

CHAMPAIGN COUNTY BOARD FACILITIES COMMITTEE AGENDA

County of Champaign, Urbana, Illinois

Wednesday, July 5, 2017 - 6:30 p.m.

Lyle Shields Meeting Room

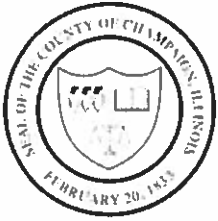
Brookens Administrative Center, 1776 E. Washington St., Urbana

Committee Members:

Josh Hartke – Chair
Stan Harper – Vice-Chair
Jack Anderson
Shana Crews

Jon Rector
Giraldo Rosales
James Tinsley

- I. Call to Order
- II. Roll Call
- III. Approval of Agenda/Addenda
- IV. Approval of Minutes
 - A. Facilities meeting – June 6, 2017 1 - 3
- V. Public Participation
- VI. Communications
- VII. For Information Only
 - A. None
- VIII. Items for Facilities Committee Approval
 - A. Approval for Authorization for ITB #2017-006 Satellite Jail ADA Compliance Asphalt Work Project Bid Document (Specifications and Drawings attached) 4 – 122
 - B. Proposed Project Schedule 123
- IX. Items to be Recommended to the County Board
 - A. None
- X. Facilities Director's Report
 - A. METCAD Emergency Electric Panel Replacement 124
 - B. CCNH Emergency Fire Alarm Panel Replacement 125
 - C. Update on FY2017 Capital Asset Fund Expenditure Summary 126 - 127
 - D. Update on CCNH Chiller Compressor Replacement 128
 - E. Update on Brookens POD #200 Multi-Zone RTU Replacement 129
 - F. Update on Coroner's Office Generator Project 130
 - G. Update on Sheriff's Office/Downtown Jail Discussions
- XI. Other Business
- XII. Chair's Report
 - A. Future Meeting – Tuesday, August 8, 2017 at 6:30 p.m.
- XIII. Designation of Items to be Placed on Consent Agenda
- XIV. Adjournment



**Champaign County Board
Facilities Committee
County of Champaign, Urbana, Illinois**

MINUTES – SUBJECT TO REVIEW AND APPROVAL

DATE: Tuesday, June 6, 2017
TIME: 6:30 p.m.
PLACE: Lyle Shields Meeting Room
Brookens Administrative Center
1776 E. Washington, Urbana, IL 61802

Committee Members

Present: Jack Anderson, Shana Crews, Stan Harper, Josh Hartke, Jon Rector, Giraldo Rosales, James Tinsley
Absent: NONE

County Staff: Rick Snider (County Administrator), Dana Brenner (Facilities Director), Tammy Asplund (Recording Secretary)

Others Present: C. Pius Weibel (County Board Chair)

MINUTES

I. Call to Order

Committee Chair Hartke called the meeting to order at 6:30 p.m.

II. Roll Call

A verbal roll call was taken and a quorum was declared present.

III. Approval of Agenda

MOTION by Mr. Rosales to approve the agenda; seconded by Mr. Anderson. Upon vote, the **Motion Carried Unanimously.**

IV. Approval of Minutes – May 2, 2017

MOTION by Mr. Harper to approve the minutes of the May 2, 2017 meeting; seconded by Mr. Rosales. Upon vote, the **Motion Carried Unanimously.**

Mr. Rector arrived at 6:33 p.m.

V. Public Participation

None

VI. Communications

None

VII. For Information Only

Discussion of Sheriff's Office/Downtown Jail Master Plan

Mr. Brenner reviewed the May 18 meeting that included board members, several employees from the Sheriff's office and Corrections, as well as Rick Snider and Tami Ogden. The group discussed the requirements for closing the downtown jail location and moving the Sheriff's office.

Mr. Brenner and the Sheriff will meet with the firm responsible for the Satellite Jail plans to review potential for an addition to that site.

In response to Mr. Hartke's question about temporary housing options, Mr. Brenner responded that will also be discussed at Friday's meeting. Mr. Brenner mentioned an Urbana establishment that utilized storage containers. Ms. Crews commented a similar concept is used by schools to handle overflow.

VIII. Items for Facilities Committee Approval

None

IX. Items to be Recommended for County Board Approval

A. *Intergovernmental Lease with City of Urbana for storage space at Brookens for City of Urbana back-up IT server*

Andy Rhodes explained the request from the City of Urbana to house its back-up IT server in the Brookens facility. He noted the State's Attorney has reviewed the lease.

MOTION by Mr. Rector to approve the lease; seconded by Mr. Anderson. Upon vote, the **Motion Carried Unanimously.**

B. *RPC Lease Agreement beginning January 1, 2017 through December 31, 2021*

Mr. Brenner noted the rent will increase annually over the 5-year period of the lease. He explained the new rate is comparable to other facility rates in the area.

MOTION by Mr. Anderson to approve the lease; seconded by Ms. Crews. Upon vote, the **Motion Carried Unanimously.**

C. *Contract for ITB #2017-001 CCHN Chiller Compressor Replacement Project*

Mr. Brenner reviewed the project, bid responses, GHR recommendation, and his own recommendation.

MOTION by Mr. Harper to approve award to Johnson Controls, Inc.; seconded by Mr. Anderson. Upon vote, the **Motion Carried Unanimously.**

D. *Contract for ITB #2017-002 Brookens POD 200 – 2 Multi-Zone RTU Replacement Project*

Mr. Brenner reviewed the project, bid responses, GHR recommendation, and his own recommendation. He noted there may be rebates available from Ameren for this project.

MOTION by Mr. Rector to approve award to Reliable Plumbing and Heating; seconded by Mr. Tinsley. Upon vote, the **Motion Carried Unanimously.**

E. *Contract for ITB #2017-003 Coroner's Office, Election Storage and Physical Plant Generator Project*

Mr. Brenner reviewed the project, bid responses, GHR recommendation, and his own recommendation.

MOTION by Mr. Anderson to approve award to Pals Electric, Inc.; seconded by Mr. Rosales. Upon vote, the **Motion Carried Unanimously.**

X. Facilities Director's Report

A. *METCAD main power panel issue – emergency repair project*

Mr. Brenner explained the issue was discovered several weeks ago after a significant rainfall. He stated due to the safety issues associated, the Auditor approved the emergency repair by Aladdin Electric. According to Mr. Brenner, the work is scheduled for Wednesday and Thursday this week.

B. Sewer leak adjacent to Animal Control – emergency repair project

Mr. Brenner stated a sinkhole approximately 3-1/2 feet in diameter and 6 feet deep was reported last week. The auditor approved the emergency repair by Cross Construction.

Mr. Brenner provided an updated capital asset dollar spreadsheet, including the most recent expenditures.

XI. Other Business

None

XII. Chair's Report

Mr. Hartke stated the next Facilities Committee meeting is Wednesday, July 5, 2017. No tour is scheduled.

XIII. Designation of Items to be Placed on the Consent Agenda

IXA, IXB, IXC, IXD, IXE

XIV. Adjournment

Mr. Hartke adjourned the meeting at 7:08 p.m.

***Please note the minutes reflect the order of the agenda and may not necessarily reflect the order of business conducted at the meeting.*

PROJECT MANUAL

CHAMPAIGN COUNTY SATELLITE JAIL ASPHALT PROJECT

FOR

CHAMPAIGN COUNTY, ILLINOIS
1776 EAST WASHINGTON STREET
URBANA, ILLINOIS 61802

BID DOCUMENTS

Architect's Project # 15029

ITB # 2017-006

July 6, 2017

Bailey Edward Design, Inc.
1103 S. Mattis Avenue
Champaign, Illinois 61821
217.363.3375

MSA Professional Services
201 W. Springfield Avenue #400
Champaign, Illinois 61820
217.352.6976

DIVISION 0 – BIDDING AND CONTRACT REQUIREMENTS
Section 00 11 16 – Invitation to Bid

INVITATION TO BID:

CHAMPAIGN COUNTY SATELLITE JAIL ASPHALT PROJECT

Sealed bids for the Champaign County Satellite Jail Asphalt Project will be received by the Champaign County at the Brookens Administrative Center, 1776 East Washington Street, Urbana, IL 61802. Bids will be opened publicly.

The work includes the following:

Adult Detention Center:

Work generally includes but is not limited to the following:

- Repair and coating of the employee and visitor parking at the Adult Detention Center for Champaign County.
- Rework of select areas to allow for ADA compliant slopes at parking areas and sidewalk approach.
- Striping will be included to allow for ADA compliant parking including van parking stalls.
- Removal and new installation of portions of sidewalk.
- Repair and coating of drive to sally port.
- Alternate to provide and install additional parking at employee and visitor areas.

Proposals must be submitted on the forms provided and shall contain no qualifications or interlineations. In submitting a bid, it is agreed that the bid may not be withdrawn for a period of thirty (30) days after Bid Date.

The Owner reserves the right to require from any bidder, prior to contract award, a detailed statement regarding the business and technical organization of the bidder that is available for the contemplated work, and a list of his proposed subcontractors. Information pertaining to financial resources may also be required.

A Bid Security in the form of a cashier's check, certified check, or acceptable bidder's surety bond, made payable to the Owner, in an amount that is not less than ten percent (10%) of the Bid proposal submitted, including all Alternates, shall accompany each Bid as a guarantee that: (1) the Bidder will not modify, withdraw or cancel the proposal for thirty (30) days after the bid date; and (2) the bidder, if awarded the contract, will promptly enter into a contract and execute such bonds and furnish such insurance certificates as may be required. Should the Bidder fail to honor these two (2) guarantee for any reason, the Owner shall total the damages and shall deduct the amount of such damages from the Bidder's Bid Security. Should the damages total less than the amount of the Bid Security, the difference shall be returned to the Bidder. However, all damages in excess of the Bid Security shall be borne by the Owner. Damages may include, but shall not be limited to, reasonable compensation for the Owner's additional time spent, additional Architect's fees, costs to the Owner for delays in completion of the Work based upon the Bidders proposed Contract Time and the Contract Time as Awarded including, but not limited to, interest expense and lost revenue, the difference between the Bidder's proposed Contract Sum and the Contract Sum as awarded and costs to re bid the Project should such action become necessary. Such bid securities will be returned to the unsuccessful bidders after execution of the Contract.

Sealed bids for the proposed work will be received up to the hour of 2:00 P.M. Central Standard Daylight Time on August 3, 2017 at the Brookens Administrative Center, 1776 East Washington Street, Urbana, IL 61802.

A pre-bid conference will be held in the Lyle Shields Meeting Room, Brookens Administrative Center, 1776 East Washington Street, Urbana, IL 61802, on Wednesday, July 19, 2017 at 2:00 P.M. CDT.

A complete set of documents will be available from Dean's Superior Blueprint, 404 E. University Ave., Champaign, IL. 61820, www.deansblueprint.com, 217.359.3261.

Refundable Plan Deposit: \$75 / each set of bid documents. Two (2) sets maximum, Additional sets may be purchased without refund. Only after obtaining one (1) copy of Bid Documents, an optional CD with Bid Documents may be purchased for a non-refundable cost of \$75.00.

Plan deposits will be refunded in full upon the return of the Bid Documents, in good condition, within ten (10) days after the bid opening. The deposits of General Contractors, who do not submit a bonafide bid or do not return the Bid Documents within ten (10) days after the bid opening, will not be refunded.

Contractor and Subcontractors shall include in bids, the cost for the current prevailing wage (Illinois Prevailing Wage Act - 820 ILCS 130/0.01 et seq.). The Contractor shall ensure that any Subcontractors shall comply with the Illinois Prevailing Wage Act.

The Owner reserves the right to reject any or all bids, to waive any irregularities in the bidding, or to accept the bids that in their judgment will be for their best interest.

Once awarded the contract, the Contractor will furnish a satisfactory performance bond, execute the contract and proceed with the work. The Contractor shall indicate the amount of the performance bond on the bid form.

END OF SECTION 00 11 16

DIVISION 0 – BIDDING AND CONTRACT REQUIREMENTS

Section 00 21 13 – 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.

B. AIA Document A201 "General Conditions" is hereby incorporated into the Procurement.

1. A copy of AIA Document A201 "General Conditions" is bound in this project manual.

END OF DOCUMENT 00 21 13

AIA Document A701™ – 1997

Instructions to Bidders

for the following PROJECT:

(Name and location or address)
Champaign County Satellite Jail Asphalt Project
Adult Detention Center/Satellite Jail
502 S. Lierman Avenue
Urbana, IL 61802

THE OWNER:

(Name, legal status and address)
Champaign County, Illinois
1776 East Washington Street
Urbana, IL 61802

THE ARCHITECT:

(Name, legal status and address)
Bailey Edward Design, Inc.
1103 S. Mattis Avenue
Champaign, IL 61821

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.

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- 7 PERFORMANCE BOND AND PAYMENT BOND**
- 8 FORM OF AGREEMENT BETWEEN OWNER AND CONTRACTOR**

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 other sample bidding and contract forms. The proposed Contract Documents consist of the form of Agreement between the Owner and Contractor, Conditions of the Contract (General, Supplementary and other Conditions), Drawings, Specifications and all Addenda issued prior to execution of the Contract.

§ 1.2 Definitions set forth in the General Conditions of the Contract for Construction, AIA Document A201, or in other Contract Documents are applicable to the Bidding Documents.

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

§ 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 as the base, to which Work may be added or from which Work may be deleted for 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 the amount of 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 The Bidder by making a Bid represents that:

§ 2.1.1 The Bidder has read and understands the Bidding Documents or Contract Documents, to the extent that such documentation relates to the Work for which the Bid is submitted, and for other portions of the Project, if any, being bid concurrently or presently under construction.

§ 2.1.2 The Bid is made in compliance with the Bidding Documents.

§ 2.1.3 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 personal observations with the requirements of the proposed Contract Documents.

§ 2.1.4 The Bid is based upon the materials, equipment and systems required by the Bidding Documents without exception.

ARTICLE 3 BIDDING DOCUMENTS

§ 3.1 COPIES

§ 3.1.1 Bidders may obtain complete sets of the Bidding Documents from the issuing office designated in the Advertisement or Invitation to Bid in the number and for the deposit sum, if any, stated therein. The deposit will be refunded to Bidders who submit a bona fide Bid and return the Bidding Documents in good condition within ten days after receipt of Bids. The cost of replacement of missing or damaged documents will be deducted from the deposit. A Bidder receiving a Contract award may retain the Bidding Documents and the Bidder's deposit will be refunded.

§ 3.1.2 Bidding Documents will not be issued directly to Sub-bidders unless specifically offered in the Advertisement or Invitation to Bid, or in supplementary instructions to bidders.

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

§ 3.1.4 The Owner and Architect may make copies of the Bidding Documents available on the above terms for the purpose of obtaining Bids on the Work. No license or grant of use is conferred by issuance of copies of the Bidding Documents.

§ 3.2 INTERPRETATION OR CORRECTION OF BIDDING DOCUMENTS

§ 3.2.1 The Bidder shall carefully study and compare the Bidding Documents with each other, and with other work being bid concurrently or presently under construction to the extent that it relates to the Work for which the Bid is submitted, shall examine the site and local conditions, and shall at once report to the Architect errors, inconsistencies or ambiguities discovered.

§ 3.2.2 Bidders and Sub-bidders requiring clarification or interpretation of the Bidding Documents shall make a written request which shall reach the Architect at least seven days prior to the date for receipt of Bids.

§ 3.2.3 Interpretations, corrections and changes of the Bidding Documents will be made by Addendum. Interpretations, corrections and changes of the Bidding Documents made in any other manner will 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 No substitution will be considered prior to receipt of Bids unless written request for approval has been received by the Architect at least ten days prior to the date for receipt of Bids. Such requests shall include the name of the material or equipment for which it is to be substituted and a complete description of the proposed substitution including drawings, performance and test data, and other information necessary for an evaluation. A statement setting forth changes in other materials, equipment or other portions of the Work, including changes in the work of other contracts that incorporation of the proposed substitution would require, shall be included. 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.

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

§ 3.3.4 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 all who are known by the issuing office to have received a complete set of Bidding Documents.

§ 3.4.2 Copies of Addenda will be made available for inspection wherever Bidding Documents are on file for that purpose.

§ 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 Each Bidder shall ascertain prior to submitting a Bid 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 the Bidding Documents.

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

§ 4.1.3 Sums shall be expressed in both words and figures. In case of discrepancy, the amount written in words shall govern.

§ 4.1.4 Interlineations, alterations and erasures 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."

§ 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 make no 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 of the Bidder and the nature of legal form of the Bidder. The Bidder shall provide evidence of legal authority to perform within the jurisdiction of the Work. Each copy shall be signed by the person or persons legally authorized to bind the Bidder to a contract. A Bid by a corporation shall further give 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.

§ 4.2 BID SECURITY

§ 4.2.1 Each Bid shall be accompanied by a bid security in the form and amount required if so stipulated in the Instructions to Bidders. The Bidder pledges to enter into a Contract with the Owner on the terms stated in the Bid and will, 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. The amount of the bid security shall not be forfeited to the Owner in the event the Owner fails to comply with Section 6.2.

§ 4.2.2 If a surety bond is required, it shall be written on AIA Document A310, Bid Bond, unless otherwise provided in the Bidding Documents, and the attorney-in-fact who executes the bond on behalf of the surety shall affix to the bond a certified and current copy of the power of attorney.

§ 4.2.3 The Owner will have the right to retain the bid security of Bidders to whom an award is being considered until either (a) the Contract has been executed and bonds, if required, have been furnished, or (b) the specified time has elapsed so that Bids may be withdrawn or (c) all Bids have been rejected.

§ 4.3 SUBMISSION OF BIDS

§ 4.3.1 All copies of the Bid, the bid security, if any, 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.

§ 4.3.2 Bids shall be deposited at the designated location prior to the time and date for receipt of Bids. Bids received after the time and date for receipt of Bids will be returned unopened.

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

§ 4.3.4 Oral, telephonic, telegraphic, facsimile or other electronically transmitted bids will not be considered.

§ 4.4 MODIFICATION OR WITHDRAWAL OF BID

§ 4.4.1 A Bid may not be modified, withdrawn or canceled by the Bidder during the stipulated time period following the time and date designated for the receipt of Bids, and each Bidder so agrees in submitting a Bid.

§ 4.4.2 Prior to the time and date designated for receipt of Bids, a Bid submitted may be modified or withdrawn by notice to the party receiving Bids at the place designated for receipt of Bids. Such notice shall be in writing over the signature of the Bidder. Written confirmation over the signature of the Bidder shall be received, and date- and time-stamped by the receiving party on or before the date and time set for receipt of Bids. A change shall be so worded as not to reveal the amount of the original Bid.

§ 4.4.3 Withdrawn Bids may be resubmitted up to the date and time designated for the receipt of Bids provided that they are then fully in conformance with these Instructions to Bidders.

§ 4.4.4 Bid security, if required, shall be in an amount sufficient for the Bid as resubmitted.

ARTICLE 5 CONSIDERATION OF BIDS

§ 5.1 OPENING OF BIDS

At the discretion of the Owner, if stipulated in the Advertisement or Invitation to Bid, the properly identified Bids received on time will be publicly opened and will be read aloud. An abstract of the Bids may be made available to Bidders.

