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DOCUMENT 001113 - ADVERTISEMENT FOR BIDS

1.1 **PROJECT INFORMATION**

- A. Notice to Bidders: Qualified bidders may submit bids for project as described in this Document. Submit bids according to the Instructions to Bidders.
- B. Project Identification: Pooler City Hall Third Floor Build-Out.
 - 1. Project Location: Pooler City Hall, 100 US HWY 80 SW, Pooler, GA 31322
- C. Owner: City of Pooler, GA.
 - 1. Owner's Representative: Matt Saxon, Asst. City Manager.
- D. Architect: Hussey Gay Bell.
- E. Project Description: Project consists of the build-out of approximately 2,600 SF of unoccupied space located on the third floor of the City Hall.
- F. Construction Contract: Bids will be received for the following Work:
 - 1. General Contract (all trades).

1.2 BID SUBMITTAL AND OPENING

- A. Owner will receive sealed lump sum bids until the bid time and date at the location given below. Owner will consider bids prepared in compliance with the Instructions to Bidders issued by Owner, and delivered as follows:
 - 1. Bid Date: April 23, 2025.
 - 2. Bid Time: 2:00 PM, local time.
 - 3. Location: City of Pooler City Hall, Second Floor Training Room, 100 US Highway 80 Pooler, GA 31322
- B. Bids will be thereafter publicly opened and read aloud.

1.3 BID SECURITY

A. Bid security shall be submitted with each bid in the amount of five (5) percent of the bid amount. No bids may be withdrawn for a period of sixty (60) days after opening of bids. Owner reserves the right to reject any and all bids and to waive informalities and irregularities.

1.4 MANDATORY PREBID MEETING

- A. Prebid Meeting: A Mandatory Prebid meeting for all bidders will be held at City of Pooler City Hall, Second Floor Training Room, 100 US Highway 80 Pooler, GA 31322 on March 27, 2025, at 2:00 PM local time. Prospective prime bidders are required to attend.
 - 1. Bidders' Questions: Bidders' questions will be received until 5:00 PM on April 17, 2025, after which no questions will be received. Bidders' questions will be answered by 5:00 PM on April 18, 2025.

1.5 DOCUMENTS

A. Online Procurement and Contracting Documents: Obtain access by contacting Clayton Digital Reprographics, 912-447-5445. Online access will be provided to all registered bidders and suppliers.

1.6 NOTIFICATION

A. This Advertisement for Bids document is issued by the City of Pooler, GA.

END OF DOCUMENT 001113

DOCUMENT 002113 - INSTRUCTIONS TO BIDDERS

1.1 INSTRUCTIONS TO BIDDERS

- A. AIA Document A701, "Instructions to Bidders," is hereby incorporated into the Procurement and Contracting Requirements by reference.
 - 1. A copy of AIA Document A701, "Instructions to Bidders," is bound in this Project Manual.

END OF DOCUMENT 002113

DOCUMENT 004113 - BID FORM - STIPULATED SUM (SINGLE-PRIME CONTRACT)

1.1 BID INFORMATION

- A. Bidder:
- B. Project Name: POOLER CITY HALL THIRD FLOOR BUILD OUT.
- C. Project Location: POOLER CITY HALL, POOLER, GA.
- D. Owner: CITY OF POOLER, GA.
- E. Architect: HUSSEY GAY BELL.

1.2 CERTIFICATIONS AND BASE BID

- A. Base Bid, Single-Prime (All Trades) Contract: The undersigned Bidder, having carefully examined the Procurement and Contracting Requirements, Conditions of the Contract, Drawings, Specifications, and all subsequent Addenda, as prepared by Hussey Gay Bell and Architect's consultants, having visited the site, and being familiar with all conditions and requirements of the Work, hereby agrees to furnish all material, labor, equipment and services, including all scheduled allowances, necessary to complete the construction of the above-named project, according to the requirements of the Procurement and Contracting Documents, for the stipulated sum of:
 - 1. _____ Dollars (\$_____).

1.3 BID GUARANTEE

- A. The undersigned Bidder agrees to execute a contract for this Work in the above amount and to furnish surety as specified within ten (10) days after a written Notice of Award, if offered within sixty (60) days after receipt of bids, and on failure to do so agrees to forfeit to Owner the attached cash, cashier's check, certified check, U.S. money order, or bid bond, as liquidated damages for such failure, in the following amount constituting five percent (5%) of the Base Bid amount above:
 - 1. Dollars (\$).
- B. In the event Owner does not offer Notice of Award within the time limits stated above, Owner will return to the undersigned the cash, cashier's check, certified check, U.S. money order, or bid bond.
 - 1.

1.4 TIME OF COMPLETION

A. The undersigned Bidder proposes and agrees hereby to commence the Work of the Contract Documents on a date specified in a written Notice to Proceed to be issued by Architect, and shall substantially complete the Work within ______ calendar days.

1.5 ACKNOWLEDGEMENT OF ADDENDA

- A. The undersigned Bidder acknowledges receipt of and use of the following Addenda in the preparation of this Bid:
 - 1. Addendum No. 1, dated ______.
 - 2. Addendum No. 2, dated ______.
 - 3.
 Addendum No. 3, dated _______.
 - 4. Addendum No. 4, dated ______.

1.6 BID SUPPLEMENTS

- A. The following supplements are a part of this Bid Form and are attached hereto.
 - 1. Bid Form Supplement Bid Bond Form (AIA Document A310-2010).

1.7 CONTRACTOR'S LICENSE

A. The undersigned further states that it is a duly licensed contractor, for the type of work proposed, in the State of Georgia, and that all fees, permits, etc., pursuant to submitting this proposal have been paid in full.

1.8 SUBMISSION OF BID

A.	Respectfully submitted this	day of, 2025.
B.	Submitted By: corporation).	(Name of bidding firm or
C.	Authorized Signature:	(Handwritten signature).
D.	Signed By:	(Type or print name).
E.	Title:	(Owner/Partner/President/Vice President).
F.	Witnessed By:	(Handwritten signature).
G.	Attest:	(Handwritten signature).
Н.	By:	(Type or print name).
I.	Title:	(Corporate Secretary or Assistant Secretary).

J.	Street Address:	
K.	City, State, Zip:	
L.	Phone:	
M.	License No.:	
N.	Federal ID No.:	(Affix Corporate Seal Here).

END OF DOCUMENT 004113

DOCUMENT 004313 - BID SECURITY FORMS

1.1 BID FORM SUPPLEMENT

A. A completed bid bond form is required to be attached to the Bid Form.

1.2 BID BOND FORM

- A. AIA Document A310-2010 "Bid Bond" is the recommended form for a bid bond. A bid bond acceptable to Owner, or other bid security as described in the Instructions to Bidders, is required to be attached to the Bid Form as a supplement.
- B. Copies of AIA standard forms may be obtained from The American Institute of Architects; <u>https://www.aiacontracts.org/; email: docspurchases@aia.org;</u> (800) 942-7732.

END OF DOCUMENT 004313

MAIA[°] Document A101[™] – 2017

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

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

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

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

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

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

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

The parties should complete $A101^{\text{TM}}$ -2017, Exhibit A, Insurance and Bonds, contemporaneously with this Agreement.

AIA Document A201[™]–2017, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

The Owner and Contractor agree as follows.

TABLE OF ARTICLES

- 1 THE CONTRACT DOCUMENTS
- 2 THE WORK OF THIS CONTRACT
- 3 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION
- 4 CONTRACT SUM
- 5 PAYMENTS
- 6 DISPUTE RESOLUTION
- 7 TERMINATION OR SUSPENSION
- 8 MISCELLANEOUS PROVISIONS
- 9 ENUMERATION OF CONTRACT DOCUMENTS

EXHIBIT A INSURANCE AND BONDS

ARTICLE 1 THE CONTRACT DOCUMENTS

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

ARTICLE 2 THE WORK OF THIS CONTRACT

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

ARTICLE 3 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

§ 3.1 The date of commencement of the Work shall be: (Check one of the following boxes.)

The date of this Agreement.
A date set forth in a notice to proceed issued by the Owner.
Established as follows:

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

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

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

§ 3.3 Substantial Completion

Init.

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

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

Not later than

) calendar days from the date of commencement of the Work.

2

By the following date:

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

Substantial Completion Date

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

ARTICLE 4 CONTRACT SUM

Portion of Work

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

§ 4.2 Alternates

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

Item

Price

Price

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

§ 4.3 Allowances, if any, included in the Contract Sum:

(Identify each allowance.)

Item

Item

§ 4.4 Unit prices, if any:

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

Price

Item

Units and Limitations

Price per Unit (\$0.00)

3

Conditions for Acceptance

§ 4.5 Liquidated damages, if any:

(Insert terms and conditions for liquidated damages, if any.)

§ 4.6 Other:

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

ARTICLE 5 PAYMENTS § 5.1 Progress Payments

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

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

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

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

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

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

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

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

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

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

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

§ 5.1.7 Retainage

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

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

§ 5.1.7.1.1 The following items are not subject to retainage:

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

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

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

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

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

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

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

§ 5.2 Final Payment

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

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

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

§ 5.3 Interest

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

%

ARTICLE 6 DISPUTE RESOLUTION § 6.1 Initial Decision Maker

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

§ 6.2 Binding Dispute Resolution

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

Arbitration pursuant to Section 15.4 of AIA Document A201-2017

Litigation in a court of competent jurisdiction

Other (Specify)

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

ARTICLE 7 TERMINATION OR SUSPENSION

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

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

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

ARTICLE 8 MISCELLANEOUS PROVISIONS

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

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

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

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

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§ 8.5 Insurance and Bonds

§ 8.5.1 The Owner and the Contractor shall purchase and maintain insurance as set forth in AIA Document A101TM_2017, Standard Form of Agreement Between Owner and Contractor where the basis of payment is a Stipulated Sum, Exhibit A, Insurance and Bonds, and elsewhere in the Contract Documents.

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

§ 8.6 Notice in electronic format, pursuant to Article 1 of AIA Document A201–2017, may be given in accordance with AIA Document E203TM–2013, Building Information Modeling and Digital Data Exhibit, if completed, or as otherwise set forth below:

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

§ 8.7 Other provisions:

ARTICLE 9 ENUMERATION OF CONTRACT DOCUMENTS

§ 9.1 This Agreement is comprised of the following documents:

- .1 AIA Document A101TM_2017, Standard Form of Agreement Between Owner and Contractor
- .2 AIA Document A101[™]–2017, Exhibit A, Insurance and Bonds
- .3 AIA Document A201TM-2017, General Conditions of the Contract for Construction
- .4 AIA Document E203[™]–2013, Building Information Modeling and Digital Data Exhibit, dated as indicated below:

(Insert the date of the E203-2013 incorporated into this Agreement.)

.5	Drawings			
	Number	Title	Date	
.6	Specifications Section	Title	Date	Pages
.7	Addenda, if any: Number	Date	Pages	

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

.8 Other Exhibits:

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

7

□ AIA Document E204TM-2017, Sustainable Projects Exhibit, dated as indicated below: (Insert the date of the E204-2017 incorporated into this Agreement.)

The Sustainability Pla	an:		
Title	Date	Pages	
Supplementary and of	ther Conditions of the Contract:		7.
Document	Title	Date	Pages

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

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

OWNER (Signature)	CONTRACTOR (Signature)	
(Printed name and title)	(Printed name and title)	



for the following PROJECT:

(Name and location or address)

THE OWNER: (Name, legal status and address)

THE ARCHITECT: (Name, legal status and address)

TABLE OF ARTICLES

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- 7 CHANGES IN THE WORK
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- 10 PROTECTION OF PERSONS AND PROPERTY
- 11 INSURANCE AND BONDS
- 12 UNCOVERING AND CORRECTION OF WORK
- 13 MISCELLANEOUS PROVISIONS
- 14 TERMINATION OR SUSPENSION OF THE CONTRACT
- 15 CLAIMS AND DISPUTES

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

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

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ARTICLE 1 GENERAL PROVISIONS

§ 1.1 Basic Definitions

§ 1.1.1 The Contract Documents

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

§ 1.1.2 The Contract

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

§ 1.1.3 The Work

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

§ 1.1.4 The Project

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

§ 1.1.5 The Drawings

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

§ 1.1.6 The Specifications

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

§ 1.1.7 Instruments of Service

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

§ 1.1.8 Initial Decision Maker

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

§ 1.2 Correlation and Intent of the Contract Documents

§ 1.2.1 The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the Work by the Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

§ 1.2.1.1 The invalidity of any provision of the Contract Documents shall not invalidate the Contract or its remaining

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provisions. If it is determined that any provision of the Contract Documents violates any law, or is otherwise invalid or unenforceable, then that provision shall be revised to the extent necessary to make that provision legal and enforceable. In such case the Contract Documents shall be construed, to the fullest extent permitted by law, to give effect to the parties' intentions and purposes in executing the Contract.

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

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

§ 1.3 Capitalization

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

§ 1.4 Interpretation

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

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

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

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

§ 1.6 Notice

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

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

§ 1.7 Digital Data Use and Transmission

The parties shall agree upon protocols governing the transmission and use of Instruments of Service or any other information or documentation in digital form. The parties will use AIA Document E203TM-2013, Building Information Modeling and Digital Data Exhibit, to establish the protocols for the development, use, transmission, and exchange of digital data.

§ 1.8 Building Information Models Use and Reliance

Any use of, or reliance on, all or a portion of a building information model without agreement to protocols governing the use of, and reliance on, the information contained in the model and without having those protocols set forth in AIA Document E203TM-2013, Building Information Modeling and Digital Data Exhibit, and the requisite AIA Document G202TM–2013, Project Building Information Modeling Protocol Form, shall be at the using or relying party's sole risk and without liability to the other party and its contractors or consultants, the authors of, or contributors to, the building

information model, and each of their agents and employees.

ARTICLE 2 OWNER

§ 2.1 General

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

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

§ 2.2 Evidence of the Owner's Financial Arrangements

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

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

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

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

§ 2.3 Information and Services Required of the Owner

§ 2.3.1 Except for permits and fees that are the responsibility of the Contractor under the Contract Documents, including those required under Section 3.7.1, the Owner shall secure and pay for necessary approvals, easements, assessments and charges required for construction, use or occupancy of permanent structures or for permanent changes in existing facilities.

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

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

§ 2.3.4 The Owner shall furnish surveys describing physical characteristics, legal limitations and utility locations for the

AlA Document A201[™] – 2017. Copyright © 1911, 1915, 1918, 1925, 1937, 1951, 1958, 1961, 1963, 1966, 1970, 1976, 1987, 1997, 2007 and 2017 by The American Institute of Architects. All rights reserved. WARNING: This AIA[®] Document is protected by U.S. Copyright Law and International Treaties. Unauthorized reproduction or distribution of this AIA[®] Document, or any portion of it, may result in severe civil and criminal penalties, and will be prosecuted to the maximum extent possible under the law. To report copyright violations of AIA Contract Documents, e-mail The American Institute of Architects' legal counsel, copyright@aia.org. site of the Project, and a legal description of the site. The Contractor shall be entitled to rely on the accuracy of information furnished by the Owner but shall exercise proper precautions relating to the safe performance of the Work.

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

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

§ 2.4 Owner's Right to Stop the Work

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

§ 2.5 Owner's Right to Carry Out the Work

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

ARTICLE 3 CONTRACTOR

§ 3.1 General

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

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

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

§ 3.2 Review of Contract Documents and Field Conditions by Contractor

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

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

capacity as a contractor and not as a licensed design professional, unless otherwise specifically provided in the Contract Documents.

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

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

§ 3.3 Supervision and Construction Procedures

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

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

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

§ 3.4 Labor and Materials

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

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

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

§ 3.5 Warranty

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§ 3.5.1 The Contractor warrants to the Owner and Architect that materials and equipment furnished under the Contract will be of good quality and new unless the Contract Documents require or permit otherwise. The Contractor further warrants that the Work will conform to the requirements of the Contract Documents and will be free from defects, except for those inherent in the quality of the Work the Contract Documents require or permit. Work, materials, or equipment not conforming to these requirements may be considered defective. The Contractor's warranty excludes

remedy for damage or defect caused by abuse, alterations to the Work not executed by the Contractor, improper or insufficient maintenance, improper operation, or normal wear and tear and normal usage. If required by the Architect, the Contractor shall furnish satisfactory evidence as to the kind and quality of materials and equipment.

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

§ 3.6 Taxes

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

§ 3.7 Permits, Fees, Notices and Compliance with Laws

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

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

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

§ 3.7.4 Concealed or Unknown Conditions

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

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

§ 3.8 Allowances

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

§ 3.8.2 Unless otherwise provided in the Contract Documents,

- .1 allowances shall cover the cost to the Contractor of materials and equipment delivered at the site and all required taxes, less applicable trade discounts;
- .2 Contractor's costs for unloading and handling at the site, labor, installation costs, overhead, profit, and other expenses contemplated for stated allowance amounts shall be included in the Contract Sum but not in the allowances; and

.3 whenever costs are more than or less than allowances, the Contract Sum shall be adjusted accordingly by Change Order. The amount of the Change Order shall reflect (1) the difference between actual costs and the allowances under Section 3.8.2.1 and (2) changes in Contractor's costs under Section 3.8.2.2.

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

§ 3.9 Superintendent

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

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

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

§ 3.10 Contractor's Construction and Submittal Schedules

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

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

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

§ 3.11 Documents and Samples at the Site

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

§ 3.12 Shop Drawings, Product Data and Samples

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

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

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

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

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

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

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

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

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

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

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

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

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time and in the form specified by the Architect.

§ 3.13 Use of Site

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

§ 3.14 Cutting and Patching

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

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

§ 3.15 Cleaning Up

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

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

§ 3.16 Access to Work

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

§ 3.17 Royalties, Patents and Copyrights

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

§ 3.18 Indemnification

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

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

ARTICLE 4 ARCHITECT

§ 4.1 General

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

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

§ 4.2 Administration of the Contract

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

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

§ 4.2.3 On the basis of the site visits, the Architect will keep the Owner reasonably informed about the progress and quality of the portion of the Work completed, and promptly report to the Owner (1) known deviations from the Contract Documents, (2) known deviations from the most recent construction schedule submitted by the Contractor, and (3) defects and deficiencies observed in the Work. The Architect will not be responsible for the Contractor's failure to perform the Work in accordance with the requirements of the Contract Documents. The Architect will not have control over or charge of, and will not be responsible for acts or omissions of, the Contractor, Subcontractors, or their agents or employees, or any other persons or entities performing portions of the Work.

§ 4.2.4 Communications

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

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

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

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

Sections 3.3, 3.5, and 3.12. The Architect's review shall not constitute approval of safety precautions or of any construction means, methods, techniques, sequences, or procedures. The Architect's approval of a specific item shall not indicate approval of an assembly of which the item is a component.

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

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

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

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

§ 4.2.12 Interpretations and decisions of the Architect will be consistent with the intent of, and reasonably inferable from, the Contract Documents and will be in writing or in the form of drawings. When making such interpretations and decisions, the Architect will endeavor to secure faithful performance by both Owner and Contractor, will not show partiality to either, and will not be liable for results of interpretations or decisions rendered in good faith.

