and general provisions of the Contract, including General Conditions and other Division 1 - Specification sections, apply to work of this section.

1.02 SUMMARY:
   A. Section Includes:
      1. General administrative requirements and procedures and related applicable codes.

1.03 APPROVAL AND RECOMMENDATION AGENCIES:
   A. The University of Colorado at Boulder has jurisdiction for the interpretation and enforcement of code requirements for construction of projects.

1.04 CODES:
   A. All Contractors shall comply with all applicable codes, ordinances and regulations in effect at the time of bid openings.

APPROVED STATE BUILDING CODES

The following approved building codes and standards have been adopted by State Buildings Programs (SBP) as the minimum requirements to be applied to all state-owned buildings and physical facilities including capital construction and controlled maintenance construction projects.

(as adopted by the Colorado State Buildings Program as follows: Chapters 2-35 and Appendices C and I)

**The 2006 edition of the International Mechanical Code (IMC)**
(as adopted by the Colorado State Buildings Program as follows: Chapters 2-15 and Appendix A)

(as adopted by the Colorado State Buildings Program)

**The 2008 edition of the National Electrical Code (NEC)**
(National Fire Protection Association Standard 70) (as adopted by the Colorado State Electrical Board)

**The 2009 edition of the International Plumbing Code (IPC)**
(as adopted by the Colorado Examining Board of Plumbers as follows: Chapter 1 Section 101.2, 102, 105, 107, Chapters 2-13 and Appendices B, D, E, F, and G)

(as adopted by the Colorado Examining Board of Plumbers as follows: Chapter 1 Section 101, 102, 105, 107, Chapters 2-8 and Appendices A, B and C)

Please consult the website [www.dora.state.co.us/plumbing/index.htm](http://www.dora.state.co.us/plumbing/index.htm) for additional information on the revisions and exceptions to the IPC and IFGC and the inclusion of the new 105 and 107 sections. It is OSA/SBP’s intent to adopt the 2009 International Building Code (IBC), the 2009 International Mechanical Code (IMC), and the 2009 International Energy Conservation Code (IECC) to be implemented at the start of the fiscal year on July 1, 2010.
The National Fire Protection Association Standards (NFPA)

The 2004 edition of the ASME Boiler and Pressure Vessel Code
(as adopted by the Department of Labor and Employment/Boiler Inspection Section as follows: sections I, IV, VIII-Divisions 1 and 2 and 3, X and B31.1)

The 2004 edition of the National Boiler Inspection Code (NBIC)
(as adopted by the Department of Labor and Employment/Boiler Inspection Section)

The 2004 edition of the Controls and Safety Devices for Automatically Fired Boilers CSD-1
(as adopted by the Department of Labor and Employment/Boiler Inspection Section)

(as adopted by the Department of Labor and Employment/Boiler Inspection Section)

The 2007 edition of ASME A17.1 Safety Code for Elevators and Escalators
(as adopted by the Department of Labor and Employment/Conveyance Section and as amended by ASME International)

The 2005 edition of ASME A17.3 Safety Code for Existing Elevators and Escalators
(as adopted by the Department of Labor and Employment/Conveyance Section and as amended by ASME International)

The 2005 edition of ASME A18.1 Safety Standard for Platform Lifts and Stairway Chairlifts
(as adopted by the Department of Labor and Employment/Conveyance Section and as amended by ASME International)

The current edition of the Rules and Regulations Governing the Sanitation of Food Service Establishments
(as adopted by the Department of Public Health and Environment/Colorado State Board of Health)

(as adopted by the Colorado General Assembly as follows: CRS 9-5-101, as amended, for accessible housing)

Note: Additional codes, standards and appendices may be adopted by the state agencies and institutions in addition to the minimum codes and standards herein adopted by State Buildings Programs.

1. The 2006 edition of the IBC became effective on July 1 of 2007. Consult the state electrical and plumbing boards and the state boiler inspector and conveyance administrator and the Division of Fire Safety for adoption of current editions and amendments to their codes.
2. Projects should be designed and plans and specifications should be reviewed based upon the approved codes at the time of A/E contract execution. If an agency prefers to design to a different code such as a newer edition of a code that State Buildings Programs has not yet adopted, the agency must contact SBP for approval and then amend the A/E contract with a revised Exhibit D, Approved State Building Codes. Please note that the state plumbing and electrical boards enforce the editions of their codes that are in effect at the time of permitting not design.
3. The state's code review agents, or the State Buildings Programs approved agency building official, shall review all documents for compliance with the codes stipulated herein. Note: The Department of Public Health and Environment, Division of Consumer Protection will review drawings for food service related projects.
4. This policy does not prohibit the application of various life safety codes as established by each agency for specific building types and funding requirements. NFPA 101 and other standards notwithstanding, approved codes will supersede where their minimum requirements are the most restrictive in specific situations. If a conflict arises, contact State Buildings Programs for resolution.

5. It is anticipated that compliance with the federal Americans with Disabilities Act Accessibility Guidelines for Buildings and Facilities (ADAAG) and Colorado Revised Statutes Section 9-5-101 will be met by compliance with the 2006 International Building Code and ICC/ANSI A117.1. However, each project may have unique aspects that may require individual attention to these legislated mandates.

6. The 2003 edition of the International Building Code (IBC) is to be applied to factory-built nonresidential structures as established by the Division of Housing within the Department of Local Affairs.

A. **Appendices**

Appendices are provided to supplement the basic provisions of the codes. Approved IBC Appendices are as follows:

1. Mandatory
   - IBC Appendix Chapter C - Agricultural Buildings
   - IBC Appendix Chapter I - Patio Covers

2. Optional
   - Any non-mandatory appendix published in the International Building Code may be utilized at the discretion of the agency. Use of an appendix shall be indicated in the project code approach.

B. **Amendments**

None

C. **Referenced Codes**

1. While not adopted in entirety, portions of the following codes are referenced in the International Building Code (IBC), the International Mechanical Code (IMC), the International Energy Conservation Code (IECC) the International Plumbing Code (IPC), and the International Fuel Gas Code (IFGC). These following codes would be applied as reference standards.

   - 2006 International Fire Code (IFC)
   - 2006 International Existing Building Code (IEBC)

D. **Referenced Standards**

The IBC, IMC, IECC, IPC and IFGC standards shall be utilized to provide specific, or prescriptive, requirements on how to achieve the requirements established in the code. These standards may be unique to the code or may be derived from other established industry standards. Recognized standards may also be used to show compliance with the standard of duty established by the code.
1.05 OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA):

A. The Contractor shall have sole responsibility for compliance on the job site to all applicable portions of the Occupational Safety and Health Act. The Contractor is responsible for other regulatory requirements as they relate to occupational Health and Safety requirements. For example, NIOSH, ANSI, and MSA.

B. Protection of life, health and public welfare as it relates to the execution of the construction contract is the responsibility of the Contractor. The Owner’s Representative may, at their discretion, observe, inspect, or comment on plans, procedures, or actions employed at the project as they relate to safety of life, health or public welfare. If conditions are imposed by the Owner which interfere with, or imply actions detrimental to safety, written notice shall be returned to the Owner for action prior to affecting any unsafe conditions.

C. Contractors shall use OSHA Lock Out / Tag Out procedures when working with energized equipment.

D. All contractors entering confined spaces owned by CU or while conducting work under contract with CU shall develop a written program and utilize procedures that, at a minimum, comply with all federal, state and local confined space standards and all applicable regulatory requirements. Contractors shall, independent of the University, monitor the space to obtain their own data to ensure a safe entry and exit. Any data generated by a contractor’s confined space entry, should be provided to the Facilities Management confined Space Program Manager.

E. When contractors perform work that may involve Facilities Management controlled permit required confined spaces, Facilities Management will:
   1. Inform contractors of permit required confined spaces and that entry is allowed only after compliance with the confined space entry standard;
   2. Require contractors planning to enter a confined space to provide the Facilities Management Confined Space Program Manager in charge of that space, 48-hour advance notice of such planned entry. The contractors entry will be in accordance with the current Occupational Safety and Health Administration confined space entry standard and a signed document stating such, shall be provided to the FM Confined Space Program Manager prior to entry.

F. The FM Confined Space Program Manager, following receipt of notice of contractor planned entry, will:
   1. Apprise contractor of the hazards identified in the confined space and of any prior experience that is documented on the space;
   2. Appraise the contractor of any precautions or procedures that CU has implemented for the protection of workers in or near the confined space;
   3. Coordinate entry operations with the contractor when both Facilities Management and contractor personnel are working in or around the confined space;
   4. Debrief the contractor at the end of the entry operations regarding hazards confronted or created.

1.06 HOT WORK PERMITS

A. All contractors shall be required to obtained a Hot Work Permit, three (3) working days in advance, for work that involves welding, heat treating, grinding, thawing pipe, hot riveting, soldering and brazing, power driven fasteners and similar activities involving spark, flame or heat. Compliance with the requirements of the applicable fire code, the International Building Code, and NFPA Standard 51B are mandatory and all contractors performing hot work activities shall read and understand these code requirements. To obtain a current Hot Work Permit, go to website:

http://fm.colorado.edu/firesafety/hotwork.html
B. Contractors shall read and comply with the procedures and requirements for Fire Watch, Fire Alarm Interruption and Fire Suppression Interruption as found on the following websites:

Fire Watch Procedures:  
http://fm.colorado.edu/firesafety/firewatch.html

Fire Alarm and Detection System Interruption/Outage:  
http://fm.colorado.edu/firesafety/firealarmdetectsys.html

Fire Suppression System Interruption/Outage:  
http://fm.colorado.edu/firesafety/firesupressionsystems.html

C. No hot work shall be conducted in any campus facility without a hot work permit. Any person or firm who conducts hot work without a permit shall be fined one thousand dollars ($1,000) for each occurrence and their non-permitted activities shall be stopped immediately until they obtain a hot work permit. Contractor shall be responsible for any damages caused as a result of improper hot work activities or the work stoppage.

D. Individuals or firms who obtain a permit shall fully read, understand and implement the requirements of the permit. Any person or firm who conducts hot work without the full implementation of the permit requirements shall be fined five hundred dollars ($500) the first time and one thousand dollars ($1,000) for subsequent occurrences. When the requirements of the hot work permit are not being implemented, the improper activities shall be stopped immediately until a hot work permit is obtained. Contractor shall be responsible for any damages caused as a result of improper hot work activities or the work stoppage. Any contractor who is found to be in non-compliance a third time, will not be allowed to work on campus until further notice by Facilities Management.

E. The campus inspectors, project managers and fire marshal shall have the authority to stop improper or non-permitted hot work activities.

F. The Contractor shall notify the CU Fire Alarm Supervisor to deactivate all smoke alarms in the vicinity of the work prior to any demolition and construction work activity. Failure of the Contractor to comply with the smoke alarm deactivation requirement and cause a false alarm and arrival of the Boulder Fire Department shall be a $400 fine per occurrence.

1.07 PERMITS

A. The contractor must obtain a no fee building permit prior to starting work from Office Manager, Facilities Management at (303) 492-2904 in the Planning, Design and Construction Office, Research Laboratory No. 2, 1540 30th Street, Boulder, Colorado. Building permits are required on all projects except the following:

1. Fences not over 6 feet high & general landscape work
2. Retaining walls which are not over 4 feet in height, unless supporting a surcharge of impounding Class I, II or III-A liquids
3. Platforms, walks and driveways not more than 30 inches above grade and not over any basement or story below.
4. Painting, papering, and similar finish work that meet the requirements of chapter 8 of UBC. (Uniform Building Code).
5. Temporary motion picture, television and theater stage sets and scenery. Review for fire-safety issues is required.

B. The contractor must post the permit(s) in a prominent location at the jobsite including all inspection reports. The contractor shall have an updated set of contract documents available at the jobsite for all inspections.
1.08 INSPECTIONS

A. The Contractor must schedule all required inspections 48 hours in advance by calling (303) 492-2922. CU or their designated inspectors will complete these inspections within 48 hours with the exception of weekends and state holidays.

B. The contractor is required to arrange for the following inspections:
   1. Required inspections: General. Reinforcing steel or structural framework of any part of any building of structure shall not be covered or concealed without first obtaining the approval of the building official.
   2. Lath or gypsum board inspection: To be made after lathing and gypsum board, interior and exterior, is in place, but before any plastering is applied or before gypsum board joints and fasteners are taped and finished.
   3. Final inspection: To be made after finish grading and the building is completed and ready for occupancy.
   4. Special inspection: Special inspection may be required on special projects and special types of construction.
   5. Re-inspections: A re-inspection fee may be assessed for each inspection or reinspection when such portion of work for which inspection is called is not complete or when corrections called for are not made.

C. The Contractor will be responsible for all cost related to re-inspections and will be billed at a rate of $50.00 per hour for CU re-inspections and at the testing agency bill-out rate for other re-inspections.

1.09 UNIVERSITY OF COLORADO SEXUAL HARASSMENT POLICY

A. Contractors should be aware of and review the University of Colorado at Boulder’s policies that prohibit discrimination and harassment on the basis of race, color, national origin, sex, age, disability, creed, religion, sexual orientation or veteran status. These policies are located on the web at: http://www.colorado.edu/odh/ Contractor personnel must adhere to these policies and conduct themselves in a manner that does not discriminate or harass as a result of interacting with an around the University of Colorado faculty, staff and students and visitors.

1.10 FIRE ALARM INTERRUPTION

A. Contractor shall contact CU Fire Alarm Systems Supervisor at 303-492-0633 prior to all interruptions or shutdowns of fire alarm systems. Interruptions or shutdowns shall be scheduled three (3) working days in advance with CU Fire Alarm Systems Shop, CU Project Manager and building proctor. Contractor shall provide a fire watch as directed by CU Fire Alarm Systems Shop during interruption or shutdown.

B. The Contractor shall be responsible for preventing nuisance alarm due to activities at their work site. Common sources of nuisance alarms are:
   1. Smoke (soldering, welding, cooking, etc.)
   2. Grinding
   3. Dust (drilling, sweeping, canister vacuums, sand blasting, etc.)
   4. Water leaking (plumbing leaks, overflows)
   5. Water sprayed on or near detectors (pressure washing or cleaning with water)
   6. Popcorn or other food burning in microwaves
   7. Static electricity (covering or uncovering detectors)
   8. Changing filters on air handling units (dust)
   9. Steam (leaks, pressure pop-offs)
  10. Broken or frozen sprinkler heads
  11. Sprinkler drain valves turned by mistake
Precautions to prevent nuisance alarms are:
1. During construction projects, treat all buildings, except totally new construction, as though they were occupied buildings with live systems.
2. Do not assume that all detectors are in plain sight. Contact University personnel for verification.
3. Maintain dust control measures per UCB Standards:
   a. Maintaining barriers
   b. Covering air returns
   c. Asking CU personnel to cap or disable smoke detectors (Note any capping or disabling of fire safety devices is to be done ONLY by CU personnel, not contractors.)
   d. Avoiding recirculation of dust or smoke through the building air handling system.
4. Follow campus hot work procedures. Refer to specification Section 01060, paragraph 1.06.
3. Do not expose fire alarm devices to water or extreme temperatures.
4. Contact Fire Systems Group for any actions that affect fire detection, alarm, and suppression systems.

1.11 STORMWATER MANAGEMENT PLAN (SWMP)

A. Stormwater Management Plan (SWMP): Prior to any construction activity disturbing one acre of land or more, an approved SWMP and a Stormwater Permit for Construction Activity application from the Colorado Department of Public Health and Environment (CDPHE) are required. The SWMP shall be prepared in accordance with the CDPHE requirements for "Contents of the Stormwater Management Plan" and the UDFCD’s Urban Storm Drainage Criteria Manual, Volume 3, “Best Management Practices” (UDFCD Drainage Criteria Manual). Stormwater quality management and erosion control measures are to be constructed and maintained in accordance with the SWMP and the UDFCD Drainage Criteria Manual.

1.12 ENVIRONMENTAL/STORMWATER POLLUTION PREVENTION

A. Contractors working on the UCB campus must comply with all applicable University, City, State and Federal environmental regulations and standards. The contractor shall keep material such as saw-cut slurry, drywall mud, grout and mortar, paint, sediment, and all other wastes and process water out of gutters, streets, storm drains and parking lots. The contractor shall also be responsible for proper disposal of all waste materials. Immediately notify 911, EH&S 303-492-6025 and project manager of accidental hazardous materials releases.

B. Contractors are required to locate drains or other water discharge points in the area of the project and provide measures to protect from illicit discharges, prior to construction activities. For assistance with determining where a drain leads to (storm vs. sanitary, especially floor drains), contact the Facilities Management service center at 303-492-5522.

C. The contractor shall be responsible for all costs associated with damages and clean-up as a result of contractor caused illicit discharges of process water or other materials into the storm water system. Also, in addition to any penalties or fines imposed by the City, State or Federal agencies, the contractor shall be fined one thousand dollars ($1,000) by UCB for the first time an incident occurs and may be put on probation from working on campus. The contractor will be prohibited from working on campus, until further notice by UCB, if they are found to be responsible for an illicit discharge a second time.
D. For the purpose of eliminating storm water pollution, the contractor shall implement effective Best Management Practices (BMPs). BMPs include general good housekeeping practices, appropriate scheduling of activities, operational practices, maintenance procedures and other measures to prevent the discharge of pollutants directly or indirectly to the storm water system. These BMPs shall be maintained for the duration of the contractor's work. Contractors are required to visit website: [http://www.bouldercolorado.gov/www/pace/government/index.html](http://www.bouldercolorado.gov/www/pace/government/index.html) for examples of BMP's that are applicable to project activities. The Contractor shall ensure that all applicable employees and sub-contractors who work on site are trained and comply with storm water pollution prevention methods and proper BMP’s.

E. In addition to the BMP’s the contractor will be required to sign an Environmental Responsibilities form for all projects. The contractor shall post a copy of this form on site, throughout the duration of the project, in a visible area for all workers to see. Also, the contractor will be required to fill out a Pre-Construction Water Quality Certification form indicating any/all potential discharges of process water, chemicals, de-watering, or other materials to sewer systems or landscape areas that are expected to result from project activities.

1.13 UTILITY LOCATES

Contractor MUST CALL 811 (or 1-800-922-1987) for utility locates BEFORE DIGGING on any project at the University of Colorado at Boulder. This includes even small projects such as, but not limited to, planting trees or shrubs, sidewalk removal/installation or fence post installation. Digging without calling can disrupt service to the campus or surrounding neighborhoods and potentially result in fines and repair costs.

END OF SECTION
PART 1 - GENERAL

1.01 SUMMARY

A. Work Included:
   1. Specification system format.
   2. Grammar (syntax) description.

1.02 DESCRIPTION

A. These specifications have been derived from automated specification systems, and include minor deviations from format and traditional writing forms. Such deviations must be recognized as a normal result of this production technique, and no other meaning will be implied or permitted.

B. Imperative language of the technical sections is directed to the Contractor. The term "provide" used repeatedly in the text is defined to mean..."furnish and install, complete, in place and ready for operation and use unless specifically indicated otherwise."

C. Specifications are of abbreviated, simplified or streamlined type and include incomplete sentences. Omissions of work or phrases such as "the Contractor shall", "in conformity therewith," "shall be," "as noted on the Drawings", "A", "The", are intentional. Supply omitted words or phrases by inference in same manner as they are when "Note" occurs on Drawings. Supply words "on the Drawings" by inference when "as indicated" is used with sentences or phrases.