§ 5.2 REJECTION OF BIDS

The Owner shall have the right to reject any or all Bids. A Bid not accompanied by a required bid security or by other data required by the Bidding Documents, or a Bid which is in any way incomplete or irregular is subject to rejection.

§ 5.3 ACCEPTANCE OF BID (AWARD)

§ 5.3.1 It is the intent of the Owner to award a Contract to the lowest qualified Bidder provided the Bid has been submitted in accordance with the requirements of the Bidding Documents and does not exceed the funds available. 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 own best interests.

§ 5.3.2 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 low 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, a properly executed AIA Document A305, Contractor's Qualification Statement, unless such a Statement has been previously required and submitted as a prerequisite to the issuance of Bidding Documents.

§ 6.2 OWNER'S FINANCIAL CAPABILITY

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

§ 6.3 SUBMITTALS

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

- .1 a designation of the Work to be performed with the Bidder's own forces;
- .2 names of the manufacturers, products, and the suppliers of principal items or systems of materials and equipment proposed for the Work; 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.

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User Notes: (389ADA45)

§ 6.3.3 Prior to the execution of the Contract, the Architect will notify the Bidder in writing 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, (1) withdraw the Bid or (2) submit an acceptable substitute person or entity with an adjustment in the Base Bid or Alternate Bid to cover 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. Bonds may be secured through the Bidder's usual sources.

§ 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.

§ 7.1.3 If the Owner requires that bonds be secured from other than the Bidder's usual sources, changes in cost will be adjusted as provided in the Contract Documents.

§ 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 be commenced prior thereto 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. Both bonds shall be written in the amount of the Contract Sum.

§ 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 thereto a certified and current copy of the power of attorney.

ARTICLE 8 FORM OF AGREEMENT BETWEEN OWNER AND CONTRACTOR

Unless otherwise required in the Bidding Documents, the Agreement for the Work will be written on AIA Document A101, Standard Form of Agreement Between Owner and Contractor Where the Basis of Payment Is a Stipulated Sum.

AIA[®] Document A201™ – 2017

General Conditions of the Contract for Construction

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

Champaign County Satellite Jail Asphalt Project
Adult Detention Center/Satellite Jail
502 S. Lierman Ave.
Urbana, IL 61802

THE OWNER:
(Name, legal status and address)

Champaign County, Illinois
1776 East Washington Street
Urbana, IL 61802

THE ARCHITECT:
(Name, legal status and address)

Bailey Edward Design, Inc,
1103 S. Mattis Avenue
Champaign, IL 61821

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

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

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

Int.

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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

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

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

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

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

§ 1.3 Capitalization

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

§ 1.4 Interpretation

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

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

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

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

§ 1.6 Notice

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

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

§ 1.7 Digital Data Use and Transmission

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

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§ 1.8 Building Information Models Use and Reliance

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

ARTICLE 2 OWNER

§ 2.1 General

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

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

§ 2.2 Evidence of the Owner's Financial Arrangements

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

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

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

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

§ 2.3 Information and Services Required of the Owner

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

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

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

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

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

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

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

§ 2.4 Owner's Right to Stop the Work

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

§ 2.5 Owner's Right to Carry Out the Work

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

ARTICLE 3 CONTRACTOR

§ 3.1 General

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

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

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

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§ 3.2 Review of Contract Documents and Field Conditions by Contractor

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

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

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

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

§ 3.3 Supervision and Construction Procedures

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

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

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

§ 3.4 Labor and Materials

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

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

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

§ 3.5 Warranty

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

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

§ 3.6 Taxes

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

§ 3.7 Permits, Fees, Notices and Compliance with Laws

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

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

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

§ 3.7.4 Concealed or Unknown Conditions

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

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

§ 3.8 Allowances

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

§ 3.8.2 Unless otherwise provided in the Contract Documents,

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

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

§ 3.9 Superintendent

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

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

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

§ 3.10 Contractor's Construction and Submittal Schedules

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

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

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

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

§ 3.11 Documents and Samples at the Site

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

§ 3.12 Shop Drawings, Product Data and Samples

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

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

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

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

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

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

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

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

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

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

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

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

§ 3.13 Use of Site

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

§ 3.14 Cutting and Patching

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

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

§ 3.15 Cleaning Up

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

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

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§ 3.16 Access to Work

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

§ 3.17 Royalties, Patents and Copyrights

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

§ 3.18 Indemnification

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

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

ARTICLE 4 ARCHITECT

§ 4.1 General

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

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

§ 4.2 Administration of the Contract

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

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

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

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

§ 4.2.4 Communications

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

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

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

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

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

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

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

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

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

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

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

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

ARTICLE 5 SUBCONTRACTORS

§ 5.1 Definitions

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

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

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

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

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

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

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

§ 5.3 Subcontractual Relations

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

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

§ 5.4 Contingent Assignment of Subcontracts

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

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

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

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

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

ARTICLE 6 CONSTRUCTION BY OWNER OR BY SEPARATE CONTRACTORS

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

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

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

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

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

§ 6.2 Mutual Responsibility

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

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

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

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

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

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

§ 6.3 Owner's Right to Clean Up

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

ARTICLE 7 CHANGES IN THE WORK

§ 7.1 General

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

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

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

§ 7.2 Change Orders

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

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

§ 7.3 Construction Change Directives

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

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

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

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

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

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

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

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

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

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

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

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

§ 7.4 Minor Changes in the Work

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

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

ARTICLE 8 TIME

§ 8.1 Definitions

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

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

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

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

§ 8.2 Progress and Completion

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

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

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

§ 8.3 Delays and Extensions of Time

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

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

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

ARTICLE 9 PAYMENTS AND COMPLETION

§ 9.1 Contract Sum

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

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

§ 9.2 Schedule of Values

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

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

§ 9.3 Applications for Payment

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

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

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

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

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

§ 9.4 Certificates for Payment

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

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

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§ 9.5 Decisions to Withhold Certification

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

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

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

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

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

§ 9.6 Progress Payments

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

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

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

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

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

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

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

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

§ 9.7 Failure of Payment

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

§ 9.8 Substantial Completion

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

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

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

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

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

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§ 9.9 Partial Occupancy or Use

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

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

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

§ 9.10 Final Completion and Final Payment

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

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

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

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- § 9.10.4** The making of final payment shall constitute a waiver of Claims by the Owner except those arising from
- .1 liens, Claims, security interests, or encumbrances arising out of the Contract and unsettled;
 - .2 failure of the Work to comply with the requirements of the Contract Documents;
 - .3 terms of special warranties required by the Contract Documents; or
 - .4 audits performed by the Owner, if permitted by the Contract Documents, after final payment.

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

ARTICLE 10 PROTECTION OF PERSONS AND PROPERTY

§ 10.1 Safety Precautions and Programs

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

§ 10.2 Safety of Persons and Property

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

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

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

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

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

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

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

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

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§ 10.2.8 Injury or Damage to Person or Property

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

§ 10.3 Hazardous Materials and Substances

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

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

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

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

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

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

§ 10.4 Emergencies

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

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ARTICLE 11 INSURANCE AND BONDS

§ 11.1 Contractor's Insurance and Bonds

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

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

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

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

§ 11.2 Owner's Insurance

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

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

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

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§ 11.3 Waivers of Subrogation

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

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

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

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

§ 11.5 Adjustment and Settlement of Insured Loss

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

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

ARTICLE 12 UNCOVERING AND CORRECTION OF WORK

§ 12.1 Uncovering of Work

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

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

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

§ 12.2 Correction of Work

§ 12.2.1 Before Substantial Completion

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

§ 12.2.2 After Substantial Completion

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

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

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

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

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

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

§ 12.3 Acceptance of Nonconforming Work

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

ARTICLE 13 MISCELLANEOUS PROVISIONS

§ 13.1 Governing Law

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

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§ 13.2 Successors and Assigns

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

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

§ 13.3 Rights and Remedies

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

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

§ 13.4 Tests and Inspections

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

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

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

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

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

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

§ 13.5 Interest

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

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ARTICLE 14 TERMINATION OR SUSPENSION OF THE CONTRACT

§ 14.1 Termination by the Contractor

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

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

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

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

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

§ 14.2 Termination by the Owner for Cause

§ 14.2.1 The Owner may terminate the Contract if the Contractor

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

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

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

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

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

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

§ 14.3 Suspension by the Owner for Convenience

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

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

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

§ 14.4 Termination by the Owner for Convenience

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

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

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

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

ARTICLE 15 CLAIMS AND DISPUTES

§ 15.1 Claims

§ 15.1.1 Definition

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

§ 15.1.2 Time Limits on Claims

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

§ 15.1.3 Notice of Claims

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

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

§ 15.1.4 Continuing Contract Performance

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

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

§ 15.1.5 Claims for Additional Cost

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

§ 15.1.6 Claims for Additional Time

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

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

§ 15.1.7 Waiver of Claims for Consequential Damages

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

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

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

§ 15.2 Initial Decision

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

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

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

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

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

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

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

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

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

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

§ 15.3 Mediation

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

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

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

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

§ 15.4 Arbitration

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

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

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

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

§ 15.4.4 Consolidation or Joinder

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

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

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

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DIVISION 0 – BIDDING AND CONTRACT REQUIREMENTS
Section 00 22 13 – Supplementary Instructions to Bidders

1.1 INSTRUCTIONS TO BIDDERS

- A. Instructions to Bidders for Project consist of the following:
1. AIA Document A701, "Instructions to Bidders" a copy of which is bound in this Project Manual.
 2. The following Supplementary Instructions to Bidders that modify and add to the requirements of the Instructions to Bidders.

1.2 SUPPLEMENTARY INSTRUCTIONS TO BIDDERS, GENERAL

- A. The following supplements modify AIA Document A701, "Instructions to Bidders." Where a portion of the Instructions to Bidders is modified or deleted by these Supplementary Instructions to Bidders, unaltered portions of the Instructions to Bidders shall remain in effect.

1.3 ARTICLE 2 - BIDDER'S REPRESENTATIONS

- A. Add Section 2.1.3.1:
1. 2.1.3.1 - The Bidder has investigated all required fees, permits, and regulatory requirements of authorities having jurisdiction and has properly included in the submitted bid the cost of such fees, permits, and requirements not otherwise indicated as provided by Owner.
- B. Add Section 2.1.5:
1. 2.1.5 - The Bidder is a properly licensed Contractor according to the laws and regulations of the local and state jurisdictions and meets qualifications indicated in the Procurement and Contracting Documents.
- C. Add Section 2.1.6:
1. 2.1.6 - The Bidder has incorporated into the Bid adequate sums for work performed by installers whose qualifications meet those indicated in the Procurement and Contracting Documents.

1.4 ARTICLE 3 - BIDDING DOCUMENTS

- A. 3.4 - Addenda:
1. Delete Section 3.4.3 and replace with the following:
 - a. 3.4.3 - Addenda may be issued at any time prior to the receipt of bids.

2. Add Section 3.4.4.1:
 - a. 3.4.4.1 - Owner may elect to waive the requirement for acknowledging receipt of 3.4.4 Addenda as follows:
 - 1) 3.4.4.1.1 - Information received as part of the Bid indicates that the Bid, as submitted, reflects modifications to the Procurement and Contracting Documents included in an unacknowledged Addendum.
 - 2) 3.4.4.1.2 - Modifications to the Procurement and Contracting Documents in an unacknowledged Addendum do not, in the opinion of Owner, affect the Contract Sum or Contract Time.

1.5 ARTICLE 4 - BIDDING PROCEDURES

- A. 4.1 - Preparation of Bids:
 1. Add Section 4.1.9:
 - a. 4.1.9 - Owner may elect to disqualify a bid due to failure to submit a bid in the form requested, failure to bid requested alternates or unit prices, failure to complete entries in all blanks in the Bid Form, or inclusion by the Bidder of any alternates, conditions, limitations or provisions not called for.
- B. 4.3 - Submission of Bids:
 1. Add Section 4.3.1.2:
 - a. 4.3.1.2 - Include Bidder's Contractor License Number applicable in Project jurisdiction on the face of the sealed bid envelope.
- C. 4.4 - Modification or Withdrawal of Bids:
 1. Add the following sections to 4.4.2:
 - a. 4.4.2.1 - Such modifications to or withdrawal of a bid may only be made by persons authorized to act on behalf of the Bidder. Authorized persons are those so identified in the Bidder's corporate bylaws, specifically empowered by the Bidder's charter or similar legally binding document acceptable to Owner, or by a power of attorney, signed and dated, describing the scope and limitations of the power of attorney. Make such documentation available to Owner at the time of seeking modifications or withdrawal of the Bid.
 - b. 4.4.2.2 - Owner will consider modifications to a bid written on the sealed bid envelope by authorized persons when such modifications comply with the following: the modification is indicated by a percent or stated amount to be added to or deducted from the Bid; the amount of the Bid itself is not made known by the modification; a signature of the authorized person, along with the time and date of the modification, accompanies the modification. Completion of an unsealed bid form, awaiting final figures from the Bidder, does not require power

of attorney due to the evidenced authorization of the Bidder implied by the circumstance of the completion and delivery of the Bid.

1.6 ARTICLE 5 - CONSIDERATION OF BIDS

A. 5.2 - Rejection of Bids:

1. Add Section 5.2.1:

- a. 5.2.1 - Owner reserves the right to reject a bid based on Owner's and Engineer's evaluation of qualification information submitted following opening of bids. Owner's evaluation of the Bidder's qualifications will include: status of licensure and record of compliance with licensing requirements, record of quality of completed work, record of Project completion and ability to complete, record of financial management including financial resources available to complete Project and record of timely payment of obligations, record of Project site management including compliance with requirements of authorities having jurisdiction, record of and number of current claims and disputes and the status of their resolution, and qualifications of the Bidder's proposed Project staff and proposed subcontractors.

1.7 ARTICLE 6 - POSTBID INFORMATION

A. 6.1 - Contractor's Qualification Statement:

1. Add Section 6.1.1:

- a. 6.1.1 - Submit Contractor's Qualification Statement no later than five days after the bid submittal.

1.8 ARTICLE 7 - PERFORMANCE BOND

A. 7.1 - Bond Requirements:

1. Add Section 7.1.1.1:

- a. 7.1.1.1 - A Performance Bond will be required, in an amount equal to 100 percent of the Contract Sum.

B. 7.2 - Time of Delivery and Form of Bonds:

1. Delete the first sentence of Section 7.2.1 and insert the following:

- a. The Bidder shall deliver the required bonds to Owner no later than 10 days after the date of Notice of Intent to Award and no later than the date of execution of the Contract, whichever occurs first. Owner may deem the failure of the Bidder to deliver required bonds within the period of time allowed a default.

2. Delete Section 7.2.3 and insert the following:

- a. 7.2.3 - Bonds shall be executed and be in force on the date of the execution of the Contract.

1.9 ARTICLE 8 - FORM OF AGREEMENT BETWEEN OWNER AND CONTRACTOR

- A. The form of agreement between Owner and Contractor is included in specifications and is bound in this project manual.

1.10 ARTICLE 9 - EXECUTION OF THE CONTRACT

- A. Add Article 9:

1. 9.1.1 - Subsequent to the Notice of Intent to Award, and within 10 days after the prescribed Form of Agreement is presented to the Awardee for signature, the Awardee shall execute and deliver the Agreement to Owner, in such number of counterparts as Owner may require.
2. 9.1.2 - Owner may deem as a default the failure of the Awardee to execute the Contract and to supply the required bonds when the Agreement is presented for signature within the period of time allowed.
3. 9.1.3 - Unless otherwise indicated in the Procurement and Contracting Documents or the executed Agreement, the date of commencement of the Work shall be the date of the executed Agreement or the date that the Bidder is obligated to deliver the executed Agreement and required bonds to Owner.
4. 9.1.4 - In the event of a default, Owner may declare the amount of the Bid security forfeited and elect to either award the Contract to the next responsible bidder or re-advertise for bids.

END OF DOCUMENT 00 22 13

DIVISION 0 – BIDDING AND CONTRACT REQUIREMENTS
Section 00 22 44 - Additional Insurance Requirements

1.1 INSURANCE

The Contractor shall purchase and maintain insurance as required in the current edition of the Standard Form of Agreement Between Owner and Contractor where the Basis of Payment is a Stipulated Sum, AIA Document A101 and the General Condition of the Contract for Construction, AIA Document A201 as modified by these specifications, AIA General Conditions and Supplements to the AIA General Conditions, Article 11

- A. All of the above documents shall be thoroughly studied prior to purchases of an insurance policy to cover the Project.
- B. While not limited to the following requirements, the requirements listed below are brought to the Contractors Specific attention.
 - 1) Champaign County, and the Architect/Engineer shall be named as additional insureds on the Commercial General Liability Policy and the Umbrella Liability Policy.
 - 2) Waivers of Subrogation are required for both Property Insurance and for Liability Insurance.

1.2 ADDITIONAL LIABILITY INSURANCE REQUIREMENTS

In addition to the liability insurance requirements noted in Paragraph 1.01 above, the following requirements also apply:

- A. The Contractor shall purchase and maintain a Commercial General Liability Policy which shall include the following coverage areas:
 - 1) Operations of the Contractor - direct liability coverage for the Contractors activities at a permanent location and the Project Site;
 - 2) Operations of Subcontractors - Liability coverage for those entities for which the Contractor has a duty to supervise and stand legally responsible for their conduct;
 - 3) Completed Operations - Liability for property damage and bodily injury and death that occurs after Substantial Completion;
 - 4) Personal Injury - Including but not limited to, libel, slander, defamation of character, wrongful eviction, right of private occupancy, false arrest and detention and other similar personal injuries;
 - 5) Employees as Additional Insured - Include employees and their acts into the coverage;
 - 6) Explosion, Collapse, Underground - Liability coverage for the property of others to include, but not limited to, unknown utilities; and
 - 7) Contractual Liability - coverage for the assumption of others by Contract.
- B. The Commercial General Liability Policy shall name Champaign County, the Architect, the Architect's Consultants, their agents and employees as additional insured.
- C. The Contractor shall purchase and maintain Workers Compensation and Employees Liability Insurance.
- D. The Contractor shall purchase and maintain commercial Automobile Liability Insurance. This policy shall cover Owned, Non-owned and Hired vehicles.
- E. The Contractor shall purchase and maintain Umbrella Liability Coverage to provide higher limits of liability above those required for General Liability, Employers Liability and Automobile Liability.