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

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

ARTICLE 5 SUBCONTRACTORS

§ 5.1 Definitions

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

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

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

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

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

§ 5.2.3 If the Owner or Architect has reasonable objection to a person or entity proposed by the Contractor, the

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

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

§ 5.3 Subcontractual Relations

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

§ 5.4 Contingent Assignment of Subcontracts

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

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

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

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

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

ARTICLE 6 CONSTRUCTION BY OWNER OR BY SEPARATE CONTRACTORS § 6.1 Owner's Right to Perform Construction and to Award Separate Contracts

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

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

§ 6.1.3 The Owner shall provide for coordination of the activities of the Owner's own forces and of each Separate

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

§ 6.2 Mutual Responsibility

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

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

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

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

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

§ 6.3 Owner's Right to Clean Up

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

ARTICLE 7 CHANGES IN THE WORK

§ 7.1 General

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

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

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

§ 7.2 Change Orders

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

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

§ 7.3 Construction Change Directives

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

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

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

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

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

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

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

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

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

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

§ 7.3.9 Pending final determination of the total cost of a Construction Change Directive to the Owner, the Contractor may request payment for Work completed under the Construction Change Directive in Applications for Payment. The

Architect will make an interim determination for purposes of monthly certification for payment for those costs and certify for payment the amount that the Architect determines, in the Architect's professional judgment, to be reasonably justified. The Architect's interim determination of cost shall adjust the Contract Sum on the same basis as a Change Order, subject to the right of either party to disagree and assert a Claim in accordance with Article 15.

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

§ 7.4 Minor Changes in the Work

The Architect may order minor changes in the Work that are consistent with the intent of the Contract Documents and do not involve an adjustment in the Contract Sum or an extension of the Contract Time. The Architect's order for minor changes shall be in writing. If the Contractor believes that the proposed minor change in the Work will affect the Contract Sum or Contract Time, the Contractor shall notify the Architect and shall not proceed to implement the change in the Work. If the Contractor performs the Work set forth in the Architect's order for a minor change without prior notice to the Architect that such change will affect the Contract Sum or Contract Time, the Contractor waives any adjustment to the Contract Sum or extension of the Contract Time.

ARTICLE 8 TIME

§ 8.1 Definitions

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

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

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

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

§ 8.2 Progress and Completion

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

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

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

§ 8.3 Delays and Extensions of Time

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

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

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

ARTICLE 9 PAYMENTS AND COMPLETION

§ 9.1 Contract Sum

§ 9.1.1 The Contract Sum is stated in the Agreement and, including authorized adjustments, is the total amount payable

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by the Owner to the Contractor for performance of the Work under the Contract Documents.

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

§ 9.2 Schedule of Values

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

§ 9.3 Applications for Payment

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

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

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

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

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

§ 9.4 Certificates for Payment

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

§ 9.4.2 The issuance of a Certificate for Payment will constitute a representation by the Architect to the Owner, based on the Architect's evaluation of the Work and the data in the Application for Payment, that, to the best of the Architect's knowledge, information, and belief, the Work has progressed to the point indicated, the quality of the Work is in accordance with the Contract Documents, and that the Contractor is entitled to payment in the amount certified. The

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

§ 9.5 Decisions to Withhold Certification

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

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

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

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

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

§ 9.6 Progress Payments

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

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

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

§ 9.6.4 The Owner has the right to request written evidence from the Contractor that the Contractor has properly paid Subcontractors and suppliers amounts paid by the Owner to the Contractor for subcontracted Work. If the Contractor fails to furnish such evidence within seven days, the Owner shall have the right to contact Subcontractors and suppliers

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to ascertain whether they have been properly paid. Neither the Owner nor Architect shall have an obligation to pay, or to see to the payment of money to, a Subcontractor or supplier, except as may otherwise be required by law.

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

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

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

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

§ 9.7 Failure of Payment

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

§ 9.8 Substantial Completion

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

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

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

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

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

§ 9.9 Partial Occupancy or Use

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

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

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

§ 9.10 Final Completion and Final Payment

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

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

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

constitute a waiver of Claims.

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

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

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

ARTICLE 10 PROTECTION OF PERSONS AND PROPERTY

§ 10.1 Safety Precautions and Programs

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

§ 10.2 Safety of Persons and Property

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

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

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

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

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

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

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

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

§ 10.2.8 Injury or Damage to Person or Property

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

§ 10.3 Hazardous Materials and Substances

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

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

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

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

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

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

§ 10.4 Emergencies

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

ARTICLE 11 INSURANCE AND BONDS

§ 11.1 Contractor's Insurance and Bonds

§ 11.1.1 The Contractor shall purchase and maintain insurance of the types and limits of liability, containing the

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

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

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

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

§ 11.2 Owner's Insurance

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

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

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

§ 11.3 Waivers of Subrogation

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

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

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

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

§11.5 Adjustment and Settlement of Insured Loss

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

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

ARTICLE 12 UNCOVERING AND CORRECTION OF WORK

§ 12.1 Uncovering of Work

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

§ 12.1.2 If a portion of the Work has been covered that the Architect has not specifically requested to examine prior to its being covered, the Architect may request to see such Work and it shall be uncovered by the Contractor. If such Work is in accordance with the Contract Documents, the Contractor shall be entitled to an equitable adjustment to the Contract Sum and Contract Time as may be appropriate. If such Work is not in accordance with the Contract Documents, the costs of uncovering the Work, and the cost of correction, shall be at the Contractor's expense.

§ 12.2 Correction of Work

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§ 12.2.1 Before Substantial Completion

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

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§ 12.2.2 After Substantial Completion

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

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

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

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

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

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

§ 12.3 Acceptance of Nonconforming Work

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

ARTICLE 13 MISCELLANEOUS PROVISIONS

§ 13.1 Governing Law

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

§ 13.2 Successors and Assigns

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

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

§ 13.3 Rights and Remedies

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

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

§ 13.4 Tests and Inspections

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

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

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

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

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

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

§ 13.5 Interest

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

ARTICLE 14 TERMINATION OR SUSPENSION OF THE CONTRACT

§ 14.1 Termination by the Contractor

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

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

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

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

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

§ 14.2 Termination by the Owner for Cause

§ 14.2.1 The Owner may terminate the Contract if the Contractor

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

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

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

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

§ 14.2.4 If the unpaid balance of the Contract Sum exceeds costs of finishing the Work, including compensation for the Architect's services and expenses made necessary thereby, and other damages incurred by the Owner and not expressly waived, such excess shall be paid to the Contractor. If such costs and damages exceed the unpaid balance, the Contractor shall pay the difference to the Owner. The amount to be paid to the Contractor or Owner, as the case may be, shall be certified by the Initial Decision Maker, upon application, and this obligation for payment shall survive termination of the Contract.

§ 14.3 Suspension by the Owner for Convenience

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

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

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

§ 14.4 Termination by the Owner for Convenience

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

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

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

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

ARTICLE 15 CLAIMS AND DISPUTES

§ 15.1 Claims

§ 15.1.1 Definition

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

§ 15.1.2 Time Limits on Claims

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

§ 15.1.3 Notice of Claims

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

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

§ 15.1.4 Continuing Contract Performance

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

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

§ 15.1.5 Claims for Additional Cost

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

§ 15.1.6 Claims for Additional Time

§ 15.1.6.1 If the Contractor wishes to make a Claim for an increase in the Contract Time, notice as provided in Section

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15.1.3 shall be given. The Contractor's Claim shall include an estimate of cost and of probable effect of delay on progress of the Work. In the case of a continuing delay, only one Claim is necessary.

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

§ 15.1.7 Waiver of Claims for Consequential Damages

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

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

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

§ 15.2 Initial Decision

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

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

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

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

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

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

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

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

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

§ 15.3 Mediation

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

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

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

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

§ 15.4 Arbitration

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

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

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

§ 15.4.3 The foregoing agreement to arbitrate and other agreements to arbitrate with an additional person or entity duly

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§ 15.4.4 Consolidation or Joinder

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

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

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

AIA Document A701° – 2018

Instructions to Bidders

for the following Project: (Name, location, and detailed description) Pooler City Hall Third Floor Build-Out 100 US HWY 80 SW Pooler, GA 31322

THE OWNER: (Name, legal status, address, and other information)

City of Pooler, GA 100 US HWY 80 SW Pooler, GA 31322

THE ARCHITECT: (Name, legal status, address, and other information)

Hussey Gay Bell 329 Commercial Drive, STE 200 Savannah, GA 31406

TABLE OF ARTICLES

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- 8 **ENUMERATION OF THE PROPOSED CONTRACT DOCUMENTS**

ADDITIONS AND DELETIONS:

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

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

FEDERAL, STATE, AND LOCAL LAWS MAY IMPOSE REQUIREMENTS ON PUBLIC PROCUREMENT CONTRACTS. CONSULT LOCAL AUTHORITIES OR AN ATTORNEY TO VERIFY REQUIREMENTS APPLICABLE TO THIS PROCUREMENT BEFORE COMPLETING THIS FORM.

It is intended that AIA Document G612[™]-2017, Owner's Instructions to the Architect, Parts A and B will be completed prior to using this document.

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ARTICLE 1 DEFINITIONS

§ 1.1 Bidding Documents include the Bidding Requirements and the Proposed Contract Documents. The Bidding Requirements consist of the advertisement or invitation to bid, Instructions to Bidders, supplementary instructions to bidders, the bid form, and any other bidding forms. The Proposed Contract Documents consist of the unexecuted form of Agreement between the Owner and Contractor and that Agreement's Exhibits, Conditions of the Contract (General, Supplementary and other Conditions), Drawings, Specifications, all Addenda, and all other documents enumerated in Article 8 of these Instructions.

§ 1.2 Definitions set forth in the General Conditions of the Contract for Construction, or in other Proposed Contract Documents apply to the Bidding Documents.

§ 1.3 Addenda are written or graphic instruments issued by the Architect, which, by additions, deletions, clarifications, or corrections, modify or interpret the Bidding Documents.

§ 1.4 A Bid is a complete and properly executed proposal to do the Work for the sums stipulated therein, submitted in accordance with the Bidding Documents.

§ 1.5 The Base Bid is the sum stated in the Bid for which the Bidder offers to perform the Work described in the Bidding Documents, to which Work may be added or deleted by sums stated in Alternate Bids.

§ 1.6 An Alternate Bid (or Alternate) is an amount stated in the Bid to be added to or deducted from, or that does not change, the Base Bid if the corresponding change in the Work, as described in the Bidding Documents, is accepted.

§ 1.7 A Unit Price is an amount stated in the Bid as a price per unit of measurement for materials, equipment, or services, or a portion of the Work, as described in the Bidding Documents.

§ 1.8 A Bidder is a person or entity who submits a Bid and who meets the requirements set forth in the Bidding Documents.

§ 1.9 A Sub-bidder is a person or entity who submits a bid to a Bidder for materials, equipment, or labor for a portion of the Work.

ARTICLE 2 BIDDER'S REPRESENTATIONS

§ 2.1 By submitting a Bid, the Bidder represents that:

- .1 the Bidder has read and understands the Bidding Documents;
- .2 the Bidder understands how the Bidding Documents relate to other portions of the Project, if any, being bid concurrently or presently under construction;
- .3 the Bid complies with the Bidding Documents;
- .4 the Bidder has visited the site, become familiar with local conditions under which the Work is to be performed, and has correlated the Bidder's observations with the requirements of the Proposed Contract Documents;
- .5 the Bid is based upon the materials, equipment, and systems required by the Bidding Documents without exception; and
- .6 the Bidder has read and understands the provisions for liquidated damages, if any, set forth in the form of Agreement between the Owner and Contractor.

ARTICLE 3 BIDDING DOCUMENTS

§ 3.1 Distribution

§ 3.1.1 Bidders shall obtain complete Bidding Documents, as indicated below, from the issuing office designated in the advertisement or invitation to bid, for the deposit sum, if any, stated therein.

(Indicate how, such as by email, website, host site/platform, paper copy, or other method Bidders shall obtain Bidding Documents.)

Bidding documents, as PDF's, are available at Clayton Digital Reprographics, 912-447-5445.

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(Paragraphs deleted)

§ 3.1.4 Bidders shall use complete Bidding Documents in preparing Bids. Neither the Owner nor Architect assumes responsibility for errors or misinterpretations resulting from the use of incomplete Bidding Documents.

§ 3.1.5 The Bidding Documents will be available for the sole purpose of obtaining Bids on the Work. No license or grant of use is conferred by distribution of the Bidding Documents.

§ 3.2 Modification or Interpretation of Bidding Documents

§ 3.2.1 The Bidder shall carefully study the Bidding Documents, shall examine the site and local conditions, and shall notify the Architect of errors, inconsistencies, or ambiguities discovered and request clarification or interpretation pursuant to Section 3.2.2.

§ 3.2.2 Requests for clarification or interpretation of the Bidding Documents shall be submitted by the Bidder in writing and shall be received by the Architect at least seven days prior to the date for receipt of Bids. (Indicate how, such as by email, website, host site/platform, paper copy, or other method Bidders shall submit requests for clarification and interpretation.)

Bidder questions shall be submitted electronically via e-mail to the Architect, Robert Armstrong, rarmstrong@husseygaybell.com.

§ 3.2.3 Modifications and interpretations of the Bidding Documents shall be made by Addendum. Modifications and interpretations of the Bidding Documents made in any other manner shall not be binding, and Bidders shall not rely upon them.

§ 3.3 Substitutions

§ 3.3.1 The materials, products, and equipment described in the Bidding Documents establish a standard of required function, dimension, appearance, and quality to be met by any proposed substitution.

§ 3.3.2 Substitution Process

§ 3.3.2.1 Written requests for substitutions shall be received by the Architect at least ten days prior to the date for receipt of Bids. Requests shall be submitted in the same manner as that established for submitting clarifications and interpretations in Section 3.2.2.

§ 3.3.2.2 Bidders shall submit substitution requests on a Substitution Request Form if one is provided in the Bidding Documents.

§ 3.3.2.3 If a Substitution Request Form is not provided, requests shall include (1) the name of the material or equipment specified in the Bidding Documents; (2) the reason for the requested substitution; (3) a complete description of the proposed substitution including the name of the material or equipment proposed as the substitute, performance and test data, and relevant drawings; and (4) any other information necessary for an evaluation. The request shall include a statement setting forth changes in other materials, equipment, or other portions of the Work, including changes in the work of other contracts or the impact on any Project Certifications (such as LEED), that will result from incorporation of the proposed substitution.

§ 3.3.3 The burden of proof of the merit of the proposed substitution is upon the proposer. The Architect's decision of approval or disapproval of a proposed substitution shall be final.

§ 3.3.4 If the Architect approves a proposed substitution prior to receipt of Bids, such approval shall be set forth in an Addendum. Approvals made in any other manner shall not be binding, and Bidders shall not rely upon them.

§ 3.3.5 No substitutions will be considered after the Contract award unless specifically provided for in the Contract Documents.

§ 3.4 Addenda

§ 3.4.1 Addenda will be transmitted to Bidders known by the issuing office to have received complete Bidding Documents.

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(Indicate how, such as by email, website, host site/platform, paper copy, or other method Addenda will be transmitted.)

Addenda will be issued by the Architect to all registered Bidders via e-mail. Addenda will also be available at Clayton Digital Reprographics.

§ 3.4.2 Addenda will be available where Bidding Documents are on file.

§ 3.4.3 Addenda will be issued no later than four days prior to the date for receipt of Bids, except an Addendum withdrawing the request for Bids or one which includes postponement of the date for receipt of Bids.

§ 3.4.4 Prior to submitting a Bid, each Bidder shall ascertain that the Bidder has received all Addenda issued, and the Bidder shall acknowledge their receipt in the Bid.

ARTICLE 4 BIDDING PROCEDURES

§ 4.1 Preparation of Bids

§ 4.1.1 Bids shall be submitted on the forms included with or identified in the Bidding Documents.

§ 4.1.2 All blanks on the bid form shall be legibly executed. Paper bid forms shall be executed in a non-erasable medium.

§ 4.1.3 Sums shall be expressed in both words and numbers, unless noted otherwise on the bid form. In case of discrepancy, the amount entered in words shall govern.

§ 4.1.4 Edits to entries made on paper bid forms must be initialed by the signer of the Bid.

§ 4.1.5 All requested Alternates shall be bid. If no change in the Base Bid is required, enter "No Change" or as required by the bid form.

§ 4.1.6 Where two or more Bids for designated portions of the Work have been requested, the Bidder may, without forfeiture of the bid security, state the Bidder's refusal to accept award of less than the combination of Bids stipulated by the Bidder. The Bidder shall neither make additional stipulations on the bid form nor qualify the Bid in any other manner.

§ 4.1.7 Each copy of the Bid shall state the legal name and legal status of the Bidder. As part of the documentation submitted with the Bid, the Bidder shall provide evidence of its legal authority to perform the Work in the jurisdiction where the Project is located. Each copy of the Bid shall be signed by the person or persons legally authorized to bind the Bidder to a contract. A Bid by a corporation shall further name the state of incorporation and have the corporate seal affixed. A Bid submitted by an agent shall have a current power of attorney attached, certifying the agent's authority to bind the Bidder.

§ 4.1.8 A Bidder shall incur all costs associated with the preparation of its Bid.

§ 4.2 Bid Security

§ 4.2.1 Each Bid shall be accompanied by the following bid security: (Insert the form and amount of bid security.)

A five percent (5%) Bid Security is required. Use AIA Document A310 - 2010 "Bid Bond"

§ 4.2.2 The Bidder pledges to enter into a Contract with the Owner on the terms stated in the Bid and shall, if required, furnish bonds covering the faithful performance of the Contract and payment of all obligations arising thereunder. Should the Bidder refuse to enter into such Contract or fail to furnish such bonds if required, the amount of the bid security shall be forfeited to the Owner as liquidated damages, not as a penalty. In the event the Owner fails to comply with Section 6.2, the amount of the bid security shall not be forfeited to the Owner.

§ 4.2.3 If a surety bond is required as bid security, it shall be written on AIA Document A310TM, Bid Bond, unless otherwise provided in the Bidding Documents. The attorney-in-fact who executes the bond on behalf of the surety shall affix to the bond a certified and current copy of an acceptable power of attorney. The Bidder shall provide surety bonds from a company or companies lawfully authorized to issue surety bonds in the jurisdiction where the Project is located.

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§ 4.2.4 The Owner will have the right to retain the bid security of Bidders to whom an award is being considered until (a) the Contract has been executed and bonds, if required, have been furnished; (b) the specified time has elapsed so that Bids may be withdrawn; or (c) all Bids have been rejected. However, if no Contract has been awarded or a Bidder has not been notified of the acceptance of its Bid, a Bidder may, beginningsixty (60) days after the opening of Bids, withdraw its Bid and request the return of its bid security.