PART 2 - PRODUCTS

Not used

PART 3 - EXECUTION

Not used

END OF SECTION
PART 1 - GENERAL

1.01 SUMMARY

A. Section Includes:
   1. Remodel Work scheduling.
   2. Construction sequence scheduling.

B. Related Sections:
   1. Section 01500 - Temporary Facilities and Controls.

1.02 SYSTEM DESCRIPTION

A. An essential condition of this Contract shall be the scheduling and conduct of all phases of construction operations in such a manner that the Owner’s operations and use of the existing buildings and campus shall be uninterrupted at all times, except for such limited interruption as is required and approved by the owner.

B. Contractor shall repair at his own expense all damage done to Owner's property, unknown utilities and adjoining public property as a result of Contractor’s construction activities.

1.03 PROJECT/SITE CONDITIONS

A. Access and use of site:
   1. Contractor shall use the designated site access for construction offices and material storage in such a manner that access to existing buildings and campus remain accessible at all times for use.
   2. Confine operations to as limited a use of the existing building and campus as possible. A route of access to and from the work for employees shall be agreed upon and it shall be the Contractor’s responsibility to see that the agreed route is maintained in order to prevent unwarranted or unnecessary traffic through the existing buildings or site.

B. Owner notice and approval:
   1. All arrangements and scheduling in connection with the work of this Contract shall be made with and subject to the approval of the Consultant and the Owner.
   2. All work under this Contract which will require interruption of service of the existing building shall be scheduled to suit the need and convenience of the Owner’s operation, and arrangements shall be made with the Owner and the Architect at least eight (8) working days in advance of the start of such work.

PART 2 - PRODUCTS

Not Used
PART 3 - EXECUTION

3.01 REMODELING

A. Construction activities of all areas to be constructed in existing facilities shall be completely separated from the rest of the building by dust-proof enclosures erected by Contractor.

B. All surfaces in existing facilities not indicated to be remodeled, or removal of existing items by any Contractor, shall be repaired by the responsible Contractor to match existing adjoining similar surfaces.

3.02 CLEAN-UP

A. All areas within existing facilities, which are not within enclosed areas to be constructed used for access to work areas shall be completely cleaned of all debris and made "broom-clean" at the end of each day's work.

B. Dust, which permeates areas of existing facilities because of improperly constructed dust-proof barriers, shall be the responsibility of the Contractor. The Contractor shall employ the services of a professional cleaning company to clean any area outside of the designated construction dust barriers that are contaminated by Contractor's operations. Completely clean all such areas to the satisfaction of the Owner at no additional cost.

END OF SECTION
PART 1 - GENERAL

1.01 RELATED DOCUMENTS:

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 1 - Specification sections, apply to work of this section.

1.02 SUMMARY:

A. Section Includes:
1. General administrative requirements and procedures for Hazardous Communication Program.

B. Related Sections:
1. Summary of Work: Section 01010.

1.03 WORK BY OWNER:

A. Asbestos:
1. The Owner has completed an Environmental Site Assessment to identify asbestos containing materials and other immediate Health and Safety items. Do not begin work until Form Exhibit A (copy following the Supplementary General Conditions) has been executed. Where asbestos materials or other hazardous conditions are known to exist in locations affected by this project, remediation measures will be taken by the Owner under separate contract. The Contractor shall coordinate his sequence and schedule with that of the environmental remediation work.
2. In the event that the Contractor encounters any material on the site which is reasonably believed hazardous, which has not been rendered harmless, the Contractor shall:
   a. Stop work immediately in affected areas.
   b. Report the condition in writing to the Department of Facilities Management Project Administrator.
   c. Report the condition in writing to the Architect.
   d. Resume work only under the provisions of this section.

1.04 SUBMITTALS:

A. Material Safety Data Sheets (MSDS):
1. Copies of all material safety data sheets for all applicable products, including but not limited to; paint, adhesives, mastics, solvents, and finishes, etc., shall be retained on site by the Contractor for all applicable products used during the construction and/or remodeling work. Furnish copies of all MSDS’s to the Owner and Architect and include in the Project Record Document submittal.

1.05 QUALITY ASSURANCE:

A. Asbestos containing materials may exist within the general project area where such materials are not expected to be disturbed during the work. The Contractor shall review the Environmental Health and Safety Environmental Site Assessment Form at the project site and become familiar with known asbestos and hazardous containing materials in the work areas.
1.06 PROJECT/SITE CONDITIONS:

A. Hazard Communication Requirements:
   1. All Contractors are responsible for compliance with mandatory federal rules and regulations concerning Hazard Communication, including, but not limited to those regulations contained in 29 CFR 1910.1200 Hazard Communication, 1910.146 Confined Space, 1910.147 Lock-out Tag-out, 1910.1101 Asbestos, and 1926.62 Lead. Contractor and all subcontractors working at sites under the control of the Owner shall make available to the Architect, upon request, copies of the Hazard Communication Program used by their firm. In addition to this requirement, all regulations related to Multi-employer workplaces shall be adhered to. These regulations are found in 29 CFR 1910.1200, (e) (2) (i) through (e) (4) specifically:

   (e) (2) Multi-employer workplaces. Employers who produce, use, or store hazardous chemicals at workplace in such a way that employees of other employer(s) may be exposed (for example, employees of a construction contractor working on site) shall additionally ensure that the hazard communication programs developed and implemented under paragraph (e) include the following:

   (e) (2) (i) The methods the employer will use to provide the other employer(s) with a copy of the material safety data sheet, or to make it available at a central location in the workplace, for each hazardous chemical the other employer(s)’ employees may be exposed to while working;

   (e) (2) (ii) The methods the employer will use to inform the other employer(s) of any precautionary measures that need to be taken to protect employees during the workplace’s normal operating conditions and in foreseeable emergencies; and,

   (e) (2) (iii) The methods the employer will use to inform the other employer(s) of the labeling system used in the workplace

   (e) (3) The employer may rely on an existing hazard communication program to comply with these requirements, provided that it meets the criteria established in this paragraph (e).

   (e) (4) The employer shall make the written hazard communication program available, upon request, to employees, their designated representatives, the Assistant Secretary and the Director, in accordance with requirements of 29 CFR 1910.20 (e).

2. The referenced regulations were excerpted from 29 CFR 1910.1200. This excerpt shall not be relied upon for compliance with mandatory federal, state and local regulations. The Contractor shall comply with all such regulations and shall be solely liable for insuring that all requirements under applicable regulations are met.

PART 2 - PRODUCTS  (Not applicable)

PART 3 - EXECUTION

3.01 EXAMINATION:

A. Asbestos and Hazardous Materials Discovery:
   1. The Contractor is cautioned to be alert to the possibility that his work may uncover asbestos-containing or hazardous materials. If suspected materials are found, the Contractor shall notify the Owner and stop all work in the area immediately.
If the suspected materials prove to contain asbestos or hazardous materials, the Owner will arrange to have the materials abated in a timely manner.

3.02 HAZARDOUS MATERIALS/EQUIPMENT REMOVAL:

A. Definition:
   1. Removal of hazardous materials/equipment is extremely dangerous. Hazardous materials/equipment is defined to include, but not limited to the following:
      a. Fume hoods
      b. Hood exhaust duct work
      c. Exhaust fans
      d. Laboratory casework and equipment
      e. PCB ballast's
      f. Mercury and Sodium Vapor Lights
      g. Adjacent material that could come in contact with workers or public.

B. Protection:
   1. Hazardous materials/equipment removal shall include the protection of personnel, material, environment and safe legal disposal of the equipment; and further includes the following:
      a. Notification of Project Administrator and appropriate Environmental Health and Safety Unit
      b. Proper protective clothing for personnel involved in the removal.
      c. Appropriate emergency and first aid facilities.
      d. Removal procedures shall be accomplished during minimal occupancy of the remainder of the building on the weekends or at night.

C. Disposal:
   1. All equipment related to the use, storage or processing of hazardous materials/equipment shall be removed and properly disposed of under the direct, full-time supervision of a qualified Laboratory Specialist fully conversant with the chemistry and properties of the material/equipment involved. Certification is required. Contractors are responsible for the removal of all hazardous materials/equipment and chemicals from the work site as well as proper disposal of all hazardous waste generated by their project.

   2. Hazardous waste disposal must include prior notification to the Department of Environmental Health and Safety in order to verify that the appropriate procedures and documentation are used. Copies of all paper work for shipping and disposing of these materials (hazardous waste manifests, land disposal restrictions, etc.) will be provided by the Contractor to the Department of Environmental Health & Safety (303) 492-6025. Where appropriate, the Main Campus EPF ID COD007431505 will be used for these shipments.

   3. Hazardous chemicals, waste, and other pollutants may not be discharged to the sanitary or storm sewer systems at anytime. Releases to the environment must be reported to CUPD/EH&S immediately.

END OF SECTION
PART 1 - GENERAL

1.01 REQUIREMENTS

A. The types and minimum requirements for project meetings are included but are not necessarily limited to the following categories:

Pre-construction meeting  
Progress and Coordination meetings  
Specially called meetings

B. The pre-construction meeting will be scheduled within fifteen days after date of Notice to Proceed, at a central site location designated by the Owner and convenient for all parties.

1. Attendance:
   a. Owner's Representative  
   b. Consultant and his sub-consultants, as applicable  
   c. Contractor's Superintendent  
   d. Major Subcontractor(s)  
   e. Others as appropriate

2. Suggested Agenda:
   a. Distribution and discussion of:  
      List of major subcontractors and suppliers  
      Projected construction schedules  
      Critical work sequencing  
      Major equipment deliveries and priorities  
      Project Coordination  
      Designation of responsible personnel
   b. Procedures and processing of:  
      Field decisions  
      Proposal requests  
      Submittals  
      Change Orders  
      Applications for Payment
   c. Adequacy of Distribution of Contract Documents  
   d. Procedure for Maintaining Record Documents  
   e. Inspections  
   f. Stormwater Management Plan (SWMP)

C. The Architect/Engineer will: Record the minutes; including significant proceedings and decisions.

D. The Contractor shall schedule and administer subcontractor and vendor pre-construction meetings throughout progress of the work. He will:

1. Prepare agenda for meetings.
2. Distribute written notice of each meeting four days in advance of meeting date.
3. Make physical arrangements for meetings.
4. Preside at meeting.
5. Record the minutes; including significant proceedings and decisions.
6. Representatives of Contractors, Subcontractors, and Suppliers attending meetings shall be qualified and authorized to act on behalf of the entity each represents.
7. Use of Premises:
   Office, work, staging and storage areas
   Owner's requirements
8. Temporary construction Facilities, Utilities, Controls and Construction Aids
9. Safety, First-aid, Security and Housekeeping Procedures
10. Administrative Procedures and Documents as Required by Owner

1.02 PROGRESS AND COORDINATION MEETING

The Contractor will schedule and administer job progress and coordination meeting at the site.

A. Attendance:
   1. Owner as needed
   2. Consultant and his sub-consultants as needed
   3. Subcontractor as appropriate to the agenda
   4. Suppliers as appropriate to the agenda
   5. Others

B. Suggested Agenda:
   1. Review of work progress since previous meeting.
   2. Field observations, problems and conflicts.
   3. Problems which impede Construction Schedule.
   4. Review of off-site fabrication and delivery schedules.
   5. Corrective measures and procedures to regain projected schedule.
   6. Revisions to Construction Schedule.
   7. Coordination of schedules.
   8. Progress and schedule during succeeding work period.
   9. Review submittal schedules and expedite as required.
   11. Pending changes and substitutions.
   12. Review proposed changes for:
       a. Effect on Construction Schedule and on completion date.
       b. Effect on other contracts of the Project.

C. The Architect/Engineer shall record and distribute the minutes of all progress meetings throughout the construction period and shall visit the site a minimum of once every two weeks. The Architect/Engineer shall average one visit per week during construction.

The structural engineer shall visit the site immediately prior to every major structural concrete slab pour; every major foundation wall pour; at least twice for each major segment of work [i.e., caissons, columns, steel roof joists, etc].

END OF SECTION
PART 1 - GENERAL

1.01 DESCRIPTION OF WORK

A. Submit shop drawings, product data and samples as required by various sections of the specifications.

1.02 QUALITY ASSURANCE

A. Shop Drawings:
   1. Drawings shall be presented in a clear and thorough manner.
   2. Details shall be identified by reference to sheet, detail, schedule, or room numbers shown on drawings.

B. Product Data:
   1. Preparation:
      a. Clearly mark each copy to identify pertinent products or models.
      b. Show performance characteristics and capabilities.
      c. Show dimensions and clearances required.
      d. Show wiring or piping diagrams and controls.
   2. Manufacturer’s standard schematic drawings and diagrams.
      a. Modify drawings and diagrams to delete information that is not applicable to the work.
      b. Supplement Standard information to provide information specifically applicable to the work.

C. Samples:
   1. Office samples shall be of sufficient size and quantity to clearly illustrate:
      a. Functional characteristics of the product with integrally related parts and attachment devices.
      b. Full range of color, texture and pattern

D. Mock-ups:
   1. Provide complete mock-up of exterior materials to be incorporated into the work.
      a. Mock-up shall include a sample of all materials used in exterior construction, whether specified elsewhere or not in these documents, including but not limited to, masonry, stone, window systems, precast concrete, roof systems, flashing, sealants, masonry paving, paint and other readily visible materials.
      b. Secure Owner approval of mock-ups prior to ordering and placement of materials. Modify mock-ups as directed by the Architect or Owner until acceptable.
      c. Confirm exact mock-up(s) required by Owner prior to fabrication of mock-up(s).
   2. Remove mock-up at the conclusion of the project or when directed by the Architect.
      a. Restore or finish site to finish condition indicated on the Drawings.

E. Responsibilities of the Contractor:
   1. Review shop drawings, product data, samples and project record drawings for specification performance prior to submission.
2. Determine and Verify:
   a. Field measurements
   b. Field construction criteria
   c. Catalog numbers and similar data
   d. Conformance with specifications
3. Coordinate each submittal with requirements of the work and of the Contract Documents.
4. Notify the Consultant in writing, at the time of submission, of any deviations in the submittals for requirements of the Contract Documents.
5. Begin no fabrication or work that requires submittals until return of submittals with Consultant's acceptance.
6. Contractor's responsibility for deviations in submittals from requirements of Contract Documents is not relieved by Consultant's review of submittals.
7. Contractor shall stamp, sign or initial, and date each submittal to show compliance with the Contract Documents prior to submittal to the Consultant.

1.03 SUBMITTALS

A. Make submittals promptly in accordance with approved schedule and in such sequence as to cause no delay in the work.

B. Number of Submittals Required:
   1. Shop Drawings: Submit one reproducible transparency and four opaque reproductions. Three copies will be retained by the Consultant.
   2. Product Data: Submit seven copies, three of which will be retained by the Consultant.
   3. Samples: Submit the number stated in each specification section.

C. Submittals shall contain:
   1. Date of the submission and dates of any previous submissions.
   2. Project title and number.
   4. Names of:
      a. Contractor and Subcontractor(s), if applicable.
      b. Supplier
      c. Manufacturer
   5. Identification of product with the specification section number.
   6. Field dimensions, clearly identified as such.
   7. Relation to adjacent or critical features of the work or materials.
   8. Applicable standards, such as ASTM or Federal specification numbers.
   10. Identification of revisions on resubmittals.
   11. An 8"x3" blank space in lower right-hand corner for review stamps.

D. Resubmission Requirements:
   1. Make any corrections or changes in the submittals required by the Consultant and resubmit until accepted.
   2. Shop drawings and product data:
      a. Revise initial drawings or data and resubmit as specified for initial submittal.
      b. Indicate any changes that have been made, other than those requested by the Consultant.
3. Samples: Submit new samples as required for initial submittal.

E. Distribution:
1. Distribute reproductions of approved shop drawings and copies of product data to affected subcontractors and retain one copy for use at the job-site.
2. Distribute approved samples as directed.

F. Consultant's Duties:
1. Review submittals with reasonable promptness and in accordance with schedule.
2. Review of separate item does not constitute review of an assembly in which item functions.
3. Affix stamp and initials or signature, and indicate requirements for resubmittal or acceptance of submittal.
4. Return submittals to the Contractor for distribution or for resubmission.

G. Schedule of Values and pay applications:
1. Submit typed schedule on State Form SC7.2; Contractor's standard form or media-driven printout will be considered on request.
2. Format: Table of Contents of this Project Manual.
3. Include in each line item a directly proportional amount of Contractor's overhead and profit.

H. Schedule of Submittals: The Contractor shall submit the submittals required by the specifications. The Contractor shall develop a submittal schedule that confirms the submittals and the time frame for review by the consultants.

I. Construction Schedule:
1. The Contractor shall submit a critical-path method (CPM) construction schedule prior to start of construction activities. The CPM schedule shall include notice to proceed, submittal activities, construction activities, change order work (when applicable), close-out, testing, demonstration, and acceptance. The CPM shall correlate specifically to the schedule of values line items and be cost loaded.

Float, slack time, or contingency within the schedule (i.e., the difference in time between the project's early completion date and the required contract completion date), and total float within the overall schedule, is not for the exclusive use of either the principal representative or the Contractor, but is jointly owned by both and is a resource available to and shared by both parties as needed to meet contract milestones and the contract completion date.

The Contractor will be required to submit an as-built progress CPM schedule with each progress billing. This CPM schedule will be the basis for making progress payments. The level of detail and quantity of work activities in the CPM schedule should be negotiated with the principal representative prior to starting construction.

J. Progress Photos
1. The Contractor shall submit up to 12 - 3x4 inch progress photos with each progress payment. The photos should demonstrate the work in place and be dated with a short description of the photographed item.
**K. Coordination Drawings:**

1. The Contractor shall submit coordination drawings with all mechanical, electrical, fire protection, and building monitoring systems prior to the Consultant review of any shop drawings or submittals for work in those trades. Approval of required shops and submittals must be obtained prior to starting work, and must be obtained prior to approval of pay applications of the work. The drawings shall be created to include all trades on a particular level of the building on one drawing. Identify conflicts between the systems or between the systems and architectural elements such as ceiling heights, ceiling types, or walls. Conduit routing for electrical, mechanical, energy management system, and security trades shall be included. Identify potential solutions to the conflicts for the Consultant and Owner to review during the submittal process. Revise the coordination drawings to show any comments made during the submittal review process, and reissue for use by all affected trades, Owner and Consultant.

2. The Coordination drawings shall include sectional coordination documents. Identify elevations of systems A.F.F. (above finish floor) and component dimensions. Show elevations whenever component changes height.

**L. Daily Reports**

1. The contractor shall submit daily reports, due by 5 p.m. the following day. The report should include weather, equipment, manpower count, subcontractors on site, short description of work for that day, inspections, visitors, items that may affect progress or quality of project.

**M. Request for Information (RFI):**

1. The Contractor will be responsible for submitting RFIs on AIA form G716 or similar. The RFI should identify in writing any unclear, inconsistent, or conflicting item in the documents that could not be answered by thorough review by the Contractor or subcontractors. The RFI should include a description of the item and a proposed solution. The RFI should indicate schedule or cost impact, if any. Contractor shall be required to submit cost or schedule impact within seven days of receipt of the RFI response. Each RFI shall be numbered in sequence.

**N. Weekly Logs:**

1. The Contractor shall provide an updated RFI, change request, and submittal logs at weekly construction meetings. Contractor shall provide a 2-week detailed construction schedule at the weekly construction meeting.

**PART 2 - MATERIALS**

Not used.

**PART 3 - EXECUTION**

Not used.

END OF SECTION
PART 1 - GENERAL

1.01 SUPPLEMENTAL TESTING

If required, the following testing shall be performed at the expense of the contractor installing the material being tested:

A. Material Substitution: Any tests of basic material or fabrication equipment offered as a substitute for specified item on which a test may be required in order to prove its compliance with the specifications.

B. Mechanical/Electrical: Tests on mechanical and electrical systems required to insure their proper installation and operation.