- F. The Umbrella Liability Policy shall name Champaign County, the Architect, the Architect's Consultants, their agents and employees as additional insured.
- G. The Contractor shall purchase and maintain Owners Liability Insurance (Owners Protection Liability) which shall cover the Owners liability for all injuries and damages arising from the Project. This policy shall name the Architect and the Architect's Consultants, their agents and employees as additional insured.
- H. Liability limits shall be as specified herein or the maximum exposure as stated in the Government Tort Claims Acts as most recently amended, whichever is higher.
- I. The minimum amount of coverage and the limits of liability shall be as specified below:
 - 1) Claims under workers' or workman's compensation, disability benefit and other similar employee benefit acts which are applicable to the Work to be performed:
 - a. As required by law.
 - 2) Claims for damages because of bodily injury, occupational sickness or disease, or death of the Contractor's employees:
 - a. \$1,000,000.00
 - 3) Claims for damages because of bodily injury, sickness or disease, or death of any person other than the Contractor's employees:
 - a. \$ 500,000.00
 - 4) Claims for damages insured by usual personal injury liability coverage which are sustained (1) by a person as a result of an offense directly or indirectly related to employment of such person by the Contractor, or (2) by another person:
 - a. \$1,000,000.00
 - 5) Claims for damages, other than to the Work itself, because of injury to or destruction of tangible property, including loss of use resulting therefrom:
 - a. \$ 500,000.00
 - 6) Claims for damages because of bodily injury, death of a person or property damage arising out of ownership, maintenance or use of a motor vehicle:
 - a. \$1,000,000.00
 - 7) Claims involving contractual liability insurance applicable to the Contractor's obligations under Paragraph 3.18 of the General Conditions for the Contract for Construction as modified:
 - a. \$ 500,000.00

1.3 SUBMITTAL REQUIREMENTS

- A. Submit ACORD 25-S form along with the signed Agreement Between Owner and Contractor.
- B. Champaign County shall be listed as Certificate Holder.
- C. Include the following sentence under Special Items:

"The Certificate Holder is Champaign County, Architect, Architect's Consultants, including their Agents and Employees are named as additional insured's in both the General and Umbrella Liability Policy. Waivers of Subrogation are in effect for both liability and property insurance policies."

1.4 LOSS OF USE INSURANCE

- A. The Owner, at the Owners option, may purchase and maintain such insurance that will protect the Owner against the loss of use of this property.

END OF SECTION 00 22 44

DIVISION 0 – BIDDING AND CONTRACT REQUIREMENTS
Section 00 25 13 – Prebid Meeting

1.1 PREBID MEETING

- A. There will be a Prebid meeting as indicated below:
1. Meeting Date: Wednesday, July 19, 2017
 2. Meeting Time: 2:00 P.M. CSDT.
 3. Location: Brookens Administrative Center, 1776 East Washington Street, Urbana, IL 61802, Lyle Shields Meeting Room.
- B. Bidder Questions: Submit written questions to be addressed at Prebid meeting a minimum of two business days prior to meeting.
- C. Agenda: Prebid meeting agenda will include review of topics that may affect proper preparation and submittal of bids, including the following:
1. Procurement and Contracting Requirements:
 - a. Instructions to Bidders.
 - b. Bidder Qualifications.
 - c. Bonding.
 - d. Insurance.
 - e. Bid Form and Attachments.
 - f. Bid Submittal Requirements.
 - g. Notice of Award.
 2. Communication during Bidding Period:
 - a. Obtaining documents.
 - b. Bidder's Requests for Information.
 - c. Bidder's Substitution Request/Prior Approval Request.
 - d. Addenda.
 3. Contracting Requirements:
 - a. Agreement.
 - b. The General Conditions.
 - c. The Supplementary Conditions.
 - d. Other Owner requirements.
 4. Construction Documents:
 - a. Scopes of Work.
 - b. Temporary Facilities.
 - c. Use of Site.
 - d. Work Restrictions.
 - e. Unit Price.
 - f. Substitutions following award.

5. Schedule:
 - a. Project Schedule.
 - b. Contract Time.
 - c. Other Bidder Questions.
 6. Site/facility visit or walkthrough.
 7. Post-Meeting Addendum.
- D. Minutes: Entity responsible for conducting meeting will record and distribute meeting minutes to attendees of prebid meeting only. Minutes of meeting are issued as Available Information and do not constitute a modification to the Procurement and Contracting Documents. Modifications to the Procurement and Contracting Documents are issued by written Addendum only.
1. Sign-in Sheet: Minutes will include list of meeting attendees.

END OF DOCUMENT 00 25 13

DIVISION 0 - BIDDING AND CONTRACT REQUIREMENTS
Section 00 32 50 – Minority and Female Business Enterprise

1. GENERAL

1.1 SUMMARY

- A. It is the goal of Champaign County to utilize Minority and Female Business Enterprises (MBE/FBE) in the construction of this project. In this regard, Champaign County encourages minority and female participation as General Contractors, as well as for General Contractors to utilize available resources to identify such businesses, and recruit them to work as Subcontractors and suppliers on the Project. Attached is a sample Minority and Female Business Participation Documentation Form, for documenting all efforts made to utilize MBE/FBE.
- B. General Contractor will list any and all MBE/FBEs contacted during the bid process, including but not limited to sub-contractors, sub sub-contractors, and material suppliers. Contracted companies shall perform a service or provide material for the project.
- C. An updated Minority and Female Business Participation Documentation Form shall be submitted with the Construction Schedule of Values (CSV), with the 50% Application for Payment and the Final Application for Payment. Submissions shall be made on attached form 00 41 05 Minority/Female Business Enterprise Program Requirements.

2. PRODUCTS
(NOT APPLICABLE)

3. EXECUTION
(NOT APPLICABLE)

END OF SECTION 00 32 50

ATTACHMENTS:

Minority and Female Business Participation Documentation Form (sample).

RETURN WITH BID

DIVISION 0 - BIDDING & CONTRACT REQUIREMENTS
Document 00 41 05 - Minority/Female Business Enterprise Program Requirements

CONTRACT REQUIREMENTS FOR MINORITY/FEMALE BUSINESS PARTICIPATION

INSTRUCTIONS: The Bidder will include below the names of certified MBE/FBE enterprises (CMS Certified) and the proposed dollar value of subcontract. If the Bidder needs assistance in identifying subcontractors or suppliers, contact the Association prior to submitting the bid. Efforts to comply with these requirements will be considered in evaluating the bid. **This sheet should be returned with the bid.**

BIDDER'S MBE/FBE SUBCONTRACTOR/SUPPLIER FIRMS, INCLUDING ADDRESS AND TELEPHONE NUMBER, TO BE UTILIZED IN REGARD TO THIS CONTRACT (Include base bid below and each alternate on next page(s)): Note: A firm can only be designated as an MBE or FBE, but not both. Firms must be certified or registered with CMS as an MBE/FBE prior to bid opening.
(Attach additional sheet if necessary)

BASE BID: The County has set a goal of 3% involvement.

	Name of MBE/FBE Firm Address City State Zip	Proposed \$ Value of Subcontract	Telephone Number	MBE/FBE Denotation And Certifying Agency
1.				<input type="checkbox"/> MBE <input type="checkbox"/> FBE <input type="checkbox"/> Certified by CMS
2.				<input type="checkbox"/> MBE <input type="checkbox"/> FBE <input type="checkbox"/> Certified by CMS
3.				<input type="checkbox"/> MBE <input type="checkbox"/> FBE <input type="checkbox"/> Certified by CMS
4.				<input type="checkbox"/> MBE <input type="checkbox"/> FBE <input type="checkbox"/> Certified by CMS
5.				<input type="checkbox"/> MBE <input type="checkbox"/> FBE <input type="checkbox"/> Certified by CMS
6.				<input type="checkbox"/> MBE <input type="checkbox"/> FBE <input type="checkbox"/> Certified by CMS
7.				<input type="checkbox"/> MBE <input type="checkbox"/> FBE <input type="checkbox"/> Certified by CMS
8.				<input type="checkbox"/> MBE <input type="checkbox"/> FBE <input type="checkbox"/> Certified by CMS

ALTERNATE BID NO. 1

	Name of MBE/FBE Firm Address City State Zip	Proposed \$ Value of Subcontract	Telephone Number	MBE/FBE Denotation And Certifying Agency
1.				<input type="checkbox"/> MBE <input type="checkbox"/> FBE <input type="checkbox"/> Certified by CMS
2.				<input type="checkbox"/> MBE <input type="checkbox"/> FBE <input type="checkbox"/> Certified by CMS
3.				<input type="checkbox"/> MBE <input type="checkbox"/> FBE <input type="checkbox"/> Certified by CMS
4.				<input type="checkbox"/> MBE <input type="checkbox"/> FBE <input type="checkbox"/> Certified by CMS

END OF SECTION 00 41 05

RETURN WITH BID

DIVISION 0 - BIDDING & CONTRACT REQUIREMENTS
Document 00 41 06 – Bid Bond

as Principal, and
a corporation of the State of _____
as Surety, are held and firmly bound unto the State of Illinois in the amount of ten percent (10%) of the amount of the base bid
for the payment of which Principal and Surety bind themselves, their heirs, executors, administrators, successors and assigns,
jointly and severally, to this agreement.

Principal has submitted to Obligea a bid to enter into a written contract, for

Project Number: _____ Division of Work: _____
in accordance with bidding documents for the project, which contract is by reference made a part hereof and is hereinafter
referred to as "the Contract".

THE CONDITION OF THIS OBLIGATION is that if Principal, upon acceptance by Obligea of its bid within the period of time
specified for acceptance, shall comply with all post award requirements as required by the terms of the bid within the time
specified after date of the Notice of Award, or in the event of the failure to comply with all post award requirements, if Principal
shall pay Obligea (1) for all costs of procuring the work which exceeds the amount of its bid, or (2) shall pay Obligea the
amount of this bond as liquidated damages in the event Principal is a sole bidder and after an attempt to secure other bids by
re-advertising none can be obtained, then this obligation shall be null and void; otherwise it shall remain in full force and effect.

Surety hereby agrees that its obligation shall not be impaired by any extensions of time for Obligea's acceptance or
compliance with post award requirements. Surety hereby waives notice of such extensions.

Signed and sealed this _____ day of _____, 20_____.

CONTRACTOR SURETY
BY _____ BY _____
SIGNATURE OFFICER OF THE SURETY
Title Title

ATTEST:

CORPORATE SECRETARY (Corporations only)

JURAT (Notary's Statement Authenticating Signature)

STATE OF _____

COUNTY OF _____

I, _____, a Notary Public in and for said county, do hereby certify that

(Insert Name of Attorney-In-Fact for SURETY)

who is personally known to me to be the same person whose name is subscribed to the foregoing instrument on behalf of
SURETY, appeared before me this day in person and acknowledged respectively, that he/she signed, sealed, and delivered
said instrument as his/her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this _____ DAY OF _____ A.D. 20 _____

My commission expires _____

Notary Signature _____

DIVISION 0 – BIDDING AND CONTRACT REQUIREMENTS
Section 00 41 13 – Bid Form – Stipulated Sum (Single-Prime Contract)

1.1 BID INFORMATION

- A. Bidder: _____
- B. Project Name: Champaign County Satellite Jail Asphalt Project
- C. Project Location: Adult Detention Center / Satellite Jail, 502 S. Lierman Avenue, Urbana, IL 61802.
- D. Owner: Champaign County

1.2 CERTIFICATIONS AND 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 Bailey Edward Design, Inc., 1103 S. Mattis Avenue, Champaign, IL 61821, 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
(\$ _____)

- B. **Alternate Bid 1:** Provide all labor, material, and equipment required to **install additional parking at employee and visitor areas.**

1. _____ Dollars
(\$ _____)

- C. **Alternate Bid 2:** Provide all labor, material, and equipment required to **install additional parking at employee and visitor areas.**

1. _____ Dollars
(\$ _____)

- D. **Alternate Bid 3:** Provide all labor, material, and equipment required to install additional parking at employee and visitor areas.

1. _____ Dollars
(\$ _____)

E. **Unit Price 1:** Provide disposal cost per pound. Cost shall include all contractor overhead and expenses.

1. _____ Dollars
(\$ _____ / pound)

1.3 TIME OF COMPLETION

A. Provided the contractor receives Notice to Proceed on or prior to August 25, 2017, the bidder agrees to be substantially complete on or before September 29, 2017.

1.4 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 _____.

1.5 SUBMISSION OF BID

A. In submitting the Bid, the under signed agree that this Proposal will not be withdrawn for a period of thirty (30) calendar days from the date of submission. It is understood the Owner reserves the right to reject any and all Bids and to waive informalities and irregularities.

- 1. Respectfully submitted this ____ day of _____, 2017.
- 2. Submitted By : _____
(Name of bidding firm or corporation).
- 3. Authorized Signature : _____
(Handwritten signature).
- 4. Signed By : _____
(Type or print name).
- 5. Title : _____
(Owner/Partner/President/Vice President).
- 6. Witness By : _____
(Handwritten signature).
- 7. Attest : _____
(Handwritten signature).
- 8. By : _____
(Type or print name).

9. Title : _____
(Corporate Secretary or Assistant Secretary).
10. Street Address: _____.
11. City, State, Zip: _____.
12. Phone: _____.
13. License No.: _____.
14. Federal ID No. : _____.
15. (Affix Corporate Seal Here).

END OF DOCUMENT 00 41 13

RETURN WITH BID

**BIDDER'S / CONTRACTOR'S
DISCLOSURE AFFIDAVIT**

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

BUSINESS STATUS STATEMENT

I, the undersigned, being duly sworn, do state as follows:

A. _____ (hereafter "Contractor") is a:
Company Name

(Place a mark in front of appropriate type of business)

_____ Corporation (If a Corporation, complete B)

_____ Partnership (If a Partnership, complete C)

_____ Individual Proprietorship (If an Individual, complete D)

B. CORPORATION

The State of Incorporation is _____

The registered agent of the Corporation in Illinois is:

Name: _____

Address: _____

City, State, Zip: _____

Telephone: _____

The Corporate officers are as follows:

President: _____

Vice President: _____

Secretary: _____

Treasurer: _____

RETURN WITH BID

C. PARTNERSHIP

The Partners are as follows (attach additional sheets if necessary):

_____	_____
Name	Address
_____	_____
Name	Address
_____	_____
Name	Address
_____	_____
Name	Address

The business address is: _____

D. INDIVIDUAL PROPRIETORSHIP

The business address is: _____

Business Telephone: _____

My home address is: _____

Home Telephone: _____

E. Under penalty of perjury _____

(Contractor's Name)

Certifies that _____ (FEIN / SSN)
is its correct Federal Taxpayer Identification Number, or in the case of an individual or sole proprietorship, Social Security Number.

NON-DISCRIMINATION STATEMENT

The Contractor does not and will not engage in discriminatory practices; the Contractor does not and will not engage in discrimination because of race, sex, age, religion, national origin or sensory, mental, or physical handicap in hiring or firing; and the Contractor is, in fact, an equal opportunity employer.

RETURN WITH BID

NON-COLLUSION STATEMENT

- A. That the only persons or corporations interested with _____
(Name of Bidder)
in the delivery of the materials and/or services bid upon under the Contract other than its officers,
directors, shareholders and employees are:

_____ Name	_____ Address
_____ Name	_____ Address
_____ Name	_____ Address
_____ Name	_____ Address

- B. That the said Bid is made without any connection or common interest in the profits with any other persons making any Bid or Proposal for said Work except as listed above.
- C. That this Contract is in all respects fair and entered into without collusion or fraud.
- D. That no employee or any officer of the Owner has any financial interest, directly or indirectly, in the award of this Bid to Bidder except as listed above.
- E. That the Bidder is not barred from bidding on this Contract as a result of violation of either Section 33E-3 (Bid Rigging) or Section 33E-4 (Bid Rotating) of Chapter 38, Illinois Revised Statutes.
- F. The price or prices quoted in the attached Bid are fair and proper and are not tainted by any collusion, conspiracy, connivance or unlawful agreement on the part of the Bidder or any of its agents, representatives, owners, employees, or parties in interest, including this affiant.

NO DELINQUENT ILLINOIS TAXES STATEMENT

The undersigned certifies that the Contractor is not delinquent in payment of any tax administered by the Illinois Department of Revenue except that the taxes for which liability for the taxes or the amount of the taxes are being contested, in accordance with the procedure established by the appropriate Revenue Act; or the Contractor has entered into an agreement (2) with the Illinois Department of Revenue for the payment of all such taxes due and is in compliance with the agreement.

RETURN WITH BID

FAMILIARITY WITH LAWS STATEMENT

I, the undersigned, being duly sworn, do hereby state that

(Company Name)

is familiar with and will comply with all Federal, State and Local laws applicable to the Project, which include, but are not limited to, the Prevailing Wage Act and the Davis-Bacon Act.

PENDING AND UNCOMPLETED WORK

I, the undersigned, being duly sworn, do hereby declare that the following is a true and correct statement relating to all uncompleted contracts of the undersigned for Federal, State, County, City and private work, including all subcontract work; and all pending low BIDS not yet awarded or rejected:

Total Projects Under Contract

Total Projects with Pending Low Bids

Total Value of Projects Under Contract and Pending Low Bids

(Affiant's Signature)

(Print Name & Title)

(Company Name)

SUBSCRIBED and SWORN to before me this

_____ day of _____, 2016

Notary Public

My Commission Expires: _____

(SEAL)

INSTRUCTIONS: This affidavit is to be completely filled out and executed by the chief officer of the Bidder authorized to submit the affidavit. Attach written explanation where applicable.

RETURN WITH BID

- D. Notify the Owner within 10 days after receiving notice under paragraph A.3.b. above from an employee or otherwise receiving actual notice of such conviction.
- E. Impose a sanction on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program by any employee who is so convicted.
- F. Assist employees in selecting a course of action in the event drug counseling, treatment or rehabilitation is required and a trained referral team is in place.
- G. Make a good faith effort to continue to maintain a drug free workplace through implementation of the Drug Free Workplace Act.

If an individual, the Contractor certifies that it will not engage in the unlawful manufacture, distribution, dispensation, possession or use of a controlled substance in the performance of the Owner's contract.

The Contractor shall, within 30 days after receiving notice from an employee of a conviction of a violation of a criminal drug statute occurring in the workplace:

- A. Take appropriate personnel action against such employee up to and including termination; and
- B. Require the employee to satisfactorily participate in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State or local health, law enforcement or other appropriate agency.

Contractor:

By: _____

Title: _____

SIGNED and SWORN to before me this

_____ day of _____, 2016.

Notary Public

DIVISION 0 - BIDDING & CONTRACT REQUIREMENTS
Section 00 43 43 – Prevailing Rate of Wages

1. PREVAILING WAGE ACT

- 1.1 Pursuant to Illinois Compiled Statutes 820 ILCS 130/0.01 et seq., these specifications list on the following pages, the Illinois Department of Labor prevailing rate of wages for the county where the contract is being performed and for each craft or type of worker needed to execute the contract.
- 1.2 Contractor shall submit certified payrolls with monthly application for payment.
- 1.3 A Project Labor Agreement is required for this project.
- 1.4 The 2015 prevailing wage rates are still in effect until the Illinois Department of Labor publishes the 2017 rates.