§ 4.3 Submission of Bids

§ 4.3.1 A Bidder shall submit its Bid as indicated below: (Indicate how, such as by website, host site/platform, paper copy, or other method Bidders shall submit their Bid.)

Owner will receive sealed lump-sum bids at the date, time, and location indicated in the Advertisement for Bids.

§ 4.3.2 Paper copies of the Bid, the bid security, and any other documents required to be submitted with the Bid shall be enclosed in a sealed opaque envelope. The envelope shall be addressed to the party receiving the Bids and shall be identified with the Project name, the Bidder's name and address, and, if applicable, the designated portion of the Work for which the Bid is submitted. If the Bid is sent by mail, the sealed envelope shall be enclosed in a separate mailing envelope with the notation "SEALED BID ENCLOSED" on the face thereof.

§ 4.3.3 Bids shall be submitted by the date and time and at the place indicated in the invitation to bid. Bids submitted after the date and time for receipt of Bids, or at an incorrect place, will not be accepted.

§ 4.3.4 The Bidder shall assume full responsibility for timely delivery at the location designated for receipt of Bids.

§ 4.3.5 A Bid submitted by any method other than as provided in this Section 4.3 will not be accepted.

§ 4.4 Modification or Withdrawal of Bid

§ 4.4.1 Prior to the date and time designated for receipt of Bids, a Bidder may submit a new Bid to replace a Bid previously submitted, or withdraw its Bid entirely, by notice to the party designated to receive the Bids. Such notice shall be received and duly recorded by the receiving party on or before the date and time set for receipt of Bids. The receiving party shall verify that replaced or withdrawn Bids are removed from the other submitted Bids and not considered. Notice of submission of a replacement Bid or withdrawal of a Bid shall be worded so as not to reveal the amount of the original Bid.

§ 4.4.2 Withdrawn Bids may be resubmitted up to the date and time designated for the receipt of Bids in the same format as that established in Section 4.3, provided they fully conform with these Instructions to Bidders. Bid security shall be in an amount sufficient for the Bid as resubmitted.

§ 4.4.3 After the date and time designated for receipt of Bids, a Bidder who discovers that it made a clerical error in its Bid shall notify the Architect of such error within two days, or pursuant to a timeframe specified by the law of the jurisdiction where the Project is located, requesting withdrawal of its Bid. Upon providing evidence of such error to the reasonable satisfaction of the Architect, the Bid shall be withdrawn and not resubmitted. If a Bid is withdrawn pursuant to this Section 4.4.3, the bid security will be attended to as follows:

(State the terms and conditions, such as Bid rank, for returning or retaining the bid security.)

ARTICLE 5 CONSIDERATION OF BIDS

§ 5.1 Opening of Bids

If stipulated in an advertisement or invitation to bid, or when otherwise required by law, Bids properly identified and received within the specified time limits will be publicly opened and read aloud. A summary of the Bids may be made available to Bidders.

§ 5.2 Rejection of Bids

Unless otherwise prohibited by law, the Owner shall have the right to reject any or all Bids.

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§ 5.3 Acceptance of Bid (Award)

§ 5.3.1 It is the intent of the Owner to award a Contract to the lowest responsive and responsible Bidder, provided the Bid has been submitted in accordance with the requirements of the Bidding Documents. Unless otherwise prohibited by law, the Owner shall have the right to waive informalities and irregularities in a Bid received and to accept the Bid which, in the Owner's judgment, is in the Owner's best interests.

§ 5.3.2 Unless otherwise prohibited by law, the Owner shall have the right to accept Alternates in any order or combination, unless otherwise specifically provided in the Bidding Documents, and to determine the lowest responsive and responsible Bidder on the basis of the sum of the Base Bid and Alternates accepted.

ARTICLE 6 POST-BID INFORMATION

§ 6.1 Contractor's Qualification Statement

Bidders to whom award of a Contract is under consideration shall submit to the Architect, upon request and within the timeframe specified by the Architect, a properly executed AIA Document A305TM, Contractor's Qualification Statement, unless such a Statement has been previously required and submitted for this Bid.

§ 6.2 Owner's Financial Capability

A Bidder to whom award of a Contract is under consideration may request in writing, fourteen days prior to the expiration of the time for withdrawal of Bids, that the Owner furnish to the Bidder reasonable evidence that financial arrangements have been made to fulfill the Owner's obligations under the Contract. The Owner shall then furnish such reasonable evidence to the Bidder no later than seven days prior to the expiration of the time for withdrawal of Bids. Unless such reasonable evidence is furnished within the allotted time, the Bidder will not be required to execute the Agreement between the Owner and Contractor.

§ 6.3 Submittals

§ 6.3.1 After notification of selection for the award of the Contract, the Bidder shall, as soon as practicable or as stipulated in the Bidding Documents, submit in writing to the Owner through the Architect:

- .1 a designation of the Work to be performed with the Bidder's own forces;
 - .2 names of the principal products and systems proposed for the Work and the manufacturers and suppliers of each; and
 - .3 names of persons or entities (including those who are to furnish materials or equipment fabricated to a special design) proposed for the principal portions of the Work.

§ 6.3.2 The Bidder will be required to establish to the satisfaction of the Architect and Owner the reliability and responsibility of the persons or entities proposed to furnish and perform the Work described in the Bidding Documents.

§ 6.3.3 Prior to the execution of the Contract, the Architect will notify the Bidder if either the Owner or Architect, after due investigation, has reasonable objection to a person or entity proposed by the Bidder. If the Owner or Architect has reasonable objection to a proposed person or entity, the Bidder may, at the Bidder's option, withdraw the Bid or submit an acceptable substitute person or entity. The Bidder may also submit any required adjustment in the Base Bid or Alternate Bid to account for the difference in cost occasioned by such substitution. The Owner may accept the adjusted bid price or disqualify the Bidder. In the event of either withdrawal or disqualification, bid security will not be forfeited.

§ 6.3.4 Persons and entities proposed by the Bidder and to whom the Owner and Architect have made no reasonable objection must be used on the Work for which they were proposed and shall not be changed except with the written consent of the Owner and Architect.

ARTICLE 7 PERFORMANCE BOND AND PAYMENT BOND

§ 7.1 Bond Requirements

§ 7.1.1 If stipulated in the Bidding Documents, the Bidder shall furnish bonds covering the faithful performance of the Contract and payment of all obligations arising thereunder.

§ 7.1.2 If the furnishing of such bonds is stipulated in the Bidding Documents, the cost shall be included in the Bid. If the furnishing of such bonds is required after receipt of bids and before execution of the Contract, the cost of such bonds shall be added to the Bid in determining the Contract Sum.

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§ 7.1.3 The Bidder shall provide surety bonds from a company or companies lawfully authorized to issue surety bonds in the jurisdiction where the Project is located.

§ 7.1.4 Unless otherwise indicated below, the Penal Sum of the Payment and Performance Bonds shall be the amount of the Contract Sum.

(If Payment or Performance Bonds are to be in an amount other than 100% of the Contract Sum, indicate the dollar amount or percentage of the Contract Sum.)

N/A

§ 7.2 Time of Delivery and Form of Bonds

§ 7.2.1 The Bidder shall deliver the required bonds to the Owner not later than three days following the date of execution of the Contract. If the Work is to commence sooner in response to a letter of intent, the Bidder shall, prior to commencement of the Work, submit evidence satisfactory to the Owner that such bonds will be furnished and delivered in accordance with this Section 7.2.1.

§ 7.2.2 Unless otherwise provided, the bonds shall be written on AIA Document A312, Performance Bond and Payment Bond.

§ 7.2.3 The bonds shall be dated on or after the date of the Contract.

§ 7.2.4 The Bidder shall require the attorney-in-fact who executes the required bonds on behalf of the surety to affix to the bond a certified and current copy of the power of attorney.

ARTICLE 8 ENUMERATION OF THE PROPOSED CONTRACT DOCUMENTS

§ 8.1 Copies of the proposed Contract Documents have been made available to the Bidder and consist of the following documents:

AIA Document A101TM–2017, Standard Form of Agreement Between Owner and Contractor, unless otherwise stated below.

(Insert the complete AIA Document number, including year, and Document title.)

N/A

.2

.1

(Paragraphs deleted)

.3 AIA Document A201[™]–2017, General Conditions of the Contract for Construction, unless otherwise stated below.

(Insert the complete AIA Document number, including year, and Document title.)

N/A

- .4
- .5 Drawings

Number	Title	Date
G0.01	COVER SHEET	
G1.11	THIRD FLOOR LIFE SAFETY PLAN	
D1.01	THIRD FLOOR DEMOLITION PLAN	
A0.31	THIRD FLOOR WALL TYPES PLAN	
A1.01	THIRD FLOOR – FLOOR PLAN	
A6.11	DOOR SCHEDULE, TYPES, AND DETAILS	
A7.11	INTERIOR ELEVATIONS	
A8.01	THIRD FLOOR REFLECTED CEILING PLAN	
A9.11	THIRD FLOOR FINISH PLAN, SCHEDULE, AND	
	LEGEND	

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M0.01	MECHANICAL LEGEND AND SCHEDULES
M1.01	THIRD FLOOR MECHANICAL PLANS
E0.01	ELECTRICAL LEGEND AND DETAILS
E0.02	ELECTRICAL DETAILS
E0.03	ELECTRICAL PANEL SCHEDULES AND
	CONNECTIONS
E1.01	THIRD FLOOR ELECTRICAL PLANS
E2.02	THIRD FLOOR POWER PLANS
P1.01	THIRD FLOOR PLUMBING PLAN
F1.01	THIRD FLOOR FIRE PROTECTION PLAN

.6

(Paragraphs deleted)

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Certification of Document's Authenticity

AIA[®] Document D401 ™ – 2003

I, , hereby certify, to the best of my knowledge, information and belief, that I created the attached final document simultaneously with its associated Additions and Deletions Report and this certification at 13:22:44 ET on 03/17/2025 under Order No. 4104245204 from AIA Contract Documents software and that in preparing the attached final document I made no changes to the original text of AIA[®] Document A701TM – 2018, Instructions to Bidders, other than those additions and deletions shown in the associated Additions and Deletions Report.

(Signed)

(Title)

(Dated)

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STANDARD ABBREVIATIONS

POOLER CITY HALL THIRD FLOOR BUILDOUT

100 US HIGHWAY 80 SW POOLER, GA 31322



VICINITY MAP NOT TO SCALE



STRUCT

SUSP

SVT

SYM

PARTITION PRECAST PRE MOLDED EXPANSION JOINT PEG BOARD PLASTIC LAMINATE PLASTER PLUMBING PLYWOOD PLUMB / MECH / ELEC PREFABRICATED PREMANUFACTURED POUNDS PER SQUARE FOOT POUNDS PER SQUARE INCH

PAPER TOWEL DISPENSER POLYVINYL CHLORIDE

QUARRY TILE QUANTITY

> RETURN AIR RADIUS RESILIENT BASE REFLECTED CEILING PLAN RECEPTION ROOF DRAIN RECEPTACLE REFERENCE REFRIGERATOR **REINFORCED / REINFORCING** REQUIRED REVISION ROBE HOOK ROOM ROUGH OPENING ROD & SHELF RIGHT OF WAY

STORAGE CABINET SCHEDULE SCREEN STORM DRAIN SECTION SQUARE FOOT / SQUARE FEET SHOWER SHEET SIMILAR SANITARY NAPKIN DISPENSER / DISPOSAL SPECIFICATION SPEAKER SPLASHBLOCK SQUARE STAINLESS STEEL STANDARD STORAGE STOREFRONT STRUCTURAL / STRUCTURE SUSPENDED SOLID VINYL TILE SYMMETRICAL

TDR T&G TEMP TERR THD THRU TLT TOC TOCMU TOF TOP TOPL TOS TOW TPD TWAC TWS TYP UNF UNO UR VAR VEND VCT VE VERT VEST VF VTR VWC WASH W/C WC WCO WD WF WFD WH WHG WNG W/O WP WSCT WT WWF Х XFMR

TACK BOARD TEACHER CABINET TEACHER DESK TRENCH DRAIN **TONGUE & GROVE TEMPORARY / TEMPERED** TERRAZZO TRESHOLD THROUGH TOILET TOP OF CONCRETE TOP OF CONCRETE MASONRY UNIT TOP OF FOOTING TOP OF PAVEMENT TOP OF PLATE

TREAD

TOP OF STEEL

TOP OF WALL TOILET PAPER DISPENSER TOWEL RACK / BAR TACK STRIP TELEVISION THROUGH WALL AIR CONDITIONER TEACHER WORK STATION TYPICAL

UNDERWRITERS LABORATORY UNFINISHED UNLESS NOTED OTHERWISE URINAL

VARIES / VARIABLE VENDING MACHINE VINYL COMPOSITION TILE VALUE ENGINEERED VERTICAL / VERTICALLY VESTIBULE VINYL FLOORING VENT THROUGH ROOF VINYL WALL COVERING

WITH WASHER WATER CLOSET WALL COVERING WALL CLEAN OUT WOOD WOOD FLUSH WOOD FIBER DECKING WATER HEATER WOOD HALF GLASS WOOD LOUVER WOOD NARROW GLASS WITHOUT WATER PROOF WAINSCOT

WEIGHT WELDED WIRE FABRIC TRANSFORMER

YEAR(S)

YR(S)

SHT. NO. DESCRIPTION General Set G0.01 COVER SHEET THIRD FLOOR LIFE SAFETY PLAN G1.11 Architecture Demolition Set D1.01 THIRD FLOOR DEMOLITION PLAN Architecture Set A0.31 THIRD FLOOR WALL TYPES PLAN A1.01 THIRD FLOOR - FLOOR PLAN A6.11 DOOR SCHEDULE, TYPES, AND DETAILS A7.11 INTERIOR ELEVATIONS A8.01 THIRD FLOOR REFLECTED CEILING PLA A9.11 THIRD FLOOR FINISH PLAN, SCHEDULE,

ARCHITECTURAL

PARCEL ID: ALIAS: LOCATION ADDRESS: LEGAL DESCRIPTION:

NEIGHBORHOOD

ZONING: CLASS:

EXISTING BUILDING AREA: FIRST FLOOR-SECOND FLOOR-THIRD FLOOR-

TOTAL-PROPOSED INTERIOR UPFIT OF EXISTING SHELL OFFICE SPACE: THIRD FLOOR-BUILDING USE: OCCUPANCY CLASSIFICATION PARKING REQUIRED:

TYPE OF CONSTRUCTION:

PROJECT DATA

GOVERNMENT AGENCY: CITY OF POOLER PLANNING AND DEVELOPMENT DEPARTMENT 100 US HIGHWAY 80 SW POOLER, GA 31322 (912) 748 - 7261 CONTACT: MATTHEW SAXON MSAXON@POOLER-GA.COM

ELECTRICAL: DULOHERY WEEKS 10 CHATHAM CENTER SOUTH DR, SUITE 200 SAVANNAH, GA 31405 (912) 355 - 0235 CONTACT: JSWAILS@DULOHERY.COM

SAVANNAH, GA 31405 (912) 355 - 0235 CONTACT: JSWAILS@DULOHERY.COM

PROJECT DIRECTORY

PLUMBING: DULOHERY WEEKS (912) 355 - 0235 CONTACT: JSWAILS@DULOHERY.COM

MECHANICAL: DULOHERY WEEKS

SAVANNAH, GA 31405

10 CHATHAM CENTER SOUTH DR. SUITE 200

10 CHATHAM CENTER SOUTH DR, SUITE 200

(NO CHANGE IN REQUIRED PARKING) TYPE II-A PROTECTED, FULLY SPRINKLERED

AREA NAME AREA TAG - NAME Area Name <###**`**____ (0000 SF) Square Footage DOOR TAG (####`` Door Type Mark Fire Rating Window Mark WALL TAG XX##.# Wall Mark <u>CEILING TAG</u> XXX-#~ Type Mark 00'-00" Ceiling Height)

∖ A101 🗲 A101 A101 ≠ JOB NORTH

View Number

Sheet Number INTERIOR ELEVATION

View Number Sheet Number

View Number

Sheet Number

EXTERIOR ELEVATION

BUILDING/WALL SECTION Symbol Tail View Number Sheet Number

ENLARGED PLAN/ DETAIL CALLOUT

JOB NORTH

STANDARD SYMBOLS

		ARCHITECTURAL
	SHT. NO.	DESCRIPTION
	Mechanical Set	
	M0.01	MECHANICAL LEGEND & SCHEDULES
	M1.01	THIRD FLOOR MECHANICAL PLANS
	Electrical Set	
	E0.01	ELECTRICAL LEGEND AND DETAILS
	E0.02	ELECTRICAL DETAILS
	E0.03	ELECTRICAL PANEL SCHEDULES & CONNECTIONS
	E1.01	THIRD FLOOR ELECTRICAL PLANS
	E2.02	THIRD FLOOR POWER PLANS
	Plumbing Set	
٧	P1.01	THIRD FLOOR PLUMBING PLAN
AND LEGEND	Fire Protection Set	
	F1.01	THIRD FLOOR FIRE PROTECTION PLAN

50003 05005

POOLER CITY HALL

16500.00 - P500 POOLER

C-1 - LIGHT COMMERCIAL

18,621 GSF (ENCLOSED)

17,085 GSF (ENCLOSED)

51,499 SF (ENCLOSED

2,561 SF (ENCLOSED)

15,370 NSF

GOVERNMENT

E1 - EXEMPT - PUBLIC PROPERTY

15,793 GSF (ENLOSED), 1,992 SF (PORCH)

GROUP B - BUSINESS, GROUP A - ASSEMBLY

100 US HIGHWAY 80 SW POOLER, GA 31322

TRACT BEING A RECOMBINATION OF PARCELS A & B

SUB & PT OF THE S NEWTON STREET R/W, LANDS OF

THE CITY OF POOLER PLAT BOOK 50 PG 65 5.64 AC

NEWTON TRACT, PARCELS A, B, C HEART OF POOLER

• INTERNATIONAL BUILDING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020), (2022), (2024)

INTERNATIONAL FIRE CODE, 2018 EDITION

• INTERNATIONAL PLUMBING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020), (2022), (2023), (2024)

• INTERNATIONAL MECHANICAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020), (2024)

NATIONAL ELECTRICAL CODE, 2020 EDITION, WITH GEORGIA AMENDMENTS (2021)

INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION, WITH GEORGIA SUPPLEMENTS AND AMENDMENTS (2020), (2022), (2023).