C. Any test that fails shall be paid for by the installing contractor subject to the following conditions:
   1. Quantity and nature of tests will be determined by the Consultant.
   2. All test shall be done in the presence of the Owner or his representative.
   3. Proof of noncompliance will make the installing contractor liable for any corrective action which the Owner feels is prudent including complete removal and replacement of defective material.

Nothing contained herein is intended to imply that the installing contractor does not have the right to have tests performed on any material at any time for his own information and job control so long as the Consultant or Owner does not assume responsibility for costs or for giving them consideration when appraising quality of materials.

D. The Consultant shall determine the type and number of tests to be performed on the project.

1.02 TEST REPORTS

Reports of all tests made by testing laboratories shall be distributed by the testing laboratory as follows:

1 copy - Contractor
1 copy - Applicable supplier or subcontractor
1 copy - Owner
1 copy - Consultant
Other copies - as directed

1.03 QUALITY CONTROL SYSTEM

A. General: The contractor shall establish a quality control system to perform sufficient inspection and tests of all items of work, including that of all subcontractors, to ensure conformance to the Contract Documents for materials, workmanship, construction, finish, functional performance and identification. This control shall be established for all construction except where the Contract Documents provide for specific compliance tests by testing laboratories or Consultants employed by the Owner.

The quality control system is the means by which the Contractor assures that construction complies with the requirements of the Contract Documents. Controls shall be adequate to cover all construction operations and should be keyed to the proposed construction schedule.
B. The Contractor shall designate a quality control representative on staff to review the work to ensure compliance with the contract documents by weekly jobsite visits for observation. The designated employee shall not be involved in the performance of the work. The quality control representative shall review the work and make necessary corrections to bring the work into compliance prior to scheduling the Architect for the final punchlist review.

C. Records: The Contractor shall maintain correct records on an appropriate form for all inspections and tests performed, instruction received from the Owner and actions taken as a result of those instructions. These records shall include evidence that the required inspections or tests have been performed (including type and number of inspections or tests, nature of defects, causes for rejection, etc.) proposed or directed remedial action, and corrective action taken. The Contractor shall document inspections and tests as required by each Section of the Specifications.

1.04 INDEPENDENT TESTING AGENCY SERVICES

A. The Owner will employ and pay for the services of an independent Testing Agency to perform the Inspections, special inspections, tests and other services when required by sections of the specification. Services shall be performed in accordance with requirements of governing authorities and with specified standards.

1. Contractor shall cooperate with Testing Agency personnel and shall furnish tools, sample of materials, design mixes, equipment and assistance as requested.

2. Contractor shall provide and maintain, for the sole use of the Testing Agency, adequate facilities for the safe storage and proper curing of concrete testing cylinders on the project site for the first 24 hours after casting as required by ASTM C 31, Method of Making and Curing Concrete Test Specimens in the field.

3. Contractor shall notify Testing Agency sufficiently in advance of operations to allow for completion of initial tests and proper assignment of inspection personnel.

4. Contractor shall notify the testing agency sufficiently in advance of cancellation of required testing operations. The Contractor shall assume responsibility for costs incurred due to the failure to provide such notice.

END OF SECTION
PART 1 - GENERAL

1.01 RELATED DOCUMENTS
   A. Drawings and general provisions of Contract, including General and Supplementary Conditions and other Division 1 Specification sections, apply to work of this section.

1.02 DESCRIPTION OF REQUIREMENTS
   A. This section of the General Requirements outlines the basic requirements for temporary services, utilities, and facilities which will indirectly enable adequate construction progress and processes, and will accommodate other necessary activities at the project site except as otherwise indicated, the costs of providing and using temporary services are included in the Contract Sum.

1.03 QUALITY ASSURANCE
   A. Comply with governing regulations and utility company regulations and recommendations for the construction of temporary facilities, including but not necessarily limited to, code compliance, permits, inspections, testing, and health and safety compliance.

1.04 SITE CONDITIONS
   A. Provide Temporary facilities and services at the time first needed at the site and maintain, expand, and modify the facilities as needed throughout the construction period and do not remove until no longer needed.

PART 2 - EXECUTION

2.01 GENERAL
   A. Use qualified tradesmen for the installation of temporary facilities. Locate facilities where they will serve the total project construction work adequately and result in minimum interference with performance of the work. Relocate, modify, and extend facilities as required during the course of the work to properly accommodate the entire work of the project.

2.02 TEMPORARY FACILITIES
   A. Temporary Water: Connect to existing water source as designated by the Owner for construction operations.

   B. Temporary Telephone: Provide, maintain and pay for telephone service to field office at time of project mobilization. If a mobile phone is designated as the field office phone then it shall be a local number.

   C. Sanitary Facilities: Comply with governing regulations, including safety and health codes for the type, number, location, operation, and maintenance of fixtures and facilities. Install sanitary facilities in available locations which will best serve the needs of personnel at the project site. Toilet rooms in existing buildings or in new construction may not be used without written approval of the Owner.
D. Temporary Heat and Ventilation: Provide such OSHA approved heat and fuel, heating units, equipment as necessary to provide the required environmental conditions and to protect the work from damage due to cold. Maintain equipment in a clean, safe condition.

E. Fire Extinguisher:
1. Except as otherwise indicated or required, comply with the applicable recommendations of NFPA No. 10 "Portable Fire Extinguisher" for each area of each construction activity whenever combustible materials, flammable liquids, and similar exposures to possible fires are present.
2. Locate extinguisher where most convenient and effective for the intended purposes. Store combustible materials in recognized fire-safe locations and containers.

F. Protection
1. Barricades, Warning Signs, and lights: Comply with recognized standards and code requirements for the erection of substantial and structurally adequate barricades wherever needed to prevent accidents and losses. Paint with appropriate colors, graphics and warning signs to inform personnel at the site and the general public where exposure exists of the hazard being protected. Provide lighting where appropriate and needed for the recognition of the facility, including flashing red lights where appropriate.

G. Temporary Enclosure: Wherever required, provide temporary enclosure of materials, equipment, work in progress, and completed portions of work, so as to afford protection for both the work and employees.

H. Miscellaneous Facilities:
1. Provide ladders, ramps, and temporary stairs for access to all levels of the construction for general access by all trades. Individual contractors and subcontractors shall furnish their own stepladders, scaffolds, staging, work platforms, and other facilities for use of their workmen and as necessary for safety of all personnel.

I. Field Office:
1. The Contractor shall provide and maintain a suitable temporary field office for his own use. Offices and all other temporary structures shall be removed from the site upon completion of the work.
2. Temporary structures or storage used for storage and offices for contractors shall be located on the site in an orderly manner as determined by the Owner.

2.03 OPERATIONS AND TERMINATIONS

A. Supervision: Enforce strict discipline in the use of temporary facilities at the project site. Limit availability of facilities to essential and intended uses, so as to minimize waste and possibility of abuses and the resulting unsanitary and hazardous or dangerous conditions.
B. Maintenance: Operate and maintain temporary facilities in good operating condition through the time of use and until removal is authorized. Protect from damage by freezing temperatures and similar elements at the site.

C. Termination and removal: At the time the need has ended for each temporary facility, or when it has been replaced by authorized use of a permanent facility, or at the time of Substantial completion, promptly remove the facility unless requested by the Consultant to be retained for a longer period of time. Complete or restore permanent work which may have been delayed or otherwise affected by the temporary facility. Replace work which cannot be satisfactorily restored. Except as otherwise indicated, the materials and equipment of temporary facilities remain the property of the contractors.

END OF SECTION
PART 1 - GENERAL

1.01 SUMMARY

A. Section Includes:
   1. Products.
   2. Transportation and Handling.
   4. Manufacturer's Instructions.
   5. Product Options.
   6. Products List.
   7. Substitutions.

B. Related Sections:
   1. Section 01400 - Quality Control.
   2. Section 01730 - Operation and Maintenance Data.

1.02 QUALITY ASSURANCE

A. Conform to applicable specifications and standards.

B. Comply with size, make, type and quality specified, or as specifically approved in writing by the Consultant.

C. Manufactured and Fabricated Products:
   1. Two or more items of the same kind shall be identical, by the same manufacturer.
   2. Equipment capacities, sizes and dimensions shown or specified shall be adhered to unless variations are specifically approved in writing.

1.03 TRANSPORTATION AND HANDLING

A. Arrange deliveries of products in accord with construction schedules, coordinate to avoid conflict with work and conditions at the site.

B. Promptly inspect shipments to assure that products comply with requirements, quantities are correct, and products are undamaged.

1.04 STORAGE AND PROTECTION

A. Store products in accordance with manufacturer's instruction, with seals and labels intact and legible.

B. Arrange storage to provide access for inspection. Periodically inspect to assure products are undamaged, and are maintained under required conditions.

1.05 MANUFACTURER'S INSTRUCTIONS

A. When Contract Documents require that installation of work shall comply with manufacturer's printed instructions, obtain and distribute copies of such instructions to parties involved in the installation, including one copy to the Consultant and one copy to the Contractor.
B. Perform work in accord with manufacturer's instructions. Do not omit any preparatory step or installation procedure unless specifically modified or exempted by Contract Documents.

1.06 PRODUCT OPTIONS

A. Products Specified by Reference Standards or by Description Only: Any product meeting those standards.

B. Products Specified by Naming One or More Manufacturers with a Provision for Substitutions: Submit a request for substitution for any manufacturer not specifically named.

C. Consultant will review requests for substitutions with reasonable promptness, and notify, by Addendum, of the decision to accept or reject the requested substitution.

1.07 PRODUCT LIST

A. Within 15 days after signing of agreement, submit complete list of major products proposed for use, with name of manufacturer, trade name, and model number of each product.

1.08 SUBSTITUTIONS

A. Will only be considered prior to bid or in the event that Equipment is not available.

1.09 SYSTEMS DEMONSTRATION

A. Prior to final inspection, demonstrate operation of each system to Consultant and Owner.

B. Instruct Owner's personnel in operation, adjustment, and maintenance of equipment and systems, using the operation and maintenance data as the basis of instruction.

PART 2 - PRODUCTS

NOT USED

PART 3 - EXECUTION

NOT USED

END OF SECTION
PART 1 - GENERAL

1.01 SUBSTANTIAL COMPLETION AND FINAL INSPECTION

A. The Contractor shall comply with procedures stated in the General Conditions of the Contract for Notice of Completion, Final Inspection, Notice of Substantial Completion and Notice of Acceptance.

B. Should the Architect/Engineer or the Principle Representative determine that the work is not substantially complete, or the punch list items exceed 25, he will immediately notify the Contractor, in writing, stating reasons. After Contractor completes work, he shall resubmit certification and request for final inspection. The Contractor will be responsible for all costs beyond two Architect/Engineer walk-throughs.

C. Owner may occupy designated portions of the Project under provisions stated in the General Conditions of the Contract.

1.02 CLOSE-OUT FORMS

The Architect/Engineer will complete the Notice of Approval of Beneficial Occupancy, Closing-out Checklist and Contract Close-out forms and forward them to the Contractor. Comply with procedures stated in General Conditions of the Contract.

1.03 FINAL SETTLEMENT AND PAYMENT

A. Contractor shall comply with procedures stated in the General Conditions of the Contract before final settlement and payment are made.

B. The Contractor shall also submit the following prior to the final application for payment:
   1. Contractor’s Affidavit of Payment of Debit and Claims: AIA G706.
   2. Contractor’s Affidavit of Release of Liens (claims): AIA G706A, with:
      a. Consent of Surety to final payment: AIA G707
      b. Contractor’s release of waivers of claims.
      c. Separate release of waivers of claims for subcontractors, suppliers and others with claim rights, against property of owner, together with list of those parties.

1.04 GUARANTEE INSPECTION

A. The Contractor shall comply with procedures stated in the General Conditions of the Contract for Guarantee Inspections after completion of the work.

1.05 WARRANTIES AND SPECIAL GUARANTEES

The Contractor shall comply with procedures and criteria outlined in the General Conditions of the Contract for all warranties and special guarantees of the work.

1.06 OPERATING AND MAINTENANCE DATA

A. Refer to Section 01730 - Operating and Maintenance.

B. Mechanical - By Mechanical Contractor: See Division 15.
C. Electrical - By Electrical Contractor: See Division 16.

1.07 DEMONSTRATIONS

A. Refer to Section 01730 - Operating and Maintenance

B. Mechanical - By Mechanical Contractor: See Division 15

C. Electrical - By Electrical Contractor: See Division 16.

1.08 SPARE PARTS AND MAINTENANCE MATERIALS

A. Provide products, spare parts, and maintenance materials in quantities specified in each Section, in addition to that used for construction of work. Coordinate with Owner, deliver to Project site and obtain receipt prior to final payment.

B. At the completion of the project, all loose keys for hose bibs; adjustment keys and wrenches for door closers and panic hardware; and keys for electric switches, electrical panels, etc., shall be accounted for by the Contractor and turned over to the Owner.

END OF SECTION
PART 1 - GENERAL

1.01 CLEANING

A. Clean-up During Construction: Each contractor shall keep the building and premises free from all surplus material, waste material, dirt and rubbish caused by his employees or work, and at the completion of his work he shall remove all such surplus material, waste material, dirt and rubbish, as well as his tools, equipment and scaffolding, and shall leave his work clean and spotless, unless more exact requirements are specified. In case of dispute, the owner may remove all such items and charge the cost of such removal to the contractor.

Each sub-contractor shall perform his clean-up daily and shall transport his rubbish to an on-site location designated by the Contractor who will arrange for its removal.

B. Cleaners: With the exception of clean-up of the site and cleaning specifically assigned to Contractors under various sections of the specifications, all final clean-up of exterior and interior of the building shall be done by professional cleaners.

C. Final Clean-up:
1. Exterior: In addition to items specified below, any new surfaces on exterior, concrete, metal, etc., shall be carefully and thoroughly cleaned.
2. Glass: Both sides of all glass in work areas shall be carefully and thoroughly cleaned by professional window cleaners and left absolutely clean and free from paint, grease, dirt, etc.
3. Hardware: Clean and polish all hardware and leave clean and free from paint, grease, dirt, etc.
4. Plumbing: Clean and polish all plumbing fixtures, fittings, and exposed plated piping. Leave clean and free from paint, grease, dirt, etc. Remove all labels.
5. Electrical: Clean and polish all electric fixtures, including glassware, switch plates, etc. and leave clean and free from paint, grease, dirt, etc.
6. Equipment: Carefully and thoroughly clean all items of equipment, mechanical, electrical, cabinets, ductwork, etc.
7. Floors: Thoroughly clean all floors. Vacuum and clean carpeting. Shampooing of pre-existing carpet is required once project is complete. Contractor is responsible for this.
   a. Contractors are responsible for cleaning (stripping floors if necessary) then applying the required two coats of sealer and three coats of finish before releasing the building for occupancy. Facilities Management will provide a contact person for help concerning campus standards free of charge. Or Custodial floor care services may be sub-contracted out through Facilities Management’s work order system.
   b. Facilities Management Approved Sealers and Finishes for Vinyl Tile Flooring:

CU requires floor care products to be from the same product line. (Different brands may interact disastrously).

All of these products may be ordered through Construction Stores, but these products not stocked at Stores, please place orders at least two weeks in advance.
General Requirements

Section 01710 - Cleaning

Strippers: JohnsWax Freedom Butchers: Time Buster Airime: Air Strip

Sealers: Over & Under Iron Stone Laser, Gemini

Finishes: Show Place MainStay Laser, Gemini Above

Campus safety standards require at least TWO (2) coats of Sealer be applied to a cleaned floor, and at least THREE (3) coats of Finish must be applied on top of the sealer.

c. Floor Cleaning Procedures:
1. Sweep floor clean of debris
2. Cord off area if necessary
3. Put up Caution signs
4. Mix Stripper or Cleaning solution according to label
5. Apply solution to floor
6. Start setting up equipment
7. Place RED abrasive pad on buffer (buffer less than 300 rpms)
8. Begin stripping or cleaning floor working with buffer moving it side to side across the floor.
9. Use HEPA filtered water vacuum to begin to suck up slurry*
   *use of HEPA filtered water vacuum is required on existing floor tile which contains asbestos.
10. Apply additional coats of water and re-vacuum up floor
11. Mop floor with clean water, change rinse water often
12. Mop floor a second time
13. Mop floor to dry completely
14. Clean up equipment
15. Wash red pad with clean water.

d. Sealing Procedures:
1. Using a new mop head or clean wax mop and clean bucket, apply first coat of approved sealer to floor
2. Allow floor to dry completely (at least 20 minutes)
3. Apply second coat of sealer
4. Allow floor to dry

e. Finishing (Waxing) Procedures:
1. Using a clean wax mop and bucket apply first coat of approved finish (wax)
2. Allow floor to dry completely (at least 20 minutes)
3. Apply second coat of finish (wax)
4. Allow floor to dry completely (at least 20 minutes)
5. Apply third coat of finish (wax)
6. Allow floor to dry completely (at least 30 minutes)
7. Wash mop and bucket with clean water
8. If floor is dry - remove caution signs and open area up
f. Burnishing Procedures:
   The next working day
   1. Sweep floor clean of debris
   2. Spot mop floor to remove spots and dirt
   3. Set up High Speed Burnisher to make for a safe environment
   4. Start Burnishing. Walk forward in a straight line
   5. At end of row, turn around and start forward again
   6. Repeat steps 5 & 6 until finished
   7. Clean up equipment and pad.

E. Completion: The entire work inside and out, and the entire premises shall be in first-class, clean condition upon completion before being accepted by the Owner.
PART 1 - GENERAL

1.01 SUMMARY

A. This section describes the definitions, recording and maintenance requirements and the submittal requirements for record documents.

1.02 DEFINITIONS

A. The Project Record Documents are intended to indicate all changes and deviations from the original contract documents and permanently record the “as-built” condition of material, equipment and structure. The project record documents shall include the contract drawings, project manual, addenda, change orders, modifications and clarifications, field directives, approved shop drawings, approved product data, manufacturer’s certificates and project test results.

1.03 SUBMITTALS

A. Submit the project record documents in conformance with Section 01700 and prior to the final applications for payment. The final application for payment will not be approved prior to the submittal of record documents.

1.04 QUALITY ASSURANCE

A. The project record documents shall be updated at a minimum on a weekly basis and shall be readily available for inspection by the owner and consultants. Maintain a separate set of complete documents for exclusive use of record documents and protect the documents from damage in a clean, dry location. Note: Progress applications for payment will not be approved if record documents are not current.

B. The record documents shall contain a clear, legible record of all detail and dimensional changes and locate all concealed work including, but not limited to:
   1. Interior and Exterior Utilities
   2. Valves
   3. Dampers
   4. Controls
   5. Junction Boxes
   6. Clean-outs
   7. Access Doors

C. The project manual (specifications) shall indicate all manufacturers’ products complete with catalogue number and trade name of products installed. All changes and corrections to the project manual shall be clearly indicated.

END OF SECTION
PART 1 - GENERAL

1.01 DESCRIPTION OF WORK

A. Compile product data and related information appropriate for the University of Colorado's maintenance and operation of products furnished.

B. Prepare operating and maintenance data as specified in this section and as referenced in other pertinent sections of specifications.

C. Instruct the University of Colorado, Facilities Management personnel in the maintenance of PRODUCTS and in the operation of equipment and systems.

1.02 QUALITY ASSURANCE

A. Preparation of data shall be done by personnel:
   1. Trained and experienced in maintenance and operation of the described products.
   2. Completely familiar with requirements of this section.
   3. Skilled as a technical writer to the extent required to communicate essential data.
   4. Skilled as a draftsman competent to prepare required drawings.

1.03 SUBMITTALS

A. Prepare data in the form of an instructional manual for use by the University of Colorado, Facilities Management personnel. Quantities are listed in Part 1.07.