Champaign County Prevailing Wage for July 2015

(See explanation of column headings at bottom of wages)

Trade Name	RG	TYP	C	Base	FRMAN	M-F>8	OSA	OSH	H/W	Pensn	Vac	Trng
ASBESTOS ABT-GEN		BLD		31.420	32.670	1.5	1.5	2.0	6.300	12.84	0.000	0.900
ASBESTOS ABT-MEC		BLD		22.000	23.000	1.5	1.5	2.0	6.700	6.350	0.000	0.650
BOILERMAKER		BLD		38.000	41.000	2.0	2.0	2.0	7.070	15.99	0.000	0.400
BRICK MASON		BLD		31.320	32.820	1.5	1.5	2.0	7.200	11.57	0.000	0.850
CARPENTER		BLD		35.600	37.850	1.5	1.5	2.0	8.000	10.25	0.000	0.520
CARPENTER		HWY		35.300	37.050	1.5	1.5	2.0	8.000	10.95	0.000	0.520
CEMENT MASON		BLD		31.010	32.760	1.5	1.5	2.0	7.200	9.050	0.000	0.500
CEMENT MASON		HWY		31.630	33.130	1.5	1.5	2.0	7.200	9.050	0.000	0.500
CERAMIC TILE FNSHER		BLD		29.580	0.000	1.5	1.5	2.0	7.200	8.200	0.000	0.000
ELECTRIC PWR EQMT OP		ALL		38.300	45.290	1.5	1.5	2.0	6.150	10.73	0.000	0.380
ELECTRIC PWR GRNDMAN		ALL		26.280	45.290	1.5	1.5	2.0	5.790	7.360	0.000	0.260
ELECTRIC PWR LINEMAN		ALL		42.540	45.290	1.5	1.5	2.0	6.280	11.92	0.000	0.430
ELECTRIC PWR TRK DRV		ALL		27.560	45.290	1.5	1.5	2.0	5.830	7.720	0.000	0.280
ELECTRICIAN		BLD		37.090	39.090	1.5	1.5	2.0	6.100	8.580	0.000	0.550
ELECTRONIC SYS TECH		BLD		30.830	32.580	1.5	1.5	2.0	6.350	7.970	0.000	0.400
ELEVATOR CONSTRUCTOR		BLD		41.690	46.900	2.0	2.0	2.0	13.57	14.21	3.340	0.600
FENCE ERECTOR		ALL		32.210	34.110	1.5	1.5	2.0	8.840	10.02	0.000	0.900
GLAZIER		BLD		32.380	34.380	1.5	2.0	2.0	7.050	8.400	0.000	0.430
HT/FROST INSULATOR		BLD		31.230	32.230	1.5	1.5	2.0	5.790	9.960	0.000	0.250
IRON WORKER		ALL		32.210	34.110	1.5	1.5	2.0	9.240	10.92	0.000	0.900
LABORER		BLD		28.920	30.170	1.5	1.5	2.0	6.300	12.84	0.000	0.800
LABORER		HWY		30.310	31.310	1.5	1.5	2.0	6.300	12.92	0.000	0.800
LATHER		BLD		35.600	37.850	1.5	1.5	2.0	8.000	10.25	0.000	0.520
MACHINIST		BLD		45.350	47.850	1.5	1.5	2.0	7.260	8.950	1.850	0.000
MARBLE FINISHERS		BLD		29.580	0.000	1.5	1.5	2.0	7.200	8.200	0.000	0.000
MARBLE MASON		BLD		31.080	0.000	1.5	1.5	2.0	7.200	8.550	0.000	0.000
MILLWRIGHT		BLD		31.060	33.310	1.5	1.5	2.0	8.000	15.25	0.000	0.520
MILLWRIGHT		HWY		33.060	34.810	1.5	1.5	2.0	8.000	15.67	0.000	0.520
OPERATING ENGINEER		ALL 1		38.600	0.000	1.5	1.5	2.0	8.000	9.500	0.000	0.850
OPERATING ENGINEER		ALL 2		24.750	0.000	1.5	1.5	2.0	8.000	9.500	0.000	0.850
OPERATING ENGINEER		ALL 3		39.600	0.000	1.5	1.5	2.0	8.000	9.500	0.000	0.850
PAINTER		ALL		34.460	35.960	1.5	1.5	2.0	7.200	4.480	0.000	0.600
PAINTER SIGNS		ALL		34.460	35.960	1.5	1.5	2.0	7.200	4.480	0.000	0.600
PILEDRIIVER		BLD		36.600	38.850	1.5	1.5	2.0	8.000	10.25	0.000	0.520
PILEDRIIVER		HWY		35.600	37.350	1.5	1.5	2.0	8.000	10.25	0.000	0.520

PIPEFITTER	BLD	39.400	41.900	1.5	1.5	2.0	7.000	11.45	0.000	1.020
PLASTERER	BLD	31.000	33.000	1.5	1.5	2.0	7.200	10.77	0.000	0.500
PLUMBER	BLD	39.400	41.900	1.5	1.5	2.0	7.000	11.45	0.000	1.020
ROOFER	BLD	29.950	31.450	1.5	1.5	2.0	9.250	8.400	0.000	0.240
SHEETMETAL WORKER	BLD	35.740	37.740	1.5	1.5	2.0	8.700	13.72	0.000	0.520
SPRINKLER FITTER	BLD	37.120	39.870	1.5	1.5	2.0	8.420	8.500	0.000	0.350
STONE MASON	BLD	31.320	32.820	1.5	1.5	2.0	7.200	11.57	0.000	0.850
SURVEY WORKER	---	---	---	---	ALL		29.700	30.700	1.5	1.5 2.0 6.300
10.59	0.000	0.800								
TERRAZZO FINISHER	BLD	29.580	0.000	1.5	1.5	2.0	7.200	8.200	0.000	0.000
TERRAZZO MASON	BLD	31.080	0.000	1.5	1.5	2.0	7.200	8.550	0.000	0.000
TILE MASON	BLD	31.080	0.000	1.5	1.5	2.0	7.200	8.550	0.000	0.000
TRUCK DRIVER	ALL 1	34.100	37.770	1.5	1.5	2.0	11.40	5.440	0.000	0.250
TRUCK DRIVER	ALL 2	34.600	37.770	1.5	1.5	2.0	11.40	5.440	0.000	0.250
TRUCK DRIVER	ALL 3	34.820	37.770	1.5	1.5	2.0	11.40	5.440	0.000	0.250
TRUCK DRIVER	ALL 4	35.140	37.770	1.5	1.5	2.0	11.40	5.440	0.000	0.250
TRUCK DRIVER	ALL 5	36.060	37.770	1.5	1.5	2.0	11.40	5.440	0.000	0.250
TRUCK DRIVER	O&C 1	27.280	30.220	1.5	1.5	2.0	11.40	5.440	0.000	0.250
TRUCK DRIVER	O&C 2	27.680	30.220	1.5	1.5	2.0	11.40	5.440	0.000	0.250
TRUCK DRIVER	O&C 3	27.860	30.220	1.5	1.5	2.0	11.40	5.440	0.000	0.250
TRUCK DRIVER	O&C 4	28.110	30.220	1.5	1.5	2.0	11.40	5.440	0.000	0.250
TRUCK DRIVER	O&C 5	28.250	30.220	1.5	1.5	2.0	11.40	5.440	0.000	0.250
TUCK POINTER	BLD	31.320	32.820	1.5	1.5	2.0	7.200	11.57	0.000	0.850

Legend: RG (Region)
 TYP (Trade Type - All, Highway, Building, Floating, Oil & Chip, Rivers)
 C (Class)
 Base (Base Wage Rate)
 FRMAN (Foreman Rate)
 M-F>8 (OT required for any hour greater than 8 worked each day, Mon through Fri.)
 OSA (Overtime (OT) is required for every hour worked on Saturday)
 OSH (Overtime is required for every hour worked on Sunday and Holidays)
 H/W (Health & Welfare Insurance)
 Pensn (Pension)
 Vac (Vacation)
 Trng (Training)

Explanations

CHAMPAIGN COUNTY

The following list is considered as those days for which holiday rates of wages for work performed apply: New Years Day, Memorial Day, Fourth of July, Labor Day, Thanksgiving Day, Christmas Day and Veterans Day in some classifications/counties. Generally, any of these holidays which fall on a Sunday is celebrated on the following Monday. This then makes work performed on that Monday payable at the appropriate overtime rate for holiday pay. Common practice in a given local may alter certain days of celebration. If in doubt, please check with IDOL.

Oil and chip resealing (O&C) means the application of road oils and liquid asphalt to coat an existing road surface, followed by application of aggregate chips or gravel to coated surface, and subsequent rolling of material to seal the surface.

EXPLANATION OF CLASSES

ASBESTOS - GENERAL - removal of asbestos material/mold and hazardous materials from any place in a building, including mechanical systems where those mechanical systems are to be removed. This includes the removal of asbestos materials/mold and hazardous materials from ductwork or pipes in a building when the building is to be demolished at the time or at some close future date.

ASBESTOS - MECHANICAL - removal of asbestos material from mechanical systems, such as pipes, ducts, and boilers, where the mechanical systems are to remain.

CERAMIC TILE FINISHER, MARBLE FINISHER, TERRAZZO FINISHER

Assisting, helping or supporting the tile, marble and terrazzo mechanic by performing their historic and traditional work assignments required to complete the proper installation of the work covered by said crafts. The term "Ceramic" is used for naming the classification only and is in no way a limitation of the product handled. Ceramic takes into consideration most hard tiles.

ELECTRONIC SYSTEMS TECHNICIAN

Installation, service and maintenance of low-voltage systems which utilizes the transmission and/or transference of voice, sound, vision, or digital for commercial, education, security and entertainment purposes for the following: TV monitoring and surveillance, background/foreground music, intercom and telephone interconnect, field programming, inventory control systems, microwave transmission, multi-media, multiplex, radio page, school, intercom and sound burglar alarms and low voltage master clock systems.

Excluded from this classification are energy management systems, life safety systems, supervisory controls and data acquisition systems not intrinsic with the above listed systems, fire alarm systems, nurse call systems and raceways exceeding fifteen feet in length.

SURVEY WORKER - Operated survey equipment including data collectors, G.P.S. and robotic instruments, as well as conventional levels and transits.

TRUCK DRIVER - BUILDING, HEAVY AND HIGHWAY CONSTRUCTION

Class 1. Drivers on 2 axle trucks hauling less than 9 ton. Air compressor and welding machines and brooms, including those pulled by separate units, truck driver helpers, warehouse employees, mechanic helpers, greasers and tiremen, pickup trucks when hauling materials, tools, or workers to and from and on-the-job site, and fork lifts up to 6,000 lb. capacity.

Class 2. Two or three axle trucks hauling more than 9 ton but hauling less than 16 ton. A-frame winch trucks, hydrolift trucks, vector trucks or similar equipment when used for transportation purposes. Fork lifts over 6,000 lb. capacity, winch trucks, four axle combination units, and ticket writers.

Class 3. Two, three or four axle trucks hauling 16 ton or more. Drivers on water pulls, articulated dump trucks, mechanics and working forepersons, and dispatchers. Five axle or more combination units.

Class 4. Low Boy and Oil Distributors.

Class 5. Drivers who require special protective clothing while employed on hazardous waste work.

TRUCK DRIVER - OIL AND CHIP RESEALING ONLY.

This shall encompass laborers, workers and mechanics who drive contractor or subcontractor owned, leased, or hired pickup, dump, service, or oil distributor trucks. The work includes transporting materials and equipment (including but not limited to, oils, aggregate supplies, parts, machinery and tools) to or from the job site; distributing oil or liquid asphalt and aggregate; stock piling material when in connection with the actual oil and chip contract. The Truck Driver (Oil & Chip Resealing) wage classification does not include supplier delivered materials.

OPERATING ENGINEERS - BUILDING, HEAVY AND HIGHWAY CONSTRUCTION

Class 1. Draglines, Derricks, Shovels, Gradalls, Mechanics, Tractor Highlift, Tournadozer, Concrete Mixers with Skip, Tournamixer, Two Drum Machine, One Drum Hoist with Tower or Boom, Cableways, Tower Machines, Motor Patrol, Boom Tractor, Boom or Winch Truck, Winch or Hydraulic Boom Truck, Tournapull, Tractor Operating Scoops, Bulldozer, Push Tractor, Asphalt Planer, Finishing Machine on Asphalt, Large Rollers on Earth, Rollers on Asphalt Mix, Ross Carrier or similar Machine, Gravel Processing Machine, Asphalt Plant Engineer, Paver Operator, Dredging Equipment, or Dredge Engineer, or Dredge Operator, Central Mix Plant Engineer, CMI or similar type machine, Concrete Pump, Truck or Skid Mounted, Engineer or Rock Crusher Plant, Concrete Plant Engineer, Ditching Machine with dual attachment, Tractor Mounted Loaders, Hydro Crane, Standard or Dinkey Locomotives, Scoopmobiles, Euclid Loader, Soil Cement Machine, Back Filler, Elevating Machine, Power Blade, Drilling Machine, including Well Testing, Caissons, Shaft or any similar type drilling machines, Motor Driven Paint Machine, Pipe Cleaning Machine, Pipe Wrapping Machine, Pipe Bending Machine, Apsco Paver, Boring Machine, (Head Equipment Greaser), Barber-Greene Loaders, Formless Paver, (Well Point System), Concrete Spreader, Hydra Ax, Span Saw, Marine Scoops, Brush Mulcher, Brush Burner, Mesh Placer, Tree Mover, Helicopter Crew (3), Piledriver-Skid or Crawler, Stump Remover, Root Rake, Tug Boat Operator, Refrigerating Machine, Freezing Operator, Chair Cart- Self-Propelled, Hydra Seeder, Straw Blower, Power Sub Grader, Bull Float, Finishing Machine, Self-Propelled Pavement Breaker, Lull (or similar type Machine), Two Air Compressors, Compressors hooked in Manifold, Chip Spreader, Mud Cat, Sull-Air, Fork Lifts (except when used for landscaping work), Soil Stabilizer (Seaman Tiller, Bo Mag, Rago Gator, and similar types of equipment), Tube Float, Spray Machine, Curing Machine, Concrete or Asphalt Milling Machine, Snooper Truck-Operator, Backhoe, Farm Tractors (with attachments), 4 Point Lift System (Power Lift or similar type), Skid-Steer (Bob Cat or similar type), Wrecking Shears, Water Blaster.

Class 2. Concrete Mixers without Skips, Rock Crusher, Ditching Machine under 6', Curbing Machine, One Drum Machines without Tower or Boom, Air Tugger, Self-Propelled Concrete Saw, Machine Mounted Post Hole Digger, two to four Generators, Water Pumps or Welding Machines, within 400 feet, Air Compressor 600 cu. ft. and under, Rollers on Aggregate and Seal Coat Surfaces, Fork Lift (when used for landscaping work), Concrete and Blacktop Curb Machine, One Water Pump, Oilers, Air Valves or Steam Valves, One Welding Machine, Truck Jack, Mud Jack, Gunnite Machine, House Elevators when used for hoisting material, Engine Tenders, Fireman, Wagon Drill, Flex Plane, Conveyor, Siphons and Pulsometer, Switchman, Fireman on Paint Pots, Fireman on Asphalt Plants, Distributor Operator on Trucks, Tampers, Self-Propelled Power Broom, Striping Machine (motor driven), Form Tamper, Bulk Cement Plant, Equipment Greaser, Deck Hands, Truck Crane Oiler-Driver, Cement Blimps, Form Grader, Temporary Heat, Throttle Valve, Super Sucker (and similar type of equipment).

Class 3. Power Cranes, Truck or Crawler Crane, Rough Terrain Crane (Cherry Picker), Tower Crane, Overhead Crane.

Other Classifications of Work:

For definitions of classifications not otherwise set out, the Department generally has on file such definitions which are available. If a task to be performed is not subject to one of the classifications of pay set out, the Department will upon being contacted state which neighboring county has such a classification and provide such rate, such rate being deemed to exist by reference in this document. If no neighboring county rate applies to the task, the Department shall undertake a special determination, such special determination being then deemed to have existed under this determination. If a project requires these, or any classification not listed, please contact IDOL at 217-782-1710 for wage rates or clarifications.

LANDSCAPING

Landscaping work falls under the existing classifications for laborer, operating engineer and truck driver. The work performed by landscape plantsman and landscape laborer is covered by the existing classification of laborer. The work performed by landscape operators (regardless of equipment used or its size) is covered by the classifications of operating engineer. The work performed by landscape truck drivers (regardless of size of truck driven) is covered by the classifications of truck driver.

END OF SECTION 00 43 43

DIVISION 1 - GENERAL REQUIREMENTS
Section 01 11 00 – Project Summary

1. GENERAL

1.1 WORK INCLUDED

A. Contractor shall provide all labor and materials associated with the work of this section, including:

1. Project information.
2. Work covered by Contract Documents.
3. Access to site.
4. Coordination with occupants.
5. Work restrictions.
6. Specification and drawing conventions.

1.2 PROJECT INFORMATION

A. Project Identification:

Champaign County Satellite Jail Asphalt Project

1. Adult Detention Center / Satellite Jail, 502 S. Lierman Avenue, Urbana, IL 61802.

B. Owner's Representative: Champaign County.

1.3 WORK COVERED BY CONTRACT DOCUMENTS

A. Adult Detention Center / Satellite Jail:

1. Repair and coat the employee and visitor parking at the Adult Detention Center for Champaign County. Rework of select areas to allow for ADA compliant slopes at parking areas and sidewalk approach. Striping will be included to allow for ADA compliant parking including van parking stalls. Portions of sidewalk will be removed and new concrete installed. Repair and coat the drive to the sally port.
2. Alternate #1 – Provide all labor, material, and equipment required to install additional parking at employee and visitor areas.

2. PRODUCTS

(NOT APPLICABLE)

3. EXECUTION

(NOT APPLICABLE)

END OF SECTION 01 11 00

DIVISION 1 - GENERAL REQUIREMENTS
Section 01 23 00 – Alternates

PART 1 - GENERAL

1.1 WORK INCLUDES:

- A. Base Bid: All work not indicated in items below.
- B. General Contractor: Provide Alternate Bid prices in Bid Form for specified alternate work.
- C. Coordinating: Contractor shall coordinate all related and required work necessary to perform work specified in alternate bids, when accepted and awarded.

1.2 RELATED REQUIREMENTS

- A. Specified Elsewhere:
 - 1. Section 00 41 13 – Bid Form

PART 2 - DESCRIPTION

2.1 ALTERNATE BIDS:

- A. Alternate Bid 1: Provide all labor, material, and equipment to remove and install new concrete gutter at drive to sally port.
- B. Alternate Bid 2: Provide all labor, material, and equipment to install bumper blocks at west side of existing parking, one (1) each stall.
- C. Alternate Bid 3: Provide all labor, material, and equipment required to install additional parking at employee and visitor areas. This alternate will also provide bumper blocks, one (1) each stall, at the west side of the new parking areas.

2.2 UNIT PRICES: None

PART 3 - EXECUTION

(NOT APPLICABLE)

END OF SECTION 01 23 00

DIVISION 1 - GENERAL REQUIREMENTS
Section 01 32 00 - Construction Schedule

1. GENERAL

1.1 REQUIREMENTS INCLUDE:

- A. The General Contractor shall prepare and maintain a detailed project schedule as described below.
- B. The project schedule shall be the Contractor's working schedule; used to execute the work and record and report actual progress. It shall show how the Contractor plans to complete the work within the contract time and meet any contractually specified intermediate milestone dates.