2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

NFPA 101, LIFE SAFETY CODE 2018 WITH STATE AMENDMENTS (2020)

PERMIT SUBMITTAL

ROOM NAME Room Name 101 -Room Number Room Net Footage **GLAZING/ WINDOW TAG**

APPLICABLE CODES ROOM TAG SIM-A101

ARCHITECT: HUSSEY GAY BELL 329 COMMERCIAL DRIVE

SAVANNAH, GA 31406 (912) 354 - 4626 CONTACT: ROBERT ARMSTRONG RARMSTRONG@HUSSEYGAYBELL.COM





SCOPE OF WORK:				
The scope of work consis	sts of an interior upfit of existing sh	ell office space.		
PROPOSED CONSTRUC	CTION			
Type II-A ConstructioFully Sprinklered	on			
Building Area Summary (Total Occupants:	Total Area):	2,561 sf 44 occupants		
INTERNATIONAL BUILD	DING CODE 2018			
Occupancy Classific	cation [Chapter 3]			
303.1.2 Sma 304.1 Bus 311.1.1 Acc	all Assembly Spaces siness Group B sessory Storage Spaces			
Types of Constructi	ion [Chapter 6]			
602.2 Type	e II-A, Fully Sprinklered			
Table 602 Fi	ire-Resistance Requirements For I	Building Elements (Hours)		
Bearing Bearing Nonbear Floor co	walls (Exterior) walls (Interior) ring walls and partitions (Interior) nstruction	1 hour 1 hour 0 hours 1 hour		
Means of Egress [C	hapter 10]			
1004 Occ • Con • Bus • Bus	cupant Load nference Room siness siness Storage	15 sf per person 150 gsf 300 gsf		
1006 Nun	nber of Exits & Exit Access Doorw	ays: 2 (Existing)		
1017.2 Exit	Access Travel Distance:	300' max.		
1020.4 Dea	ad Ends:	50' max.		

NFPA 101, LIFE SAFETY CODE, 2018

6.1 Cla	ssification of Occupancy 6.1.11 Business 6.1.14 Multiple Occupancies 6.1.2 Assembly	
Means of E	gress [Chapter 7]	
7.3.2.1	Occupant Load Factor	
•	Business Use	150 gsf
•	Storage (in business)	50 gsi 500 gsf
•	Assembly (unconcentrated without fixed seating	g) 15 net
7.3.3.1	Egress Capacity	
•	Stairs: .3" per person	
• Conocit	Uther: .2" per person	(1) / 0.219) = 220 of East
Capaci	y racion increase, 7.3.3.2 C-140.7 + (WII-44	+) / 0.210) – 220 al East C
7.4.1.1	Number of Means of Egress	
•	z (z Existing)	
7.6	Table A: Fully Sprinklered	
•	Common Path	100'
•	Dead End Limit	50'
•	Traver Distance to Exit	300
Features of	Fire Protection [Chapter 8]	
8.2.1.2	Construction - per NFPA 220	
Constru	iction Type II (A)	
•	Exterior Bearing Walls	1 hr
•	Interior Bearing Walls	1 hr
•	Columns	1 hr
•	Beams, Girders, Trusses and Arches	1 nr 1 hr
	Poof Ceiling Assemblies	1 1 br
•	Interior Non-Bearing Walls	0 hr
•	Exterior Non-Bearing Walls	0 hr
Existina Bı	isiness Occupancy [Chapter 39]	
00 4 4 4		
39.1.1.6	Application	Section 4.6.10.2
39.1.3 30.2	Means of Earses	Chanter 7
ວອ.∠ ຊຽວ ຊ	Nitalis of Egless Capacity of Means of Edress	Section 7 3
39.2.3	Number of Means of Foress	Section 7.4
V.L.C. #	Arrangement of Means of Foress	Section 7.5
39 2 5	Dead-and Corridors	50' max
39.2.5 39.2.5		
39.2.5 39.2.5.2 39.2.5.3	3.3 Common Path of Travel	75' max.
39.2.5 39.2.5.2 39.2.5.3 39.2.6.2	3.3 Common Path of Travel ? Travel Distance to Exits	75' max. 200' max.
39.2.5 39.2.5.2 39.2.6.2 39.2.6.2 39.2.9	Source of the contracts Common Path of Travel Travel Distance to Exits Emergency Lighting	75' max. 200' max. Section 7.9
39.2.5 39.2.5.2 39.2.5.2 39.2.6.2 39.2.9 39.3.3	 3.3 Common Path of Travel 2. Travel Distance to Exits Emergency Lighting Interior Finish 	75' max. 200' max. Section 7.9 Section 10.2



KEY PLAN



LIFE SAFETY PLAN LEGEND

[]	NON RATED PARTITION
	1-HR RATED PARTITION
	TRAVEL DISTANCE
	AREA NAME
	NUMBER OF OCCUPANTS
(0000 SF)	SQUARE FOOTAGE
×	EXIT SIGN - CEILING MOUNTED
	FIRE EXTINGUISHER CABINET LOCATION
↓ FE →	FIRE EXTINGUISHER - WALL MOUNT LOCATION

















KEY PLAN

 $\langle \rangle$





GENERAL NOTES

FLOOR PLAN:

1. NEW FRAME WALLS SHALL BE 20 GUAGE NON-STRUCTURAL STEEL STUDS @ 16" O.C. WITH 5/8" GYPSUM WALL BOARDS UNLESS NOTED OTHERWISE ON PLAN, WITH SOUND ATTENUATION FULL HEIGHT OF WALL. SEE WALL TYPES FLOOR PLAN.









	DOOR SCH	EDULE									
FRAME				FINISH							
HEAD	JAMB	SILL	DOOR FINISH	FRAME FINISH	REMAR	RKS		MARK	WIDTH	HT	МАТ
H - 1	J - 1	-	STAIN - MATCH EXISTING	PAINT - MATCH EXISTING				F-5	7' - 4"	7' - 2"	HM
H - 1	J - 1	-	STAIN - MATCH EXISTING	PAINT - MATCH EXISTING				F-6	9' - 10"	7' - 2"	HM
H - 2	J - 3	-	STAIN - MATCH EXISTING	PAINT - MATCH EXISTING	1/4" TEMPERED GLASS			F-6	9' - 10"	7' - 2"	HM
EXISTING	EXISTING	-	STAIN - MATCH EXISTING	PAINT - MATCH EXISTING	FULL LITE DOOR, 1/4" T	EMPERED GLASS		F-6	9' - 10"	7' - 2"	HM
H - 2	J - 3	-	STAIN - MATCH EXISTING	PAINT - MATCH EXISTING	1/4" TEMPERED GLASS			F-13	18' - 6"	7' - 2"	HM
H - 2	J - 3	-	STAIN - MATCH EXISTING	PAINT - MATCH EXISTING	1/4" TEMPERED GLASS						
H - 2	J - 3	-	STAIN - MATCH EXISTING	PAINT - MATCH EXISTING	1/4" TEMPERED GLASS						
H - 2	J - 3	-	STAIN - MATCH EXISTING	PAINT - MATCH EXISTING	1/4" TEMPERED GLASS						
H - 2	J - 2	-	STAIN - MATCH EXISTING	PAINT - MATCH EXISTING							
H - 2	J - 2	-	STAIN - MATCH EXISTING	PAINT - MATCH EXISTING							
7' - 4" 2" 1' - 10"	2" 1' - 10"	2"			-	2" (1 3' - 0"	9' - 10"	~2" 2'-0" 2'	- 0" 2"		
		N			-				5	<u></u>	
	<i>"'</i> //		1/4" TEMPERED GLASS	S, TYP.							1/4" TEMPERED
			N						مًا		

	Hardware Sets						
	Set: 1.0				Set: 4.0		
oors: 3, 9A				Doors: 1A			
Hinge, Full Mortise	TA2714 4-1/2" x 4-1/2"	US26D	Μ	3 Hinge, Full Mortise	TA2714 4-1/2" x 4-1/2"	US26D	M۲
Passage Latch	8215 LNJ	US26D	S,	1 Storeroom/Closet Lock	DG2 8204 LNJ GMK	US26D	SA
Wall Stop	409	US32D	R	1 Wall Stop	409	US32D	RC
Silencer	608-RKW		R	3 Silencer	608-RKW		RC
	<u>Set: 2.0</u>				<u>Set: 5.0</u>		
ors: 2A				Doors: 4			
Hinge, Full Mortise	TA2714 4-1/2" x 4-1/2"	US26D	Μ	1 Existing Hardware	Existing to Remain	N/A	SA
Storeroom/Closet Lock	DG2 8204 LNJ GMK	US26D	S,				
Surf Overhead Stop	9-336	630	R	Notes: ALL EXISTING HARDWA	RE TO BE REUSED.		
Silencer	608-RKW		R				
	<u>Set: 3.0</u>			Manufacturer's Abbreviation:			
ors: 5, 6, 7, 8, 9							
				1. MK – McKinney			
Hinge, Full Mortise	TA2714 4-1/2" x 4-1/2"	US26D	Μ	2. SA – SARGENT			
Office/Entry Lock	DG2 8205 LNJ GMK	US26D	S,				
Wall Stop	409	US32D	R	3. RF – Rixson			
Silencer	608-RKW		R	1 RO - Pockwood			
				4. INO - INUCRWOOD			



FINISH BASIS OF DESIGN

SURFACE	TAG	MANUFACTURER	STYLE & COLOR	COMMENTS
CEILING	ACT-1	MANUFACTURER	STYLE & COLOR	MATCH EXISTING
	P-1	BENJAMIN MOORE	STYLE & COLOR	COMMENTS
WALLS	P-1	BENJAMIN MOORE	HC-80 BLEEKER BEIGE	FIELD
	RB-1	TARKETT/JOHNSONITE	MS4-REVEAL, DARKENED WENGE B, 6" REVEAL	COMMENTS
	WB-1			STAIN GRADE TO MATCH EXISTING, CONTRACTOR TO PROVIDE COLOR SAMPLE FOR APPROVAL
	WD-1			STAIN GRADE TO MATCH EXISTING, CONTRACTOR TO PROVIDE COLOR SAMPLE FOR APPROVAL
FLOORING	CPT-1	SHAW CARPET	MODIFY, COLOR: FLIP	COMMENTS
	LVT-1	TARKETT	MINERAL BASALT, PCMB MOONSTONE 4646	COMMENTS
MISC	SSF-1	WILSONART	PEARL MIRAGE 9199MG	COMMENTS

Room Finish Schedule														
SPACE FLOOR WALLS								CEIL	ING					
ROOM				NOR	TH	l	EAST	S	DUTH	WES	т			
NO.	ROOM NAME	MAT.	FIN.	MAT.	FIN.	MAT.	FIN.	MAT.	FIN.	MAT.	FIN.	MAT.	FIN.	REMARKS
	·													
1	CORRIDOR		CPT-1	GYP	P-1	GYP	P-1	GYP	P-1	GYP	P-1	ACT		
1A	STORAGE		CPT-1	GYP	P-1	GYP	P-1	GYP	P-1	GYP	P-1	ACT		
2	CORRIDOR		CPT-1	GYP	P-1	GYP	P-1	GYP	P-1	GYP	P-1	ACT		
2A	STORAGE		CPT-1	GYP	P-1	GYP	P-1	GYP	P-1	GYP	P-1	ACT		
3	CONF. ROOM		CPT-1	GYP	P-1/WD-1	GYP	P-1/WD-1	GYP	P-1/WD-1	GYP/STRFN T	P-1	ACT/GYP	P-2	
4	RECEPTION		CPT-1	GYP	P-1	GYP	P-1	GYP	P-1			ACT		
5	OFFICE		CPT-1	GYP	P-1	GYP	P-1	GYP	P-1	GYP/STRFN T	P-1	ACT		
6	OFFICE		CPT-1	GYP/STRFNT	P-1	GYP	P-1	GYP	P-1	GYP	P-1	ACT		
7	OFFICE		CPT-1	GYP/STRFNT	P-1	GYP	P-1	GYP	P-1	GYP	P-1	ACT		
8	OFFICE		CPT-1	GYP/STRFNT	P-1	GYP	P-1	GYP	P-1	GYP	P-1	ACT		
9	OFFICE		CPT-1	GYP	P-1	GYP	P-1	GYP	P-1	GYP	P-1	ACT		
9A	STORAGE		CPT-1	GYP	P-1	GYP	P-1	GYP	P-1	GYP	P-1	ACT		
10	BREAK AREA		LVT-1	GYP	P-1	GYP	P-1	GYP	P-1	GYP	P-1	ACT		

FINISH LEGEND



LVT-1

FINISH PLAN ABBREVIATIONS LEGEND





KEY PLAN







DEMOLITION NOTES

1. THE DRAWINGS SHOW THE GENERAL ARRANGEMENT AND LOCATIONS OF EXISTING MECHANICAL WORK. THE CONTRACTOR SHALL FIELD-VERIFY LOCATIONS PRIOR TO PERFORMING DEMOLITION WORK AND SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS OR DISCREPANCIES. DUCTWORK ROUTES WERE ESTIMATED FROM ORIGINAL PLANS. THIS INFORMATION WAS SUPPLEMENTED BY LIMITED FIELD OBSERVATION. DETAILED ABOVE-CEILING VERIFICATION OF DUCTWORK HAS NOT BEEN PERFORMED.

2. HATCHING INDICATES ITEMS TO BE DEMOLISHED. UNLESS NOTED OTHERWISE, DEMOLISHED ITEMS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF BY THE CONTRACTOR. DEMOLITION OF AN ITEM SHALL INCLUDE ASSOCIATED DUCTWORK, AIR DISTRIBUTION DEVICES, HANGERS, SUPPORTS, BRACKETS, ROOF CURB, PIPING, CONDUIT, WIRING, CONTROLS, ETC. UNLESS NOTED OTHERWISE. IN EXPOSED AREAS, BUILDING SURFACES AFFECTED BY DEMOLITION SHALL BE REPAIRED AND REFINISHED TO MATCH EXISTING.

3. AT LOCATIONS WHERE MECHANICAL DEMOLITION RESULTS IN WALL OPENINGS, ALL SUCH OPENINGS SHALL BE CLOSED OFF WITH WALL MATERIALS AND FINISH TO MATCH SURROUNDING WALL. IF ANY SUCH WALLS ARE FIRE-RATED, THE FIRE RATING MUST BE MAINTAINED. ENSURE THAT EXISTING WALL OPENINGS WILL NOT BE REUSED IN THE NEW WORK PLANS BEFORE SEALING WALL PENETRATIONS. COORDINATE WITH ARCHITECTURAL DRAWINGS FOR ADDITIONAL INSTRUCTIONS/DETAILS FOR OPENING REPAIRS.

4. AT LOCATIONS WHERE MECHANICAL DEMOLITION RESULTS IN CEILING OPENINGS, ALL SUCH OPENINGS SHALL BE CLOSED OFF WITH MATERIALS AND FINISH TO MATCH SURROUNDING CEILING. REPLACE ALL DAMAGED ACOUSTICAL CEILING TILES AND REPAIR DAMAGED CEILING GRIDS FOR ALL SUCH AREAS AFFECTED BY DEMOLITION. IF ANY SUCH CEILINGS ARE RATED, THE RATING MUST BE MAINTAINED. COORDINATE WITH ARCHITECTURAL DRAWINGS FOR ADDITIONAL INSTRUCTIONS/DETAILS FOR OPENING REPAIRS.

5. AT LOCATIONS WHERE MECHANICAL DEMOLITION RESULTS IN ROOF OPENINGS, ALL SUCH OPENINGS SHALL BE ADEQUATELY CAPPED AND SEALED. ENSURE THAT EXISTING ROOF PENETRATIONS WILL NOT BE REUSED IN THE NEW WORK PLANS BEFORE SEALING ROOF PENETRATIONS. COORDINATE WITH ARCHITECTURAL DRAWINGS FOR ADDITIONAL INSTRUCTIONS/DETAILS FOR OPENING REPAIRS.

6. COORDINATE THE DEMOLITION OF EQUIPMENT AND ALL ASSOCIATED ITEMS WITH PHASING AS DIRECTED BY THE OWNER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT DEMOLITION OF AN ITEM DOES NOT AFFECT THE HVAC OPERATION IN A DIFFERENT PHASE. ALL DEMOLISHED ITEMS SHALL BE OFFERED BACK TO THE OWNER FOR FIRST REFUSAL. CONTRACTOR IS THEN RESPONSIBLE FOR PROPER DISPOSAL OF ALL REMOVED MATERIALS

			TERMINAL UNIT SCHEDULE					
	EXT.		HEATING	CAPACITY				
CFM CFI X./MIN.	M STATIC IN. WG	CAPACITY KW	ENTERING AIR °F	LEAVING AIR °F	HEATING STAGES	REMARKS		
0 / 335 33	5 0.4	4.5	55	97	2	EXISTING SINGLE DUCT VAV		
0 / 215 250	0.4	3.0	55	93	2	EXISTING SINGLE DUCT VAV		
0 / 285 330	0.4	4.5	55	98	2	EXISTING SINGLE DUCT VAV		
i0 / 290 37	5 0.4	4.5	55	93	2	EXISTING SINGLE DUCT VAV		
	MARY FM (./MIN. HEAT CFI 0/335 335 0/215 250 0/285 330 0/290 375	MARY FM (./MIN. HEATING CFM EXT. STATIC IN. WG 0/335 335 0.4 0/215 250 0.4 0/285 330 0.4 0/290 375 0.4	MARY FM C./MIN.HEATING CFMEXT. STATIC IN. WGCAPACITY KW0/3353350.44.50/2152500.43.00/2853300.44.50/2903750.44.5	MARY FM (./MIN. HEATING CFM EXT. STATIC IN. WG CAPACITY KW ENTERING AIR °F 0/335 335 0.4 4.5 55 0/215 250 0.4 3.0 55 0/285 330 0.4 4.5 55 0/290 375 0.4 4.5 55	MARY FM X./MIN. HEATING CFM EXT. STATIC IN. WG CAPACITY KW ENTERING AIR °F LEAVING AIR °F 0/335 335 0.4 4.5 55 97 0/215 250 0.4 3.0 55 93 0/285 330 0.4 4.5 55 93 0/290 375 0.4 4.5 55 93	MARY FM (./MIN. HEATING CFM EXT. STATIC IN. WG EXT. CAPACITY KW ENTERING AIR °F LEAVING AIR °F HEATING STAGES 0/335 335 0.4 4.5 55 97 2 0/215 250 0.4 3.0 55 93 2 0/285 330 0.4 4.5 55 98 2 0/290 375 0.4 4.5 55 93 2		

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PLANS FOR POWER CONNECTIONS.



SENSOR MOUNTING DETAIL \ M0.01 /



3 RECTANGULAR DUCT TAKE-OFF DETAIL M0.01 NOT TO SCALE



5 DIFFUSER / GRILLE DETAIL - ROUND TRUNKS M0.01 NOT TO SCALE

A	AIR DISTRIBUTION SCHEDULE
DESIGNATION	DESCRIPTION

В	8" ROUND NECK SQUARE CONE DIFFUSER, LAY-IN
С	10" ROUND NECK SQUARE CONE DIFFUSER, LAY-IN
D	1'x2' EGGCRATE CEILING RETURN GRILLE, LAY-IN
E	1'x2' EGGCRATE CEILING RETURN GRILLE, SURFACE MOUNTED
F	2'x2' EGGCRATE CEILING RETURN GRILLE, LAY-IN

6" ROUND NECK SQUARE CONE DIFFUSER, LAY-IN

1. EXISTING DIFFUSERS / GRILLES SHALL BE REMOVED FROM THEIR EXISTING LOCATIONS AND REUSED DURING THE NEW WORK WHERE POSSIBLE.