B. Format:
   1. Submit electronically in Portable Document Format (PDF) format as one document, OCR (Optical Character Recognition) searchable, bookmarked according to the Construction Specifications Institute (CSI) standards.
   2. Title shall be "OPERATING AND MAINTENANCE INSTRUCTIONS", and shall include:
      a. Name of project and date of completion (month and year).
      b. Project number.
      c. Identify of general subject matter covered in the manual (e.g., Architectural, Mechanical, Electrical and/or Civil).

1.04 CONTENT OF MANUAL

A. An electronically-written table of contents shall be provided for each volume, arranged according to CSI standards.
   Include the following:
   1. Name of responsible installing principal contractor, address, and telephone number.
   2. A list of each product being included, indexed to the content of the volume.
   3. List with each product, the name, address, and telephone number of:
      a. Maintenance contractor, as appropriate.
      b. Identity of the area of responsibility of each.
   4. Identify each product by product name and other identifying symbols.
B. Product Data:
   1. Local source of supply for parts and replacement.
   2. Include only those sheets that are pertinent to the specific product, with the following information.
      a. Clearly identify the specific product or part installed.
      b. Clearly identify the data applicable to the installation.
      c. Delete references to inapplicable information.

C. Drawings:
   1. Supplement product data with drawings as necessary to clearly illustrate:
      a. Relations of component parts of equipment and systems.
      b. Control and flow diagrams.
   2. Coordinate drawings with information in project record drawings to ensure correct illustration of completed installation.
   3. Do not use project record drawings as maintenance drawings.

D. Provide written text, as required, to supplement product data for the particular installation:
   1. Organize in a consistent format under separate headings for different procedures.
   2. Provide a logical sequence of instructions for each procedure.

E. Provide a copy of each warranty, bond, and service contract issued. Provide information sheets for the University of Colorado, Facilities Management's personnel and give:
   1. Proper procedures in the event of failure.
   2. Instances that might affect the validity of warranties or bonds.

1.05 MANUALS FOR ARCHITECTURAL MATERIAL AND FINISHES

A. Submit copies (per schedule shown in paragraph 1.07) of complete manual in final form.

B. Content for architectural products include applied materials and finishes.
   1. Manufacturer's data, giving full information on products.
      a. Catalog number, size, and composition.
      b. Color and texture designations.
      c. Information required for reordering special manufactured products.
   2. Instructions for care and maintenance:
      a. Manufacturer's recommendation for types of cleaning agents and methods.
      b. Cautions against cleaning agents and methods that are detrimental to the product.
      c. Recommended schedule for cleaning and maintenance.

C. Content for moisture-protection and weather-exposed products:
   1. Provide manufacturer's data, giving fully information on products.
      a. Applicable standards
      b. Chemical composition
      c. Details of installation
   2. Provide instructions for inspection, maintenance, and repair.
1.06 MANUAL FOR NON-ARCHITECTURAL EQUIPMENT AND SYSTEMS

A. Submit copies (per schedule) of complete manual in final form.

B. Content for each unit of equipment and system, as appropriate shall contain:
   1. Description of unit and component parts (Consultant-approved submittals).
      a. Function, normal operating characteristics, and limiting conditions.
      b. Performance curves, engineering data, and tests.
      c. Complete nomenclature and Commercial number of all replaceable parts.
   2. Operating Procedures:
      a. Start-up, break-in, routine, and normal operating instructions.
      b. Regulation, control, stopping, shutdown, and emergency instructions.
      c. Summer and winter operating instructions.
      d. Special operating instructions.
   3. Maintenance Procedures:
      a. Routine operations.
      c. Disassembly, repair, and reassembly.
      d. Alignment, adjustment, and checking.
4. Servicing and Lubrication Schedule, including a list of lubricants required.
5. Manufacturer's operating and maintenance instructions.
6. Description of sequence of operation by control manufacturer.
7. Original manufacturer's parts list, illustrations, assembly drawings, and diagrams required
   for maintenance and replacement.
      a. Predicted life of parts subject to wear.
      b. Items recommended to be stocked as spare parts.
8. List of original manufacturer's spare parts, manufacturer's current prices, and
   recommended quantities to be maintained in storage.

C. Content for each electric and electronic system, as appropriate, shall contain:
   1. Description of system and component parts:
      a. Function, normal operating characteristics, and limiting conditions.
      b. Performance curves, engineering data, and tests.
      c. Complete nomenclature and Commercial number of replaceable parts.
   2. Operating Procedures:
      a. Routing and normal operating instructions.
      b. Sequences required.
      c. Special operating instructions.
3. Maintenance Procedures:
   a. Routing operations.
   c. Disassembly, repair, and reassembly.
   d. Adjustment and checking.
   e. Manufacturer's printed operating and maintenance instructions.
   f. List of original manufacturer's spare parts, manufacturer's current prices, and
      recommended quantities to be maintained in storage.

D. Prepare and include additional data when the need for such data becomes apparent during
   instruction of the University of Colorado, Facilities Management's personnel.
1.07 OPERATION & MAINTENANCE MANUAL
   A. Operations and Maintenance Manuals – all disciplines – submit electronically in Portable Document Format (PDF) format as one document, OCR (Optical Character Recognition) searchable, bookmarked according to the Construction Specifications Institute (CSI) standards.

1.08 SUBMITTAL SCHEDULE
   A. Submit one electronic copy to the Consultants and one to the University of draft of proposed formats and outlines of contents upon completion of the submittal process. The Consultants and the University staff will review the draft and will submit comments through the consultants.
   B. Submit electronic copies of complete manual(s) in final form 15 days prior to final inspection or acceptance. Comments will be submitted after final inspection.
   C. Submit specified number of CDs or DVDs of approved data in final form prior to acceptance.

1.09 INSTRUCTION OF UNIVERSITY OF COLORADO, FACILITIES MANAGEMENT PERSONNEL
   A. Fully instruct the University of Colorado, Facilities Management personnel's designated operating and maintenance personnel in the operation, adjustment, and maintenance of all products, equipment, and systems as required elsewhere in the specification.
   B. Operating and Maintenance manual may be required as the basis of instruction.

PART 2 - MATERIAL
Not Used.

PART 3 - EXECUTION
Not Used.

END OF SECTION
PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

1.2 SUMMARY

A. This Section outlines the selective removal and subsequent offsite disposal of the following:
   1. Removal of existing built-up roofing system and insulation.
   2. Removal of other miscellaneous construction identified on the drawings.
   3. Thorough inspection of the existing roof deck.
   4. Protection of existing items indicated for reuse.

1.3 SUBMITTALS

A. Photographs of existing conditions of structure surfaces, equipment, and adjacent improvements that might be misconstrued as damage related to removal operations. File with Owner's Representative prior to start of work.

1.4 JOB CONDITIONS

A. Occupancy: Owner will occupy portions of the building immediately adjacent to areas of selective demolition. Conduct selective demolition work in manner that will minimize need for disruption of Owner's normal operations. Provide minimum of 72 hours advance notice to Owner of demolition activities that will affect Owner's normal operations.

B. Condition of Structures: Owner assumes no responsibility for actual condition of items or structures to be demolished.

1. Conditions existing at time of inspection for bidding purposes will be maintained by Owner insofar as practicable. However, minor variations within structure may occur.

C. Partial Demolition and Removal: Items indicated to be removed but of salvageable value to Contractor may be removed from structure as work progresses. Transport salvaged items from site as they are removed.

1. Storage or sale of removed items on site will not be permitted.

D. Protections: Provide temporary barricades and other forms of protection to protect Owner's personnel and general public from injury due to selective demolition work.

1. Provide protection in interior spaces to prevent damage from material coming in around penetrations in the roof deck.
2. Provide protective measures as required to provide free and safe passage of Owner's personnel and general public to occupied portions of building.
3. Erect temporary covered passageways as required by authorities having jurisdiction.
4. Provide interior and exterior shoring, bracing, or support to prevent movement, settlement, or collapse of structure or element to be demolished and adjacent facilities or work to remain.
5. Protect from damage existing finish work that is to remain in place and becomes exposed during demolition operations.
6. Protect floors with suitable coverings when necessary.
7. Construct temporary insulated dust proof partitions where required to separate areas where noisy or extensive dirt or dust operations are performed.
8. Provide temporary weather protection during interval between demolition and removal of existing construction on exterior surfaces and installation of new construction to ensure that no water leakage or damage occurs to structure or interior areas of existing building.
9. Remove protections at completion of work.

E. Damages: Promptly repair damages caused to adjacent facilities by demolition work.

F. Traffic: Conduct selective demolition operations and debris removal to ensure minimum interference with roads, streets, walks, and other adjacent occupied or used facilities.
1. Do not close, block, or otherwise obstruct streets, walks, or other occupied or used facilities without written permission from authorities having jurisdiction. Provide alternate routes around closed or obstructed traffic ways if required by governing regulations.

G. Flame Cutting: Do not use cutting torches for removal until work area is cleared of flammable materials. At concealed spaces, such as interior of ducts and pipe spaces, verify condition of hidden space before starting flame-cutting operations. Maintain portable fire suppression devices during flame-cutting operations.

H. Utility Services: Maintain existing utilities indicated to remain in service and protect them against damage during demolition operations.

I. Environmental Controls: Use water sprinkling, temporary enclosures, and other methods to limit dust and dirt migration. Comply with governing regulations pertaining to environmental protection. Do not use water when it may create hazardous or objectionable conditions such as ice, flooding, and pollution.

PART 2 - PRODUCTS (Not Applicable)

PART 3 - EXECUTION

3.1 PREPARATION

A. General: Provide interior and exterior shoring, bracing, or support to prevent movement, settlement, or collapse of areas to be demolished and adjacent facilities to remain.
1. Field verify existing conditions. Notify the Architect of existing conditions which do not match assumed conditions indicated on the Drawings.
2. Cease operations and notify Owner's Representative immediately if safety of structure appears to be endangered. Take precautions to support structure until determination is made for continuing operations.
3. Cover and protect furniture, equipment, and fixtures from soilage or damage when demolition work is performed in areas where such items have not been removed.
4. Locate, identify, stub off, and disconnect utility services that are not indicated to remain. Remove utilities back to the nearest junction box, tee, union, etc., including all support hardware.

3.2 DEMOLITION

A. General: Perform selective demolition work in a systematic manner. Use such methods as required to complete work indicated on Drawings in accordance with demolition schedule and governing regulations.
1. Roof demolition shall be complete to the top of the concrete deck. Include fasteners, blocking, counter flashing and all other miscellaneous items incompatible with proposed reconstruction and new roof system.
2. Perform designated demolition with care so as to protect adjacent construction intended to remain.
3. Keep demolition to the minimum necessary to properly execute indicated retrofit construction.
4. Before removing or relocating existing equipment, conduit, wiring, or piping, be sure all utility lines are disconnected and shut off or capped.
5. Locate demolition equipment throughout structure and promptly remove debris to avoid imposing excessive loads on supporting walls, floors, or framing.
6. Provide services for effective air and water pollution controls as required by local authorities having jurisdiction.
7. Remove only as much roofing as can be re-roofed in the same day.
8. Demolition materials must be transported to the ground by a chute or contained to minimize the spread of dust or debris. Materials may not be thrown from the roof.

B. If unanticipated mechanical, electrical, or structural elements that conflict with intended function or design are encountered, investigate and measure both nature and extent of the conflict. Submit report to Owner's Representative in written, accurate detail. Pending receipt of directive from Owner's Representative, rearrange selective demolition schedule as necessary to continue overall job progress without undue delay.

3.3 SALVAGED MATERIAL
A. Where items on drawings are indicated as "Salvage - Deliver to Owner", carefully remove indicated items, store, and turn over to the Owner.

3.4 DISPOSAL OF DEMOLISHED MATERIALS
A. Remove from building site debris, rubbish, and other materials resulting from demolition operations. Transport and legally dispose of site.
B. All lead materials, including lead jacks and drain leads, shall be taken to a recycle center. Lead materials shall not be taken to the landfill.

3.5 CLEANUP AND REPAIR
A. General: Upon completion of demolition work, remove tools, equipment, and demolished materials from site. Remove protections and leave interior areas broom clean.
   1. Repair demolition performed in excess of that required. Return elements of construction and surfaces to remain to condition existing prior to start operations. Repair adjacent construction or surfaces soiled or damaged by selective demolition work.
   2. Clean building interior immediately if debris enters building.
PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division-1 Specification Sections, apply to this Section.

B. The protection and procedures outlined in this specification section are minimum requirements as applicable to demolition of roofing related, non-friable EPA Category I, OSHA Class II, materials for this project. Other more stringent requirements may apply. The Contractor shall comply with the most current local and federal requirements.

1.2 WORK INCLUDED

A. Work in this section includes all materials, labor, and equipment necessary for the removal of asbestos-containing materials described in Paragraph 1.2.B below. The Contractor shall provide all safety equipment and training necessary to comply with all current applicable OSHA 29CFR 1926.1101 (Replaces 1926.58), EPA, and State of Colorado regulations and requirements.

B. Existing roofing materials which contain asbestos are known to be located in the work area. These areas include "Silver painted tar impregnated flashing."

1.3 DEFINITIONS

A. "Aggressive method" means removal or disturbance of building material by sanding, abrading, grinding or other method that breaks, crumbles, or disintegrates intact ACM.

B. "Amended water" means water to which surfactant (wetting agent) has been added to increase the ability of the liquid to penetrate ACM.

C. "Asbestos" includes chrysotile, amosite, crocidolite, tremolite asbestos, anthophyllite asbestos, actinolite asbestos, and any of these minerals that has been chemically treated and/or altered. For purposes of this standard, "asbestos" includes PACM, as defined below.

D. "Asbestos-containing material (ACM)" means any material containing more than one percent asbestos.

E. "Authorized person" means any person authorized by the Contractor and required by work duties to be present in regulated areas.

F. "Building/facility owner" is the legal entity, including a lessee, which exercises control over management and record keeping functions relating to a building and/or facility in which activities covered by this standard take place.

G. "Certified Industrial Hygienist (CIH)" means one certified in the practice of industrial hygiene by the American Board of Industrial Hygiene.

H. "Class I asbestos work" means activities involving the removal of TSI and surfacing ACM and PACM.

I. "Class II asbestos work" means activities involving the removal of ACM which is not thermal system insulation or surfacing material. This includes, but is not limited to, the removal of asbestos-containing wallboard, floor tile and sheeting, roofing and siding shingles, and construction mastics.
J. "Class III asbestos work" means repair and maintenance operations, where "ACM", including TSI and surfacing ACM and PACM, is likely to be disturbed.

K. "Class IV asbestos work" means maintenance and custodial activities during which employees contact but do not disturb ACM or PACM and activities to clean up dust, waste and debris resulting from Class I, II, and III activities.

L. "Closely resemble" means that the major workplace conditions which have contributed to the levels of historic asbestos exposure, are no more protective than conditions of the current workplace.

M. "Competent person" means, in addition to the definition in 29 CFR 1926.32(f), one who is capable of identifying existing asbestos hazards in the workplace and selecting the appropriate control strategy for asbestos exposure, who has the authority to take prompt corrective measures to eliminate them, as specified in 29 CFR 1926.32(f); in addition, for Class I and Class II work who is specially trained in a training course which meets the criteria of EPA's Model Accreditation Plan (40 CFR 763) for supervisor, or its equivalent and, for Class III and Class IV work, who is trained in a manner consistent with EPA requirements for training of local education agency maintenance and custodial staff as set forth at 40 CFR 763.92(a)(2).

N. "Demolition" means the wrecking or taking out of any load-supporting structural member and any related razing, removing, or stripping of asbestos products.

O. "Employee exposure" means that exposure to airborne asbestos that would occur if the employee were not using respiratory protective equipment.

P. "Fiber" means a particulate form of asbestos, 5 micrometers or longer, with a length-to-diameter ratio of at least 3 to 1.

Q. "Intact" means that the ACM has not crumbled, been pulverized, or otherwise deteriorated so that the asbestos is no longer likely to be bound with its matrix.

R. "Negative Initial Exposure Assessment" means a demonstration by the Contractor, which complies with the criteria in paragraph (f)(2)(iii) of this section, that employee exposure during an operation is expected to be consistently below the PELs.

S. "PACM" means "presumed asbestos containing material". "Presumed Asbestos Containing Material" means thermal system insulation and surfacing material found in buildings constructed no later than 1980. The designation of a material as "PACM" may be rebutted pursuant to paragraph (k)(5) of this section.

T. "Regulated area" means: an area established by the Contractor to demarcate areas where Class I, II, and III asbestos work is conducted, and any adjoining area where debris and waste from such asbestos work accumulate; and a work area within which airborne concentrations of asbestos, exceed or there is a reasonable possibility they may exceed the permissible exposure limit. Requirements for regulated areas are set out in paragraph (e) of this section.

U. "Thermal system insulation (TSI)" means ACM applied to pipes, fittings, boilers, breeching, tanks, ducts or other structural components to prevent heat loss or gain.

V. "Thermal system insulation ACM" is thermal system insulation which contains more than 1% asbestos.
1.4 SUBMITTALS

A. General: Submit the following in accordance with Conditions of Contract and Division 1 Specification Sections.

B. Permits: The Contractor shall submit copies of all required local, state, and federal permits for removal and disposal of asbestos-containing roofing materials.

C. Work Practices: The Contractor shall submit a detailed description of proposed work practices including, but not limited to, cutting method of existing materials, landfill disposal site, worker protection methods, competent person and training completed, worker training, air-monitoring firm's qualifications and contacts, and qualifications of the abatement contractor (if different from the roofing contractor).

D. Waste Manifests: Submit original waste manifests (Generator Copy) and disposal site receipts indicating the name and address of the disposal site, date of disposal, time of disposal, quantity of disposed materials and approximate location within the landfill.

E. Record Keeping: Where the Contractor has relied on objective data that demonstrates that products made from or containing asbestos or the activity involving such products or material are not capable of releasing fibers of asbestos in concentrations at or above the permissible exposure limit and/or excursion limit under the expected conditions of processing, use, or handling, the Contractor shall submit an accurate record of objective data reasonably relied upon in support of the exemption. The submittal shall include at least the following information:
   1. The product qualifying for exemption.
   2. The source of the objective data.
   3. The testing protocol, results of testing, and/or analysis of the material for the release of asbestos.
   4. A description of the operation exempted and how the data support the exemption.
   5. Other data relevant to the operations, materials, processing, or employee exposures covered by the exemption.

F. Exposure measurements: The Contractor shall keep an accurate record of all measurements taken to monitor employee exposure to asbestos as prescribed by OSHA regulations. The submittal shall include at least the following information:
   1. The date of measurement.
   2. The operation involving exposure to asbestos that is being monitored.
   3. Sampling and analytical methods used and evidence of their accuracy.
   4. Number, duration, and results of samples taken.
   5. Type of protective devices worn, if any.
   6. Name, social security number, and exposure of the employees whose exposures are represented.

1.5 PERMITS

A. Contractor shall obtain permits from the Colorado Department of Health (as required) and submit required notifications for removing asbestos-containing roofing materials. A copy of this permit shall be sent to the Owner's Representative and the Architect. As a minimum, the Contractor is required to notify the appropriate State of Colorado agency with an informal letter of notification.

B. The Contractor shall be responsible for obtaining approval for a waste disposal site in compliance with state in which the material will be disposed, and shall pay all fees incurred.
1.6 REGULATORY REQUIREMENTS

A. Contractor shall defend and hold the Owner and the Architect harmless in order to release the State of Colorado's liability as it relates to the removal of asbestos-containing roofing materials.