1.2 RELATED REQUIREMENTS

A. Specified Elsewhere:

- 1. Section 01 11 00 - Project Summary
- 2. Section 01 33 23 - Shop Drawings, Product Data and Samples

1.3 FORM OF SCHEDULE

- A. The schedule shall provide sufficient detail and clarity so that the General Contractor can plan and control the work and the Owner and the A/E can readily monitor and follow the progress of all portions of the work. The critical activities must be clearly shown. The degree of detail must be satisfactory to the A/E and the Owner.
- B. The project schedule shall be in the form of a Gantt chart.

1.4 CONTENTS OF SCHEDULE

- A. The schedule must be inclusive of all installation tasks of the work.
- B. Submittal and approval of shop drawings and material samples as well as delivery dates of major equipment shall be included in the project schedule.
- C. Activity duration shall be in whole working days.
- D. There should be at least one activity for each specification section.

1.5 UPDATING

- A. The project schedule shall be updated monthly.
- B. Actual activity completion dates shall be reported and recorded on the schedule.
- C. Progress on uncompleted activities shall be reported.
- D. Projected completion dates and activities shall be reviewed and revised if necessary.

1.6 REPORTS AND SUBMITTALS

- A. Within 15 days of the Authorization to Proceed, the Contractor shall submit the project schedule to the A/E and the Owner.
- B. Five (5) days prior to the pay/progress meeting, the contractor shall submit the current updated schedule to the A/E and the Owner.

1.7 REVIEWS

- A. Payment and reduction of retainage may be denied by the Owner for failure to submit a proper schedule and maintaining work progress according to the project schedule.

2. PRODUCTS

(NOT APPLICABLE)

3. EXECUTION

(NOT APPLICABLE)

END OF SECTION 01 32 00.

DIVISION 1 - GENERAL REQUIREMENTS
Section 01 33 23 - Shop Drawings, Product Data & Samples

1. GENERAL

1.1 REQUIREMENTS INCLUDE

- A. The Sub-contractor shall make submittals to the General Contractor. The General Contractor shall maintain a master list of submittals.
- B. Submittals shall be complete and legible. Incomplete submittals will be returned and not reviewed.

1.2 GENERAL CONTRACTOR:

- A. Review Sub-contractors' submittals within 5 business days.
 - 1. Verify field dimensions.
 - 2. Verify compliance with Contract requirements.

1.3 RELATED REQUIREMENTS

- A. Specified elsewhere:
 - 1. Submittal specific to each section are further outlined within the technical submittals as such within submittal package. Submittals deemed incomplete or not indication supplied by separate sub, shall be returned without review.

1.4 DEFINITIONS

- A. Shop drawings: Shop drawings are original drawings prepared by Contractor, subcontractor, sub-subcontractor, supplier or distributor, which illustrated some portion of the work, showing fabrication, layout, setting or erection details.
 - 1. Prepared by qualified detailer
 - 2. Identify details by reference to sheet and detail numbers shown on contract drawings
 - 3. Maximum sheet size: 30" x 42"
 - 4. Submit a maximum of (5) copies. Electronic copies of submittals are preferred.
- B. Product data:
 - 1. Manufacturer's standard schematic drawings, edited to fit this project
 - 2. Manufacturer's catalog sheets, brochures, diagrams, schedules, performance charts, illustrations and other standard descriptive data.
 - a. Clearly mark each copy to identify pertinent materials, products or models.
 - b. Show dimensions and clearances.
 - c. Show wiring diagrams and controls.
- C. Samples: Physical samples to illustrate materials, equipment or workmanship. Approved samples establish standards by which complete work is judged. Maintain at site as directed. Protect until no longer needed.
 - 1. Office samples: Of sufficient size to clearly illustrate:
 - a. Functional characteristics of product or material.
 - b. Full range of color samples.
 - c. After review, samples may be used on construction of project.

2. Field samples and mock-ups:
 - a. Erect at project site at location approved by the Architect.
 - b. Construct each sample or mock-up complete, including work of all crafts required in finished work.
 - c. Remove as directed.

1.5 SCHEDULE SUBMITTAL

- A. Submit schedule of all exhibits to Architect/Engineer within fifteen (15) business days after preconstruction meeting.

1. Prepare schedule in bar chart format, Include:

- a. Exhibit identification
- b. Specification section and page number
- c. Date of submittal to Architect/Engineer
- d. Latest date for final approval
- e. Fabrication time.
- f. Date of Installation

2. Architect/Engineer will review and comment on exhibit schedule and will advise the Contractor as to which submittals require longer review durations.

Submit number of copies of shop drawings, product data and samples which contractor requires for distribution plus (2) copies which will be retained by Architect/Engineer.

- B. Accompany submittals with transmittal letter, in duplicate, containing.

1. Date
2. Project title and number
3. Contractor's name and address.
4. The number of shop drawings, product data and samples submitted.
5. Notification of deviations from Contract.
6. Other pertinent data.

- C. Submittals shall include:

1. Date and revision
2. Project title and number
3. Name of:
 - a. Architect/ Engineer
 - b. Architect/ Engineer consultant
 - c. Subcontractor
 - d. Sub-subcontractor
 - e. Supplier
 - f. Manufacturer
 - g. Separate detailer when pertinent
4. Identification of product or material.
5. Relation to adjacent structure or material.
6. Field dimensions, clearly identified as such.
7. Specification section and page number.
8. Specified standards, such as ASTM number or ANSI.

9. A blank space, (5"x5"), for Architect/Engineer's stamp.
10. Identification of previously approved deviation(s) from contract documents.
11. Contractor's stamp, initialed or signed, certifying to review of submittal, verification of field measurements and compliance with Contract.
12. Space for Contractor's approval stamp.

D. **Electronic Submittals:** All submittals may be submitted electronically except for those specifically listing a requirement for paper submittals or physical samples. Identify and incorporate information in each electronic submittal file as follows:

1. Assemble complete submittal package into a single indexed file incorporating submittal requirements of a single Specification Section and transmittal form with links enabling navigation to each item .Only complete submittals will be accepted.
2. Name file with submittal number or other unique identifier, including revision identifier.
 - a. File name shall use project identifier and Specification Section number followed by a decimal point and then a sequential number (e.g.; LNHS_061000.01). Resubmittals shall include an alphabetic suffix after another decimal point (e.g.; LNHS_061000.01A)
3. Provide means for insertion to permanently record Contractor's review and approval markings and action taken by Using Agency/ Architect/ Engineer.
4. Transmittal Cover Sheet Form for Electronic Submittals: As described by the Architect and containing all information as indicated above for paper submittals.

1.6 RESUBMISSION REQUIREMENTS

A. Resubmit all shop drawings, product data, and samples as requested by the Contractor and/or A/E.

1.7 RESPONSIBILITIES

A. Review shop drawings, product data and samples prior to submission to the next level of authority. Review Subcontractor's submittals within five (5) business days. Certify review and transmit to Architect.

B. Verify:

1. Field dimensions.
2. Field construction criteria.
3. Catalog numbers and similar data.
4. Verify compliance with contract documents.

C. Coordinate each submittal with requirements of:

1. The work.
2. The contract documents.
3. The work of other contractors.
4. The existing conditions indicated to remain.

D. Contractor's responsibility for errors, omissions or deviation from contract documents in submittals is not relieved by the Architect/Engineer's review of submittals.

E. Prior to submission, notify the Architect/Engineer in writing of all proposed deviations in submittals from Contract requirements. Substitution of materials or equipment may only be approved by change order.

F. Do not begin any work which requires submittals without Architect/Engineer's approval.

G. After Architect/Engineer's review, make response required by A/E's stamp and distribute copies. Indicate by transmittal that copy of approved data has been delivered to installer.

1.8 ARCHITECT/ENGINEER'S RESPONSIBILITIES

- A. Review submittals within fourteen (14) calendar days.
- B. Review for:
 - 1. Design concept of project.
 - 2. Compliance with Contract Documents.
- C. Review all requests for proposed deviations.
- D. Affix stamp, date and initials or signature certifying review of submittal, and with instructions for the Contractor.
- E. Return submittals to sender for response or distribution.

2. PRODUCTS
(NOT APPLICABLE)

3. EXECUTION
(NOT APPLICABLE)

END OF SECTION 01 33 23

DIVISION 1 - GENERAL REQUIREMENTS
Section - 01 35 16 - Remodeling Project Procedures

1. GENERAL

1.1 REQUIREMENTS INCLUDE

A. Each Contractor:

1. Coordinate work of employees and subcontractors.
2. Schedule elements of remodeling and renovation work to expedite completion.
3. Schedule noisy or hazardous work to avoid problems with Owner's operations.
4. In addition to demolition, cut, move or remove existing construction to provide access or to allow remodeling and new work to proceed. Include:
 - a. Repair or remove hazardous or unsanitary conditions.
 - b. Remove abandoned piping, conduit and wiring.
 - c. Remove unsuitable or extraneous materials not marked for salvage, such as rotted wood, brick paving, rusted metals and deteriorated concrete.
5. Patch, repair and refinish existing items to remain, to the specified condition for each material, with a neat transition to adjacent new or restored construction.
6. Note or record existing project conditions before beginning work to minimize later disputes.

1.2 RELATED REQUIREMENTS

A. Specified elsewhere:

1. 01 32 00 - Construction Schedules.
2. 01 51 50 - Use of Existing Facilities
3. 01 54 00 - Construction Aids
4. 01 73 29 - Cutting & Patching
5. 01 74 13 - Construction Cleaning
6. 01 74 23 - Final Cleaning.

1.3 SEQUENCE AND SCHEDULES

A. Submit separate detailed subschedule for alterations work, coordinated with Construction Schedule. Show:

1. Each stage of work; occupancy dates of areas.
2. Date of Substantial Completion for each area of alteration work.
3. Crafts and subcontractors employed in each stage.

1.4 ALTERATIONS, CUTTING AND PROTECTION

- A. Cut finish surfaces such as masonry, tile, plaster or metals, by methods to terminate surfaces in a straight line at a natural point of division.
- B. Protect existing and new work from weather and temperature extremes.

1. Provide weather protection, waterproofing, heat and humidity control to prevent damage to remaining existing work and to new work.
- C. Provide temporary enclosures specified in 01 54 00, to separate work areas from existing building and from areas occupied by Owner, and to provide weather protection.
- D. When indicated by historic nature of existing building items of construction, furnishings and articles having a historic or private value discovered during progress of the work shall remain in the Owner's possession and ownership.
 1. Promptly notify Architect/Engineer.
 2. Protect items from damage from weather and work.
 3. Store items to be retained by Owner in a safe, dry place on site. Dispose of items which Owner releases.

2. PRODUCTS

2.1 SALVAGED MATERIALS

- A. Salvage sufficient quantities of cut or removed materials to replace damaged work, when material is not readily obtainable on current market.
 1. Store salvaged items in a dry, secure place on site.
 2. Items not specified for use in repair work but removed as demolition waste shall become the Contractor's responsibility for removal and disposal from the site.
 3. Do not use salvaged material in restored work if there are signs of decay or rot. If questions arise regarding salvaged material condition review with the Architect/Engineer.

2.2 MATERIALS FOR PATCHING, EXTENDING AND MATCHING

- A. Ensure that work is complete:
 1. Provide same materials or types of construction as that in existing structure, to patch, extend or match existing work.

3. EXECUTION

3.1 REMOVE EXISTING CONSTRUCTION

- A. Temporary Removals:
 1. Remove all items as noted on the drawings or otherwise required to complete the work shown.
 2. Store all items as noted on the drawings or otherwise required to complete the work shown.
 3. Recondition all existing items as noted on the drawings or otherwise required to complete the work shown.
 4. Reinstall all as noted on the drawings or otherwise required to complete the work shown.
- B. Remove and dispose of existing items as noted on Drawings.

- 3.2 PERFORMANCE. Patch and extend existing work using skilled craftsmen capable of matching existing quality of workmanship. For patched or extended work, provide quality equal to that specified for new work.
- 3.3 ADJUSTMENTS
- A. Where partitions are removed, patch floors, walls and ceilings with finish materials to match existing as closely as possible.
1. Where removal of partitions results in adjacent spaces becoming one, rework floors and ceilings to provide smooth planes without breaks, steps or bulkheads.
 2. Where extreme change of plane of one inch or more occurs, request instructions from Architect/Engineer.
- B. Trim and refinish doors to clear all floors.
- 3.4 DAMAGED SURFACES
- A. Patch and replace all portions of existing finished surfaces found to be damaged, lifted, discolored or showing other imperfections, with matching material.
1. Provide adequate support prior to patching the finish.
 2. Refinish patched portions of painted or coated surfaces in a manner to produce uniform color and texture over entire surface.
 3. When existing surface cannot be matched, refinish entire surface to nearest intersections or change of direction.
- 3.5 TRANSITION FROM EXISTING TO RESTORED WORK
- A. When restored work abuts or finishes flush with existing work, make a smooth transition. Patched work shall match existing adjacent work in texture and appearance.
1. When finished surfaces are cut in such a way that a smooth transition with restored work is not possible, terminate existing surface in a neat manner along a straight line at a natural line of division, and provide trim appropriate to finished surface.
- 3.6 CLEANING
- A. Perform construction cleaning as specified in 01 74 13 and as follows:
1. Clean User occupied areas daily.
 2. Clean all spillage, overspray or heavy dust collections in User occupied areas immediately.
- B. At completion of work of each craft, clean area and make surfaces ready for work of successive crafts.
- C. At completion of alterations work in each area, provide final cleaning in accord with 01 74 23 and return space to a condition suitable for use of User.

END OF SECTION 01 35 16.

DIVISION 1 - GENERAL REQUIREMENTS
Section - 01 51 50 - Use of Existing Facilities

1. GENERAL

1.1 The project will be constructed at a 24/7 occupied facility. These requirements supplement the Standard Documents for Construction and other sections of the Project Manual.

1.2 The Owner will continually occupy the buildings and property.

1.3 REQUIREMENTS INCLUDE - Contractor provide:

- A. Scheduling
- B. Security and site regulations
- C. Entrances
- D. Construction aids
- E. Temporary enclosures and barriers
- F. Fences
- G. Temporary utilities
- H. Construction Cleaning
- I. Storage
- J. Close-out

2. EXECUTION

2.1 SCHEDULING

A. Schedule the work to allow the Owner to occupy the building and property with as minimal impact as possible. Submit separate detailed subschedule showing:

1. Staging of work and occupancy dates.

B. Schedule noisy or hazardous work to avoid problems with Owner's operations.

2.2 SECURITY AND SITE REGULATIONS

A. Confer with the Owner's representative and obtain full knowledge of all site rules and regulations affecting work.

B. Provide control of all persons and vehicles entering and leaving project site. (Reasonable proof of identification and signature to the visitor's log shall be required of the visitors by the contractor's site superintendent.)

C. Do not take photographs of any kind except with prior written authorization from the Owner.

2.3 ENTRANCES Unless otherwise approved by the Owner, the primary entrance will be from any main site access.

2.4 CONSTRUCTION AIDS Except as noted, Contractor provide and maintain construction aids and equipment for common use and to facilitate execution of the work.

2.5 TEMPORARY ENCLOSURES AND BARRIERS - Contractor:

- A. Provide temporary enclosures to separate work areas from existing parking and from areas occupied by Owner.
- B. Provide and maintain suitable barriers to prevent unauthorized entry, and to protect the work.

2.6 TEMPORARY UTILITIES

- A. Owner will authorize use of existing facilities or services:
 - 1. Electrical power service.
 - 2. Work, security, safety lighting.
 - 3. Water service.
- B. Make written arrangements with Owner's representative.
- C. Prevent interference with Owner's normal use of system.
- D. Modify, supplement and extend systems to meet temporary utility requirements for project, subject to approval of Architect/Engineer and Owner. Modifications shall be at coordinating contractor's expense.
- E. Contractor requiring facilities or services beyond those available from the Owner shall provide and pay for extension or modification of services to perform the work, and for restoration of services at completion of work.

2.7 ACCESS ROADS & PARKING AREAS

- A. Limit any loading of existing paved areas to 4000 p.s.i. maximum.
- B. Use of existing parking facilities for construction personnel or for contractor's vehicles or equipment may be permitted. Verify location with Owner.
- C. Maintain roads, walks and parking areas in a sound, clean condition. Restore areas not in contract to original condition upon work completion prior to Final Acceptance.
- D. Control vehicular parking to preclude interference with public traffic or parking, access by emergency vehicles, Owner's operations or construction operations.
- E. Coordinate any temporary construction vehicle entrance onto the property for deliveries or access with the Owner a minimum of (3) days prior to the necessity.
- F. Equipment with bearing pressure above 4000 psi shall not be allowed on the grounds or paving.

2.8 TRAFFIC REGULATION Contractor provide traffic control and directional signs, mounted on barricades or standard posts:

- A. At each change of direction of a roadway and at parking areas.
 - B. Provide qualified and suitably equipped flaggers when construction operations encroach on traffic lanes, as required for traffic regulation.
 - C. Where contractor requires sidewalk closure to execute scope of work, permits and alternative access for pedestrians shall be provided in the work of this contract.

2.9 CONSTRUCTION CLEANING

- A. Each Contractor provide cleaning and disposal of waste materials, debris and rubbish during construction.
- B. Coordinating Contractor to supervise and coordinate cleaning operations of all Assigned Contractors.
- C. Each Contractor provide covered containers for deposit of waste materials, debris and rubbish.

2.10 STORAGE Make arrangements with Owner's Representative for any on-site storage of materials and equipment to be installed in project. Protection and security for stored materials and equipment is solely contractor's responsibility.

2.11 CLOSEOUT

- A. Upon completion of need to use existing user-provided facilities, or when directed by Architect/Engineer, restore each to original or specified condition.
- B. At completion of work in each area, provide final cleaning and return space to a condition suitable for use of Owner.

3. EXECUTION
(NOT APPLICABLE)

END OF SECTION 01 51 50

DIVISION 1 - GENERAL REQUIREMENTS
Section - 01 56 00 - Barriers

1. GENERAL

1.1 Work Includes:

A. Base Bid:

1. General Contractor provide fencing.
 - a. Open mesh fence. Temporary chain link fence panels, min. 6' in height. Panels shall be wired together with sand bags as supports. Provide wind screen where dust creating activities will occur (such as cutting asphalt).
2. Maintain fences and barriers during entire construction period. Relocate as construction progresses.
3. Where scaffolding or lifts are required to access overhead work and where these work areas extend over public exit or entry ways provide suitable protection to insure against falling objects onto pedestrian traffic.

2. PRODUCTS

(NOT APPLICABLE)

3. EXECUTION

(NOT APPLICABLE)

END OF SECTION 01 56 00

DIVISION 1 - GENERAL REQUIREMENTS
Section 01 62 04 – Substitution Procedures

1. GENERAL

1.1 SUMMARY

A. Section Includes:

1. Administrative and procedural requirements for substitutions.

1.2 SUBSTITUTIONS

A. Base Bid shall be in accordance with the Contract Documents.

B. Substitution requests prior to bidding shall be submitted to Architect, in writing, a minimum of ten (10) days prior to bid date.