	MECH	ANICAL LEGEND
		SUPPLY AIR DUCT
		RETURN AIR DUCT OR EXHAUST DUCT
		DUCT TRANSITION
XY		— X = DIFFUSER TYPE / Y = THROW
Z		— Z = AIRFLOW, CFM
	MD	MANUAL DAMPER
	MD	MOTORIZED DAMPER
	VAVD	VARIABLE AIR VOLUME DAMPER
	FD	FIRE DAMPER
	SD	SMOKE DAMPER
	FSD	FIRE / SMOKE DAMPER
	CRD	CEILING RADIATION DAMPER
in the second		SINGLE WALL TURNING VANES
		FLEXIBLE DUCT CONNECTION
	AD	ACCESS DOOR
	SDR	SUBDUCT RISER
	ATU	TERMINAL UNIT
	EF	EXHAUST FAN
\bigcirc		THERMOSTAT / TEMPERATURE SENSOR
	EMCS	ENERGY MANAGEMENT CONTROL SYSTEM
	VAV	VARIABLE AIR VOLUME
	CAV	CONSTANT AIR VOLUME
Ø	DIA	DIAMETER
	OA	OUTDOOR AIR
	UG	UNDERGROUND
	W/	WITH
	AFF	ABOVE FINISH FLOOR
		CONNECT TO EXISTING



GENERAL NOTES & MECHANICAL SPECIFICATIONS

- 1. THE DRAWINGS SHOW THE GENERAL ARRANGEMENT AND LOCATIONS OF THE MECHANICAL WORK. THE CONTRACTOR SHALL COORDINATE THE MECHANICAL INSTALLATION WITH THE STRUCTURE AND ALL OTHER TRADES. PERFORM ALL WORK IN ACCORDANCE WITH 2018 INTERNATIONAL MECHANICAL CODE (IMC) WITH GA AMENDMENTS.
- 2. REFER TO THE ARCHITECTURAL REFLECTED CEILING PLANS FOR EXACT LOCATIONS OF THE CEILING MOUNTED DEVICES.
- 3. DUCTWORK SHOWN ON THE PLANS IS SIZED AND ROUTED BASED ON INFORMATION AVAILABLE DURING DESIGN PHASE FOR CEILING HEIGHTS, STRUCTURAL MEMBERS, ETC. ALL DUCTS SIZES AND ROUTINGS MUST BE CONFIRMED IN THE FIELD BY THE CONTRACTOR PRIOR TO FABRICATION AND INSTALLATION. WHERE CONFLICTS ARISE. REFER TO THE ENGINEER.
- 4. REFER TO SENSOR MOUNTING DETAIL FOR MOUNTING HEIGHT.
- 5. NEW DUCTWORK SHALL BE GALVANIZED STEEL FABRICATED AND INSTALLED PER SMACNA STANDARDS. ALL DUCT JOINTS AND SEAMS SHALL BE SEALED WITH MASTIC. ALL CONCEALED DUCTS SHALL HAVE 2" DUCT WRAP INSULATION WITH VAPOR BARRIER (UNLESS NOTED OTHERWISE). INSULATION JOINTS AND SEAMS SHALL BE TAPED. IN CONCEALED AREAS, FINAL DUCT CONNECTIONS TO DIFFUSERS MAY BE MADE WITH PREINSULATED FLEXIBLE DUCT NOT EXCEEDING 5' LENGTH. GENERAL EXHAUST AIR DUCTWORK SHALL NOT BE INSULATED.
- 6. NEW CEILING DIFFUSERS AND RETURN AIR GRILLES SHALL BE ALL ALUMINUM BY PRICE OR TITUS. SQUARE DIFFUSERS IN 2x2 CEILINGS SHALL HAVE 2x2 PANEL, OPPOSED BLADE DAMPER, INSULATED BACK, NECK SIZE TO MATCH THE AIR DISTRIBUTION SCHEDULE AND SHALL MATCH THE STYLE AND FINISH OF EXISTING DEVICES. CEILING GRILLES FOR RETURN AIR AND EXHAUST AIR SHALL BE EGGCRATE TYPE WITH 1/2" SQUARE EGGCRATE LOUVERS, 1" DEEP. GRILLES IN LAY-IN CEILINGS SHALL BE LAY-IN TYPE, AND ALL OTHERS SHALL HAVE A FLANGED FRAME.
- 7. DEVICES REQUIRED TO BE ACCESSIBLE SHALL NOT BE INSTALLED ABOVE DRYWALL CEILINGS. REFER TO ARCHITECTURAL REFLECTED CEILING PLANS FOR LOCATIONS OF HARD CEILINGS.
- 8. THE CONTRACTOR SHALL FIELD VERIFY RATED WALL LOCATIONS. ALL FIRE DAMPERS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S UL LISTED DETAILS. SEAL ALL ANNULAR SPACES WITH FIRE CAULK SUITABLE FOR 1 HOUR WALL RATING.
- 9. ALL FIRE DAMPERS (AS APPLICABLE) SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S UL LISTED DETAILS.
- 10. MECHANICAL TESTING, ADJUSTING, AND BALANCING SHALL BE PERMORMED BY AN A TEST AGENCY WITH MEMBERSHIP IN THE AABC OR CERTIFIED BY THE NEBB, WHO IS NOT THE INSTALLER OF THE SYSTEM TO BE TESTED AND IS OTHERWISE INDEPENDENT OF THE PROJECT. COMPY WITH AABC STANDARDS OR NEBB PROCEDURAL STANDARDS FOR TESTING-ADJUSTING-BALANCING OF ENVIRONMENTAL SYSTEMS AS APPLICABLE TO MECHANICAL AIR SYSTEMS AND ASSOCIATED EQUIPMENT APPARATUS. COMPLY WITH ASHRAE RECOMMENDATIONS PERTAINING TO MEASUREMENTS, INSTRUMENTS, AND TESTING, ADJUSTING, AND BALANCING EXCEPT AS OTHERWISE INDICATED. SUBJECT TO COMPLIANCE WITH REQUIREMENTS, ENGAGE ONE OF THE FOLLOWING CERTIFIED TEST AND BALANCE AGENCIES:
- 1. AIR ANALYSIS OF ATLANTA AUGUSTA AIR BALANCE COMPANY
- AIR DATA MACON GA COMMISSIONING SERVICES LLC 5. GEORGIA BALANCE COMPANY
- 6. RESEARCH AIR FLO, INC. TAB SERVICES
- 8. THOMAS BALANCING 9. PALMETTO AIR & WATER BALANCE
- TAB SHALL BE PERFORMED ON THE FOLLOWING SYSTEM TYPES WITHIN THE AREA OF WORK: . ATU-3-9 THRU ATU-3-12
- 2. AIR INLETS AND OUTLETS
- SET HVAC SYSTEM'S AIR FLOW RATES WITHIN THE FOLLOWING TOLERANCES:
- 1. SUPPLY, RETURN, AND EXHAUST FANS AND EQUIPMENT WITH FANS: PLUS OR MINUS 10%. 2. AIR OUTLETS AND INLETS: PLUS OR MINUS 10%.

PROVIDE A FINAL TEST AND BALANCE REPORT ORGANIZED BY SYSTEM. THE REPORT SHALL

BE A COMPLETE RECORD OF THE HVAC SYSTEM PERFORMANCE IN HEATING AND COOLING MODES, INCLUDING CONDITIONS OF OPERATION, ITEMS OUTSTANDING, AND ANY DEVIATIONS FOUND DURING THE TAB PROCESS. THE FINAL REPORT ALSO PROVIDES A REFERENCE OF ACTUAL OPERATING CONDITIONS FOR THE OWNER AND/OR OPERATIONS PERSONNEL. ALL MEASUREMENTS AND TEST RESULTS THAT APPEAR IN THE REPORTS MUST BE MADE ON SITE AND DATED BY THE TAB TECHNICIANS OR TEST AND BALANCE ENGINEERS. REPORT SHALL CONTAIN TEST RESULTS, INCLUDING INSTRUMENTATION CALIBRATION REPORTS, IN THE FORM RECOMMENDED BY THE APPLICABLE STANDARDS. PROVIDE TEST DATA FOR SPECIFIC SYSTEMS AND EQUIPMENT AS REQUIRED BY THE MOST RECENT EDITION OF THE AABC NATIONAL STANDARDS OR NEBB PROCEDURAL STANDARDS FOR TESTING ADJUSTING AND BALANCING OF ENVIRONMENTAL SYSTEMS.















LEGEND:					
IGHTING FIXTURES:					
PPERCASE LETTER ADJACENT TO FIXTURE DENOTES DESIGNATION PER THE IGHTING FIXTURE SCHEDULE. LOWERCASE LETTER DENOTES SWITCHLEG. THE ESPECTIVE SWITCH WILL HAVE THE SAME DESTINATIONS. NUMERAL DENOTES RANCH CIRCUIT CONNECTION.					
REFER TO THE FIXTURE SCHEDULE FOR THE SPECIFIC FIXTURE INFORMATION.					
EMERGENCY FIXTURES SHALL HAVE FACTORY INSTALLED INTERNAL BATTERIES, PER SPECIFICATIONS.					
L SUFFIX ADJACENT TO FIXTURE TYPE DENOTES NIGHT LIGHT. DO NOT SWITCH HESE FIXTURES.					
NON- EMERGENCY/ EMERGENCY BATTERY BACKUP					
LIGHTING FIXTURE: LINEAR					
LIGHTING FIXTURE: LINEAR					



DEVICE

$\otimes \otimes \otimes \!$	EXIT AREA OF REFUGE LIGHT: UN MTD.			
4	DIRECTIONAL FIXTURES: EMERGE			
	LIGHT TRACK: LENGTH AS SHOWN TRACK HEADS AS SHOWN ON PLA			
CE IDENTIFIER TAGS:				
ERAL ADJACENT TO DEVICE DENOTES BRANCH CIRCUIT CONNE				

		MTD.
	≜	DIRECTIONAL FIXTURES: EMERGENCY T
		LIGHT TRACK: LENGTH AS SHOWN, NUN TRACK HEADS AS SHOWN ON PLANS
	TIFIER TAGS:	
NUMERAL AD	DJACENT TO DEVICE AGS ADJACENT TO E	DENOTES BRANCH CIRCUIT CONNECTION DEVICES INDICATE:

NUME

CE IDENTIFIER TAGS:				
IERAL ADJACENT TO ITIFIER TAGS ADJAC	DEVICE DENOTES BRANCH CIRCUIT CONNECTION. ENT TO DEVICES INDICATE:			
С	MOUNT ABOVE COUNTERTOP OR BACKSPLASH, 9" ABOVE WORK SURFACE TO CENTER			
XX"	MOUNT DEVICE AT HEIGHT INDICATED			
WP	PROVIDE WEATHER-PROOF COVER			

0	ABOVE WORK SURFACE TO CENTER
XX"	MOUNT DEVICE AT HEIGHT INDICATED
WP	PROVIDE WEATHER-PROOF COVER

ABOVE WORK SURFACE TO CENTER
MOUNT DEVICE AT HEIGHT INDICATED
PROVIDE WEATHER-PROOF COVER

MOUNT DEVICE AT HEIGHT INDICATED
PROVIDE WEATHER-PROOF COVER

HOTELS AND MOTELS.

AUDITORIUMS.

CHILD CARE FACILITIES.

RECEPTACLES:

RESISTANT TYPE:

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SWITCHES:

S

PC

THE SAME DESIGNATION.

Α

PROVIDE WEATHER-PROOF COVER

NOMINAL MOUNTING HEIGHT OF RECEPTACLES SHALL BE 18" TO CENTER, UNO. IF

APPLICABLE, ADJUST SO DEVICE COVER IS IN THE CENTER OF MASONRY COURSE

NEAREST THAT HEIGHT. THE HEIGHT ESTABLISHED SHALL GOVERN FOR ALL BOX

ALL RECEPTACLES INSTALLED IN THE FOLLOWING LOCATIONS SHALL BE TAMPER

DWELLING UNITS, DORM ROOMS, GUEST ROOMS AND GUEST SUITES OF

BUSINESS OFFICES, CORRIDORS, WAITING ROOMS AND THE LIKE IN CLINICS,

SUBSETS OF ASSEMBLY OCCUPANCIES DESCRIBED IN NEC 518.2 TO INCLUDE PLACES OF WAITING TRANSPORTATION, GYMNASIUMS, SKATING RINKS, AND

RECEPTACLE: GROUND-FAULT-INTERRUPTING TYPE

FLUSH FLOOR BOX WITH (2) DUPLEX RECEPTACLES AND (2)

LOW VOLTAGE COMPARTMENTS. POVIDE LEGRAND RFBA

SERIES 4 GANG FLOOR BX FOR ON-GRADE CONCRETE FLOORS. COORDINATE FINISH OF COVERPLATE WITH

ARCHITECT. PROVIDE 1-1/4" CONDUIT FROM EACH LOW

FLUSH POKE-THRU FLOOR BOX WITH (2) DUPLEX

FLANGE AND COVERPLATE WITH ARCHITECT.

RECEPTACLE: DRYER, 30 AMP, 120/250 VOLT

HAND DRYER INSTALLATION DETAIL 1/E7.01.

RATING WITH SPECIFIED EQUIPMENT

RECEPTACLE: CEILING MOUNTED

MOUNTING HEIGHT OF SWITCHES SHALL BE 48" NOMINAL, ADJUSTED IN THE SAME MANNER AS SPECIFIED ABOVE, FOR RECEPTACLES. LOWERCASE LETTER INDICATES SWITCHLEG CONNECTION. THE RESPECTIVE FIXTURE(S) WILL HAVE

SWITCH: SINGLE-POLE

GFCI CIRCUIT BREAKER.

RECEPTACLES AND LOW VOLTAGE COMPARTMENT.

VOLTAGE COMPARTMENT TO ABOVE ACCESSIBLE CEILING.

PROVIDE LEGRAND 6AT SERIES. COORDINATE FINISH OF

RECEPTACLE: SPECIAL PURPOSE , COORDINATE NEMA

HAND DRYER POWER CONNECTION: COORDINATE MOUNTING HEIGHT W/ ARCHITECTURAL ELEVATIONS SEE

RECEPTACLE FOR CLOCK (RECESSED) AND CLOCK;

COORDINATE MOUNTING HEIGHT & LOCATION WITH ARCHITECTURAL FLOOR PLAN AND ELEVATIONS

ELECTRIC WATER COOLER POWER CONNECTION. FED FROM

INSTALLATIONS, WHERE INSTALLED IN MASONRY OR FRAMED WALLS.

PRESCHOOLS AND ELEMENTARY EDUCATION FACILITIES.

MEDICAL AND DENTAL OFFICES AND OUTPATIENT FACILITIES.

RECEPTACLE: SIMPLEX

RECEPTACLE: DUPLEX

RECEPTACLE: QUADRUPLEX

RE ALARM:	
F	FIRE ALARM PULL STATION. WALL MOUN OPERABLE PART OF THE DEVICE AT 42"
N N	FIRE ALARM SIGNAL, HORN AND FLASHI THE BOTTOM OF THE LINES. "C" DESIGN CEILING MOUNTED.
Ň	FIRE ALARM SIGNAL, SPEAKER AND FLA AFF TO THE BOTTOM OF THE LINES. "C" INDICATES CEILING MOUNTED.
X	FIRE ALARM STROBE LIGHT, 80" AFF TO
X	FIRE ALARM STROBE LIGHT, CEILING MO
¥ H	FIRE ALARM SIGNAL, HORN. 90" AFF TO DEVICE. WEATHER PROOF.
$\langle 2 \rangle$	FIRE ALARM SMOKE DETECTOR, CEILIN
\sim	FIRE ALARM DUCT SMOKE DETECTOR L
	FIRE ALARM HEAT DETECTOR, 135 DEG,
\bigcirc	FIRE ALARM CARBON MONOXIDE DETEC
FSCU	FIRE ALARM CONNECTION, HOOD EXTIN SEE MECHANICAL DRAWINGS FOR LOC WITH SHUNT TRIP BREAKERS FOR EQU
DH	FIRE ALARM DOOR HOLDER, WALL MOU ARCHITECTURAL DRAWINGS TO DETER PROVIDE POWER FROM NEAREST RECE CONNECT TO FIRE ALARM SYSTEM.
VS	TAMPER SWITCH, FURNISHED AND INST SYSTEM. INTERLOCK WITH FIRE ALARM
WF	FLOW SWITCH, FURNISHED AND INSTAL SYSTEM. INTERLOCK WITH FIRE ALARM
FACP	FIRE ALARM CONTROL PANEL, FLUSH R
FAA	FIRE ALARM REMOTE LCD ANNUNCIATC RECESSED WALL MOUNTED.
MIC	FIRE ALARM REMOTE VOICE EVACUATION RECESSED WALL MOUNTED.