B. Contractor shall provide for proper disposal of the asbestos-containing roofing materials per all the applicable federal, state and local regulatory requirements for disposal. Disposal will be made at a State approved, non-friable asbestos waste disposal site. The Owner will be furnished the original waste manifest(s) from the disposal site prior to and contingent upon final contract payment. Original waste manifest(s) will be sent to the Owner's Representative.

1.7 SITE PROTECTION

A. To protect ground-level site components from asbestos contamination, lay sheets of polyethylene on the ground around the building and disposal container at locations where asbestos-containing roof materials could spill over onto the site.

B. Shut-off all air intake hoods on rooftop mechanical units and cover with polyethylene sheet. Upon completion of asbestos roofing removal, dispose of these polyethylene sheets in the same manner as asbestos roofing materials and asbestos containing wastes.

C. Contractor is required to demarcate the area of removal as required by OSHA regulations.

1.8 WORKER PROTECTION

A. Personal Protective Equipment: All workers engaged in the removal of asbestos-containing roofing materials shall be required to wear personal protective equipment as required by OSHA.

B. Negative Exposure Assessment: The Contractor shall be required to ensure that at "competent person" performs an exposure assessment as required by OSHA. The assessment must be completed in time to comply with requirements which are triggered by exposure data or the lack of a "negative exposure assessment," and to provide information necessary to assure that all control systems planned are appropriate for that operation and will work properly. For employees who have been trained in compliance with the OSHA standard, the Contractor may demonstrate that employee exposures will be below the PELs by data which conform to one or more of the following criteria:

1. Objective data demonstrating that the product or material containing asbestos minerals or the activity involving such product or material cannot release airborne fibers in concentrations exceeding the TWA and excursion limit under those work conditions having the greatest potential for releasing asbestos.

2. Where the Contractor has monitored prior asbestos jobs for the PEL and the excursion limit within 12 months of the current or projected job, the monitoring and analysis were performed in compliance with the asbestos standard in effect, and the data was obtained during work operations conducted under workplace conditions "closely resembling" the processes, type of material, control methods, work practices, and environmental conditions used and prevailing in the Contractor's current operations, the operations were conducted by employees whose training and experience are no more extensive than that of employees performing the current job, and these data show that under the conditions prevailing and which will prevail in the current workplace there is a high degree of certainty that employee exposures will not exceed the TWA and excursion limit.
3. The results of initial exposure monitoring of the current job made from breathing zone air samples that are representative of the 8-hour TWA and 30-minute short-term exposures of each employee covering operations which are most likely during the performance of the entire asbestos job to result in exposures over the PELs. The personnel monitoring will be specific to each of the different tasks performed during the removal project so as to document the exposures inherent to each task and shall be performed on approximately 25% of the workers. If personnel monitoring indicator exposure levels equal to or in excess of the OSHA Action Level (0.1 f/cc), all applicable requirements of OSHA 29 CFR 1926.58 will be required. Contractor will be required to provide appropriate respirators and protective clothing until air monitoring can prove the levels have been reduced to acceptable levels.

C. Periodic Monitoring: The Contractor shall conduct periodic monitoring as required by OSHA for Class II operations. The Contractor is responsible for full compliance with the applicable exposure monitoring requirements of the OSHA Construction Standard. The analytical results of the exposure monitoring will be provided verbally within 24 hours of the work to the Architect and the Owner’s Representative. Written results must be provided to both parties within 72 hours.

D. Contractor shall provide a detailed description of his decontamination procedures for worker protection. The Contractor shall provide decontamination and dressing facilities for workers in accordance with OSHA regulations. HEPA-vacuuming of the disposable protective clothing and any other evident gross contamination will be a permissible method of decontamination for the project. In addition, wet wiping of respirators, tools, etc. will be required.

1.9 BUILDING OCCUPANT PROTECTION

A. The Contractor shall retain the services of an air monitoring firm to collect baseline (background) air samples prior to the commencement of the asbestos-containing roofing material removal procedures. These air samples will establish the ambient condition of air quality for the duration of the project. The air monitoring firm will also collect up to three project area air samples at specific locations and times during the removal procedures as determined by OSHA requirements. If the analytical results of the project area air samples (as determined by PCM analysis) should exceed 0.01 f/cc or baseline levels (whichever is greater), the work shall be stopped until the prescribed methods of removal are expanded to better control the airborne emissions resulting from the procedures. Work shall resume when the airborne fiber concentration as detected by air monitoring have been lowered to the pre-established background ambient conditions.

1.10 WORKER TRAINING

A. All workers engaged in the removal of asbestos-containing roofing materials shall be required to complete training courses as required and defined by the OSHA Standards.

1.11 COMPETENT PERSON

A. General. On all construction work sites covered by the OSHA Standard, the Contractor shall designate a competent person, having the qualifications and authorities for ensuring worker safety and health required by OSHA Standard Subpart C, General Safety and Health Provisions for Construction (29 CFR 1926.20 through 1926.32).

B. Required Inspections by the Competent Person: The competent person shall make frequent and regular inspections of the job sites, in order to perform the duties set out in the OSHA Standard for the Class of ACM present on the job.
1. For Class I jobs, on-site inspections shall be made at least once during each work shift, and at any time at employee request.
2. For Class II, III, and IV jobs, on-site inspections shall be made at intervals sufficient to assess whether conditions have changed, and at any reasonable time at employee request.

C. On all work sites where employees are engaged in Class I or II asbestos work, the competent person shall perform or supervise the following duties, as applicable:

1. Set up the regulated area, enclosure, or other containment.
2. Ensure (by on-site inspection) the integrity of the enclosure or containment.
3. Set up procedures to control entry to and exit from the enclosure and/or area.
4. Supervise all employee exposure monitoring required and ensure that it is conducted as required by the OSHA Standard.
5. Ensure that employees working within the enclosure and/or using glove bags wear respirators and protective clothing as required by the OSHA Standard.
6. Ensure through on-site supervision, that employees set up, use and remove engineering controls, use work practices and personal protective equipment in compliance with all requirements.
7. Ensure that employees use the hygiene facilities and observe the decontamination procedures specified in paragraph (j) of this section.
8. Ensure that through on-site inspection, engineering controls are functioning properly and employees are using proper work practices.
9. Ensure that notification requirements in the OSHA Standard are met.

D. Training: For Class I and II asbestos work the competent person shall be trained in all aspects of asbestos removal and handling, including abatement, installation, removal and handling; the contents of the OSHA Standard; the identification of asbestos; removal procedures, where appropriate; and other practices for reducing the hazard. Such training shall be obtained in a comprehensive course for supervisors that meets the criteria of EPA's Model Accredited Plan (40 CFR part 763, subpart E, Appendix C), such as a course conducted by an EPA-approved or state-approved training provider, certified by EPA or a state, or a course equivalent in stringency, content, and length.

PART 2 - PRODUCTS (Not Applicable)

PART 3 - EXECUTION

3.1 REMOVAL OF ASBESTOS CONTAINING FLASHINGS, CEMENTS, COATINGS AND MASTICS

A. The requirements of this specification paragraph is based on OSHA Regulation 29 CFR Part 1926.1101 and Federal Register Vol. 63, No. 124 dated Monday June 29, 1998 (35137-35138). Unless otherwise indicated, the items listed in Paragraph 3 below will be required prior to removal of asbestos containing flashings, cements, coatings, and mastics. The requirements of this specification paragraph relates the current requirements for OSHA compliance.

B. Federal Register Vol. 63, No. 124 dated Monday June 29, 1998 (35137-35138) eliminate the OSHA Standards relative to “roof cements, coatings and mastics.” It did not vacate the standards as they relate to roof flashings, but clarified the requirements for “Alternative methods of compliance . . . ” under paragraph (g)(11). The requirements of 29 CFR Part 1926.1101 paragraph (g)(11) indicate that employers are deemed to be in compliance with the regulation when removing roof flashings if all of the following conditions are met:
(g)(11)(i) Before work begins and as needed during the job, a competent person who is capable of identifying asbestos hazards in the workplace and selecting the appropriate control of strategy for asbestos exposure, and who has the authority to take prompt corrective measures to eliminate such hazards, shall conduct an inspection of the work site and determine that the roofing material is intact and will likely remain intact. (This negative-exposure assessment must be presented as a part of the submittals. To comply with subparagraph (i), the “Asbestos Removal Work Methods” submittal should include a statement that identifies the competent person required by subparagraph (i). The submittal should also indicate that the assessment was completed and the “roofing material is intact and will likely remain intact.”)

(g)(11)(ii) All employees performing the work covered by this paragraph (g)(11) shall be trained in a training program that meets the requirements of paragraph (k)(9)(viii) of this section. (Evidence of required training must be presented as a part of the submittals)

(g)(11)(iii) The material shall not be sanded, abraded, or ground. Manual methods which do not render the material non-intact shall be used. (To comply with subparagraph (iii), the “Asbestos Removal Work Methods” submittal should include a statement that “the material shall not be sanded, abraded, or ground. Manual methods which do not render the material non-intact shall be used.”)

(g)(11)(iv) Material that has been removed from a roof shall not be dropped or thrown to the ground. Unless the material is carried or passed to the ground by hand, it shall be lowered to the ground via covered, dust-tight chute, crane, or hoist. All such material shall be removed from the roof as soon as is practicable, but in any event no later than the end of the work shift. (To comply with subparagraph (iv), the submittal should include a statement of the methods to be utilized for lowering the materials to the ground)

C. If the Contractor does not comply with all provisions of 29 CFR Part 1926.1101 paragraph (g)(11) or if during the course of the job the material does not remain intact, the provisions of paragraph 29 CFR Part 1926.1101 paragraph (g)(8) apply instead of paragraph (g)(11). Paragraph (g)(8) regulates Class II asbestos work. Class II asbestos work* means activities involving the removal of ACM which is not thermal system insulation or surfacing material. This includes, but is not limited to, the removal of asbestos-containing wallboard, floor tile and sheeting, roofing and siding shingles, and construction mastics.

D. OSHA regulates worker safety, and as such, the preceding comments only apply to OSHA standards. Disposal of all asbestos containing materials are regulated by the EPA regardless of whether OSHA regulates the removal and handling process. EPA considers any material that contains more than 1% asbestos fibers an asbestos containing material that requires special transportation and disposal methods. Contractors are cautioned about treating asbestos containing flashings and materials that contain asbestos containing cements, mastics, and coatings as regular construction debris.

3.2 REMOVAL OF ALL OTHER ASBESTOS CONTAINING ROOFING MATERIALS

A. Contractor shall cut and remove asbestos-containing roofing materials from the rooftop. The Contractor may use a roof cutter provided the work methods meet all current OSHA and EPA requirements for worker protection and job site cleanup. Otherwise, remove asbestos-containing roofing materials in a manner which limits the amount of abrasion caused to the felts to ensure that the materials remain non-friable or intact.

B. Abatement contractor shall closely coordinate and cooperate with roofing contractor by removing no more asbestos-containing roofing materials than can be replaced that day. Contractor shall also stop work if precipitation is eminent in sufficient time to allow roofing contractor to make the roof watertight.
C. Project shall be staged and coordinated so that personnel, equipment and materials do not travel over newly-installed roofing.

D. Contractor shall utilize wet methods of removal when cutting and otherwise removing the authorized square footage of asbestos-containing roofing material. Specifically, minimal amounts of amended water will be applied in the cutting locations through the use of a pressurized airless "garden-type" sprayer.

E. Contractor shall keep the removed asbestos-containing roofing materials in a wetted condition during the duration of time when these materials are being stored on the roof. These materials will be covered with 6-mil polyethylene sheeting on the roof as quickly as they are removed and until they can be lowered from the roof for proper transportation and disposal procedures.

F. Asbestos-containing waste materials shall not be allowed to accumulate on the roof. Materials shall be evenly disbursed over the roof so as not to exceed a roof loading of 15 pounds per square foot. Concentrated loads that may damage membranes or structures are to be avoided.

3.3 DISPOSAL OF ASBESTOS CONTAINING MATERIALS

A. Any ACM shall be lowered to the ground as soon as is practicable, but in any event, no later than the end of the work shift. While intact (non-friable) and non-intact (friable) material remains on the roof, it shall be either kept wet, placed in an impermeable waste bag, or wrapped in plastic sheeting.

B. Contractor shall not drop or utilize a chute for lowering asbestos-containing roofing materials to ground level. Contractor will provide for the lowering of said materials to ground level under control.

C. Contractor shall provide for the transportation of the removal asbestos-containing roofing materials to the approved non-friable asbestos exclusive waste disposal site. It is not permissible to utilize an open dump truck for hauling the roofing materials.

1. As a minimum, the truck bed will be prepped with two (2) layers of six (6) mil polyethylene sheeting prior to the loading of the roofing materials. The loaded truck bed will be covered with two (2) layers of six (6) mil polyethylene sheeting for the trip to the disposal site where the load of non-friable asbestos waste materials will be properly placed in a landfill in its bulk form.

2. Alternately, the ACM may be placed in sealed polyethylene bags and placed in an unlined truck bed.

D. Transportation of waste materials will be in compliance with all applicable federal, state and local regulations regarding the transportation of non-friable asbestos waste. The Contractor is responsible for contacting the disposal site before removal begins and learn of any other special conditions attached to disposing asbestos-containing, non-friable roofing material.

E. The Contractor will be required to contact the University of Colorado Environmental Health and Safety Asbestos Office for inspection of all loads of asbestos containing materials. The Environmental Health and Safety Asbestos Office is required to sign the transportation manifest for all loads. Therefore, the Contractor must closely schedule transportation of asbestos containing materials with the Department of Environmental Health and Safety. Failure to do so will result in the return of the transport truck to the project site for inspection.

F. For all rented equipment (i.e. trucks, dumpsters, etc.) the Contractor shall provide the Owner with proof of notification in the rental company stating the intended use of the equipment for the hauling of non-friable asbestos-containing waste material.
G. Disposal of the non-friable asbestos waste shall be in accordance with all applicable federal, state and local regulations at one of the locations described in paragraph F below. Contractor shall provide the Owner with original waste manifests (Generator Copy) and disposal site receipts indicating the name and address of the disposal site, date of disposal, time of disposal, quantity of disposed materials and approximate location within the landfill.

H. In accordance with the University of Colorado requirements, the Contractor will be required to dispose of asbestos containing materials at one of the following dump sites:

<table>
<thead>
<tr>
<th>Disposal Site</th>
<th>Approved Materials</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Denver-Arapahoe Landfill</td>
<td>Tar-impregnated Roofing Felts, flashings, and mastics.</td>
</tr>
<tr>
<td>Weld County Road No. 6</td>
<td></td>
</tr>
<tr>
<td>Erie, Colorado</td>
<td></td>
</tr>
<tr>
<td>(303) 673-9431</td>
<td></td>
</tr>
<tr>
<td>2. KEERS Environmental</td>
<td>Any Asbestos-Containing Materials</td>
</tr>
<tr>
<td>3323 Stanford Drive</td>
<td></td>
</tr>
<tr>
<td>Albuquerque, NM</td>
<td></td>
</tr>
<tr>
<td>(800) 327-8642</td>
<td></td>
</tr>
<tr>
<td>3. Waste Control Mgmt.</td>
<td>Any Asbestos-Containing Materials</td>
</tr>
<tr>
<td>800 W. 1350 S.</td>
<td></td>
</tr>
<tr>
<td>Salt Lake City, UT</td>
<td></td>
</tr>
<tr>
<td>(801) 485-6655</td>
<td></td>
</tr>
</tbody>
</table>

END OF SECTION 02080
PART 1 - GENERAL

1.1 RELATED DOCUMENTS
   A. Drawings and general provisions of Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

1.2 SUMMARY
   A. This Section includes the following:
      1. Rooftop equipment bases, support curbs, and area dividers as required.
      2. Wood nailers, and blocking.

1.3 DELIVERY, STORAGE, AND HANDLING
   A. Delivery and Storage: Keep materials under cover and dry. Protect against exposure to weather and contact with damp or wet surfaces.
   B. Stack lumber as well as plywood and other panels; provide for air circulation within and around stacks and under temporary coverings including polyethylene and similar materials. For lumber and plywood pressure treated with waterborne chemicals, place spacers between each bundle to provide air circulation.

PART 2 - PRODUCTS

2.1 LUMBER, GENERAL
   A. Lumber Standards: Furnish lumber manufactured to comply with PS 20 "American Softwood Lumber Standard" and with applicable grading rules of inspection agencies certified by American Lumber Standards Committee's (ALSC) Board of Review.
   B. Grade Stamps: Provide lumber with each piece factory-marked with grade stamp of inspection agency evidencing compliance with grading rule requirements and identifying grading agency, grade, species, moisture content at time of surfacing, and mill.
   C. Nominal sizes are indicated, except as shown by detail dimensions. Provide actual sizes as required by PS 20, for moisture content specified for each use.
      1. Provide dressed lumber, S4S, unless otherwise indicated.
      2. Provide lumber with 15 percent maximum moisture content at time of dressing and shipment for sizes 2 inches or less in nominal thickness, unless otherwise indicated.

2.2 DIMENSION LUMBER
   A. For light framing (2 to 4 inches thick, 2 to 4 inches wide) provide the following grade and species:
      1. "Standard" grade.
      2. Any species graded under WWPA or WCLIB rules.
2.3 MISCELLANEOUS LUMBER

A. General: Provide treated lumber for support or attachment of other construction including rooftop equipment curbs and support bases, bucks, nailers, blocking, furring, grounds, stripping, and similar members. Fabricate miscellaneous lumber from dimension lumber of sizes indicated and into shapes shown.

B. Moisture content: 15 percent maximum for lumber items not specified to receive wood preservative treatment.

C. Grade: "Standard" grade light-framing-size lumber of any species or board-size lumber as required. "No. 3 Common" or "Standard" grade boards per WCLIB or WWPA rules or "No. 2 Boards" per SPIB rules.

2.4 CONCEALED PERFORMANCE-RATED CONSTRUCTION PANELS

A. General: Where construction panels are indicated for the following concealed types of applications, provide APA Performance-Rated Panels complying with requirements designated under each application for grade designation, span rating, exposure durability classification, edge detail (where applicable), and thickness.


2.5 FASTENERS

A. General: Provide fasteners of size and type indicated on the drawings that comply with requirements specified in this article for material and manufacture. Where rough carpentry is exposed to weather, or incorporated into the roofing system, provide fasteners with a hot-dip zinc coating per ASTM A 153 or of AISI Type 304 stainless steel.


D. Lag Bolts: ANSI B18.2.1.

E. Bolts: Steel bolts complying with ASTM A 307, Grade A; with ASTM A 563 hex nuts and where indicated, flat washers.

F. Masonry/Concrete Anchors:
   1. 1/4" dia. bugle head tapcons.
   2. 1/4" dia. Rawl spikes
   3. 3/8" dia. sleeve anchors

PART 3 - EXECUTION

3.1 INSTALLATION, GENERAL

A. Discard units of material with defects that impair quality of rough carpentry construction and that are too small to use in fabricating rough carpentry with minimum joints.

B. Set rough carpentry to required levels and lines, with members plumb and true to line and cut and fitted.
C. Fit rough carpentry to other construction; scribe and cope as required for accurate fit. Correlate location of furring, nailers, blocking, grounds, and similar supports to allow attachment of other construction.

D. Securely attach rough carpentry work to substrate by anchoring and fastening as indicated. Countersink all fasteners.

E. Use common wire nails, unless otherwise indicated. Select fasteners of size that will not penetrate members where opposite side will be exposed to view or will receive finish materials. Make tight connections between members. Install fasteners without splitting of wood; predrill as required.

3.2 WOOD NAILERS, BLOCKING, AND SLEEPERS

A. Install wood grounds, nailers, blocking, and sleepers where shown and where required for screeding or attachment of other work. Form to shapes as shown and cut as required for true line and level of work to be attached. Coordinate location with other work involved.