C. After the end of the bidding period, substitution requests will be considered only in case of:

1. Product unavailability
2. Other conditions beyond the control of the Contractor

D. Substitution Requests: Submit PDF electronic file of each request submitted for consideration. Identify product or fabrication or installation method to be replaced. Submit requests for substitutions on attached form. Submit a separate request form for each substitution. Include Specification Section number and title, and Drawing numbers and titles. Support each request with the following information:

1. Complete data substantiating compliance of proposed substitution with requirements stated in Contract Documents:

- a. Product identification, including manufacturer's name and address.
- b. Manufacturer's literature, identifying:

- 1) Product description
- 2) Reference standards
- 3) Performance and test data

2. Itemized comparison of the proposed substitution with product specified, listing significant variations.

3. Data relating to changes in construction schedule.

4. Effects of substitution on separate contracts.

5. List of changes required in other work or products.

6. Accurate cost data comparing proposed substitution with product specified.

- a. Amount of net change to Contract Sum

7. Designation of required license fees or royalties.

8. Designation of availability of maintenance services sources replacement materials.

E. Substitutions will not be considered for acceptance when:

1. A substitution is indicated or implied on shop drawings or product data submittals without a formal request from the Contractor.
2. Acceptance will require substantial revision of Contract Documents.
3. In judgment of the Architect, the substitution request does not include adequate information necessary for a complete evaluation.
4. Requested directly by a Subcontractor or supplier.

- F. Substitutions for Convenience: Not allowed
- G. Do not order or install substitute products without recommendation of the Architect and acceptance by the Owner/Using Agency.
- H. Architect will determine acceptability of proposed substitutions.
- I. No verbal or written approvals other than by Change Order will be valid.

1.3 CONTRACTOR'S REPRESENTATION

- A. In making formal request for substitution the Contractor represents that:
 - 1. The proposed product has been investigated and it has been determined that it is equivalent, or superior, in all respects to the product specified.
 - 2. The same warranties or bonds will be provided for the substitute product as for the product specified.
 - 3. Coordination and installation of the accepted substitution into the Work will be accomplished and changes as may be required for the Work to be complete will be accomplished.
 - 4. Claims for additional costs caused by substitution which may subsequently become apparent will be waived by the Contractor.
 - 5. Complete cost data is attached and includes related costs under the Contract, but not:
 - a. Costs under separate contracts.
 - b. Architect's costs for redesign or revision of Contract Documents.

1.4 REQUEST FOR SUBSTITUTION FORM

- A. 01 62 04.1 – Substitution Request Form
- B. Substitutions will be considered only when the substitution form is completed and included with the request for substitution submittal and back-up data.

2. PRODUCTS

(NOT APPLICABLE)

3. EXECUTION

(NOT APPLICABLE)

END OF SECTION 01 62 04

DIVISION 1 - GENERAL REQUIREMENTS
Section 01 62 04.1 – Request for Substitution Form

REQUEST FOR SUBSTITUTION FORM

Note: Use separate form for each material, product, or equipment item.

Date: _____ Request No.: _____

Project: _____

Location: _____

Name of material, product, or equipment item submitted as substitution:

Name of material, product, or equipment item specified:

Specification Section _____, Article _____, Paragraph _____

Qualities that differ from specified product or system: _____

Name of Manufacturer/(Fabricator):

Address

City, State, and Zip

(_____) _____

Telephone

Name of Vendor/Supplier _____

Address _____

City, State, and Zip _____

(_____)
Telephone _____

Reason for requesting substitution: _____

Substitution affects other materials or systems, such as dimensional revisions, redesign of structure, or modifications to other work:

_____ No

_____ Yes; describe requirements:

If substitution requires modifications to dimensions indicated on drawings, are such modifications clearly indicated on attached data?

_____ Yes

_____ No; if no, explain: _____

Substitution has an effect on construction schedule:

_____ No

_____ Yes; describe effect on schedule:

Savings or credit to Contract Amount for accepting substitute:

Written Amount Dollars (\$ _____)
Amount in Figures

The attached data is furnished herewith for evaluation of the substitution:

Product Data _____, Drawings _____, Samples _____, Tests _____, Reports _____

Other Information _____

The undersigned hereby certifies:

1. The proposed substitution has been fully investigated and is equal or superior to specified product.
2. The same or better warranty will be furnished for proposed substitution as for specified material, product or equipment.
3. All changes in the work resulting from the use of this substitution, if approved, will be coordinated and completed in all respects and all costs, including, but not limited to, those for additional services rendered by the Architect are the responsibility of this Contractor at no additional cost to the Contract.

Contractor

Signed by

Address

City, State, and Zip

For Use by Architect:

- Recommend
- Not Recommended
- Insufficient Data
- Recommend as Noted
- Received Too Late

For Use by Owner:

- Approved
- Not Approved
- Approved as Noted

By: _____

By: _____

Date: _____

Date: _____

END OF FORM

DIVISION 1 - GENERAL REQUIREMENTS
Section - 01 66 00 - Storage & Protection

1. GENERAL

A. REQUIREMENTS INCLUDE

1. General Contractor make arrangements with Owner for storage of materials and equipment to be installed in project. Protection and security for stored materials and equipment, on and off site is solely contractor's responsibility.

B. OFF-SITE AUTHORIZATION. Payment for materials/equipment stored off-site will be permitted only on prior written authorization, proof of insurance is submitted, and the material is stored in an independent warehouse under the owner's name and paid for by the contractor.

C. SUBMITTALS.

1. In accordance with 01 33 23, submit:

- a. Request for allocation of storage space.
- b. List of materials and equipment to be stored.
- c. Proposed location for storage.
- d. Special storage requirements.
- e. Schedule of anticipated storage dates.

2. PRODUCTS

A. PROTECTIVE MATERIALS

1. For duration of storage period, provide materials which will provide proper protection against the elements or other harmful environmental conditions.

3. EXECUTION

A. LOCATION

1. Where authorized by Owner.
2. Contractor will resolve conflicts in storage requirements of all contractors.

B. PROTECTION

1. Appropriate protection is required as necessary to maintain quality and intent of stored materials.

END OF SECTION 01 66 00

DIVISION 1 - GENERAL REQUIREMENTS
Section - 01 73 29 - Cutting & Patching

1. GENERAL

1.1 REQUIREMENTS INCLUDE

- A. Unless noted otherwise, each contractor shall:
1. Execute cutting (including excavating), filling or patching of work to:
 - a. Install specified work.
 - b. Remove samples of installed work specified for testing.
 - c. Remove and replace defective work.
 2. In addition, upon written instructions of Architect/Engineer:
 - a. Uncover work to provide for observation of covered work.
 - b. Remove samples of installed materials for testing.
 - c. Remove work to provide for alteration of existing work.
 3. Do not cut or alter work of another contractor without written consent of Architect/Engineer.

1.2 SUBMITTALS

- A. Prior to cutting which affects structural members or work of another contractor, submit written notice to Architect/Engineer requesting consent to proceed with cutting, including:
1. Project identification.
 2. Description of affected work.
 3. Necessity for cutting.
 4. Effect on other work, on structural integrity of project.
 5. Description of proposed work. Designate:
 - a. Scope of cutting and patching.
 - b. Contractor and Crafts to execute the work.
 - c. Products proposed to be used.
 - d. Extent of refinishing.
 6. Alternatives to cutting and patching.
 7. Designation of party responsible for cost of cutting and patching.
- B. Prior to cutting and patching done on instruction of Architect/ Engineer, submit cost estimate.
- C. When conditions of work, or schedule, indicate change of materials or methods, submit recommendation to Architect/Engineer, including:
1. Condition indicating change.
 2. Recommendation for alternative materials or methods.
 3. Submittals specified for substitutions.
- D. Submit written notice to Architect/Engineer, designating time work will be uncovered, to provide for observation.

1.3 PAYMENT FOR COSTS

- A. Costs caused by ill-timed or defective work, or work not conforming to contract documents, including costs for additional services of Architect/Engineer: Party responsible for ill-timed, rejected or non-conforming work.
- B. Work done on instructions of Architect/Engineer (by change order), other than defective or non-conforming work: Owner

2. PRODUCTS

- 2.1 MATERIALS. For replacement of work removed: Comply with specifications for type of work to be performed.

3. EXECUTION

3.1 INSPECTION

- A. Inspect existing conditions of work, including elements subject to movement or damage during:
 - 1. Cutting and patching.
 - 2. Excavating and backfilling.
- B. After uncovering work, inspect conditions affecting installation of new products.

3.2 PREPARATION

- A. Prior to cutting:
 - 1. Provide shoring, bracing and support to maintain structural integrity of project.
 - 2. Provide protection for other portions of the project.
 - 3. Provide protection from elements.

3.3 PERFORMANCE

- A. Execute fitting and adjustment of products to provide finished installation to comply with specified tolerances, finishes.
- B. Execute cutting and demolition by methods which will prevent damage to other work, and will provide proper surfaces to receive installation of repairs and new work.
- C. Restore work which has been cut or removed; install new products to provide completed work in accord with contract documents.
- D. Refinish entire surfaces to provide an even finish.
- E. Continuous surfaces: To nearest intersection(s).
- F. Assembly: Entire refinishing.

END OF SECTION 01 73 29

DIVISION 1 - GENERAL REQUIREMENTS
Section - 01 74 13 - Construction Cleaning

1. GENERAL

1.1 REQUIREMENTS INCLUDE

A. General Contractor: Supervise and coordinate cleaning operations.

1.2 RELATED REQUIREMENTS

A. Specified elsewhere:

1. Individual Specification Sections: specific cleaning for product or work.
2. Section 01 35 16 – Remodeling Project Procedures: cleaning Owner occupied space.

2. PRODUCTS

2.1 EQUIPMENT

A. As designated in individual specification sections.

3. EXECUTION

3.1 CLEANING

A. As designated in individual specification sections.

3.2 DISPOSAL

- A. Maintain individual disposal units for sorting of debris for recycling and general disposal.
- B. Properly dispose of all contents of dumpsters off site in an environmentally friendly manner and in compliance with local, state and federal regulations.
- C. No burning of debris or materials is acceptable on site.
- D. All hazardous materials shall be disposed of off-site in an EPA approved facility.

END OF SECTION 01 74 13.

DIVISION 1 - GENERAL REQUIREMENTS
Section - 01 74 23 - Final Cleaning

1. GENERAL

1.1 REQUIREMENTS INCLUDE

A. General Contractor: Provide final cleaning:

1. At completion of work, or at such other times as directed by the Contractor, remove all waste, debris, rubbish, tools, equipment, machinery and surplus materials. Clean all sight exposed surfaces; leave work clean and ready for occupancy.

1.1 RELATED REQUIREMENTS

A. Specified elsewhere:

1. Section 01 74 13 - Construction Cleaning.

2. PRODUCTS

- 2.1 All products shall be environmentally friendly "Green" cleaning products.

3. EXECUTION

3.1 FINAL CLEANING

- A. Employ experienced workmen for final cleaning.
- B. Remove grease, dust, dirt, stains, labels, fingerprints, protection and other foreign materials from sight-exposed finished surfaces; polish surfaces so designated to specified finish.
1. In preparation for substantial completion or occupancy, conduct final inspection of sight-exposed surfaces, and of concealed spaces to ensure performance.
- C. Repair, patch and touch up marred surfaces to specified finish, to match adjacent surfaces.
- D. Contractor soft broom clean all exposed concrete surfaces clean; other paved areas with soft or stiff broom as directed. Rake clean other surfaces on grounds.
- E. Contractor sweep and mop clean all flooring within work space.
- F. Contractor to remove snow and ice from access to building(s).
- G. Contractor to replace air handling filters if units were operated during construction.
- H. Contractor vacuum clean ducts, blowers and coils, when directed by A/E.
- I. Contractor maintain finally cleaned areas until project, or designated portion thereof, is accepted by A/E.

END OF SECTION 01 74 23.

DIVISION 01 GENERAL REQUIREMENTS
Section 01 78 23 – Operation and Maintenance Data

PART 1 - GENERAL

1.1 SUMMARY

- A. Operation and Maintenance Data shall be submitted in appropriately-sized binders, with dividers, and organized by each piece of equipment or system.
- B. Operation and Maintenance Data include the following:
 - 1. Title Page.
 - 2. Spine Label.
 - 3. Table of Contents.
 - 4. Contact Information.
 - 5. Contents Specific to Type of Manual (Equipment and Systems, or Materials and Finishes).
- C. Store Operation and Maintenance Data in the field office apart from documents used for construction. Do not use Closeout Submittal Data for construction purposes. Maintain Closeout Submittal Data in good order and in a clean, dry, legible condition. Make all Closeout Submittal Data available at all times for the Owner's and AE's inspections.
- D. Each Contractor is responsible for obtaining, recording, and maintaining Operation and Maintenance Data applicable to its own Work. The Coordinating Contractor is responsible for coordinating information, where information from more than one Contractor is to be integrated with information from other Contractors to form one Closeout Submittal.

1.2 RELATED SECTIONS

- A. Section 01 33 23 – Submittals
- B. Section 01 78 39 – Operation and Maintenance Data

PART 2 - PRODUCTS

2.1 MANUALS – GENERAL

- A. Format and organization:
 - 1. Format:
 - a. Binders: Heavy-duty, 3-ring, vinyl-covered binders, in thickness to match contents, sized to hold 8.5"x11" paper. Use multiple binders if contents are over 3" thick.
 - b. Binder dividers: Heavy-paper dividers with plastic-covered tabs for each section.
 - c. Drawings: If oversize drawings are necessary, fold drawings to same size as text pages and use as fold-outs. If drawings are too large to be used as foldouts, fold and place drawings in labeled envelopes and bind envelopes.

2. Organization:
 - a. Separate manuals by Specification Division. No manual should cover more than one Specification Division.
 - b. Divide each Specification Division by Specification Section.
 - c. Divide each Specification Section by piece of equipment (using equipment ID).
- B. General requirements. Each manual shall contain:
1. Cover and Title Page. Include the following:
 - a. Project Name.
 - b. Project Number. (Champaign County ITB# 2016-009)
 - c. Words "Operation & Maintenance Manual".
 - d. Specification section covered, including number and name.
 - e. Name of Contractor.
 - f. Date of submittal.
 - g. Short list of contents.
 2. Spine Label. Include the following:
 - a. Project Name.
 - b. Words "Operation & Maintenance Manual."
 - c. Specification section covered, including number and name.
 - d. Date of submittal.
 3. Table of Contents. Include the following:
 - a. List each item included in the manual, identified by product name and specification section.
 4. Contact Information. Include the following:
 - a. List each Contractor's name, contact, address, phone, and e-mail for each item covered, including emergency contact information.
 5. Contents specific to Manual Type. See next section.
- C. Manual Type: Equipment and Systems Manuals. Include the following contents:
1. Manufacturer's Product Data for each major component. Include the following:
 - a. Significant design criteria.
 - b. List of equipment components.
 - c. Product name, model number, and serial number, if applicable. If Product Data sheets contain information about multiple products, mark each sheet to identify product incorporated into Work in such a way as to be reproducible with black and white copying.
 - d. Manufacturer's name.
 - e. Equipment function description.
 - f. Operating characteristics.
 - g. Limiting conditions.
 - h. Performance curves.
 - i. Engineering data and tests.
 - j. Wiring, piping and control diagrams. Include color-coding key where required.
 - k. Troubleshooting guide. Preferably include chart with three columns (malfunction, probable cause, recommended action). Troubleshooting instructions shall be predicated upon a

- logical effect-to-cause philosophy and a rapid replacement procedure to minimize equipment downtime.
- I. License requirements.
 - m. Manufacturer's Installation Instructions for each major component. Include instructions that ship with the unit.
 2. Manufacturer's Operational Instructions for each major component. Include the following:
 - a. Operating procedures, including sequence of operation for normal, seasonal, and special condition operations. Include start-up, break-in, and shut-down procedures. Refer to controls and indicators by nomenclature consistent with that used on panels and in control diagrams.
 - b. Operating instructions that ship with the unit.
 - c. Checklists.
 - d. Operating logs, if recommended.
 - e. Precautions against improper use.
 3. Supplemental Shop Drawings for entire equipment or system. Coordinate with information in Record Contract Drawings to ensure correct illustration of completed installation. Illustrate the following:
 - a. The relationship of equipment components and system components to each other.
 - b. Control sequences.
 - c. Flow diagrams.
 - d. If control drawings, include full points list, set point schedules, and set points after calibrations performed by contractor (not commissioning).
 4. Manufacturer's Preventive Maintenance Instructions for each major component. Include the following:
 - a. Maintenance procedures, including test and inspection instructions, disassembly instructions, cleaning, minor repairs, and adjusting instructions that detail essential maintenance procedures. Include test points and values, and sensor calibration requirements and methods.
 - b. Maintenance and service schedules, including service and lubrication requirements, list of lubricants for equipment, cleaning, and separate schedules for preventive and routine maintenance and service with standard time allotment.
 - c. Spare parts documentation, including spare parts list, parts diagrams, complete nomenclature and number of parts, replacement and repair parts, parts identified and cross-referenced to maintenance documentation, and local sources of maintenance materials and related services.
 - d. Maintenance service contracts, including copy of service agreement and service agent name and contact information.
 - e. Exploded equipment views.
 - f. Precautions against improper maintenance.
 5. Warranties and Bonds. Include the following:
 - a. Warranty and/or bond.
 - b. List of circumstances and conditions that would affect validity of warranty or bond.
 6. Functional Performance Tests. Include the following:
 - a. Start-up record.

- b. Copies of required tests, when required in Divisions 2 through 48 or when otherwise applicable (not including Test & Balance Reports – see 01 33 23), including submitting additional copies directly to governing authorities.
7. Safety Precautions. Include the following:
- a. List of precautions to be following before, during, and after operation, maintenance, or emergencies.
 - b. Provide equipment- and/or system-specific Lockout/Tagout procedures for the isolation of hazardous energy and materials including but not limited to electrical, hydraulic, chemical, mechanical, pneumatic, thermal, gravitational, potential, and hazardous materials. Include the following:
 - 1) Equipment ID(s) and description(s)
 - 2) Location: building name, building number, location in building
 - 3) Steps for each type of energy source required for isolation:
 - a) Equipment ID
 - b) Lockout location (description and photo or diagram)
 - c) Energy source
 - d) Lockout device(s)
 - e) Lockout method
 - f) Verification
8. Emergency Procedures. Include the following:
- a. Emergency response instructions, organized by type of emergency, including equipment trouble indications and specific response procedure.
 - b. Operating instructions for partial equipment failure conditions.
- D. Manual Type: Materials and Finishes. Include the following contents:
- 1. Manufacturer's Product Data. Include the following:
 - a. Product name and model number. If Product Data sheets contain information about multiple products, mark each sheet to identify product incorporated into Work in such a way as to be reproducible with black & white copying.
 - b. Color, pattern, size and texture.
 - c. Material and chemical composition.
 - d. Reordering information for specially manufactured products.
 - 2. Manufacturer's Maintenance Procedures. Include the following:
 - a. Inspection procedures.
 - b. Schedule for maintenance.
 - c. Types of cleaning agents.
 - d. Methods of cleaning.
 - e. Schedule for cleaning.
 - 3. Manufacturer's recommended Repair Materials and Sources. Include the following:
 - a. List of repair materials.
 - b. List of local sources of materials and related services.
 - c. Repair instructions.