NOT TO SCALE

s ₃	SWITCH: THREE-WAY TYPE
S ₄	SWITCH: FOUR-WAY TYPE
Sa	SWITCH: SUBSCRIPT THAT INDICATES CORRESPONDING FIXTURES THAT SWITCH CONTROLS
SV	SWITCH: LOW VOLTAGE OVERRIDE SWITCH FOR VACANCY SENSOR. WHERE MULTIPLE SUBSCRIPTS ARE INDICATED ("ab" FOR EXAMPLE) PROVIDE A PUSHBUTTON FOR EACH CORRESPONDING GROUP OF FIXTURES TO BE CONTROLLED (2 BUTTON SWITCH FOR "ab" FOR EXAMPLE). THE PUSHBUTTONS SHALL BE MOUNTED UNDER A SINGLE GANG FACEPLATE.
D	SWITCH: DIMMER TYPE. DIMMER SHALL BE COMPATIBLE WITH BALLAST INSTALLED. PROVIDE ALL LOW VOLTAGE CABLING AND CONNECTIONS FOR 0 TO 10 VOLT DIMMING.
S _K	SWITCH: KEY-OPERATED
SO	SWITCH: OVERRIDE
OS	OCCUPANCY SENSOR, CEILING MOUNTED
O _S _{HB}	OCCUPANCY SENSOR, CEILING MOUNTED HIGHBAY TYPE
OS	OCCUPANCY SENSOR, CORNER MOUNTED
OS	OCCUPANCY SENSOR, WALL MOUNTED
Vs	VACANCY SENSOR, CEILING MOUNTED
VS	VACANCY SENSOR, CORNER MOUNTED
VS	VACANCY SENSOR, WALL MOUNTED

PHOTOCELL: LOCATE UNDER EAVES, FACING NORTH, AVOID ANY OTHER OUTSIDE LIGHT SOURCE

	PMENT:	MISCELLANEOUS C	OMPONENTS:			LIG	HTING FIXTURE SC	HEDULE			
REFER TO ONE-LIN	NE DIAGRAM AND EQUIPMENT CONNECTION SCHEDULE FOR	\square		TYPE	DESCRIPTION	MANUFACTURER/SERIES	REFLECTOR/DIFFUSER	FINISH	MOUNTING	LAMPS	NOTES
LOAD DATA USED VERIFY LOAD AND	AS THE BASIS OF DESIGN AND REQUIRED CONNECTIONS. LOCATION WITH EQUIPMENT CUT-SHEETS AND INSTALLER.	С Л									
\$ _M	SWITCH: MOTOR RATED, WITHOUT OVERLOAD PROTECTION	\bigcirc 1	JUNCTION BOX: WALL MID.	B1	2'X4' RECESSED					>4500 LUMENS <45W	
4	DISCONNECT SWITCH			B2	INDIRECT/DIRECT	COLUMBIA LCAT SERIES LITHONIA BLT SERIES METALUX CRUZE SERIES	SMOOTH FROSTED	HOUSING AND EXPOSED	RECESSED	>6000 LUMENS <65W	
Т	DRY-TYPE TRANSFORMER		OW VOLTAGE SYSTEMS:		2'X2' RECESSED	DAY-BRITE EVG SERIES		PARTS - WHITE	OLILING	>4500 LUMENS	
	PANELBOARD: SURFACE MOUNTED	ROUGH-IN REQU TO CORRESPON ARE NOT DEPEN WITH SYSTEM IN	IREMENTS ARE SPECIFIED IN SECTION 261010. VERIFY ADJACENCY DING POWER RECEPTACLES. OTHER DEVICES WHOSE LOCATIONS IDENT ON RECEPTACLE PLACEMENT SHALL BE COORDINATED	B3	INDIRECT/DIRECT					<45W	
<u> </u>	EQUIPMENT AS NOTED, SEE ABBREVIATIONS, THIS SHEET	\triangleright	WALL MTD. TELECOMMUNICATION JUNCTION BOX AND CONDUIT ROUGH-IN TO NEAREST ACCESSIBLE	E1	4' LONG STANDARD STRIPS	COLUMBIA LCL SERIES LITHONIA CLX SERIES METALUX SNLED SERIES HE WILLIAMS 75R SERIES	ROUND FROSTED LENS	WHITE (HOUSING)	SURFACE OR SUSPENDED	>5000 LUMENS <60W	
÷	GROUND CONNECTION		CEILING CEILING MTD. TELECOMMUNICATION JUNCTION BOX								
		, s ∽∑	WALL MTD. TELECOMMUNICATION JUNCTION BOX AND CONDUIT ROUGH-IN TO NEAREST ACCESSIBLE	К1	6" ROUND LED DOWN LIGHT	PRESCOLITE LF6 SERIES GOTHAM EVO SERIES PORTFOLIO LD6B SERIES	OPEN SEMI-SPECULAR CLEAR ALZAK CONE. MEDIUM BEAM SPREAD.	TRIM RING - WHITE	RECESSED CEILING	>20000 LUMENS <25W	
BRANCH CIRCUITS	S: NTS ARE SHOWN ON THE HOMERUNS ONLY. CONTRACTOR SHALL	~∑~	CEILING CEILING MTD. TELECOMMUNICATION JUNCTION BOX AND CONDUIT ROUGH-IN TO NEAREST ACCESSIBLE								
DETERMINE COUN THE CIRCUIT ELEM	TS FOR INTERMEDIATE RUNS BASED ON THE MANNER IN WHICH IENTS ARE CONNECTED. REFER TO THE SPECIFICATION SECTIONS	\$ 		ХА	SINGLE FACE EXIT	DUAL-LITE CVD SERIES LITHONIA LE SERIES	GREEN LETTERS "EXIT".	STENCIL FACE			
202010, 202080, & 2	202030 FOR SPECIAL REQUIREMENTS.		JUNCTION BOX AND CONDUIT ROUGH-IN FOR OWNER PROVIDED CAMERAS TO NEAREST ACCESSIBLE	ХВ	DOUBLE FACE EXIT	SURE-LITE CX SERIES BEGHELLI LC1E SERIES	NICKEL CADMIUM BATTERY.	BRUSHED ALUMINUM	UNIVERSAL	LED	
	BRANCH CIRCUIT: CONCEALED BRANCH CIRCUIT: CONCEALED IN ELOOR SLAB		CEILING								
	BRANCH CIRCUIT: EXPOSED	ACCESS CONTR	OL SYSTEMS								
	'HOMERUN' TO PANEL: NUMBER OF HASH MARKS										
LA-1,3,5	INDICATES QUANTITY OF UNGROUNDED CONDUCTORS IN MINIMUM 3/4" RACEWAY. GROUNDED CONDUCTORS (NEUTRALS) ARE NOT SHOWN. NUMBER OF ARROWHEADS DENOTES QUANTITY OF CIRCUITS	AC	VOLTAGE CABLING, BOXES AND CONDUIT REQUIREMENTS. REFER TO ARCHITECTURAL PLANS AND DOOR SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.	ELECTRICAL SF		ONS	l GROUI			MPLY WITH ARTICLE :	250 OF THE
	FOR EACH CIRCUIT INSTALLED, SEE SPECIFICATIONS. EACH CONDUCTOR SHALL BE MIN. #12 AWG UNLESS			APPLICABLE PROVISIC ELECTRICAL CODE (NE	NS OF THE STATE AND PA NO. 70). CURRENTI	D LOCAL CODES AND OF THE NATIONAL	NEC. P TERMI OSED ON AND G	ROVIDE ELECTRICAL BRANALS. BOLTED CLAMP WI ROUND CONDUCTORS. E	AZING OR EXOTHER LL NOT BE ACCEPT BOND EQUIPMENT	RMIC CONNECTORS A ED BETWEEN GROUN GROUNDING CONDUC	ND NDING RODS CTORS TO
	MOTED OTHERWISE, FOR MECHANICAL EQUIPMENT, SEE MECHANICAL EQUIPMENT RATINGS AND CONNECTIONS SCHEDULE FOR ELECTRICAL CHARACTERISTICS.	CABLING COMPO	ONENTS:	A GENERAL BASIS FOR E	ELECTRICAL WORK.		ALL OL EQUIP	ITLET BOXES WITH A SCF WENT GROUNDING COND	REW USED FOR NO	OTHER PURPOSE. C	ONNECT NALS.
			CONDUIT SLEEVE: NUMBER & SIZE, (2)-2" FOR ALL CLASSROOMS,	PROVIDE ALL LABOR, I COMPLETE AND OPER	MATERIALS, EQUIPMEN ABLE ELECTRICAL SYS	IT AND SUPERVISION TO CONSTRUCT A STEM. ALL MATERIALS AND EQUIPMENT	NEC O STEEL	DE BARE OR GREEN INSU R AS SHOWN. GROUND F , SECTIONAL TYPE.	RODS SHALL BE 3/4	" DIAMETER X 10' COF	PPER-CLAD
FIRE ALARM:			CABLE TRAY: SIZE AS INDICATED, 18"W x 4"H TYP.	WITH PERMISSION FRO	ONDAMAGED AND FRE	ING ELECTRICAL EQUIPMENT MAY BE	J. DISCO FOLLO	NNECT SWITCHES: PRO\ WING MANUFACTURERS:	/IDE DISCONNECTS : GE, SIEMENS, SQU	S PRODUCED BY ONE JARE D, OR CUTLER H	OF THE IAMMER.
F	FIRE ALARM PULL STATION. WALL MOUNTED WITH			REUSED IF THE SIZE, F SPECIFIED IN THESE D AND/OR REPAIRED TO	ATING AND CAPACITY OCUMENTS. EQUIPME ORIGINAL CONDITION	MEETS THE EXACT REQUIREMENTS AS NT THAT IS REUSED SHALL BE CLEANED BEFORE INSTALLATION. EXISTING	D PROVI D INCOR LISTED	DE HEAVY DUTY TYPE, SH PORATING QUICK-BREAK). DISCONNECTS SHALL B	HEET STEEL ENCLO (TYPE SWITCHES. / BE NON-FUSED TYP	DSED SAFETY SWITCH ALL SWITCHES SHALL E, UNO.	IES, . BE UL
X	FIRE ALARM SIGNAL, HORN AND FLASHING LIGHT, 80" AFF TO THE BOTTOM OF THE LINES. "C" DESIGNATION INDICATES		-0.	2. DEMOLITION	IECESSARY SHALL REI	MAIN THE PROPERTY OF THE OWNER.	K. SPD: P EQUIP EQUIP	ROVIDE SPD UNITS CON MENT. SPD UNITS SHALL MENT. THE USE OF SPD L	NECTED IN PARALL BE MOUNTED EXTE JNITS INTEGRAL W	EL WITH POWER DIST ERNAL TO POWER DIS TH POWER DISTRIBU	RIBUTION STRIBUTION TION
X	FIRE ALARM SIGNAL, SPEAKER AND FLASHING LIGHT, 80"	1. THE ELECT	ES: RICAL DRAWINGS ARE ONLY PART OF THE CONTRACT DOCUMENTS.	REMOVE ALL POWER / OTHERWISE NOTED. D OUTLET BOX, SUPPOR	AND LIGHTING EQUIPM EMOLITION SHALL INC TS, CONDUITS, FITTIN(ENT IN AREAS OF DEMOLITION UNLESS LUDE THE REMOVAL OF THE ASSOCIAT GS AND CONDUCTORS. DEVICES IN ARE	ED EQUIP ED MANUF AS TG, AN	MENT IS NOT ACCEPTABL ACTURERS/SERIES: SUR D ADVANCED PROTECTIO	LE. PROVIDE SPD U RGE SUPPRESSION ON TECHNOLOGIES	NITS BY THE FOLLOW INC, CURRENT TECH	/ING INOLOGIES EQUIPMENT
~	AFF TO THE BOTTOM OF THE LINES. "C" DESIGNATION INDICATES CEILING MOUNTED.	FOR THEIR FOR THEIR DISCIPLINE	RACTOR SHALL REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS INTERRELATIONSHIP AND REQUIRED COORDINATION BETWEEN S.	OF NON-DEMOLISHED THESE DEVICES IF CIR	AREAS SHALL REMAIN CUIT EXTENDS THROU	INTACT AND OPERATIVE. RE-CIRCUIT JGH DEMOLISHED AREA.	SHALL [225,00 FOLLO	BE AS FOLLOWS: SINGLE 0] AMPS AND MODES: L-L WING FEATURES: PHASE	E PULSE SURGE CA ., L-N, AND L-G. ALL E LED INDICATOR LI	PACITY PER MODE: [1 UNITS SHALL HAVE T GHTS, DISTURBANCE	150,000] 'HE COUNTER, 5-
卒 ×	FIRE ALARM STROBE LIGHT, 80" AFF TO THE BOTTOM OF THE LENS.	2. WHERE CO ACCORDIN	MPLETE BRANCH CIRCUIT WIRING IS NOT SHOWN, PROVIDE G TO HOMERUNS SHOWN AND CORRESPONDING CIRCUIT NUMBERS	3. MATERIALS:		111 & NEMA REQUIREMENTS AND SHAL	YEAR F THE O'	REPAIR/REPLACEMENT W WNER. INSTALL SPD UNIT	ARRANTY FROM M S ADJACENT TO EL S ARE AS SHORT A	ANUFACTURER IN TH ECTRICAL EQUIPMENTS POSSIBLE TO ACHIE	IE NAME OF NT, =VE
H	FIRE ALARM SIGNAL, HORN. 90" AFF TO THE TOP OF THE DEVICE. WEATHER PROOF.	ADJACENT THE WIRING	TO THE DEVICE OR FIXTURE. REFER TO THE SPECIFICATIONS FOR 3 METHODS. BRANCH CIRCUIT RATINGS SHALL BE BASED ON 2 ENT DEVICE RATINGS SHOWN IN THE PANEL SCHEDULES	SPECIFIED OR	"PRIOR APPROVED EQ	UAL" BY THE ENGINEER.	MAXIM EQUIP	UM PROTECTION. CONNE MENT AS SHOWN ON THE	ECT TO CIRCUIT BR MANUFACTURER	EAKER IN ELECTRICA S WIRING DIAGRAMS.	L
$\langle 2 \rangle$	FIRE ALARM SMOKE DETECTOR, CEILING MOUNTED.	3. REFER TO	THE ELECTRICAL PANELBOARD SCHEDULES AND EQUIPMENT	B. RACEWAY SYS CONCEALED IN RGS. ROUTE A	TEM: ALL CONDUITS A FINISHED SPACES. COLL CONDUITS AND RAC	IND RACEWAYS SHALL BE INSTALLED ONCEALED CONDUITS SHALL BE EMT, IN CEWAYS PARALLEL AND PERPENDICULA	IC OR L. FIRE A IR TO THE AND O	LARM SYSTEM: APPLICAE F NFPA No. 70 AND 72, CU	BLE PROVISIONS OF IRRENT EDITION, A	THE STATE AND LOC RE HEREBY IMPOSED	CAL CODES ON A
	FIRE ALARM DUCT SMOKE DETECTOR LOCATED IN HVAC DUCT.	RATINGS & REQUIREMI EQUIPMEN	CONNECTIONS SCHEDULE FOR VOLTAGE, BRANCH CIRCUITS ENTS, BREAKERS SIZES AND OTHER RELATED ELECTRICAL T TO BE PROVIDED AND/OR INSTALLED BY THE ELECTRICAL	STRUCTURE A WET LOCATED CONDUIT AU	ND SUPPORT AS REQU BRANCH CIRCUIT OR INDERGROUND BRAN	JIRED BY THE NEC. ALL EXPOSED EXTER FEEDER RACEWAYS SHALL BE RGS OR CH CIRCUIT OR FEEDER RACEWAYS SH	RIOR OR GENER IMC ALL LA	AL BASIS FOR WORK AS BOR, MATERIALS, EQUIPI FTE AND OPERABLE FIR	SOCIATED WITH TH MENT AND SUPERV F ALARM SYSTEM	IE FIRE ALARM SYSTE ISION TO CONSTRUC THIS IS A PERFORMA	EM. PROVIDE T A NCE-BASED
	FIRE ALARM HEAT DETECTOR, 135 DEG, OPERATION.	CONTRACT	OR.	PVC CONDUIT. RGS OR IMC. E	EXPOSED CONDUITS I XPOSED CONDUITS IN	N MECHANICAL SPACES AND CLOSETS FINISHED SPACES SHALL BE SURFACE	SHALL BE SPECI METAL MANUF	FICATION. THE SYSTEM S ACTURER OR AN AUTHO	PECIFIED HEREIN S RIZED REPRESENT	SHALL BE DESIGNED E ATIVE OF THE MANU	BY THE FACTURER
\bigcirc	FIRE ALARM CARBON MONOXIDE DETECTOR.			RACEWAY (WI SHALL BE STEI BE ACCEPTABI	EL COMPRESSION TYP EL FOR EMT CONDUIT	RS/COUPLINGS FOR USE WITH EMT CON E, EXCEPT THAT STEEL, SET SCREW TY SIZES 2-1/2" AND LARGER. SUPPORT RA	PE WILL ENGIN CEWAY EDWAI	EITHER A REGISTERED EERING TECHNOLOGIST. RDS EST AND SIMPLEX. A	ACCEPTABLE MAN	UFACTURERS ARE NO EQUIPMENT USED S	T CERTIFIED OTIFIER, HALL BE
FSCU	FIRE ALARM CONNECTION, HOOD EXTINGUISHING SYSTEM, SEE MECHANICAL DRAWINGS FOR LOCATION. INTERLOCK WITH SHUNT TRIP BREAKERS FOR EQUIPMENT UNDER HOOD.			SYSTEM USING UNITS; BY CON MACHINE SCRI	WOOD SCREWS TO V CRETE INSERTS OR E	VOOD; BY TOGGLE BOLTS ON HOLLOW I XPANSION BOLTS ON CONCRETE OR BR DED STUDS, OR SPRINGTENSION CLAME	MASONRY NEW, U XICK; BY CONFC 2S ON ADDRE	JNDAMAGED AND FREE F ORM TO U.L. AND NEMA R	ROM ANY DEFECT EQUIREMENTS. PR	S. ALL MATERIALS SH OVIDE INTELLIGENT, WIRING SHALL BE IN	ALL
DH	FIRE ALARM DOOR HOLDER, WALL MOUNTED, CONSULT ARCHITECTURAL DRAWINGS TO DETERMINE TYPE REQUIRED.			STEEL WORK. HANGERS OR	CONDUIT SUPPORTS S CEILING TRAPEZE. THE	ENALL BE TWO-HOLE STRAPS, WALL BRA	ACKETS, RIGIDI MANUF	METALLIC CONDUIT SYST	EM. IT IS THE RESP ATIVE TO SUBMIT	PONSIBILITY OF THE	NGS,
	PROVIDE POWER FROM NEAREST RECEPTACLE CIRCUIT AND CONNECT TO FIRE ALARM SYSTEM.		3/8" THREADED ROD CONNECTED TO	C. BOXES: PROVI FOR INTERIOR	DE GALVANIZED STEEL DRY LOCATIONS. PRO	OUTLET BOXES WITH STAMPED KNOCI	KOUTS HAVING	G JURISDICTION FOR PER	RMIT APPROVAL.	IENTS TO THE AUTHO	JRITY
VS	TAMPER SWITCH, FURNISHED AND INSTALLED WITH SPRINKLER SYSTEM. INTERLOCK WITH FIRE ALARM SYSTEM BY ELECTRICAL.			EXTERIOR WE DEEP. INTERIO SHALL BE 4-11/	LOCATIONS. INTERIO R FLUSH BOXES FOR (16" SOLIARE BY 2-1/8" I	R FLUSH BOXES SHALL BE 4" SQUARE B COMMUNICATION OUTLETS AND GFCI O DEEP, PROVIDE SINGLE GANG THE COV	Y 1-1/4" 4. REFER TO ARO UTLETS AND CEILINGS ERS BE MADE IN AG	CHITECTURAL SECTION F ALL OUTLETS, FIXTURES CORDANCE WITH THE N	OR LOCATION OF F S, AND THROUGH P	IRE RATED WALLS ENETRATIONS SHALL	-
WF	FLOW SWITCH, FURNISHED AND INSTALLED WITH SPRINKLER SYSTEM. INTERLOCK WITH FIRE ALARM SYSTEM BY ELECTRICAL.				RED OTHERWISE.				ED.		
FACP	FIRE ALARM CONTROL PANEL, FLUSH RECESSED WALL MOUNTED.		OUTLET HANGER	D. GRADE LEVEL SIZE AS INDICA BURIAL DEPTH	TED ON THE DRAWING	SS. PROVIDE STACKABLE SECTIONS TO CONDUITS. BOXES SHALL HAVE OPEN BO	ACHIEVE 5. SOBMITTALS: 3 ACHIEVE CONSTRUCTION	IN THE FOLLOWING:	CT FOR APPROVAL	BEFORE BEGINNING	
FAA	FIRE ALARM REMOTE LCD ANNUNCIATOR PANEL. FLUSH RECESSED WALL MOUNTED.	<u> </u>		AND LOCKING APPROPRIATE ENCASEMENT	COVER WITH "ELECTR PULL BOXES SHALL B	ICAL" OR "COMMUNICATIONS" LOGO AS E RATED FOR LIGHT VEHICULAR TRAFF DIRECTED BY MANUEACTURER TO OBTA	A. DATAS IC. AIN B SCALE	SHEETS ON ALL ITEMS LIS	STED ABOVE.	ON THE ELECTRICAL	FOUIPMENT
MIC	FIRE ALARM REMOTE VOICE EVACUATION MICROPHONE FLUSH RECESSED WALL MOUNTED.			E. WIRE AND CAE	LES: CONDUCTORS S	HALL BE COPPER, TYPE THHN OR THWN	BEING N. C. OCCUF	INSTALLED.	BY SYSTEM MANUF	ACTURER SHOWING	SENSOR
SD	SMOKE DAMPER, 120V, PROVIDE POWER CONNECTION AND ALL NEEDED SMOKE DETECTION AND CONTROL MODULES AS REQUIRED BY NEPA 72 FOR PROPER OPERATION	CEILI SMOI AND	NG MOUNTED KE DETECTOR BASE	CONDUCTORS F. WIRING DEVIC	SHALL BE COLOR COE	DED. DEVICES PRODUCED BY ONE OF THE FC	LOCAT DLLOWING D. FIRE A	IONS, MODEL NUMBERS, LARM SYSTEM LAYOUT, V	INSTALLATION WIF	RING DIAGRAMS AND	DETAILS. VINGS.
	REQUIRED BY MITATZY ORTHOLER OF ERRHON.		CEILING MOUNTED STROBE AND SPEAKER STROBES SIMILAR.	MANUFACTURI SPECIFICATION GROUNDING, S OTHERWISE, L	ERS: HUBBELL, LEVITO I GRADE HEAVY-DUTY IDE WIRING, NEMA 5-2 IGHT SWITCHES SHALI	DN, OR COOPER. RECEPTACLES SHALL TYPE RECEPTACLES 2-POLE, 3-WIRE 0R, 20-AMP, 125 VOLTS, UNLESS SHOWN BE RATED 20 AMPS. OCCUPANCY SEN	BE N SORS				
	OCTAGONAL BOX			SHALL BE DUA RECOMMENDE	_ TECHNOLOGY TYPE. D SIZE AND MODEL FO	SENSORS SHALL BE MANUFACTURER'S OR EACH SPACE. EXACT LOCATION OF S	ENSORS				
	BOLTED TO CHANNELS		TO SCALE	SHALL BE AS L SENSOR MANU COOPER.	FACTURERS: HUBBEL	L BUILDING AUTOMATION, WATTSTOPPE	ER,				
				G. LIGHTING FIXT SCHEDULE. LE	JRES: PROVIDE LIGHT D FIXTURES SHALL HA	ING FIXTURES AS INDICATED ON THE FI	XTURE DURS. LED				
				FIXTURES AND NUMBERS IND	DRIVERS SHALL HAVE CATE STYLE OF FIXTU	A 5 YEAR WARRANTY FIXTURE CATAL RE REQUIRED. PROVIDE FIXTURES WIT	DG H PROPER				
				FRAMES FOR (EMERGENCY F BATTERY DRIV	IXTURES SHALL BE PR ERS. ALL FIXTURES SH	OVIDED WITH FACTORY INSTALLED EMI ALL BE DIMMABLE. PROVIDE DRIVERS	ERGENCY				
				COMPATIBLE V ALLOW 0-10V E	/ITH RESPECTIVE CON IMMING.	ITROL SWITCHES AND LOW-VOLTAGE C	ABLING TO				
	3/8" THREADED ROD ATTACHED	TO STRUCTURE		H. PANELBOARDS MANUFACTURI	: PROVIDE PANELBOA ERS: GE, SIEMENS, SQ	ARDS PRODUCED BY ONE OF THE FOLLO UARE D, OR CUTLER HAMMER. PROVID	DWING E				
USE 16 GA. ST STEEL TIE WIR	AINLESS			PANELBOARDS TYPE PANELBO WITH COPPEP	OF THE TYPE, SIZE, A ARDS SHALL BE A MIN BUS BARS FULL-SIZED	ND RATING INDICATED. LIGHTING AND A IIMUM OF 20" WIDE. PANELS SHALL BE E O NEUTRAL BAR AND A GROUND BUS (APPLIANCE CQUIPPED CIRCUIT				
WIRE CHANNE TEE GRID				BREAKERS SH MOLDED CASE	ALL BE BOLT-IN TYPE, CIRCUIT BREAKERS.	HEAVY-DUTY, QUICK-MAKE, QUICK-BREA MULTI-POLE BREAKERS SHALL BE COM	AK MON TRIP				
				WITH A SINGLE BUSSED COMP	HANDLE. PROVISIONS	SFOR FUTURE BREAKERS SHALL BE FU SSARY MOUNTING HARDWARE, PROVIDE ROUT PREAKERS TO BE INSTALLED IN F					