B. Fasteners and Anchorages: Of size, type, material and finish suited to application shown. Provide metal hangers and framing anchors of size and type recommended for intended use by manufacturer. Hot-dip galvanized fasteners and anchorages for work incorporated into the roofing system, exposed to weather, in ground contact and high relative humidity to comply with ASTM A 153.

1. For attachment of wood members to the concrete or masonry substrate, use fastener type at spacing indicated on the drawings.

2. Hot-dip galvanized 11 or 12 gage, sharp-pointed, roofing nails with barbed shanks, minimum 1" diameter head and of sufficient length to penetrate 3/4" into solid substrate. Use ring-shank nails for use in wood substrate; maze nails for use in masonry substrate.

3. For attachment of wood nailers to wood substrate, use one of the following, or as specified on the drawings:

   a. Hot-dip galvanized box nails as indicated on the drawings or of sufficient length to penetrate wood substrate a minimum of 1".

   b. Bugle-head deck screws, or drywall screws, designed for use in wood substrate.

END OF SECTION 06100
PART 1 - GENERAL

1.1 RELATED DOCUMENTS
   A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

1.2 SUMMARY
   A. This Section includes the following:
      1. Fully adhered single-ply membrane roofing system.
      2. Roofing insulation.
      3. Cover board.
   B. Related Sections include the following:
      1. Division 6 Section "Rough Carpentry" for wood nailers, curbs, and blocking.
      2. Division 7 Section "Sheet Metal Flashing and Trim" for roof penetration flashings, perimeter wall cap flashing, and counter flashings.

1.3 DEFINITIONS
   A. Roofing Terminology: Refer to ASTM D 1079 and glossary of NRCA's "The NRCA Roofing and Waterproofing Manual" for definition of terms related to roofing work in this Section.

1.4 PERFORMANCE REQUIREMENTS
   A. General: Provide installed roofing membrane and base flashings that remain watertight; do not permit the passage of water; and resist specified uplift pressures, thermally induced movement, and exposure to weather without failure.
   B. Material Compatibility: Provide roofing materials that are compatible with one another under conditions of service and application required, as demonstrated by roofing membrane manufacturer based on testing and field experience.
   C. FMG Listing: Provide roofing membrane, base flashings, and component materials that comply with requirements in FMG 4450 and FMG 4470 as part of a membrane roofing system and that are listed in FMG's "Approval Guide" for Class 1 or noncombustible construction, as applicable. Identify materials with FMG markings.
      1. Windstorm Classification: Class 1-90.
   D. Fire-Test-Response Characteristics: Provide roofing materials with the fire-test-response characteristics indicated as determined by testing identical products per test method indicated below by UL, or another testing and inspecting agency acceptable to authorities having jurisdiction. Identify materials with appropriate markings of applicable testing and inspecting agency.
1. Roofing system shall comply with UL Class A Exterior Fire-Test Exposure.

1.5 SUBMITTALS

A. Product Data for Thermoplastic Roofing System: Submit the following items:
   1. Manufacturer’s current technical product data for roofing membrane and all accessory products.
   2. Manufacturer’s current roofing system installation instructions.

B. Roofing System Approval Data: Submit the following items.
   1. Data substantiating compliance with FM wind uplift requirements.
   2. Data substantiating compliance with UL Class A requirements.

C. Roofing System Manufacturer’s Pre-installation Notice Form: Submit roofing system manufacturer’s pre-installation notice form indicating that the project has been submitted, reviewed, and approved by the roofing system manufacturer for issuance of specified warranty. Include all specific requirements of the roof application including, but not limited to, the insulation/cover board attachment requirements.

D. Roofing System Manufacturer’s Standard Details: Furnish copies of the roofing system manufacturer’s standard roofing details showing the materials and configuration of flashing plies to be utilized. As a minimum, provide the following details:
   1. Perimeter wall base tie-in.
   2. Perimeter wall cap flashing.
   3. Curb base tie-in.
   4. Field fabricated pipe flashing.
   5. Pre-fabricated pipe boot.
   6. Hot flue penetration.
   7. Drip edge flashing.
   8. Roof drain flashing.

E. Installer Certificates: Signed by roofing system manufacturer certifying that Installer is approved, authorized, or licensed by manufacturer to install specified roofing system to meet warranty requirements specified in this specification section. Certificate must be dated a maximum of six months prior to the date of submittal.

F. Vapor Retarder Product Data: Submit the following items.
   1. Manufacturer’s current technical product data for Type IV felt.
   2. Manufacturer’s Certification indicating that bituminous materials (asphalt) delivered to project comply with required standards. Include quantity and statistical and descriptive data for each product. Provide certification indicating flash point (FP), finished blowing temperature (FBT), softening point (SP), and equiviscous temperature (EVT).

G. Rigid Insulation Product Data: Furnish manufacturer’s current technical product data, installation instructions, and general recommendations from manufacturer of each type of specified rigid insulation. Include data substantiating that materials comply with requirements.

H. Cover Board Product Data: Furnish manufacturer’s current technical product data, installation instructions, and general recommendations from manufacturer of specified cover board. Include data substantiating that materials comply with requirements.
I. Insulation Adhesive Product Data: Furnish manufacturer’s current technical product data, installation instructions, and general recommendations from manufacturer of the insulation adhesive. Include data substantiating compliance with wind uplift requirements.

J. Shop Drawing for Tapered Insulation: Shop drawings showing tapered insulation layout on a scaled roof plan. Also, show cross section of taper and fill insulation.

K. Warranty: Sample copy of roofing specified warranties stating obligations, remedies, limitations, and exclusions of warranty.

1. Contractor’s Warranty.
2. Roofing System Manufacturer’s Warranty.
3. Hail Warranty.
4. Insulation Adhesive Warranty (if separate from Roofing System Manufacturer’s Warranty).

1.6 QUALITY ASSURANCE

A. Manufacturer's printed instructions shall supplement these specifications. In the event of conflict, the more restrictive shall apply.

B. Installer Qualifications: A qualified firm that is approved, authorized, or licensed by roofing system manufacturer to install manufacturer’s product and that is eligible to receive manufacturer’s warranty.

1. Installer shall have experience in application of roofing systems similar to those required for this project.
2. Work in this section shall be performed only by applicators having current certification of the roofing manufacturer to install and service warranted roofs per these specifications. Such certification shall have been issued and in effect no less than six (6) months prior to the Bid opening.
3. The Contractor/Applicator shall have been in continuous business under the same name for a period of not less than four consecutive years.
4. The Contractor/Applicator must have a minimum of 5 years experience in installation of specified roofing system and must have been operating under the same company name for a minimum of five years. Contractor shall have been an authorized applicator for the manufacturer of the specified roofing system for a minimum of 5 years in the State of Colorado.
5. Supervisor: Certified by roofing manufacturer for the specified roofing system. Provide names of Trainee, Trainer, System(s), and Date of training for each certified supervising roofer proposed to participate in the project. Previous experience with installation of at least 2,000 squares of the proposed roofing material.

C. Manufacturer Qualifications: Manufacturer shall have UL listing and FMG approval for membrane roofing system identical to that used for this Project.

D. Source Limitations: Obtain primary and accessory system components for membrane roofing system from same manufacturer as roofing membrane. Secondary materials used in the roofing system must be approved by roofing membrane manufacturer.

E. Pre-job Conference: Before installing roofing system, conduct conference at Project site. Notify participants at least 5 working days before conference. Attendees shall include representatives from the roofing contractor, Owner’s representative, roofing consultant, and onsite managers. Review methods and procedures related to roof deck construction and roofing system including, but not limited to, the following:

1. Review methods and procedures related to roofing installation, including manufacturer’s written instructions.
2. Review loading limitations of deck during and after roofing.
3. Review flashings, special roofing details, roof drainage, roof penetrations, equipment curbs, and condition of other construction that will affect roofing.

4. Review and finalize construction schedule and verify availability of materials, Installer’s personnel, equipment, and facilities needed to make progress and avoid delays.

5. Review governing regulations and requirements for insurance and certificates if applicable.

6. Review temporary protection requirements for roofing system during and after installation.

7. Review roof observation by the manufacturer and Owner’s designated representative and repair procedures for defective materials and workmanship.

1.7 DELIVERY, STORAGE, AND HANDLING

A. Deliver roofing materials to Project site in original containers with seals unbroken and labeled with manufacturer’s name, product brand name and type, date of manufacture, and directions for storing and mixing with other components.

B. Store liquid materials in their original undamaged containers in a clean, dry, protected location and within the temperature range required by roofing system manufacturer. Protect stored liquid material from direct sunlight.

1. Discard and legally dispose of liquid material that cannot be applied within its stated shelf life.

C. Protect roof insulation materials from physical damage and from deterioration by sunlight, moisture, soiling, and other sources. Store in a dry location. Delivery, storage and handling of roofing insulation shall comply with “PIMA Technical Bulletin 19, Storage and Handling Recommendations for Polyiso Roof Insulation” and the following minimum requirements:

1. Place the package on raised pallets or platforms (at least 4 inches) above ground and store flat. If possible, the pallets should be placed on a finished surface rather than on dirt or grass.

2. Cover the package and pallet with a waterproof, breathable cover such as a canvas tarpaulin.

D. Handle and store roofing materials and place equipment in a manner to avoid permanent deflection of deck.

E. Storage of roofing system components shall not exceed 30 lbs. per square foot in any location. Break down bundles of materials to ensure loading does not exceed this requirement.

1.8 PROJECT CONDITIONS

A. Weather Limitations: Proceed with installation only when existing and forecasted weather conditions permit roofing system to be installed according to manufacturer’s written instructions and warranty requirements.

1.9 WARRANTY

A. General Warranty: The warranties specified in this Article shall not deprive the Owner of other rights the Owner may have under other provisions of the Contract Documents and shall be in addition to, and run concurrent with, other warranties made by the Contractor under requirements of the Contract Documents. The date of completion to be used as a start date of all specified warranties shall be the date of acceptance as determined by the Owner.

B. Contractor’s Warranty: Submit executed copy of standard 2-Year Labor and Material Guarantee, covering work of this section including roofing membrane, base flashing, roof insulation, and roofing accessories, signed the Roofing Contractor.
C. Roofing System Manufacturer’s Warranty: Submit executed copy of the roofing manufacturer’s 20-Year Total Systems Labor and Materials Guarantee, signed by an authorized representative of the roofing system manufacturer. The Guarantee shall cover leaks caused by defective workmanship or materials and their installation, and shall cover punctures caused by up to 2” diameter hail. Guarantee shall have unlimited dollar coverage for the full period of the guarantee and shall not be subject to a deductible.

D. Insulation Adhesive Warranty: Submit executed copy of the insulation adhesive manufacturer’s warranty if different from the roofing system manufacturer’s warranty to run concurrent with the Roofing System Manufacturer’s Warranty. Warranty shall cover adhesion of the rigid insulation and/or cover boards to the substrates.

PART 2 - PRODUCTS

2.1 ROOFING SYSTEM DESCRIPTION

A. Provide single-ply roofing system consisting of the following components:

1. Vapor Retarder: Refer to Paragraph 2.5.
2. Tapered Insulation and Cover Board: Refer to Paragraph 2.6.
3. Thermoplastic Membrane and Accessories: Refer to Paragraph 2.2, 2.3, and 2.4.

2.2 CONTRACTOR’S ALTERNATE - THERMOPLASTIC MEMBRANE

A. This specification includes different types of thermoplastic single-ply membrane systems. The Contractor shall select one of the specified membrane types in Paragraph 2.3.

2.3 THERMOPLASTIC MEMBRANE

A. Subject to compliance with requirements, furnish and install roofing system components by one of the following manufacturers.

1. KEE Sheet: ASTM D 6754-02.
   b. Thickness: 60 mils, nominal
   c. Exposed Face Color: White.
   d. Acceptable Manufacturer:
      1) FiberTite Roofing System, Seaman Corporation, FiberTite-XTreme.

2. Thermoplastic Polyolefin (TPO) Sheet: ASTM 6878-03.
   a. Thermoplastic Polyolefin (TPO) Sheet: ASTM 6878-03.
   b. Thickness: 80 mils, nominal
   c. Exposed Face Color: White.
   d. Acceptable Manufacturer:
      1) Firestone Building Products Company, UltraPLY.
      2) Carlisle-SynTec Inc., Sure-Weld.
      3) Versico Roofing Systems, VersiWeld.
2.4 ACCESSORY MATERIALS

A. General: Auxiliary materials recommended by roofing system manufacturer for intended use and compatible with membrane roofing.

1. Liquid-type auxiliary materials shall meet VOC limits of authorities having jurisdiction.

B. Reinforced Sheet Flashing: Manufacturer's standard sheet flashing of same material, type, reinforcement, thickness, and color as primary sheet membrane.

C. Non-Reinforced Sheet Flashing: Manufacturer's standard unreinforced thermoplastic sheet flashing, 60 mils, minimum, of same color as sheet membrane. For use as field fabrication membrane for corners, patches, pipes, and other irregular shapes.

D. Bonding Adhesive: Manufacturer's standard solvent-based bonding adhesive designed for bonding membrane and flashing to vertical and horizontal surfaces.

E. Metal Termination Bars: Manufacturer's standard pre-drilled aluminum bars, approximately 1 inch by 1/8 inch thick with lead/stainless steel drive-pin anchors.

F. Fasteners: Factory-coated steel fasteners and metal plates meeting corrosion-resistance provisions and load capacities according to ASTM E 488. Fasteners to be designed and approved by roofing manufacturer for fastening insulation to substrate. Length as required to secure insulation system and penetrate deck for proper securement.

G. Miscellaneous Accessories: Provide pourable sealers, preformed cone and vent sheet flashings, preformed inside and outside corner sheet flashings, T-joint covers, termination reglets, cover strips, and other accessories.

2.5 VAPOR RETARDER

A. Two plies of asphalt-impregnated glass-fiber felts, complying with ASTM D 2178, Type IV set in ASTM D 2178 Type III asphalt.

2.6 INSULATION AND COVER BOARD

A. General: Provide preformed cover boards that comply with requirements and referenced standards, selected from manufacturer's standard sizes and of thicknesses indicated.

B. Tapered Insulation: Full tapered polyisocyanurate board Insulation complying with ASTM C 1289, Type II, Class 1, Grade 2.

1. 4’x4’ maximum size.
2. Tapered insulation sumps shall be placed on top of the structural deck as indicated on the drawings.
3. Tapered insulation crickets as indicated on the drawings and at the uphill side of all curbs.

C. Cover Board: ASTM C 1177, non-structural, glass mat-faced roof boards with a non-combustible, water-resistant and silicone-treated gypsum core panel.

1. GP Dens-Deck “Prime”
2. Thickness: 1/2" (5/8" if required by the roofing system manufacturer for specified hail warranty)
D. Tapered Edge Strips: Wood fiber tapered edge strips manufactured with a slope from 0" to 1/2", 0" to 1", and/or 0" to 1-1/2" as required by field conditions. ASTM C-208 72 Class E.

2.7 SHEET METAL ACCESSORY MATERIALS

A. Refer to Section 07620, "Sheet Metal Flashing and Trim"

B. Clad Metal: For details where sheet metal is required by the roofing system manufacturer to be heat welded to the sheet metal flashing, provide manufacturer’s standard 24 ga. G-90 steel, laminated with a 0.020 mil polymeric coating.

2.8 INSULATION ACCESSORIES

A. General: Furnish roof insulation accessories recommended by insulation manufacturer for intended use and compatible with membrane roofing.

B. Fasteners: Factory-coated steel fasteners and metal or plastic plates meeting corrosion-resistance provisions in FMG 4470, designed for fastening roof insulation to substrate, and acceptable to roofing system manufacturer.

2.9 HOT ASPHALT

A. Asphaltic Bitumen: ASTM D 312, Type III for use with vapor retarder and tapered insulation.

2.10 INSULATION ADHESIVE

A. Two component, low-rise polyurethane adhesive designed for attachment of rigid insulation to roof decks and insulation substrates in roofing systems. Product must be acceptable to the primary roofing system manufacturer for use in warranted roofing systems. For application of cover board.

1. Carlisle Syntec Systems, FAST 100 Insulation Adhesive.

2.11 WALKTREADS

A. Flexible Walkways: Roofing system manufacturer’s standard factory-formed, nonporous, heavy-duty, slip-resisting, surface-textured walkway pads, and acceptable to membrane roofing system manufacturer.

2.12 ROOF PAVERS

A. Roof Pavers: Heavyweight, factory-cast, square-edged, concrete units specifically manufacturered as for as roof ballast, and as follows:

1. Weight: 15 lbs. per square foot, min.
2. Compressive Strength: 9,000 psi, minimum.
3. Thickness: 1-1/2" min.
4. Size: 24"x24". Manufacture pavers to dimensional tolerances of plus or minus 1/16 inch in length, height, and thickness.
3.1 PROTECTIONS

A. The Contractor shall install appropriate protections on walls, parapets, sidewalks, driveways, etc. in all areas adjacent to the kettle, pumper pipes, and asphalt storage areas. Maintain throughout the entire project duration. Protections shall be removed if they become soiled, torn, or otherwise do not provide the protection they were intended for. Remove at project completion.

B. All asphalt shall be stored in insulated luggers on the roof. Asphalt shall not be transported or stored in open mop carts or mop buckets. Take precautions to maintain adequate asphalt temperatures.

C. Protect all openings in the structural roof deck from asphalt seepage into the building. Protect all openings with plastic cement and fiber reinforcement, organic felt envelopes, or hold back moppings 6" from openings. Monitor this condition throughout the entire project.

D. Materials can be stored on the roof, provided they are stored on pallets and covered with heavy cotton tarps. Manufacturer's shrink wrap is not adequate protection. Store all roll goods on end. Immediately remove and discard all materials that are found to be wet. Storage of materials or equipment on existing roof surfaces not scheduled to be removed is prohibited at all times.

E. All adjacent areas and existing roofing surfaces must be protected from damage at all times during the demolition and application of the new roofing system. Extend trash chutes past the edge of the roof to prevent damage to the side of the building. Install protection tarp over the building exterior at the location of chutes and material loading points. Maintain throughout the duration of the project.

F. The Contractor shall properly protect the interior portions of the building as required to prevent damage to building contents as a result of roof replacement operations. The Contractor is required to clean all surfaces of the building interior damaged or soiled as a result of roof replacement operations.

G. Work shall be phased so that work progresses from points farthest away from material staging areas towards the closest points. Proceed with work so that new roof membrane is not subject to construction traffic. When materials, equipment, demolition debris, or other items must be hauled across newly laid or existing roof not scheduled to be removed, surfaces must be protected with minimum 1/2" plywood for protection. Plywood must be smooth and free of fasteners and splinters.

H. All air intake louvers shall be covered with 6 mil visquene when working within 20 feet in any direction (vertically or horizontally) of the louvers. Coordinate placement of the protections with the Owner so that the mechanical units can be properly shut down.

I. Motorized and unmotorized vehicles and carts shall have wide pneumatic tires to prevent crushing of rigid insulation. Vehicles and carts that are found to cause damage to existing or new insulation shall be removed from the site.

3.2 GENERAL INSTALLATION REQUIREMENTS FOR HOT ASPHALT

A. Protect other work from spillage of built-up roofing materials, and prevent liquid materials from entering or clogging drains and conductors. Replace/restore other work damaged by installation of built-up roofing system work.