4. Warranties and Bonds. Include the following:
 - a. Warranty and/or bond.
 - b. List of circumstances and conditions that would affect validity of warranty or bond.

PART 3 - EXECUTION

3.1 RECORDING

- A. During construction, maintain a set of Operation and Maintenance Data specifically for the purpose of creating Close-out Submittals, separate from the set used for construction.
- B. Maintain Operation and Maintenance Data in good order and in a clean, dry, legible condition.
- C. Mark Operation and Maintenance Data to indicate actual work details.
- D. Mark important additional information that was either shown schematically or omitted from Contract Documents.
- E. Mark Operation and Maintenance Data completely and accurately.
- F. Mark Operation and Maintenance Data in such a way as to be reproducible in black and white copying.
- G. Make all Operation and Maintenance Data available at all times for the Owner's and AE's inspections.

3.2 RESPONSIBILITY FOR MARKUP

- A. The individual or entity responsible for the Work involving the equipment, system, or product is responsible for maintaining Operation and Maintenance Data Closeout Submittals.
 1. Record changes and modifications as they occur – do not wait until the end of the Project.
 2. Record and check the markup prior to enclosing concealed installations.

3.3 SUBMISSION AND DISTRIBUTION

- A. After completing Work, prepare Operation and Maintenance Data Closeout Submittals for submission.
 1. Each Contractor is responsible for submitting Operation and Maintenance Data Closeout Submittals to the Coordinating Contractor.
 2. Each Contractor shall submit all Operation and Maintenance Manuals related to each Contractor's particular Work, whether or not changes and additional information were recorded.
 3. For equipment that requires commissioning, Coordinating Contractor shall submit two (2) draft copies of the Operation and Maintenance Manual to the AE for review by the AE and Contracted Commissioning Agent within sixty (60) calendar days after review of equipment shop drawings. Copies will be returned to the Coordinating Contractor within thirty (30) days after receipt by the AE and Contracted Commissioning Agent, along with review comments. Manuals must be submitted no later than thirty (30) days prior to final requirements in paragraph 4.
 4. Prior to Substantial Completion, the Coordinating Contractor shall submit to the AE three (3) copies of each Operation and Maintenance Manual.
 5. Transmit each submittal by use of a transmittal form.

END OF SECTION 01 78 23

DIVISION 1 - GENERAL REQUIREMENTS
Section - 01 78 36 - Extended Warranties & Bonds

1. GENERAL

1.1 REQUIREMENTS INCLUDE

A. Each Contractor shall warrant their work in accordance with the Standard Documents for Construction. In addition, the following extended Warranties and Bonds shall be provided as specified.

B. Champaign County will be the designated agent during the warranty period.

2. PRODUCTS
(NOT APPLICABLE)

3. EXECUTION
(NOT APPLICABLE)

END OF SECTION 01 78 36.

DIVISION 2 - SITE WORK
Section 02 07 00 – Selective Demolition

1. GENERAL

1.1 WORK INCLUDES

- A. Coordinating Contractor shall provide ALL labor, materials, equipment and services necessary or incidental to the completion of all work of this section as shown on the drawings and herein specified, including:
1. Selective demolition as noted on the drawings.
 2. Providing all required and necessary dust control measures.
 3. Handling and proper off site disposal of all removed materials / components.
 4. Careful removal and salvage of items shown to be reinstalled with new work
 5. Coordination of any / all hazardous materials and their removal / disposal.

1.2 RELATED WORK

- A. Specified elsewhere:
1. Section 01 56 00 Barriers
 2. Section 01 73 29 Cutting and Patching

1.3 MATERIALS OWNERSHIP

- A. Unless otherwise indicated, demolition waste becomes property of Contractor.
- B. Historic items, relics, antiques, and other items of interest or value to the Owner that may be uncovered during demolition remain the property of the Owner.
1. Carefully salvage in a manner to prevent damage and promptly return to the Owner.

1.4 PREINSTALLATION MEETINGS

- A. Pre-demolition Conference: Conduct conference at Project site.
1. Inspect and discuss condition of construction to be selectively demolished.
 2. Review structural load limitations of existing structure.
 3. Review and finalize selective demolition schedule and verify availability of materials, demolition personnel, equipment, and facilities needed to make progress and avoid delays.
 4. Review requirements of work performed by other trades that rely on substrates exposed by selective demolitions operations.
 5. Review areas where existing construction is to remain and requires protection.

1.5 INFORMATIONAL SUBMITTALS

- A. Proposed Protection Measures: Submit report, including drawings, that indicates the measures proposed for protecting individuals and property for dust control. Indicate proposed locations and construction of barriers.
- B. Schedule of Selective Demolition Activities: Indicate the following:

1. Detailed sequence of selective demolition and removal work, with starting and ending dates for each activity. Ensure the Owner's building manager's on-site operations are uninterrupted.
2. Interruption of utility services. Indicate how long utility services will be interrupted.
3. Coordination of shutoff, capping and continuation of utility services.
4. Use of elevator stairs.
5. Coordination of the Owner's continuing occupancy of portions of existing building and of the Owner's partial occupancy of completed work.

1.6 FIELD CONDITIONS

- A. The Owner will occupy building immediately adjacent to selective demolition area. Conduct selective demolition so the Owner's operations will not be disrupted.
- B. Conditions existing at time of inspection for bidding purpose will be maintained by Owner as far as practical.
- C. Notify Architect of discrepancies between existing conditions and Drawings before proceeding with selective demolition.
- D. Storage or sale of removed items or materials on-site is not permitted.
- E. Utility Service: Maintain existing utilities indicated to remain in service and protect them against damage during selective demolition operations.
 1. Maintain fire-protection facilities in service during selective demolition operations.

1.7 DEFINITIONS

- A. Remove: Detach items from existing construction and legally dispose of them off-site, unless indicated to be removed and salvaged or removed and reinstalled.
- B. Remove and Salvage: Detach items from existing construction mark and store them ready for reuse as applicable.
- C. Remove and Recycle: Detach items from existing construction, package them for transport to a recycling facility with good environmental practices.
- D. Remove and Reinstall: Detach items from existing construction, prepare them for reuse, and reinstall them where indicated.
- E. Existing to Remain: Existing items of construction that are not to be removed and that are not otherwise indicated to be removed, removed and salvaged, or removed and reinstalled.

2. PRODUCTS

2.1 MATERIALS

- A. Dust/sound control barriers shall be constructed of full height rigid framing.

3. EXECUTION

3.1 EXAMINATION

- A. Survey existing conditions and correlate with requirements indicated to determine extent of selective demolition required.
- B. When unanticipated mechanical, electrical, or structural elements that conflict with intended function or design are encountered, investigate and measure the nature and extent of conflict. Promptly submit a written report to Architect

3.2 PROTECTION

- A. Protect adjacent materials and surfaces to remain.
- B. Protect walls, ceilings, floors and other existing finish work that are to remain or that are exposed during selective demolition operations.
- C. Provide covered protection over points of entry and exit from the building wherever scaffolding is placed or overhead work is projected to impact the path of travel.

3.3 DEMOLITION

- A. Proper coordination for the shut-off of any utility services and control measures for dust and noise must occur prior to commencement of any demolition work. In confined areas of selective demolition, install and maintain dust and noise control barriers to keep dirt, dust, and noise from being transmitted to adjacent areas. Remove these protection measures after demolition operations are complete.
- B. Maintain and protect ALL existing building services to remain which transit the area affected by selective demolition.
- C. Unless otherwise noted, Contractor shall remove all wiring devices, fixtures, controls, circuitry (conduit and wiring), etc., made obsolete by the demolition within or around the building.
- D. Contractor shall relocate ALL existing piping, circuitry (conduit and wiring), ductwork, etc., which impedes the demolition and installation of new materials and equipment, unless otherwise noted.
- E. Contractor shall carefully demount and salvage for reinstallation masonry retaining wall components, as noted on the drawings.
 - 1. Mark all components to be salvaged with a notation of where items were removed/where to be reinstalled. Marking shall be in an inconspicuous location and coordinated with the Architect.
 - 2. Provide a plan layout of all removed/salvaged components for record.

3.4 DISPOSAL OF EQUIPMENT AND MATERIALS

- A. The Contractor shall remove all generated trash, recyclables and debris at his or her expense. The Contractor may not place trash and debris in any Owner trash container or facility.

3.5 REMOVED AND REINSTALLED ITEMS:

- A. Clean and repair items to functional condition adequate for intended reuse.
- B. Pack or crate items after cleaning and repairing. Identify contents of containers.
- C. Protect items from damage during transport and storage.
- D. Reinstallation of items in locations indicated shall become the responsibility of the trade aligned with the work activity. Comply with installation requirements for new materials and equipment. Provide connections, supports, and miscellaneous materials necessary to make item functional for use indicated.

3.6 EXISTING ITEMS TO REMAIN:

- A. Protect construction indicated to remain against damage and soiling during selective demolition.
- B. When permitted by Architect, items may be removed to a suitable, protected storage location during selective demolition and cleaned and reinstalled in their original locations after selective demolition operations are complete.
- C. Unless noted otherwise, the contractor shall fill and patch all openings created in fire rated construction as a result of this demolition work. Materials and finishes to match that of the original materials and maintain the existing fire resistance rating.

END OF SECTION 02 07 00

KEYNOTES

Note: The cost of topsoil stripping, grading, and re-seeding shall be considered incidental to all keynote items.

MAIN BID

1. Remove and replace concrete sidewalk to nearest 6' hooked joint panel with ADA compliant slopes, ____ SF.
2. Sawcut, remove, and replace asphalt pavement, ____ SY.
3. Sawcut, remove, and replace asphalt pavement 2' in width along existing joint, ____ SY.
4. Remove and replace depressed PCC curb and gutter, 47 LF.
5. Remove existing asphalt and replace with new 6' wide concrete sidewalk with 2 detectable warning strips, ____ SF.
6. Apply hot-poured crack filler to existing asphalt pavement, approximately 6300 LF for a total of 628 lbs (quantity estimate assumes 1" wide x 1" deep cracks, an application rate of 1 gallon per 77 feet, and a filler weight of 10 pounds per gallon).
7. Apply fog seal coat (BLR CSS-1h) existing asphalt pavement after applying hot-poured crack filler, ____ SY.

8. Re-stripe parking spaces, 777 LF (excluding ADA parking spaces).

9. Re-stripe ADA parking spaces (striping, hatching, and accessible symbol), 4 total. ADA parking signs will be removed and replaced by others.

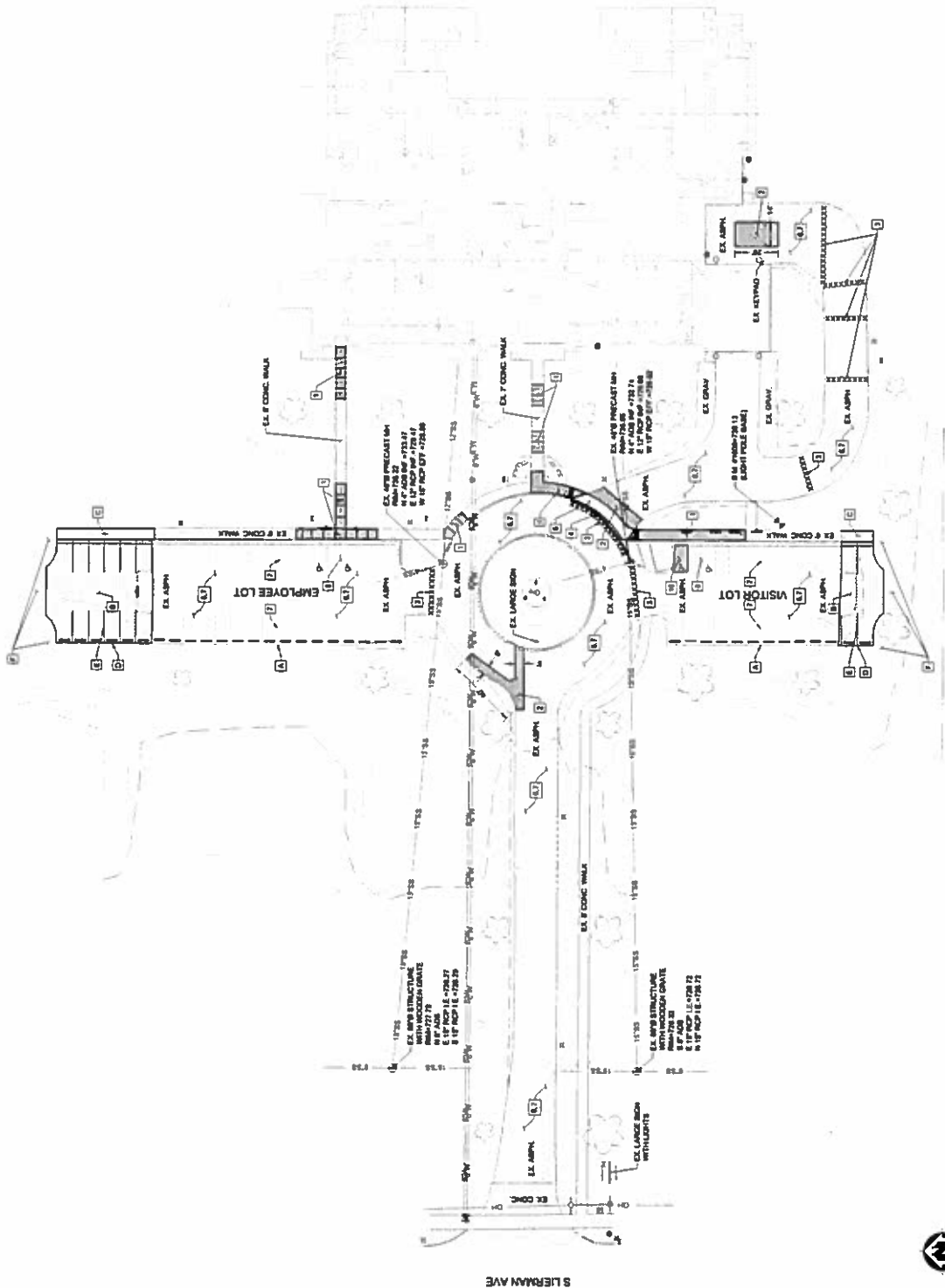
10. Sawcut and remove existing asphalt pavement and base and replace with 6" concrete pavement per detail, ____ SY.

ALTERNATE 1

- A. Bumper blocks along west edge of existing asphalt pavement and concrete parking expansions, 27 total.

ALTERNATE 2

- B. Expand existing parking with concrete pavement and matching B-6.24 curb and gutter along the east side, 527 SY.
- C. Extend 6' wide concrete sidewalk adjacent to parking expansions, 441 SF.
- D. Bumper blocks along west edge of parking expansions, 6 total.
- E. Stripe parking spaces in parking expansions, 298 LF.
- F. Backfill topsoil and seed against edge of new pavement at a maximum 4:1 slope, incidental to the cost of new pavement.



PROJECT NO. 111702Z
 DATE: 11/17/22
 11/17/22

CHAMPAIGN COUNTY CORRECTIONAL CENTER
 BAILEY EDWARD DESIGN, INC.
 CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS

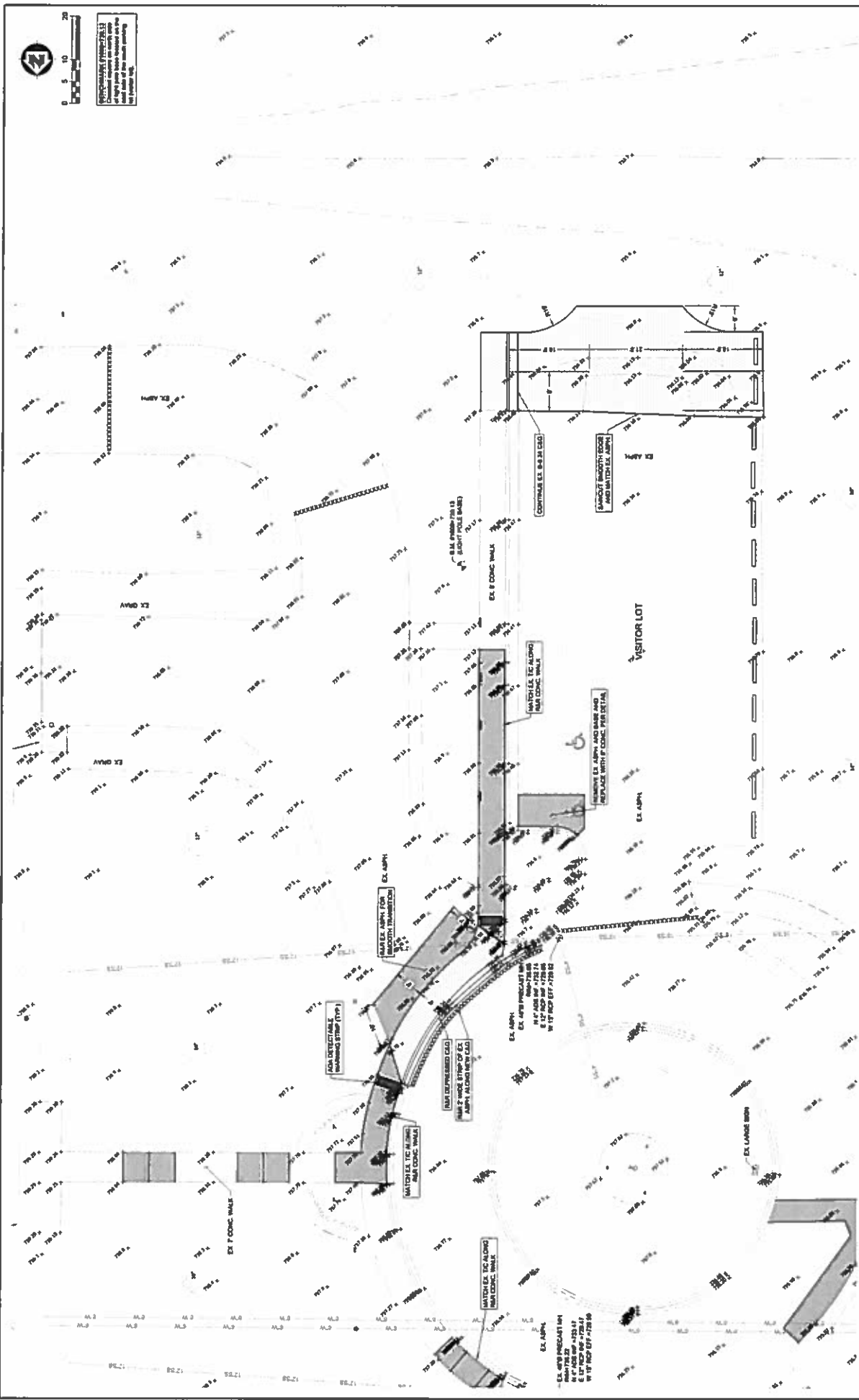
ARCHITECTURE | ENGINEERING | INTERIORS
 1000 S. MAIN ST., SUITE 200
 URBANA, IL 61702-1000
 TEL: 309.243.8171 FAX: 309.243.8172
 WWW.BAILEYEDWARDDESIGN.COM

PRELIMINARY MSA
 CONSULTING

PROJECT NO. 111702Z
 DATE: 11/17/22
 11/17/22



PROPOSED FINISHES
 Callout numbers in this key refer to the finish schedule on the drawing. Finish schedule is on drawing sheet 11217022.