LAMINATED PLASTIC NAMEPLATE. CIRCUIT BREAKERS TO BE INSTALLED IN EXISTING PANELBOARDS SHALL MATCH EXISTING TYPE CIRCUIT BREAKERS. PROVIDE

NEW/UPDATED TYPED SCHEDULES FOR ALL PANELBOARDS.















			PANEL: HEM-3 VOLTAGE: 480/277 Wye PHASE: 3 WIRES: 4 A.I.C. RATING: 42000	N	iains r Mains F	Rating: S type: Fed by:	60 A MLO			LOCATION: ELECTRICAI MOUNTING: Surface RATING: Indoor TOTAL LOAD: 3945 VA	_ ROO	M 10A	
скт	TRIP	Ρ	CIRCUIT DESCRIPTION		4	E	3		С	CIRCUIT DESCRIPTION	Р	TRIP	СКТ
1	20 A	1	EXISTING LIGHTS	1653	0					Spare	1	20 A	2
3	20 A	1	EXISTING LIGHTS			864	0			Spare	1	20 A	4
5	20 A	1	EXISTING LIGHTS					632	0	Spare	1	20 A	6
7	20 A	1	EXISTING LIGHTS	576	0					Spare	1	20 A	8
9	20 A	1	EXISTING LIGHTS			220	0			Spare	1	20 A	10
11	20 A	1	Spare					0	0	Spare	1	20 A	12
13		1	Space							Space	1		14
15		1	Space							Space	1		16
17		1	Space							Space	1		18
19		3	SPD*							Space	1		20
21										Space	1		22
23										Space	1		24
				222	9 VA	1084	4 VA	632	2 VA				
				8	А	4	A	2	А				
NOT	ES:	* - F	REFER TO EXISTING PANELBOARI	D FOR B	REAKE	L 4 R SIZE L	A JSED F	OR SUR	GE PR	OTECTION DEVICE			

			PANEL: H3				. 400 A					NA 104	~
			PHASE: 3 WIRES: 4 A.I.C. RATING: 42000	IVI	MAINS F	FTYPE: ED BY:	400 A MLO			MOUNTING: Surface RATING: Indoor TOTAL LOAD: 214314 VA		MITUA	ĩ
скт	TRIP	P			Δ				<u>.</u>		P	TRIP	CKT
	20 A	1		2952	1320	<u> </u>						20 A	2
3	20 A	1				3250	3128			FXISTINGLIGHTS	$+\frac{1}{1}$	20 A	4
5	20 A	1						2002	1080	FXISTINGLIGHTS	$+\frac{1}{1}$	20 A	6
7	50 A	2	EXISTING ATLI 3-8	6750	4000					FXISTING ATU 3-3	$+\frac{1}{1}$	20 A	8
9						6750	3500			EXISTING ATLI 3-4	$+\frac{1}{1}$	20 A	10
11	20 A	2				0700		3000	4000	EXISTING ATL 3-13	$+\frac{1}{1}$	20 A	12
13				3000	4500	1				EXISTING ATLL 3-12	$+\frac{1}{1}$	20 A	14
15	25 Δ	2			4000	4268	4500					20 A	16
17						4200	4000	4268	3000			20 A	18
19	20 4	1	 ΕΧΙΩΤΙΝΙΩ ΔΤΙ Ι 3-1	3500	4500	1	—	4200	5000			20 A	20
21	15 A	1		0000	4000	2000	1801				3	20 A	20
23	20 4	1				2000		3500	1801				24
25	20 A	י ר		3436	1801	1		3300	1001		<u> </u>	+	26
20		<u> </u>		3400		2436	21446	<u> </u>					20
21						3450	21440	2/36	20038		<u> </u>	20 7	20
25				3/36	21034	1		3400	20000		<u> </u>		30
22		<u> </u>		3430	21004	2436	0288	t					34
35			+		<u> </u>	3430	0300	2436	9404			20 7	36
35					0218	1		3430	0404				20
31		1			0210		2000	<u> </u>					40
39		1			<u> </u>		2000		2000			20 5	40
41		1			2000	4			2000				42
43		 1			2000		5222	t					44
40		ו ר			\square		5333		5222			20 ~	40
41	20 A	ין די ריי			E223	4			5333				40
49	20 A	1 	Spare		5333								50
51	20 A	1 	Spare				U ,			Spare		20 A	52
53		1 	Spare			4			U	Spare		20 A	54
55	20 A	1	Spare					(Spare		20 A	50
57	20 A	<u> </u>	Spare		4	U	U /			Spare		20 A	50
59	20 A	1	Spare	7570		700				Spare	1	20 A	60
				/5/0		1323	36 VA	6529	18 VA	-			
NOT				218	3 A	20	9 A	23	ό Α				
NUT	29:												
1													

			PANEL: L3A VOLTAGE: 120/208 Wye PHASE: 3 WIRES: 4 A.I.C. RATING: 10,000	N	iains r Mains F	ATING: 5 TYPE: ED BY:	125 A MB			LOCATION: ELECTRICAL F MOUNTING: Surface RATING: Indoor TOTAL LOAD: 34550 VA	200	M 10A	
скт	TRIP	Ρ	CIRCUIT DESCRIPTION		4	E	В		С	CIRCUIT DESCRIPTION	Ρ	TRIP	СКТ
1	20 A	1	EXISTING RECEPTACLES	720	540					EXISTING RECEPTACLES	1	20 A	2
3	20 A	1	EXISTING RECEPTACLES			1440	1080			EXISTING RECEPTACLES	1	20 A	4
5	20 A	1	EXISTING RECEPTACLES					720	1440	EXISTING RECEPTACLES	1	20 A	6
7	20 A	1	EXISTING ISO GND FLOORBOX	1440	900					EXISTING RECEPTACLES	1	20 A	8
9	20 A	1	EXISTING RECEPTACLES			900	540			EXISTING ATTIC RECEPTACLES	1	20 A	10
11	20 A	1	EXISTING RECEPTACLES					1260	960	EXISTING LIGHTING	1	20 A	12
13	20 A	1	EXISTING A/V RACK	1440	960					EXISTING LIGHTING	1	20 A	14
15	20 A	1	EXISTING A/V RACK			1440	600			EXISTING FIXTURE WINCH	1	20 A	16
17	15 A	1	EXISTING EF-1					804	1440	EXISTING ISO GND	1	20 A	18
19	15 A	1	EXISTING EF-3	444	1200					EXISTING MOTORIZED SCREENS	1	20 A	20
21	15 A	1	EXISTING EF-18			54	1200			EXISTING MOTORIZED SHADES	1	20 A	22
23	15 A	1	EXISTING EF-4					444	0	Spare	1	20 A	24
25	15 A	1	EXISTING EF-5	744	0					Spare	1	20 A	26
27	20 A	1	REFRIDGERATOR			180	1150			EXISTING DHP-2	2	20 A	28
29	20 A	1	GFCI RECEPTACLES					180	1150				30
31	20 A	1	GFCI RECEPTACLES	180	1440					RECEPTACLES	1	20 A	32
33	20 A	1	RECEPTACLES			540	1620			RECEPTACLES	1	20 A	34
35	20 A	1	RECEPTACLES					720	1440	RECEPTACELS	1	20 A	36
37	20 A	1	COPIER	180	1440					RECEPTACLES	1	20 A	38
39	20 A	1	RECEPTACLES			180	360			UNDERCABINET RECEPTACELS	1	20 A	40
41	20 A	1	RECEPTACLES					1080	0	Spare	1	20 A	42
				1162 97	28 VA 7 A	1128 94	84 VA I A	1163 97	88 VA 7 A	_			
NOT	ES:	*:(GFCI BREAKER										









D TO BE REMOVED. REMOVE ONLY THAT PORTION	Ο.	WHERE CEILINGS ARE BEING REMOVED. TEMPORARILY SUPPORT ALL CEILING MOUNTED ELECTRICAL	LIC	GHTING
IERE THE REMAINING LOAD IS ACTIVE AND	-	DEVICES TO REMAIN (SECURITY SYSTEM DEVICES, ETC.) AND REINSTALL IN THE SAME LOCATION IN THE NEW CEILING. SEE ARCHITECTURAL FOR CEILINGS BEING REPLACED.	A.	COORDINATE E WITH ARCHITEC
I ARCHITECTURAL, MECHANICAL, PLUMBING AND DR RECONNECTED TO EXISTING OR NEW	Ρ.	WHERE RECEPTACLES AND DEVICES ARE BEING REMOVED FROM EXISTING CIRCUITS FEEDING RECEPTACLES TO REMAIN, SPLICE AND EXTEND CIRCUITS (PER N.E.C. REQUIREMENTS) AS REQUIRED TO MAINTAIN FULL OPERATION. PROVIDE ADDITIONAL CONDUIT AND WIRING AS REQUIRED.	В.	EXIT LIGHT AND UNSWITCHED.
S WHERE CONDUIT CAN NOT BE CONCEALED, BE USED IN FINISHED AREAS, EMT CONDUIT	Q.	MAINTAIN TELEPHONE CABLING TO INTRUSION ALARM, THROUGHOUT CONSTRUCTION. PROVIDE NEW TELEPHONE CONNECTION PRIOR TO JOB APPLICATION.	C.	PROVIDE UNSW FIXTURE FOR B
AL DETAILS, FLOOR PLANS, ELEVATIONS,	R.	EXISTING INTRUSION ALARM SYSTEM TO REMAIN AND BE PROTECTED AND SHALL BE IN FIRST CLASS OPERATING CONDITION AT JOB COMPLETION.	D.	SEE LARGE SCA
VIDE FITTINGS, JUNCTION BOXES AND 3 OF ALL NEW FEEDERS WITH EXISTING SITE SSIBLE.	S.	FIRE ALARM SYSTEM SHALL BE OPERATIONAL THROUGHOUT CONSTRUCTION. COORDINATE ANY DOWN TIME WITH OWNER MINIMUM ONE WEEK IN ADVANCE.	E.	ALL SPACES AR SENSOR UNLES AND NOTES ON
CAL/KITCHEN/PLUMBING EQUIPMENT BEING BING PLANS. WHERE EQUIPMENT IS BEING		DEMOLITION NOTES:		
RACTERISTICS AS EXISTING, EXISTING CIRCUIT E EQUIPMENT IS BEING REMOVED AND NOT BEING ACCESSIBLE CONDUIT AND CONDUCTORS.		1. WALL MOUNTED EXIT LIGHTS TO BE DEMOLISHED. MAINTAIN CIRCUIT CONDUCTORS TO SERVE NEW FIXTURE.		
AND EQUIPMENT NOTED OR SHOWN.		 CEILING MOUNTED EXIT LIGHT TO BE DEMOLISHED. MAINTAIN CIRCUIT CONDUCTIORS TO SERVE NEW FIXTURE. CONTRACTOR TO RE-WORK CIRCUIT CONDUCTORS TO NEW FIXTURE LOCATION. REFER TO NEW-WORK PLAN (E.101). 		
MOVED AND NOT RE-USED IN COMPLETE WORK, /ERPLATES OVER JUNCTION BOXES.		3. EXISTING HVAC EQUIPMENT EXISTING TO REMAIN. CONTRACTOR TO RE-WORK CIRCUIT TO NEW UNIT LOCATION. REFER TO NEW-WORK PLAN (E2.02).		
		4. EXISTING LIGHTING CIRCUIT TO BE DISCONNECTED AND RE-WORKED TO SERVE NEW LIGHTING		

2 THIRD FLOOR LIGHTING PLAN 3/16" = 1'-0"

NG GENERAL NOTES:

NATE EXACT LOCATIONS AND MOUNTINGS (FLANGE/LAY-IN) RCHITECTURAL CEILING PLAN AND SCHEDULES PRIOR TO NG AND INSTALLING ANY FIXTURE. GHT AND NIGHT LIGHT CIRCUITS ARE TO REMAIN

E UNSWITCHED PHASE CONDUCTOR TO EACH EMERGENCY E FOR BATTERY CHARGING AND POWER LOSS SENSING. RGE SCALE PLANS FOR CIRCUITRY WITHIN TYPICAL SPACES.

ACES ARE TO BE CONTROLLED BY OCCUPANCY OR VACANCY R UNLESS SPECIFICALLY NOTED OTHERWISE. SEE DETAILS TES ON SHEET E0.2 FOR ADDITIONAL REQUIREMENTS.

LIGHTING NOTES:

- EXISTING EXIT SIGNS TO BE REPLACED WITH NEW FIXTURES. CONTRACTOR TO LOCATE AND RE-USE EXISTING CIRCUIT CONDUCTORS TO SERVE NEW FIXTURES.
- ALL NEW-WORK LIGHT FIXTURES TO BE SERVED FROM EXISTING LIGHTING CIRCUIT. ALL LIGHT FIXTURES DESIGNATED AS EMERGENCY SHALL BE CONNECTED TO EXISTING EMERGENCY LIGHTING CIRCUIT. CONTRACTOR TO LOCATE EXISTING CIRCUIT CONDUCTORS AND RE-WORK TO SERVE NEW LIGHTING LAYOUT.

EXISTING (NOT IN SCOPE) ROPOSED RENOVATION KEY PLAN \searrow

> DULOHERY WEEKS 50 years 50 years engineers 🔻









WIRING CLASS. INITIATING/NOTIFICATION DEVICE INFORMATION. A COMPLETE FORM 354A AND TWO SETS OF DRAWINGS.

ALL FIRE ALARM EQUIPMENT AND INSTALLATION SHALL BE PROVIDED BY THE FIRE ALARM VENDOR CURRENTLY HOLDING THE SERVICES AGREEMENT WITH THE OWNER. E. ALL NEW FIRE ALARM DEVICES SHALL BE COMPATIBLE WITH EXISITNG FIRE ALARM SYSTEM. COORDINATE WITH CURRENT VENDER.

EXISTING (NOT IN SCOPE) PROPOSED RENOVATION KEY PLAN \searrow DULOHERY. WEEKS 50 YOT4-2024





	FIXTURE SCHEDULE											
ITEM	DESCRIPTION	MINIMU HOT WATER	M CONNECT COLD WATER	ION SIZE (IN WASTE	ICHES) VENT	MOUNTING HEIGHT REMARKS (ABOVE FLOOR)						
P-5A	BREAK ROOM SINK - H.C.	1/2"	1/2"	1-1/2"	1-1/2"	COUNTERTOP						
P-7	ICE MAKER BOX		1/2"			30" BOX HT.						