B. Coordinate the installation of vapor retarder and insulation so that insulation are not exposed to precipitation or exposed overnight. Provide cut offs at end of each day's work, to cover exposed insulation.
C. Asphalt Bitumen Heating: Heat and apply bitumen in accordance with equiviscous temperature method ("EVT Method") as recommended by NRCA. Do not raise temperature above minimum normal fluid-holding temperature necessary to attain EVT (plus 5 deg F or 14 deg C, at point of application) more than one hour prior to time of application. Discard bitumen that has been held at temperature, exceeding finished blowing temperature (FBT) for a period exceeding 3 hours.

1. Determine flash point, finished blowing temperature and EVT or bitumen, either by information from bitumen producer or by suitable tests, and determine maximum fire-safe handling temperature and do not exceed that temperature in heating bitumen; but in no case heat bitumen to a temperature higher than 25 deg F (14 deg C) below flash point.
2. Keep kettle lid closed except when adding bitumen.

D. Bitumen Mopping Weights: For interply moppings and for application of insulation, apply bitumen at the rate of 25 pounds of asphalt (plus or minus 25 percent on a total-job average basis) per roof square (100 sq. ft.).

E. Substrate Joint Penetrations: Do not allow bitumen to penetrate substrate joints and enter building or damage insulation, or other construction. Where mopping is applied directly to a substrate, tape joints or, in the case of steep asphalt, hold mopping back from both sides of each joint.

3.3 ASPHALT KETTLES

A. The Contractor shall place and operate the asphalt kettle in accordance with the current Uniform Fire Code at all times, and the following minimum requirements:

1. Asphalt kettles shall not be located within 20 feet of any combustible material, combustible building surface, or building opening.
2. Asphalt kettles shall be place within a controlled area identified by the use of traffic cones, barriers, or other approved means.
3. Asphalt kettles shall not be used inside the building or on the roof.
4. Asphalt kettles shall not block means of egress, gates, roadways, or entrances.
5. Fuel containers for shall be located at least 10 feet from the burner.
6. An operating kettle shall be attended by a minimum of one employee knowledgeable of the operations and hazards. The employee shall be within 100 feet of the kettle and have the kettle within sight. Ladders or similar obstacles shall not form a part of the route between the attendant and the kettle.
7. A minimum 40-B:C-rated portable fire extinguisher shall be located within 25 feet of the asphalt kettle when the heat source is operating.
8. A minimum 3-A:40-B:C-rated fire extinguisher shall be located on the roof during application of hot asphalt.
9. Asphalt kettles shall be equipped with tightfitting covers.
10. Roofing kettles shall be constructed of noncombustible materials.
11. Fuel containers that operate under air pressure shall not exceed 20 gallons in capacity and shall be approved.

B. Fume Recovery: The Contractor is required to utilize a fume recovery unit on all asphalt kettles with the bitumen temperature inside the kettle is 300 deg. F or higher. If multiple kettles are used at the same time, each kettle is required to have an operating fume recovery unit.

3.4 REMOVAL OF EXISTING ROOFING SYSTEM COMPONENTS

A. Perform removal of existing materials and accessory components as indicated in Section 02070. These roofing and accessory components include:
1. Removal of existing built-up roofing system and insulation down to the structural deck, including gravel surfacing, BUR plies, rigid insulation, base flashings, and sheet metal flashings.
2. Removal of existing abandoned mechanical equipment and penetrations where indicated on the drawings.

3.5 INSPECTION OF SUBSTRATE

A. Examine substrate surfaces to receive roofing system and associated work and conditions under which roofing will be installed. Do not proceed with roofing until unsatisfactory conditions have been corrected in a manner acceptable to Installer.

B. Inspect existing insulation indicated to remain. Replace existing unsound or wet insulation with new material to match existing.

3.6 PREPARATION

A. Clean substrate of dust, debris, moisture, and other substances detrimental to roofing installation according to roofing system manufacturer's written instructions. Remove sharp projections.

B. Prevent materials from entering and clogging roof drains and conductors and from spilling or migrating onto surfaces of other construction. Remove roof-drain plugs when no work is taking place and when rain is forecast.

C. Complete terminations and base flashings and provide temporary seals to prevent water from entering completed sections of roofing system at the end of the workday or when rain is forecast. Remove and discard temporary seals before beginning work on adjoining roofing.

D. Before removing or relocating existing equipment, conduit, wiring, or piping, ensure all utility lines are disconnected and shut off or capped.

E. If unanticipated mechanical, electrical, or structural elements that conflict with intended function or design are encountered, investigate and measure both nature and extent of the conflict. Submit report to roofing consultant in written, accurate detail. Pending receipt of directive from roofing consultant, rearrange selective demolition schedule as necessary to continue overall job progress without undue delay.

3.7 VAPOR BARRIER

A. Apply 2 plies of Type IV asphalt-impregnated roofing felt, lapping each felt 19 inches (plus or minus 1/2 inch) over preceding one, and mopping with 25 pounds per square (plus or minus 25 percent) of Type III asphalt between felts.

3.8 INSULATION INSTALLATION

A. Coordinate installation of roofing system components so that insulation is not exposed to precipitation or left exposed at the end of the workday.

B. Comply with membrane roofing system manufacturer's written instructions for installing roof insulation.

C. Install tapered insulation to conform to slopes indicated.
D. Install each layer of specified insulation with joints of each succeeding layer staggered from joints of previous layer a minimum of 6 inches in each direction.

E. Trim surface of insulation where necessary at roof drains or through-wall scuppers so completed surface is flush and does not restrict flow of water.

F. Concrete Deck: Install insulation with long joints of insulation in a continuous straight line with end joints staggered between rows, abutting edges and ends between boards.

1. Cut and fit insulation within 1/4 inch of nailers, projections, and penetrations. Fill gaps exceeding 1/4" with insulation.
2. Adhere all insulation layers in a full bed of hot asphalt.
3. Mask adjacent walls, curbs, mechanical units, ducts, etc. to prevent contamination with hot asphalt.

3.9 COVER BOARD INSTALLATION

A. Coordinate installation of roofing system components so that the cover board is not exposed to precipitation or left exposed at the end of the workday.

B. Comply with membrane roofing system manufacturer's written instructions for installing cover board.

C. Install cover board with joints staggered from joints of insulation a minimum of 6 inches in each direction.

D. Trim surface of cover board where necessary at roof drains or through-wall scuppers so completed surface is flush and does not restrict flow of water.

E. Install cover board with long joints in a continuous straight line with end joints staggered between rows, abutting edges and ends between boards.

1. Cut and fit insulation within 1/4 inch of nailers, projections, and penetrations. Fill gaps exceeding 1/4" with insulation.
2. Adhere cover board with low-rise adhesive. Method of attachment with low-rise adhesive shall conform to the roofing system manufacturer’s requirements for the existing substrate and specified wind uplift requirements.
3. Mask adjacent walls, curbs, mechanical units, ducts, etc. to prevent over spray onto adjacent surfaces.

3.10 ADHERED ROOFING MEMBRANE INSTALLATION

A. Install roofing membrane over area to receive roofing according to membrane roofing system manufacturer's written instructions. Unroll roofing membrane and allow to relax before installing.

1. Install sheet according to roofing system manufacturer’s printed instructions.

B. Start installation of roofing membrane in presence of membrane roofing system manufacturer's technical personnel.

C. Accurately align roofing membrane and maintain uniform side and end laps of minimum dimensions required by manufacturer. Stagger end laps.

D. Bonding Adhesive: Apply solvent-based bonding adhesive to substrate and underside of roofing membrane at rate required by manufacturer.
1. Allow the adhesive to dry to a point of being tacky, but not stringy to the touch. Do not allow adhesive to "dry out" completely.

2. When sufficiently dry, carefully maneuver the glued portion of the membrane onto the glued substrate surface, avoiding any wrinkles or air pockets.

3. Broom the adhered portion of the membrane to insure full contact and complete the bonding process by firmly pressing the bonded membrane into place with a weighted, foam-covered, lawn roller.

4. Do not apply bonding adhesive to splice area of roofing membrane.

E. Mechanically fasten roofing membrane securely at terminations, penetrations, and perimeter of roofing.

F. Apply roofing membrane with side laps shingled with slope of roof deck.

G. Seams: Clean seam areas, overlap roofing membrane, and hot-air weld side and end laps of roofing membrane according to manufacturer's written instructions to ensure a watertight seam installation.

1. Hot Air Welding - General:
   a. All field seams exceeding 10 ft. in length shall be welded with an approved automatic welder.
   b. All field seams must be clean and dry prior to initiating any field welding. Field seams must be parallel to roof slope.
   c. Remove foreign materials from the seams (dirt, oils, etc.) with Acetone, MEK, or approved alternative. Use clean cotton cloths and allow approximately five minutes for solvents to dissipate before initiating the automatic welder. Do not use denim or synthetic rags for cleaning.
   d. All welding shall be performed only by qualified personnel to ensure the quality and continuity of the weld.
   e. Test lap edges with probe to verify seam weld continuity.
   f. Verify field strength of seams a minimum of twice daily and repair seam sample areas.
   g. Repair tears, voids, and lapped seams in roofing membrane that does not meet requirements.

2. Hand Welding:
   a. The lap or seam area of the membrane should be intermittently tack welded to hold the membrane in place.
   b. The back "interior" edge of the membrane shall be welded first, with a thin, continuous weld to concentrate heat along the exterior edge of the lap during the final welding pass.
   c. The nozzle of the hand held hot air welder shall be inserted into the lap at a 45° angle to the lap. Once the polymer on the material begins to flow, a hand roller shall be used to apply pressure at a right angle to the tip of the hand welder. Properly welded seams shall utilize a 1-1/2" wide nozzle, to create a homogeneous weld, a minimum of 1-1/2" in width.
   d. Smaller nozzles may be used for corners, and other field detailing, maintaining a minimum 1" weld.

3. Automatic Machine Welding
   a. Follow all manufacturers' instructions for the safe operation of the automatic welder.
   b. Follow local code requirements for electric supply, grounding and surge protection.
   c. The use of a dedicated, portable generator is required to ensure a consistent electrical supply, without fluctuations that can interfere with weld consistency.
   d. Properly welded seams shall utilize a 1-1/2" wide nozzle, to create a homogeneous weld, a minimum of 1-1/2" in width.

H. Spread sealant or mastic bed over deck drain flange at deck drains and securely seal roofing membrane in place with clamping ring.
I. Install 6" x 6" patches of unsupported membrane over all t-laps in the field and flashing seams of the roof.

3.11 BASE FLASHING INSTALLATION

A. Install sheet flashings and preformed flashing accessories and adhere to substrates according to membrane roofing system manufacturer's written instructions.

B. Apply solvent-based bonding adhesive to substrate and underside of sheet flashing at required rate and allow to partially dry. Do not apply bonding adhesive to seam area of flashing.

C. Flash penetrations and field-formed inside and outside corners with sheet flashing.

D. Clean seam areas and overlap and firmly roll sheet flashings into the adhesive. Weld side and end laps to ensure a watertight seam installation.

E. Terminate and seal top of sheet flashings and mechanically anchor to substrate with termination bars.

F. All flashing details shall conform to the requirements of the drawings, specifications, and roofing system manufacturer’s requirements for a 20 year roofing system warranty, whichever is more stringent.

3.12 WALKWAY INSTALLATION

A. Flexible Walkways: Install walkway products in locations indicated. Heat weld to substrate or adhere walkway products to substrate with compatible adhesive according to roofing system manufacturer’s written instructions.

3.13 FIELD QUALITY CONTROL

A. It is the responsibility of the roofing contractor to initiate a Quality Control program to govern all aspects of the installation of the new adhered roofing system.

B. The job foreman and or supervisor will be responsible for the daily execution of the Quality Control program which will include but is not limited to the supervision and inspection during substrate preparation, installation of insulation and/or base sheet, the application of adhesive(s), fasteners and probing of all heat welding incorporated within the roofing system.

C. Probe all seams on a daily basis with a dull pointed probe to insure the weld has created a homogeneous bond.

D. If any inconsistencies, in the over all quality of the installation, including but not limited to the adhesion of the roofing membrane or in the quality of the welds are found, all work shall cease until corrective actions are taken to insure the continuity of all workmanship.

E. Final Roof Inspection: Arrange for roofing system manufacturer's technical personnel to inspect roofing installation on completion and submit report to the Owner

F. Repair or remove and replace components of membrane roofing system where test results or inspections indicate that they do not comply with specified requirements.

G. At the Owner’s option, additional testing and inspecting will be performed to determine compliance of replaced or additional work with specified requirements. If the installation does not meet project requirements, the Contractor shall be responsible for the cost of testing and inspections.
3.14 PROTECTING AND CLEANING

A. Protect membrane roofing system from damage and wear during remainder of construction period. When remaining construction will not affect or endanger roofing, inspect roofing for deterioration and damage, describing its nature and extent in a written report, with copies to Architect and Owner.

B. Correct deficiencies in or remove membrane roofing system that does not comply with requirements, repair substrates, and repair or reinstall membrane roofing system to a condition free of damage and deterioration at time of Substantial Completion and according to warranty requirements.

C. Clean all asphalt, any foot traffic discoloration, over spray and spillage from construction using power washer with cleaning agents and procedures recommended by manufacturer of affected construction.

END OF SECTION 07540
PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to work of this Section.

1.2 SUMMARY

A. This Section includes the following:

1. Metal counter flashing.
2. Metal parapet cap flashing.

1.3 SUBMITTALS

A. Product data, Flashing, Sheet Metal, and Accessories: Manufacturer's technical product data, installation instructions and general recommendations for each specified sheet material and fabricated product.

B. Shop drawings showing profiles, methods of joining, and anchorages details, including major counter flashings, trim/fascia units, scuppers, and control joint systems. Provide details at 3-inch scale.

C. Pre-finished Sheet Metal Color Charts: Submit copies of the pre-finished sheet metal manufacturer's standard color charts for color selection by the Owner's Representative, or designated representative. Submit color charts in a timely fashion to expedite ordering and not delay the progress of the project.

D. Mockups: Provide field mockups to verify proper fit and profile of the following details:

1. Counter flashing at mechanical units.
2. Cap flashing and fascia at parapet wall.

1.4 PROJECT CONDITIONS

A. Coordinate work of this section with interfacing and adjoining work for proper sequencing of each installation. Ensure best possible weather resistance and durability of work and protection of materials and finishes.

1.5 WARRANTIES

A. Contractor's Warranty: A 2-year labor and material warranty covering defective material and workmanship issued by the general contractor (or installer) will be required.

B. Manufacturer's Warranty: A 20-year written warranty covering fade, chalking, and surface coating integrity for all pre-finished metal will be required. Certificates of production showing quality control records for the specific material installed will be required.
PART 2 - PRODUCTS

2.1 SHEET METAL FLASHING AND TRIM MATERIALS

A. Zinc-Coated Steel: Commercial quality with 0.20 percent copper, ASTM A 526 except ASTM A 527 for lock-forming, G90 hot-dip galvanized, mill phosphatized where indicated for painting; 0.0359-inch thick (20 gage) except as otherwise indicated.

B. Copper: ASTM B 370; temper H00 (cold-rolled) except where temper 060 is required for forming; 16 oz. (0.0216-inch thick) except as otherwise indicated.

C. Pre-finished Flashing: Fluoropolymer coating applied to 24 ga. G90 galvanized steel, containing 70% Kynar 500 resins, factory applied baked-on finish. Color as selected by the Owner's Representative from standard color charts.

2.2 MISCELLANEOUS MATERIALS AND ACCESSORIES:

A. Caulking: One-part nonsag urethane sealant for use NT; Type S; Grade NS; Class 25 manufactured by the following:
   1. Pecora.
   2. Sika.
   3. Approved equal.

B. Fasteners: Same metal as flashing/sheet metal or other non-corrosive metal as recommended by sheet manufacturer. Match finish of exposed heads with material being fastened.

C. Expansion Anchors: Provide a one-piece zinc shell/steel nail drive anchor designed for light and medium loads in solid masonry; size: 1/4" diameter x 1-1/2" long; provide a zinc/neoprene washer at each fastener location.
   1. Redhead Zap-It.
   2. Approved equal.

D. Zinc/Neoprene Washers: Provide neoprene washers where fasteners will be exposed (nails, screws, expansion anchors, etc.) included in this requirement.

E. Solder: For use with steel or copper, provide 50 - 50 tin/lead solder (ASTM B 32), with rosin flux.

F. Butyl Tape: 1/8" x 1" Polyisobutylene; nonhardening, nonskinning, non-drying, nonmigrating sealant tape. AAMA 804.1 for use behind surface mounted reglet.

G. Metal Accessories: Provide sheet metal clips, straps, anchoring devices, and similar accessory units as required for installation of work, matching or compatible with material being installed, non-corrosive, size and gage required for performance.
2.3 FABRICATED UNITS

A. General Metal Fabrication: Shop-fabricate work to greatest extent possible. Comply with details shown and with applicable requirements of SMACNA "Architectural Sheet Metal Manual."

B. Fabricate for waterproof and weather-resistant performance, with expansion provisions for running work, sufficient to permanently prevent leakage, damage, or deterioration of the work. Form work to fit substrates.

C. Comply with material manufacturer instructions and recommendations for forming material. Form exposed sheet metal work without excessive oil-canning, buckling, and tool marks, true to line and levels indicated, with exposed edges folded back to form hems.

D. Seams: Fabricate seams in sheet metal as indicated on the drawings. Where not shown, provide 4” lap seams.

E. Mitered Corners: At mitered corners of prefinished sheet metal work pop rivet and caulk exposed edges. At non-prefinished sheet metal, pop rivet and solder.

F. Expansion Provisions: Where lapped or bayonet-type expansion provisions in work cannot be used or would not be sufficiently water/weatherproof, form expansion joints of intermeshing hooked flanges, not less than 1 inch deep, filled with mastic sealant (concealed within joints).

G. Separations: Provide for separation of metal from incompatible metal or corrosive substrates by coating concealed surfaces at locations of contact, with bituminous coating or other permanent separation as recommended by manufacturer/fabricator.

PART 3 - EXECUTION

3.1 INSTALLATION REQUIREMENTS

A. General: Except as otherwise indicated, comply with manufacturer’s installation instructions and recommendations and with 2003 SMACNA "Architectural Sheet Metal Manual," Sixth Edition. Anchor units of work securely in place by methods indicated, providing for thermal expansion of metal units; conceal fasteners where possible, and set units true to line and level as indicated. Install work with laps, joints, and seams that will be permanently watertight and weatherproof.

B. All exposed fasteners shall have an appropriate sized zinc/neoprene washer designed for weathertight performance.

C. Bed flanges of work in a thick coat of water-cut-off mastic cement where required for waterproof performance.

D. Install counter flashing in reglets or behind other flashing pieces as indicated on the drawings.

3.2 CLEANING AND PROTECTION

A. Clean exposed metal surfaces, removing substances that might cause corrosion of metal or deterioration of finishes.
B. Protection: Advise Contractor of required procedures for surveillance and protection of flashings and sheet metal work during construction to ensure that work will be without damage or deterioration other than natural weathering at time of Substantial Completion.
PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

1.2 SUMMARY

A. Section includes general mechanical requirements for work specified in other sections of Division 15, the drawings, schedules or by the requirements of this Section.

1.3 QUALITY ASSURANCE

A. Labels and Listings: All materials, appliances and equipment provided shall meet the requirements of the Underwriter's Laboratories, Inc. (UL) and other standard organizations. Lettering size and style shall comply with American National Standards Institute, Inc. (ANSI) A13.1 "Scheme for the Identification of Piping Systems".

B. National Fire Protection Association (NFPA): All work provided under this Contract shall meet the requirements of the NFPA.

C. Current Models: All work shall be as follows:
   1. Manufactured items furnished shall be the current, cataloged product of the manufacturer.
   2. Replacement parts shall be available.