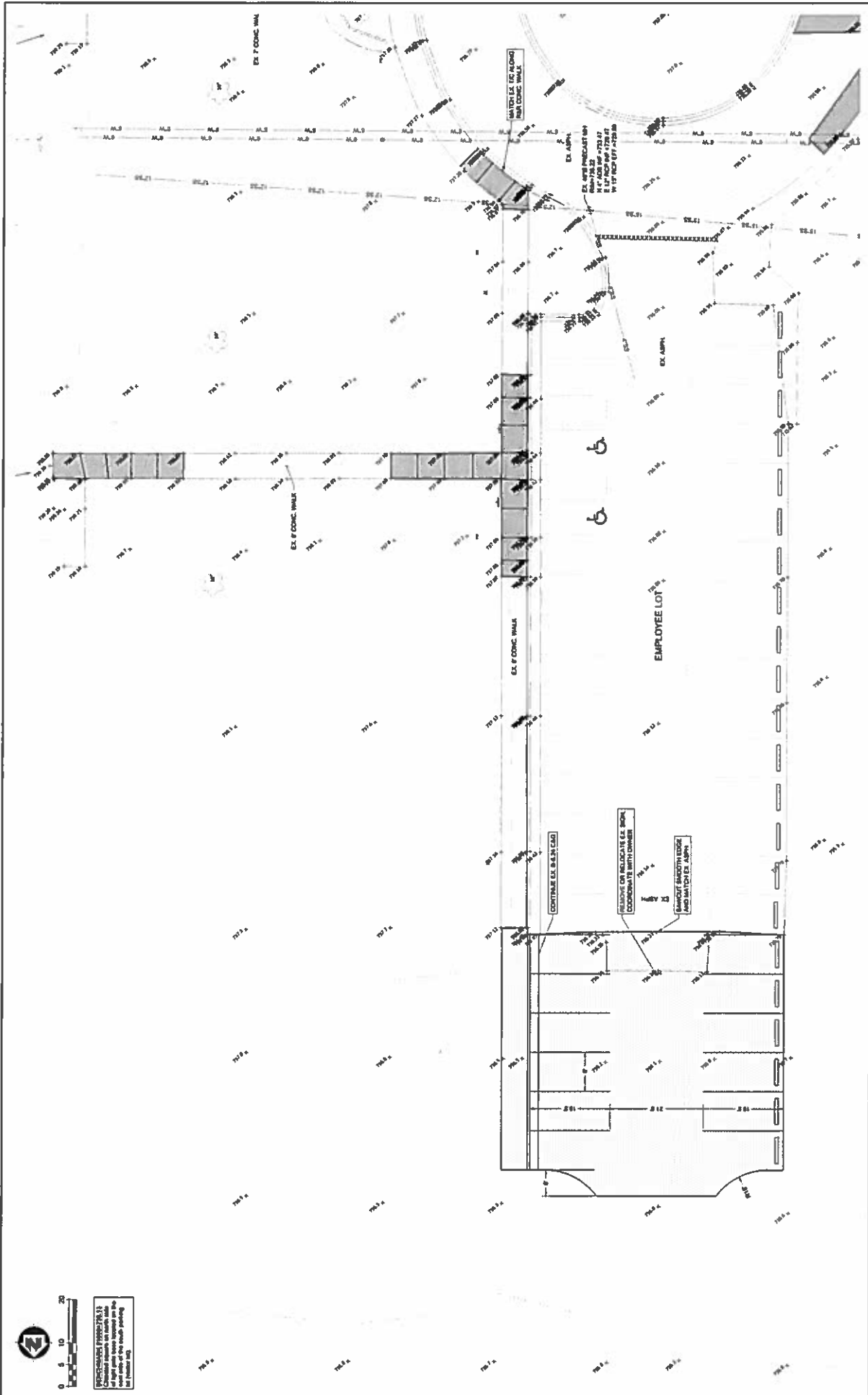
PROJECT NO. 11217022
 PRODUCT DATE: 08/27/2017
 PROJECT NAME: CHAMPAIGN COUNTY CORRECTIONAL CENTER
 PROJECT LOCATION: CHAMPAIGN COUNTY, ILLINOIS
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 DATE: 08/27/2017

PRELIMINARY

MSA

CHAMPAIGN COUNTY CORRECTIONAL CENTER
 BAILEY EDWARD DESIGN, INC.
 CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS

GRADING AND PAVING DETAIL (SOUTH)



PROJECTIONS / POINTS
 All elevations are in feet unless otherwise noted.
 All spot elevations are based on the
 center line of the study parking
 lot (shown here)

PROJECT NO. 151782
 SCALE: AS SHOWN
 DRAWN BY: JCP
 CHECKED BY: BJA
 PROJECT DATE: APR 2014
 PLOTTED BY: BJA
 PLOT DATE: 05/07/14
 PROJECT LOCATION: CHAMPAIGN COUNTY CORRECTIONAL CENTER 1200 N. STATE ST. URBANA, ILL. 62501

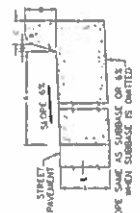
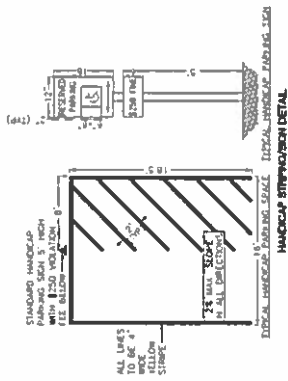
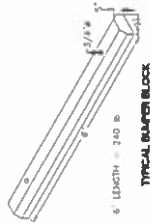
PRELIMINARY

MSA
 CONSULTANTS
 ARCHITECTURE | ENGINEERING | LANDSCAPE ARCHITECTURE
 URBANISM | PLANNING | INTERIORS
 301 S. STATE ST. SUITE 200
 URBANA, ILLINOIS 62501
 TEL: 309.243.4444 FAX: 309.243.4445
 WWW.MSACONSULTANTS.COM

CHAMPAIGN COUNTY CORRECTIONAL CENTER
 BAILEY EDWARD DESIGN, INC.
 CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS

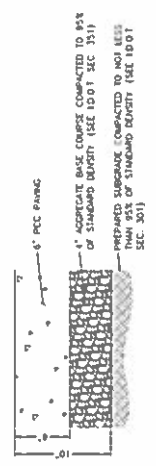
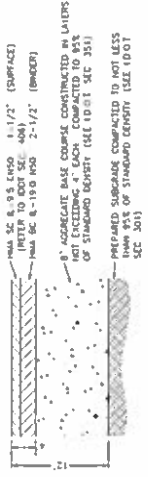
GRADING AND PAVING DETAIL (NORTH)

DATE: 11/21/02
 SHEET: 02.3



BUMPER CURB TABLE (INCHES)	
TYPE	HEIGHT
B-1.1A	(1)
B-1.1B	(1)
B-1.1C	(1)
B-1.1D	(1)
B-1.1E	(1)

NOTE: CONTRACTOR SHALL BE PROVIDED AT NOT LESS THAN 15 FEET INTERVALS FOR CURB AND OUTER ADJACENT TO PAVED AREAS



PROJECT NO. 11217022
 DATE 03.1
 SCALE AS SHOWN
 DRAWN BY CJP
 CHECKED BY SJA
 DATE 03.1
 PROJECT NAME CHAMPAIGN COUNTY CORRECTIONAL CENTER
 CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS
 PREPARED BY MSA
 PROJECT LOCATION CHAMPAIGN COUNTY CORRECTIONAL CENTER
 PROJECT NUMBER 11217022
 PROJECT DATE 03.1
 PROJECT STATUS PRELIMINARY

CHAMPAIGN COUNTY CORRECTIONAL CENTER
 BAILEY EDWARD DESIGN, INC.
 CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS
 DETAILS

**Champaign County
ADA Compliance Project**

**Satellite Jail Asphalt Project
ITB #2017-006**

**Proposed Schedule
06/22/2017**

June-July 2017	Bailey Edward Architecture and MSA Engineering to develop specifications & written documentation for the bid document
Wednesday, July 5, 2017	Present draft bid document to the Facilities Committee for approval
Thursday, July 6, 2017	Advertise and Post Bid
Wednesday, July 19, 2017, 2:00pm	Vendor Pre-Bid Meeting – Brookens Administrative Center, 1776 E. Washington St., Urbana, Illinois 61802 – Lyle Shields Meeting Room
Monday, July 31, 2017, 12:00noon	Deadline for submission of questions and clarifications
Tuesday, August 1, 2017	Bailey Edward Architecture responds to submitted questions or clarifications.
Thursday, August 3, 2017, 2:00pm	Bid Opening – Brookens Administrative Center, 1776 E. Washington St., Urbana, Illinois 61802 – Lyle Shields Meeting Room
Tuesday, August 8, 2017	Present to the Facilities Committee for project approval
Thursday, August 24, 2017	Present to County Board for project approval
Friday, August 25, 2017	Finalize and sign agreement with successful low bidder. Successful low bidder submits “A & E Shop Drawings” to GHR for approval.
Monday, August 28, 2017	Bailey Edward Architecture will notify low bidder about A & E Submittals by Monday, August 28, 2017. Upon approval, low bidder shall order all materials necessary for this project.
September 1, 2017	Contractor to mobilize/stage equipment and begin project – all materials for project must be on-site or available daily as needed during this project.
September 29, 2017	Substantial Completion of Project
October 2, 2017	Publish Punch List
October 6, 2017	Complete Punch List and Project

METCAD Emergency Main Electric Panel Replacement
Original Cost Estimate \$36,000 to \$42,000
June 23, 2017

<u>Vender</u>	<u>Service</u>	<u>Invoice #</u>	<u>Amount</u>
Cummins Sales & Service	Provided trailered back-up generator and cables, hook-up included	#8242-0	\$1,929.90
Cummins Sales & Service	Performed service on METCAD existing generator to ensure good running condition	#003-58541	\$776.47
United Fuel	Fuel added to METCAD generator to ensure tank was fuel for 2-day run	#36307	\$422.72
United Fuel	Fuel added after project was completed	#36346	292.80
Aladdin Electric	Performed removal of existing Ameren power cables and electric panel, provided repairs to basement wall coring for electric conduit and installed new Ameren power cables and main electric panel	#26538	\$31,634.29
TOTAL COST			\$35,056.18

**CCNH Emergency Fire Alarm Panel Replacement
June 28, 2017**

<u>Vender</u>	<u>Service</u>	<u>Proposal</u>	<u>Amount</u>
Thompson Electronics	Removed existing Edwards fire alarm control panel and installed new Edwards panel and reprogramed entire fire alarm system, tested, inspected and certified	#311630	\$11,890.00
Thompson Electronics	Replaced an additional annunciator and reprogramed, tested, inspected and certified	#170621A	\$760.00
Thompson Electronics	Replaced 11 bad sensor elements within the system, Installed, Troubleshooting, test, inspect and certify	#311737	\$2,860.00
TOTAL COST			\$15,510.00

Champaign County Physical Plant - Capital Asset Fund

Update as of June 29, 2017

2017 Capital Asset Dollars Available

2017 Budget Capital Asset Funds	\$ 532,261.00
2016 Remaining Capital Asset Funds	\$ 104,487.00
2016 DCEO Project Reimbursement Funds	\$ 18,550.00
TOTAL	\$ 655,298.00

Updated 2017 Proposed Capital Asset Projects

<u>Priority</u>	<u>Project Description</u>	<u>Cost Estimate</u>	<u>Bid + Engineering Amount</u>	<u>Remaining FY17 \$</u> \$ 655,298.00
1	Purchase and install a back-up electrical supply system to serve the entire Coroner's Office, Election Storage and Physical Plant. This emergency system would provide power back-up to all the building's electrical loads, including HVAC systems, coroner's office freezers and coolers, all receptacle circuits, I.T. space cooling, and all lighting.	\$ 199,878.00	\$101,967.00	\$ 553,331.00
2	Purchase and installation of two new rooftop multi-zone units at Brookens. These two units will replace the original 48-year-old Nesbitt rooftop units.	\$ 273,963.00	\$278,133.00	\$ 275.198.00
3***	Purchase and install a new refrigeration compressor in the CCHN Chiller.	\$88,415.00	\$36,570.00	\$ 238,628.00
4	Emergency Sanitary Repair – Animal Control	\$8,043.20	\$8,043.20	\$230,584.80
5	Emergency Electric Panel Repair - METCAD	\$35,056.18	\$35,056.18	\$195,528.62
6	Emergency NH Fire Alarm Panel Replacement	\$15,510.00	\$15,510.00	\$180,018.62
7 *	Reseal and restripe of the Courthouse Parking Lot *	\$ 24,078.00		\$180,018.62
8	Reseal and restripe the Satellite Jail parking lots and drive.	\$ 19,331.00		\$160,687.62
9	Reseal and restripe METCAD and Physical Plant parking lots and access drives.	\$ 31,000.00		\$129,687.62
10	Replace one PVI water heater in south penthouse of Satellite Jail with two A. O. Smith gas-fired water heaters.	\$ 44,500.00		\$85,187.62
11**	Research and Purchase Soft Water Softener System for CCHN laundry and kitchen hot water heaters.	Conducting a study, \$'s are unknown yet		
	TOTAL	\$739,774.38	\$475,279.38	

*Courthouse Parking Lot to be charged to the Courthouse Construction Fund not Capital Asset Fund

**Per Direction of Committee added CCNH Soft Water Softener System for Laundry and Kitchen at February 7, 2017
Facilities Committee Meeting

***CCNH chiller compressor needed to be added to FY 17 Capital Asset Projects in order to have CCNH billed for the
expense

**Champaign County
Capital Asset Project**

**CCNH Chiller Compressor Replacement Project
ITB #2017-001**

**Final Schedule
04/03/2017**

March - April 2017	GHR to develop specifications & written documentation for the bid document
Tuesday, May 2, 2017	Present draft bid document to the Facilities Committee for approval
Wednesday, May 3, 2017	Finalize bid document
Thursday, May 4, 2017	Advertise and Post Bid
Wednesday, May 17, 2017, 3:00pm	Vendor Pre-Bid Meeting – Brookens Administrative Center, 1776 E. Washington St., Urbana, Illinois 61802 – Lyle Shields Meeting Room
Tuesday, May 30, 2017, 12:00noon	Deadline for submission of questions and clarifications
Wednesday, May 31, 2017	GHR responds to submitted questions or clarifications.
Thursday, June 1, 2017, 3:00pm	Bid Opening – Brookens Administrative Center, 1776 E. Washington St., Urbana, Illinois 61802 – Lyle Shields Meeting Room
Tuesday, June 6, 2017	Present to the Facilities Committee for project approval
Thursday, June 23, 2017	Present to County Board for project approval
Friday, June 24, 2017	Finalize and sign agreement with successful low bidder. Successful low bidder submits “A & E Shop Drawings” to GHR for approval.
Monday, June 27, 2017	GHR will notify low bidder about A & E Submittals by Monday, June 27, 2016. Upon approval, low bidder shall order all materials necessary for this project.
August 1, 2017	Contractor to mobilize/stage equipment and begin project – all materials for project must be on-site or available daily as needed during this project.
September 26, 2017	Substantial Completion of Project
September 27, 2017	Publish Punch List
October 10, 2017	Complete Punch List and Project

**Champaign County
Capital Asset Project**

**Brookens - 2 Multi-Zone RTU Replacement Project
ITB #2017-002**

**Final Schedule
04/03/2017**

March – April 2017	GHR to develop specifications & written documentation for the bid document
Tuesday, May 2, 2017	Present draft bid document to the Facilities Committee for approval
Wednesday, May 3, 2017	Finalize bid document
Thursday, May 4, 2017	Advertise and Post Bid
Wednesday, May 17, 2017, 2:00pm	Vendor Pre-Bid Meeting – Brookens Administrative Center, 1776 E. Washington St., Urbana, Illinois 61802 – Lyle Shields Meeting Room
Tuesday, May 30, 2017, 12:00noon	Deadline for submission of questions and clarifications
Wednesday, May 31, 2017	GHR responds to submitted questions or clarifications.
Thursday, June 1, 2017, 2:00pm	Bid Opening – Brookens Administrative Center, 1776 E. Washington St., Urbana, Illinois 61802 – Lyle Shields Meeting Room
Tuesday, June 6, 2017	Present to the Facilities Committee for project approval
Thursday, June 23, 2017	Present to County Board for project approval
Friday, June 24, 2017	Finalize and sign agreement with successful low bidder. Successful low bidder submits “A & E Shop Drawings” to GHR for approval.
Monday, June 27, 2017	GHR will notify low bidder about A & E Submittals by Monday, June 27, 2017. Upon approval, low bidder shall order all materials necessary for this project.
August 1, 2017	Contractor to mobilize/stage equipment and begin project – all materials for project must be on-site or available daily as needed during this project.
September 26, 2017	Substantial Completion of Project
September 27, 2017	Publish Punch List
October 10, 2017	Complete Punch List and Project

**Champaign County
Capital Asset Project**

**Coroner's Office. Election Storage and Physical Plant
Generator Project**
ITB #2017-003

Final Schedule
04/03/2017

March - April 2017	GHR to develop specifications & written documentation for the bid document
Tuesday, May 2, 2017	Present draft bid document to the Facilities Committee for approval
Wednesday, May 3, 2017	Finalize bid document
Thursday, May 4, 2017	Advertise and Post Bid
Thursday, May 18, 2017, 2:00pm	Vendor Pre-Bid Meeting – Brookens Administrative Center, 1776 E. Washington St., Urbana, Illinois 61802 – Lyle Shields Meeting Room
Tuesday, May 30, 2017, 12:00noon	Deadline for submission of questions and clarifications
Wednesday, May 31, 2017	GHR responds to submitted questions or clarifications.
Thursday, June 1, 2017, 2:30pm	Bid Opening – Brookens Administrative Center, 1776 E. Washington St., Urbana, Illinois 61802 – Lyle Shields Meeting Room
Tuesday, June 6, 2017	Present to the Facilities Committee for project approval
Thursday, June 23, 2017	Present to County Board for project approval
Friday, June 24, 2017	Finalize and sign agreement with successful low bidder. Successful low bidder submits "A & E Shop Drawings" to GHR for approval.
Monday, June 27, 2017	GHR will notify low bidder about A & E Submittals by Monday, June 27, 2016. Upon approval, low bidder shall order all materials necessary for this project.
August 1, 2017	Contractor to mobilize/stage equipment and begin project – all materials for project must be on-site or available daily as needed during this project.
September 26, 2017	Substantial Completion of Project
September 27, 2017	Publish Punch List
October 10, 2017	Complete Punch List and Project