HAMMER ARRESTOR

SCHEDULE				
ITEM	PDI UNIT	FIXTURE UNIT		
HA	А	1-11		

- OTHERWISE.
- ADJACENT SINKS.
- SHALL TAKE PRECEDENCE.







SIDE OF AN ASSEMBLY.

SINK: FAUCET DRAIN: P-TRAP: SUPPLIE INSULATI ICE MAKEF

GENERAL NOTES

1. ALL SITE UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. VERIFY EXACT LOCATION AND INVERT ELEVATION IN FIELD BEFORE BEGINNING WORK.

2. ALL SUSPENDED PIPING SHALL BE SUPPORTED FROM FLOOR AND/OR ROOF STRUCTURAL MEMBERS. IN NO CASE SHALL PIPING BE SUSPENDED FROM FLOOR OR ROOF DECK LESS THAN 4" THICK CONCRETE.

3. FIRE STOP ALL PENETRATIONS OF FIRE RATED ASSEMBLIES. REFER TO ARCHITECTURAL DRAWINGS FOR ASSEMBLY RATINGS.

4. PIPING INSTALLED IN PLENUM SPACES SHALL MEET ASTM E-84, ASTM E-136, AND UL 723 STANDARDS FOR FLAME SPREAD AND SMOKE GENERATION. COORDINATE PLENUM LOCATIONS WITH MECHANICAL CONTRACTOR.

5. COORDINATE ALL WORK WITH OTHER TRADES. 6. PROVIDE DRAIN VALVES AT ALL LOW POINTS IN ALL WATER PIPING SYSTEMS.

7. ALL WATER AND VENT PIPING SHALL BE INSTALLED ABOVE THE CEILING UNLESS NOTED

8. ALL SOIL AND WASTE PIPING SHALL BE INSTALLED BELOW THE FLOOR UNLESS NOTED OTHERWISE.

9. PROVIDE CLEANOUTS AT THE BASE OF ALL SOIL AND WASTE PIPING OVER ONE STORY IN HEIGHT. ALL WALL CLEANOUTS SHALL BE INSTALLED AT 18" ABOVE FINISHED FLOOR. 10. ROUTE DRAIN AND HOT WATER SUPPLY PIPING TO UNDERCOUNTER DISHWASHERS FROM

11. WHERE MOUNTING HEIGHTS OF FIXTURES CONFLICT WITH THE FIXTURE HEIGHTS ON THE ARCHITECTURAL DRAWINGS, THE HEIGHTS SHOWN ON THE ARCHITECTURAL DRAWINGS

DEMOLITION NOTES

1. THE DRAWINGS SHOW THE GENERAL ARRANGEMENT AND LOCATIONS OF EXISTING PLUMBING WORK. THE CONTRACTOR SHALL FIELD-VERIFY LOCATIONS PRIOR TO PERFORMING DEMOLITION WORK AND SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS OR DISCREPANCIES. PIPING ROUTES WERE ESTIMATED FROM ORIGINAL PLANS. THIS INFORMATION WAS SUPPLEMENTED BY LIMITED FIELD OBSERVATION. DETAILED ABOVE-CEILING VERIFICATION OF PIPING HAS NOT BEEN PERFORMED.

. HATCHING INDICATES ITEMS TO BE DEMOLISHED, UNLESS NOTED OTHERWISE. DEMOLISHED ITEMS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF BY THE CONTRACTOR. DEMOLITION OF AN ITEM SHALL INCLUDE ASSOCIATED HANGERS, SUPPORTS, BRACKETS, PIPING, CONDUIT, WIRING, CONTROLS, ETC. UNLESS NOTED OTHERWISE. IN EXPOSED AREAS, BUILDING SURFACES AFFECTED BY DEMOLITION SHALL BE REPAIRED AND REFINISHED TO MATCH EXISTING.

3. AT LOCATIONS WHERE PLUMBING DEMOLITION RESULTS IN WALL OPENINGS, ALL SUCH OPENINGS SHALL BE CLOSED OFF WITH WALL MATERIALS AND FINISH TO MATCH SURROUNDING WALL. IF ANY SUCH WALLS ARE FIRE-RATED, THE FIRE RATING MUST BE MAINTAINED. ENSURE THAT EXISTING WALL OPENINGS WILL NOT BE REUSED IN THE NEW WORK PLANS BEFORE SEALING WALL PENETRATIONS. COORDINATE WITH ARCHITECTURAL DRAWINGS FOR ADDITIONAL INSTRUCTIONS/DETAILS FOR OPENING REPAIRS.

4. AT LOCATIONS WHERE PLUMBING DEMOLITION RESULTS IN CEILING OPENINGS, ALL SUCH OPENINGS SHALL BE CLOSED OFF WITH MATERIALS AND FINISH TO MATCH SURROUNDING CEILING. REPLACE ALL DAMAGED ACOUSTICAL CEILING TILES AND REPAIR DAMAGED CEILING GRIDS FOR ALL SUCH AREAS AFFECTED BY DEMOLITION. IF ANY SUCH CEILINGS ARE RATED, THE RATING MUST BE MAINTAINED. COORDINATE WITH ARCHITECTURAL DRAWINGS FOR ADDITIONAL INSTRUCTIONS/DETAILS FOR OPENING REPAIRS.

5. AT LOCATIONS WHERE PLUMBING DEMOLITION RESULTS IN ROOF OPENINGS, ALL SUCH OPENINGS SHALL BE ADEQUATELY CAPPED AND SEALED. ENSURE THAT EXISTING ROOF PENETRATIONS WILL NOT BE REUSED IN THE NEW WORK PLANS BEFORE SEALING ROOF PENETRATIONS. COORDINATE WITH ARCHITECTURAL DRAWINGS FOR ADDITIONAL INSTRUCTIONS/DETAILS FOR OPENING REPAIRS.

6. COORDINATE THE DEMOLITION OF EQUIPMENT AND ALL ASSOCIATED ITEMS WITH PHASING AS DIRECTED BY THE OWNER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT DEMOLITION OF AN ITEM DOES NOT AFFECT THE PLUMBING OPERATION IN A DIFFERENT PHASE. ALL DEMOLISHED ITEMS SHALL BE OFFERED BACK TO THE OWNER FOR FIRST REFUSAL. CONTRACTOR IS THEN RESPONSIBLE FOR PROPER DISPOSAL OF ALL REMOVED MATERIALS OFFSITE.

7. REFER TO ARCHITECTURAL DETAILS FOR WEATHER TIGHT AND FLASHING DETAILS.

PLUMBING SPECIFICATIONS

1. NEW SOIL, WASTE AND VENT PIPING SHALL BE: A. SCHEDULE 40 ABS-DWV (ASTM D2661-87) OR PVC-DWV PIPE (ASTM D2665-88) AND FITTINGS. JOINTS SHALL BE SOLVENT CEMENT SOCKET TYPE (ABS JOINTS: D2235-88; PVC JOINTS: D2564-88). ALL PENETRATIONS OF RATED WALLS, FLOORS, AND ASSEMBLIES SHALL BE PROTECTED IN AN APPROVED MANNER, INCLUDING PENETRATIONS OF ONE

2. NEW WATER PIPING SHALL BE: A. COPPER TUBE (ASTM B88-89 TYPE L; HARD-DRAWN TEMPER) OF THE SIZE INDICATED WITH WROUGHT COPPER-SOLDER JOINTS (WITH LEAD FREE SOLDER; TIN-ANTIMONY SOLDER: ASTM B 32, GRADE 95TA), OR COPPER PRESS JOINT FITTINGS (WROUGHT-COPPER OR CAST COPPER ALLOY WITH EPDM-RUBBER, O-RING SEAL AND INBOARD BEAD DESIGN IN EACH END; COMPATIBLE WITH SEAMLESS K, L, OR M COPPER TUBE MADE TO ASTM B 88 AND HAVE A MAXIMUM NON-SHOCK WORKING PRESSURE OF 200 PSI BETWEEN THE TEMPERATURES OF -20 F AND +250 F. COPPER AND COPPER ALLOY PRESS FITTINGS SHALL CONFORM TO MATERIAL REQUIREMENTS OF ASME B16.18, ASME B16.22, OR ASME B16.26 AND PERFORMANCE CRITERIA OF ASME 16.51 AND IAPMO PS 117). B. CTS CPVC (ASTM D2846, ASTM F441 AND ASTM F442) WITH SOCKET TYPE SOLVENT CEMENT FITTINGS AND JOINTS (ASTM F437, ASTM F438 AND ASTM F439).

3. PROVIDE PREFORMED, TWO-PIECE, HEAVY DENSITY FIBERGLASS PIPING INSULATION WITH SELF-SEALING ASJ FACING CONFORMING TO ASTM C 547 FOR ALL ABOVE GROUND DOMESTIC HOT & COLD WATER PIPING (CERTAINTEED, KNAUF, JOHNS MANVILLE, OWENS-CORNING, PITTSBURGH CORNING, OR MANSON). PROVIDE COMPOSITE PIPING INSULATION (INSULATION, JACKETS, COVERINGS, SEALERS, MASTICS, AND ADHESIVES) WITH FLAME-SPREAD RATING NOT EXCEEDING 25 AND SMOKE DEVOLOPED RATING NTO EXCEEDING 50, AS TESTED BY ASTM E 84 (NFPA 255) METHOD AND UL 723. VALVES AND FITTINGS SHALL BE INSULATED WITH FIBERGLASS INSULATION OF THE SAME MATERIAL THICKNESS AS INSULATION ON ADJACENT PIPE HAVING A MOLDED PVC JACKET (CERTAINTEED, KNAUF, OR ZESTON). INSULATION THICKNESS SHALL BE:

DOMESTIC COLD WATER PIPING: 1" THICK FOR ALL SIZES DOMESTIC HOT WATER PIPING: 1" THICK FOR ALL SIZES UP TO & INCLUDING 1-1/4" IN SIZE. DOMESTIC HOT WATER PIPING: 1-1/2" THICK FOR ALL SIZES GREATER THAN 1-1/4" IN SIZE. PIPE COVERING PROTECTION SHIELDS SHALL BE PROVIDED AROUND EXTERIOR OF PIPE

INSULATION AT PIPE HANGERS WHICH FIT AROUND PIPE INSULATION. SHIELDS SHALL BE 12" LONG BY 180 DEGREES AND SHALL BE 18-GAUGE GALVANIZED STEEL SHEET. HIGH DENSITY ISOLATION INSERTS SHALL BE PROVIDED AT PIPE SADDLES. REPLACE DAMAGED INSULATION WHICH CANNOT BE REPAIRED SATISFACTORILY, INCLUDING UNITS WITH VAPOR BARRIER DAMAGE AND MOISTURE SATURATED UNITS.

4. PROVIDE FACTORY-FABRICATED PIPING HANGERS AND SUPPORTS OF THE TYPE SPECIFIED COMPLETE WITH BOLTS AND WASHERS. INSTALL HANGERS AND SUPPORTS IN ACCORDANCE WITH THE APPLICABLE INTERNATIONAL PLUMBING CODE. COMPLY WITH THE MANUFACTURER'S PUBLISHED PRODUCT INFORMATION. SIZE HANGERS AND SUPPORTS PROPERLY FOR PIPING AND WEIGHT OF THE MEDIUM BEING TRANSPORTED. PROVIDE INSULATION SHIELDS FOR ALL INSULATED PIPING. HANGERS FOR DOMESTIC HOT & COLD WATER PIPING SHALL BE COPPER PLATED BAND TYPE WITH ADJUST NUT (ANVIL, B-LINE, OR ERICO CADDY). HANGERS FOR CAST IRON OR PLASTIC DRAIN AND VENT PIPING SHALL BE CLEVIS TYPE (ANVIL, B-LINE, OR ERICO CADDY).

5. WATER ACCESSORIES: A. WATER HAMMER ARRESTORS SHALL BE BELLOWS TYPE WITH A PRECHARGED COMPRESSOR CHAMBER AND STAINLESS STEEL CASING AND BELLOWS (JOSAM, J.R. SMITH, OR ZURN). B. BALL VALVES SHALL HAVE TWO-PIECE BRONZE OR BRASS BODY, MEETING MSS-SP110, FULL OR STANDARD PORT, BLOWOUT PROOF STEM AND ADJUSTABLE PACKING NUT INDEPENDENT OF HANDLE. VALVES SHALL BE RATED FOR 150 SWP, 600 WOG OR 300 CWP. VALVES SHALL BE APOLLO, WATTS, OR JOMAR. ESCUTCHEON PLATES SHALL E METAL SPLIT-RING TYPE UNITS, WITH NICKEL OR CHROME PLATED FINISH. PROVIDE UNITS SIZED TO FIT CLOSELY OUTSIDE OF PIPE INSULATION OR BARE PIPE WHERE NO COVERING IS REQUIRED. D. SHEET METAL PIPE SLEEVES (3" PIPE AND SMALLER, 20-GAUGE; 4"-6" PIPE, 16-GAUGE) AND PIPE SLEEVE CAULKING (3M, EXCEPT WHERE ANOTHER CAULKING SYSTEM OR MATERIAL IS SPECIFIED OR APPROVED BY JACO OR FLAMESTOPPER).

6. DRAINAGE ACCESSORIES: A. SHEET METAL PIPE SLEEVES (3" PIPE AND SMALLER, 20-GAUGE; 4"-6" PIPE, 16-GAUGE) AND PIPE SLEEVE CAULKING (3M, EXCEPT WHERE ANOTHER CAULKING SYSTEM OR MATERIAL IS SPECIFIED OR APPROVED BY JACO OR FLAMESTOPPER).

7. SINK P-5A SHALL BE AN 18 GAUGE, TYPE 302 STAINLESS STEEL, ADA, SELF-RIMMING SINK WITH 21" x 19" x 6-1/2" DEEP OVERALL DIMENSIONS, SINGLE BOWL WITH UNDERSIDE SOUND DEADENED. THE SINK SHALL BE FITTED WITH A CHROME PLATED ADA COMPLIANT SINGLE LEVER FAUCET WITH SWING SPOUT AND LOW FLOW AERATOR (1.5 GPM), OFFSET CRUMB CUP DRAIN, 1-1/2" P-TRAP, LOOSE KEY ANGLE SUPPLIES, AND INSULATION KIT. SINK AND TRIM SHALL BE:

	JUST	ELKAY	ADVANCE TABCO
	SLADA1921A651-J	EQUIVALENT	EQUIVALENT
:	JUST	ZURN	CHICAGO
	J-906	EQUIVALENT	EQUIVALENT
	MCGUIRE	ZURN	WATTS
	MCGUIRE	ZURN	WATTS
S:	MCGUIRE	ZURN	WATTS
ION KIT:	MCGUIRE	TRUEBRO	SKAL-GUARD
ER BOX P	-9 SHALL BE A RECESS	SED FLUSH MOUNTI	NG PLASTIC OR PAIN

2-9 SHALL BE A RECESSED FLUSH MOUNTING PLASTIC OR PAINTED STEEL BOX WITH 1/4 TURN COLD WATER ANGLE VALVE AND WATER HAMMER ARRESTOR. BOX SHALL BE APPROVED FOR INSTALLATION IN RATED WALLS (IF APPLICABLE). FIXTURE AND ACCESSORIES SHALL BE BY OATEY, GUY GRAY, OR WATER TITE.

PLUMBING LEGEND					
ABBREVIATION	SYMBOL	DESCRIPTION			
HWR		HOT WATER RETURN PIPING			
Н		HOT WATER PIPING			
С		COLD WATER PIPING			
G	G	GAS PIPING			
СА	CA	COMPRESSED AIR PIPING			
ST	ST	STORM DRAIN PIPING (ABOVE GROUND)			
ST	– – – st – –	STORM DRAIN PIPING (BELOW GROUND)			
OF	OF	OVERFLOW DRAIN PIPING			
W		SOIL AND WASTE PIPING			
V		VENT PIPING			
GW	GW	GREASE WASTE DRAIN PIPING			
		SOLENOID VALVE			
		SHUTOFF VALVE			
	-12+	CHECK VALVE			
		THERMOSTATIC BALANCING VALVE			
HB/E		HOSE BIB (WALL BOX) FREEZE PROOF			
HB/B		HOSE BIB (WALL BOX) NON-FREEZE PROOF			
HB/R		ROOF HYDRANT FREEZE PROOF			
HB/I		HOSE BIB (INTERIOR)			
WCO		WALL CLEANOUT			
FCO		FLOOR CLEANOUT			
GCO		GRADE CLEANOUT			
RD- ' '	(Friday)	ROOF DRAIN - TYPE			
FD-''	<u> </u>	FLOOR DRAIN - TYPE			
FS-''		FLOOR SINK - TYPE			
DSN	4	DOWNSPOUT NOZZLE			
HA-''	•	WATER HAMMER ARRESTER - TYPE			
		CONNECT TO EXISTING			
VTR		VENT THROUGH ROOF			
VTS	Π	VENT THROUGH SIDEWALL			
HWC		HOT WATER RECIRCULATING PUMP			
WH		WATER HEATER			
AC		AIR COMPRESSOR			
RAD		REFRIGERATED AIR DRYER			
AFF		ABOVE FINISHED FLOOR			
AFG		ABOVE FINISHED GRADE			
B/F		BELOW FLOOR			
A/C		ABOVE CEILING			
U/G		UNDER GROUND			
I.E.		INVERT ELEVATION			
GPM		GALLONS PER MINUTE			
GPH		GALLONS PER HOUR			
TYP.		TYPICAL			
T-P		TRAP PRIMER			
PSI		POUNDS PER SQUARE INCH			
CFH		CUBIC FEET PER HOUR			
W.C.		WATER COLUMN			
ARCH.		ARCHITECTURAL			
DWGS.		DRAWINGS			



DULOHERY WEEKS 50 years 1974-2024







SHEET NOTES

- 1. MODIFY AND EXTEND EXISTING FIRE SPRINKLER SYSTEM AS NEEDED TO PROVIDE PROTECTION BASED UPON THE NEW ARCHITECTURAL LAYOUT. PROVIDE ALL PIPING, FITTINGS, SPRINKLERS AND ALL OTHER NECESSARY ITEMS TO PROVIDE COMPLETE SPRINKLER PROTECTION.
- 2. REPLACE SPRINKLER HEADS IN CEILING TILES WHERE NEW CEILING TILES ARE BEING INSTALLED.
- ALL WORK SHALL BE IN ACCORDANCE WITH NFPA 13 AND ALL OTHER APPLICABLE CODES AND REGULATIONS.
- 4. COORDINATE THE WORK WITH ALL TRADES PRIOR TO COMMENCING WORK.
- 5. CONTRACTOR IS RESPONSIBLE FOR ALL SUBMITTALS TO THE AUTHORITY HAVING JURISDICTION.