D. Compliance with State and Local Codes:
   1. Government Owned Property: Compliance with state and local regulations and building codes and codes for the prevention, control and abatement of air and water pollution is mandatory.

1.4 DELIVERY, STORAGE AND HANDLING

A. Storage: Materials stored at the project site which become soiled with construction dirt, concrete or earthwork shall be washed, cleaned and dried to the satisfaction of the Owner's representative or removed from the project site and replaced with new. Do not install soiled material.

B. Protection: Protect and store material and equipment in such a manner as to effectively prevent damage from climatic conditions.

1.5 RENOVATION PROJECTS

A. Demolition: Provide disconnection, demolition and renovation work specified under Division 15 and as indicated and scheduled on the drawings.

B. Damage: Where pipe, ductwork, insulation or equipment to remain is inadvertently damaged or disturbed, cut out and remove damaged section and provide new pipe, ductwork, insulation or equipment of equal capacity and quality.

C. Accessible Work: Exposed pipe and/or ductwork scheduled to be demolished shall be removed in its entirety.
D. Removal: Equipment specified or indicated to be demolished, shall be removed from the project site and shall not be reused.

E. Temporary Disconnection: Equipment required to be temporarily disconnected and relocated shall be carefully removed, stored, cleaned, reinstalled, reconnected and made operational.

1.6 COORDINATION

A. General: Coordinate mechanical work with that of other trades in order to:

1. Avoid interferences between general construction, mechanical, electrical, structural and other specialty trades.
2. Maintain clearances and advise other trades of clearance requirements for operation, repair, removal and testing of mechanical equipment.

1.7 MANUFACTURER'S RECOMMENDATIONS

A. General: Where installation procedures or any part thereof are required to be in accordance with manufacturer's recommendations, furnish printed copies of the recommendations prior to installation. Installation of the item shall not proceed until recommendations are received. Failure to furnish recommendations shall be cause for rejection of the equipment or material.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 CUTTING AND PATCHING

A. Cutting: Provide cutting, channeling, chasing and drilling of floors, walls, partitions, ceilings and other surfaces necessary for installation of mechanical work. All cutting shall be performed by skilled mechanics of the trades involved.

B. Patching: Repair cut surfaces to match adjacent surfaces.

3.2 EXTENDING EXISTING MECHANICAL AND PLUMBING UNITS

A. Where required by new roofing conditions, and where indicated on the plans, extend existing mechanical curbs, vent-thru-roofs, hot stacks, solar unit supply and return lines, etc. as required to accommodate an 8" minimum flashing height above the finished roof surface.

B. Materials used to extend existing conditions shall match material type and connections to existing conditions. Connections shall be made below the roof deck where accessible.

C. Insulate new work where existing is insulated. Match existing materials.

D. Plumbing vents can be extended using Uniform Plumbing Code approved no-hub connectors.

E. All existing mechanical equipment and systems are believed to be operable. The contractor shall check such systems prior to the commencement of work and notify the Owner's Representative if any are found to be inoperable.
3.3 VERIFICATION OF ROOF DRAINAGE

A. All existing and new roof drains shall be tested for proper flow of water at job completion.

B. Water flow shall be tested in the presence of the Owner’s Representative with a minimum of 10 gallons of water.

END OF SECTION 15010
PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

B. Section 15010 - Basic Materials and Methods

C. Section 15400 - Roof Drains and Piping

1.2 REFERENCES

A. Thermal insulation materials shall meet the property requirements of one or more of the following specifications as applicable to the specific product or end use:

2. ASTM C 585, "Standard Practice for Inner and Outer Diameters of Rigid Thermal Insulation for Nominal Sizes of Pipe and Tubing (NPS System)"

1.3 DEFINITIONS

A. The term "mineral fiber" as defined by the above specifications includes fibers manufactured of glass, rock, or slag processed from a molten state, with or without binder.

1.4 SYSTEM PERFORMANCE

A. Insulation materials furnished should meet the minimum thickness requirements of National Voluntary Consensus Standard 90.1 (1999), "Energy Efficient Design of New Buildings," of the American Society of Heating, Refrigeration, and Air Conditioning Engineers (ASHRAE). However, if other factors such as condensation control or personnel protection are to be considered, the selection of the thickness of insulation should satisfy the controlling factor.

B. Insulation materials furnished and installed hereunder shall meet the fire hazard requirements of applicable building codes when tested in composite form per one of the following nominally equivalent test methods:

1. American Society for Testing of Materials: ASTM E 84
2. Underwriters' Laboratories, Inc.: UL 723

1.5 QUALITY ASSURANCE

A. Insulation materials, including all weather and vapor barrier materials, closures, hangers, supports, fitting covers, and other accessories, shall be furnished and installed in strict accordance with project drawings, plans, and specifications.
B. Insulation materials and accessories shall be installed in a workmanlike manner by skilled and experienced workers who are regularly engaged in commercial insulation work.

1.6 DELIVERY AND STORAGE OF MATERIALS

A. All of the insulation materials and accessories covered by this specification shall be delivered to the job site and stored in a safe, dry place with appropriate labels and/or other product identification.

B. The contractor shall use whatever means are necessary to protect the insulation materials and accessories before, during, and after installation. No insulation material shall be installed that has become damaged in any way. The contractor shall also use all means necessary to protect work and materials installed by other trades.

C. If any insulation material has become wet because of transit or job site exposure to moisture or water, the contractor shall not install such material, and shall remove it from the job site.

1.7 SUBMITTALS

A. Submit product data and installation instructions for the specified pipe insulation and accessories.

PART 2 - PRODUCTS

2.1 PIPE INSULATION

A. Molded fibrous glass pipe insulation shall comply with the requirements of ASTM C 547.

1. Owens Corning Fiberglas SSL-II Pipe Insulation with factory applied all-service jacket (ASJ) and two-component adhesive closure system, rated for a maximum service temperature of 850F (454C).

2. Insulation thickness shall be 1”.

B. Fittings, elbows, and drain bowls shall be insulated with pre-formed fiberglass fittings, fabricated sections of Owens Corning Fiberglas Pipe Insulation, Owens Corning Pipe and Tank Insulation, Owens Corning blanket insulation, or insulating cement. Thickness shall be equal to adjacent pipe insulation. Finish with pre-formed PVC fitting covers.

C. All piping shall be supported in such a manner that neither the insulation nor the vapor/weather barrier is compromised by the hanger or the effects of the hanger. In all cases, hanger spacing shall be such that the circumferential joint may be made outside the hanger. On cold systems, vapor barrier shall be continuous, including material covered by the hanger saddle.

2.2 ACCESSORY MATERIALS

A. Accessory materials installed as part of insulation work under his section shall include (but not be limited to):


2. Field-applied jacketing materials - Sheet metal, plastic, canvas, fiber glass cloth, insulating cement, PVC fitting covers.

B. All accessory materials shall be installed in accordance with project drawings and specifications, manufacturer's instructions, and/or in conformance with the current edition of the Midwest Insulation Contractors Association (MICA) "Commercial & Industrial Insulation Standards."

PART 3 - EXECUTION

3.1 SITE INSPECTION

A. Before starting work under this section, carefully inspect the site and installed work of other trades and verify that such work is complete to the point where installation of materials and accessories under this section can begin.

B. Verify that all materials and accessories can be installed in accordance with project drawings and specifications and material manufacturers' recommendations.

C. Verify, by inspecting product labeling, submittal data, and/or certifications which may accompany the shipments, that all materials and accessories to be installed on the project comply with applicable specifications and standards and meet specified thermal and physical properties.

D. Field Measurements: Verify all dimensions and installation requirements so that work can be accurately fitted to other construction and in accordance with the intent of the contract documents. The Contractor is responsible for accuracy of measurements and adequate space requirements for the precise fitting and assembly of finished work.

3.2 PREPARATION

A. Ensure that all pipe and fitting surfaces over which insulation is to be installed are clean and dry.

B. Ensure that insulation is clean, dry, and in good mechanical condition with all factory-applied vapor or weather barriers intact and undamaged. Wet, dirty, or damaged insulation shall not be acceptable for installation.

C. Ensure that pressure testing of piping and fittings has been completed prior to installing insulation.

3.3 INSTALLATION

A. General

1. Install all insulation materials and accessories in accordance with manufacturer's published instructions and recognized industry practices to ensure that it will serve its intended purpose.
2. Install insulation on piping subsequent to installation of heat tracing, painting, and acceptance tests.
3. Install insulation materials with smooth and even surfaces. Insulate each continuous run of piping with full-length units of insulation, with single cut piece to complete run. Do not use cut pieces or scraps abutting each other. Butt insulation joints firmly to ensure complete, tight fit over all piping surfaces.
4. Maintain the integrity of factory-applied vapor barrier jacketing on all pipe insulation, protecting it against puncture, tears or other damage. All staples used on cold pipe insulation shall be coated with suitable sealant to maintain vapor barrier integrity.
5. Where pipe insulation has the hanger on the outside of the insulation jacket, supply 180 degree calcium-silicate insert with metal shield for 1-inch and larger pipe. Piping systems 3/4" diameter or less may be supported by placing sheet metal saddles of the proper length and spacing under the insulation.

B. Fittings

1. Fittings, elbows, drain bowls, and similar items in each piping system using one of the following:
   a. Mitered sections of insulation equivalent in thickness and composition to that installed on straight pipe runs.
   b. Insulation cement equal in thickness to the adjoining insulation.
   c. Owens Corning PVC Fitting Covers insulated with material equal in thickness and composition to adjoining insulation.

C. Joints

1. Butt pipe insulation against hanger inserts. For hot pipes, it is recommended all joints be staggered when operating temperature is over 400F (204C) double layer. Seal jacketing according to type being used. For cold piping, seal self-sealing laps by firmly rubbing down surface of tape and flap.
   2. All pipe insulation ends shall be tapered and sealed, regardless of service.

3.4 FIELD QUALITY ASSURANCE

A. Upon completion of all insulation work covered by this specification, visually inspect the work and verify that it has been correctly installed. This may be done while work is in progress, to assure compliance with requirements herein to cover and protect insulation materials during installation.

3.5 PROTECTION

A. Replace damaged insulation, which cannot be satisfactorily repaired, including insulation with vapor barrier damage and moisture-saturated insulation.

B. The insulation contractor shall advise the general and/or the mechanical contractor as to requirements for protection of the insulation work during the remainder of the construction period, to avoid damage and deterioration of the finished insulation work.
PART 1 - GENERAL

1.1 RELATED DOCUMENTS
A. Drawings and general provisions of Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to work of this Section.
B. Section 15010 - Mechanical Basic Materials and Methods
C. Section 15083 - Pipe Insulation

1.2 SYSTEM DESCRIPTION
A. Provide all plumbing fixtures, materials, labor, accurate rough-in setting, leveling and adjustments of all new roof drain piping and fixtures.

1.3 QUALITY ASSURANCE
A. Provide fixtures and specialties in accordance with style, type, quality, and function as established by the named manufacturer and model specified for each item.
B. Provide all installations in accordance with jurisdictional code restrictions and recommendations.

1.4 SUBMITTALS
A. Submit product data for the roof drain fixtures including hangers, piping, and drains.
B. Submit product data and proposed assembly for penetrations through fire-rated walls. Product data shall include fire caulking, insulation, and other materials required to achieve specified fire rating. Proposed assembly shall include a manufacturer’s section cut drawing showing relationship of existing construction and new materials required to achieve specified fire rating.

PART 2 - PRODUCTS

2.1 ROOF DRAIN PIPING
A. Service weight (SV) cast iron pipe "No Hub System" conforming to ASTM A 888 and CISPI 301 utilizing hubless cast iron soil pipe couplings certified to withstand a minimum of 13 psig internal pressure.
B. No-Hub couplings shall be of "super-duty" type, with corrugated 304 stainless steel shield in conjunction with stainless steel clamps mounted in a series. For pipe sizes 4" and smaller, a minimum of (4) stainless steel clamps shall be used. For pipe sizes larger than 4", a minimum of (6) stainless steel clamps shall be used.
   1. Husky Series 4000, or equal.
C. Where stack pressure may theoretically exceed 50 psig, use couplings with restrained joints horizontal and vertical up to 80 psig. For pressures above 80 psig, use schedule 40 galvanized steel pipe with threaded cast iron drainage fittings. Use teflon tape or compound for all threaded joint make-up.

D. Hangers:
   1. Adjustable clevis, UL Listed, Michigan #400. Michigan numbers are indicated for type and quality. Comparable products manufactured by B-Line, Grinnell, P.H.D., and Tolco are approved.
   2. Hangers in contact with steel, iron, cast or ductile iron shall be plated.

2.2 PLUMBING FIXTURES

A. Roof Drains: Cast iron drain with removable cast iron dome, flashing clamp, drain body and other necessary accessories. Provide manufacturer’s under-deck clamps on all roof drains.
   1. Zurn: Model Z-100, or equal.

PART 3 - EXECUTION

3.1 PREPARATION

A. Examination: Examine the contract documents and job site and provide all necessary attachments, accessories, support equipment and materials as necessary to fit allocated spaces.

B. Field Measurements: Verify all dimensions and installation requirements so that work can be accurately fitted to other construction and in accordance with the intent of the contract documents. The Contractor is responsible for accuracy of measurements and adequate space requirements for the precise fitting and assembly of finished work.

C. Installation of plumbing systems including piping, equipment, materials and workmanship shall be in accordance with the International Plumbing Code, local codes, and the Cast Iron Soil Pipe Institute recommendations.

3.2 ROOF DRAIN PIPING

A. General:
   1. Contractor shall verify all inverts at existing and new drain piping before installation.
   2. Provide uniform fall of not less than one inch in eight feet.
   3. For horizontal lines suspended from structure provide hangers at a maximum of five foot intervals, or wherever necessary to insure proper grading.
   4. Cleanouts: Install full size brass cleanout plugs according to current Building Codes, wherever pipes change direction, or otherwise require cleanouts for proper cleaning of entire piping systems.

B. Routing of piping: Connect new piping for primary drains to the existing leaders. All proposed locations on the drawings shall be verified with the Owner’s Representative prior to commencement of work.

3.3 HANGERS AND SUPPORTS

A. General: Install hangers at the following intervals:
PIPE MATERIAL          | MAX HORIZONTAL | MAX VERTICAL |
                        | SPACING IN FEET| SPACING IN FEET|
ABS Pipe                | 4              | 4            |
Cast-Iron Pipe          | 5              | 15           |
Copper Tubing 1-1/4" and smaller | 6          | 10           |
Copper Tubing 1-1/2" and larger | 10        | 10           |
PVC Pipe                | 4              | 4            |

B. General: Install adjustable steel clevis hangers for individual horizontal runs less than 20 feet in length.

END OF SECTION 15400
PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

1.2 SUMMARY

A. Scope: Electrical work covered by this Section is specified in other sections of Division 16, the drawings, schedules or by requirements of this Section.

1.3 QUALITY ASSURANCE

A. Labels and Listings: All materials, appliances and equipment provided shall meet the requirements of the Underwriters Laboratories, Inc. (UL), Electrical Testing Laboratories (ETL) and other standard organizations.

B. National Fire Protection Association (NFPA): All work provided under this Contract shall meet the requirements of 2008 National Electrical Code.

1.4 DELIVERY, STORAGE AND HANDLING

A. Storage: Materials stored at the project site which become soiled with construction dirt, concrete or earthwork shall be washed, cleaned and dried or removed from the project site and replaced with new. Do not install soiled material.

B. Cleaning: Clean and wipe the exterior of conduit and pullboxes soiled by roofing trades, before proceeding with wiring.

C. Do not install damaged, broken or marred material or products, replace with new. On long deliver items which are damaged in shipping or storage, field repair may be authorized instead of replacement. Repair authorization shall be written.

1.5 TEMPORARY FACILITIES

A. Division 1: Refer to Section 01500, "Temporary Facilities", for the requirements of temporary power and lighting for construction and safety.

1.6 RENOVATION PROJECTS

A. Demolition: Provide disconnection, demolition and renovation work specified under Division 16 and/or as indicated and scheduled on the drawings.

B. Wiring: Wiring to be demolished shall be removed from both concealed and exposed conduit. NO wiring which becomes unused as a result of the Contract shall be abandoned in place.

C. Damage: Where conduit and wiring to remain are inadvertently damaged or disturbed, cut out and remove damaged portion and all damaged wiring from the source switchboard, panelboard or pullbox to the destination connection point. Provide new wiring of equal capacity.

D. Abandoned Work: Concealed conduit, abandoned in place, shall be cut out approximately two inches beyond the face of adjacent construction, plugged, and the adjacent surface patched to match existing.
E. Removal: Equipment specified or indicated to be demolished, shall be removed from the project site and shall not be reused.

F. Temporary Disconnection: Equipment required to be temporarily disconnected and relocated shall be carefully removed, stored, cleaned, reinstalled, reconnected and made operational.

1.7 SIZING

A. Capacity: Provide equipment and material of sizes, capacities, power ratings and dimensions indicated on the drawings, in the schedules and as specified.

B. Fit and Clearance: Equipment and material of greater or larger power, dimensions, capacity and ratings may be furnished provided such proposed equipment is approved in writing and feeders, circuit breakers, conduit, and equipment spaces are increased by the Contractor at no additional cost.

1.8 COORDINATION

A. Coordinate electrical work with that of other trades so that:

1. Interference between general construction, mechanical, electrical, structural and other specialty trades is avoided.
2. Maintain clearances and advise other trades of clearance requirements for operation, repair, removal and testing of electrical equipment.
3. All electrical materials and equipment shall be kept as close as possible to ceiling, walls and columns to occupy the minimum amount of space.
4. Furnish and install all offsets, fittings and similar items necessary to accomplish the requirements of coordination, without additional expense.

PART 2 - PRODUCTS (NOT USED)

PART 3 - EXECUTION

3.1 OUTSIDE SERVICES

A. Contract Limits: Where "limits of contract" designations are indicated on site plans, they shall not apply to electric service underground or overhead work necessary to serve the project and occurring outside of the "limits of contract" designations.

3.2 CLOSING OF OPENINGS

A. Firestopping: Unused slots, sleeves and other penetrations in floors, walls or other general construction shall be closed and sealed with an approved firestopping material.

1. Firestopping materials shall be UL listed and tested silicone elastomer specifically formulated for use in horizontal and vertical applications. The material shall possess intumescent characteristics and upon exposure to heat above 250 degrees F shall expand to not less than five times its original volume to form a fireproof envelope, UL rated for 2- and 3-hour protection, when applied in accordance with the manufacturer's recommendations.

2. Floor slots and openings shall be closed with 16 gauge galvanized steel sheet supported on 1-inch by 1-inch by 1/8-inch structural angle drilled or supported with ponder-driven studs into the building structure. Fire stop with a layer of silicone elastomer not less than 1-inch thick which completely fills the opening.
3. Openings in walls shall be closed with 16 gauge galvanized steel sheet securely attached at the midpoint of the wall thickness and firestopped on both sides of the steel sheet with not less than ½-inch thick layer of non-sagging silicone elastomer to fully cover the opening.  
4. Single or multiple pipes passing through walls and floors shall have the annulus space between pipes or between pipes and structure filled with silicone elastomer to provide a 3-hour rated firestop for floors and walls.  

B. Conduit: The annulus between exposed conduit and walls or floors in finished spaces shall be filled, sealed, and painted to match adjacent surfaces.

3.3 EXTENDING EXISTING ELECTRICAL WORK

A. Where required by new roofing conditions, and where indicated on the plans, extend existing conduits and electrical runs as required to accommodate new work.  
B. Materials used to extend existing conditions shall match material type and connections to existing conditions.  
C. All existing electrical systems are believed to be operable. The contractor shall check such systems prior to commencement of work and notify the Owner’s Representative if any systems are found to be inoperable.