# GENERAL CONDITIONS --Sheet --Sheets -Sheet -Sheet -Sheet 3 $\mathcal{S}$ 2. Operational and Safety Limitations: Do and safety related components in a manner perform in the manner intended or resulting maintenance, or decreased safety. Visual Requirements: not cut—and—patch operational elements resulting in a reduction of capacities to in decreased operational life, increased or or exposed of visual both as Architect to

"General Conditions of the Contract for Construction", AIA Document A-201 (1997 Edition) have same force and effect on matters affecting the basic legal rights and responsibilities of the parties involved in the construction process as if bound directly into the contract.

# SUPPLEMENTARY CONDITIONS

General: The following supplement modifies for Construction", AIA Document A 201. The modified shall remain in effect. the unaltered provisions "General Conditions altered provisions of of the the art

## SC1 Paragraph 4.2.1

# GENERAL REQUIREMENTS

are

For the Owner's records s inspection reports, releases, juris payments, judgments and similar in conjunction with compliance w performance of work.

ds submit copies of permits, licenses, certifications, jurisdictional settlements, notices, receipts for fee milar documents, correspondence and records established se with standards and regulations bearing upon

2.

Permits, Licenses and

Certificates:

c. <u>Copies of Standards</u>: \ obtain directly from the publication

Where needed for on source.

proper performance

of

Drawings". 5 The Drawings, the

which

are

indicated

9 0

Cover

Sheet under

"List

of

General Requirements:

PRODUCTS, MATERIALS

AND EQUIPMENT

- d. The Addenda and Modifications to the Contract Documents, distributed by transmittal subsequent to binding of the Drawings and Specifications.
- the The Documentation of Separate Contracts, which include project work not this Contract, are available for reference at the Owner's office.
- Items supplied by Owner are listed on the Drawings
- Governing Regulations, which have a bearing ies can be obtained from or reviewed at the for the regulation in each case. on the performance of the local, State or Federal Agency
- <u></u> site. Submittals (of every kind), copies of which are retained by the Contractor
- of the work, negotiations. information. Miscellaneous Elements of Information having a bearing on the performance k, such as weather forecasts and reports of general trade union s. Copies must be obtained by the Contractor through normal channels of
- a. The name of the project, the city and state in while located, the Architect's project number, and the date of these are listed in the title block of each sheet of the Drawings and Specifications. which contract the project
- 5 The street location of the project is indicated on the SITE PLAN
- by Obtain and al selections. the Owner. submit proposals Purchase products roposals for the products and sy ne work of each I systems as spe ach allowance for use in specifically selected (in allowance for in making (in writing)
- 2 Submit proposals and recommendations in the form utilized for Change Orders
- 3. Allowances, if any, are indicated on the drawings

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# GR3 CUTTING AND PATCHING

 $\triangleright$ 

Structural Work: Do not cut—and—patch carring capacity or load/deflection ratio. ⊇. Ω resulting ⊇. Q

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- a. Do not cut—and—patch work which is exposed on the exterior in occupied spaces of the building, in a manner resulting in a reduction qualities or resulting in substantial evidence of the cut—and—patch work, judged solely by the Architect. Remove and replace work judged by the be cut—and—patched unsatisfactorily, visually.
- GR4 b. Engage the original Installer or Fabricator of work which might be difficult for anyone else to c STANDARDS AND REGULATIONS do s perform cutting—and—patching satisfactorily.

administration of the Contract shall be done by the person or company listed Agreement. In case no administration by an Architect or Engineer is indicated Agreement, the functions of the Architect, wherever called for in the contract uments shall be exercised by the Owner.

b. standard in

<u>Publication Dates:</u> Except as otherwise indicated, comply effect as of the date of the Contract Documents.

the

a. <u>General:</u> As indicconstruction industry are

Q

the Contact a part of the

Documents, applicable Contract Documents

Industry Standards:

## GR1 SUMMARY OF THE WORK

1. <u>Summary by Reference:</u> Reference to the documents which control or influence the work (limited to the following: requirements quirements of the summarized, but various contract t not necessarily

- herewith). The \_executed Owner—Contractor Agreement: AIA Document A101 (not bound
- c. <u>The</u> Supplementary Requirementa The Specifications (5 sheets bound behind the drawings), which include ary Conditions, General Requirements, Material Standards and Construction
- of

c. <u>Continued Availability:</u> Wo of its application, are likely to be maintenance and repair of replacem product which is likely to be availab

ailability: Where additional amounts of a product, by ely to be needed by the Owner at a later date for of replacement work, provide a standard domestically be available to the Owner at such later date.

of a product, by nature later date for

produced

d. Quality Assuranc materials and equipment of

the

To the greatest extent possible provide products, same generic kind from a single source.

Procedures for Selecting Products:

f. Work by the Owner, which is in connection with the project is the Drawings or Specification sheets to the extent it is believed to have relation with the work of this Contract. is described in a significant

- at the

c. "<u>Or</u> equal" comply

<u>)r Equal":</u> Whe

e name products are accompanied concerning "substitutions" for obta

anied by to obtaining

the term "ong Architect's

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Whe

approval.

standard,

Standards, Codes code or regulation

s and Regulations: is required, the so

selection

compliance from among

with

among

comply with the requirements

<u>~</u>.

the

option.

requirement advise the

ents. Where none ne Architect before

proceeding.

b. products

Two or More Product/Manufacture at Contractor's option, but excluding ents. Where none of the named provents.

Icture Names: Provide Iuding products which do

one one with

of of the '

the

named

a. <u>Single Product/Manufacturer Name:</u> advise Architect before proceeding where known comply with requirements.

Provide that the

the product indicated, named product does

- 2. Project / Work Identification

D

- GR2 ALLOWANCES

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2. <u>Change Order Form:</u> procedures required for chan Agreement, the form shall be

m: Submit change ord

ubmit requests for sul ge order proposals. ( AIA Document G701.

GENERAL QUALITY CONTROL

1. Request for Substitutions: S product, material or method being with requirements.

Submit requests ing replaced, and

y documented

fully to s

GR6

SUBSTITUTIONS

e. <u>Performance requirements</u>: Provide products whic specific performances indicated and which are recommended his published product literature or by individual certification of application indicated. General performance of a product is is specified for specific performances.

which comply with the ed by the manufacturer in of application) for the simplied where product

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2. <u>General Workmanship Standards:</u> Comply with the recgnized workmanship qu standards within the industry as applicable to each unit of work including ANSI Standards where applicable. Require each category of tradesman or installer performing the work to be prequalified to the extent of being familiar with the applicable and recognized quality standards for his category of work, and being capable of workmanship complying with those standards.

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3. <u>Preparation for Installation / Installer's Inspection:</u> require the Installer of each major unit of work to inspect the substrate to receive the work, and the conditions under which the work will be performed, and to report (in writing to the Contractor ) unsatisfactory conditions. Do not proceed with the work until unsatisfactory conditions have been corrected in a manner acceptable to the Installer.

Installation:

## b. installation, Inspect each item of materials or and reject damaged and defective <u>r equipment</u> e items. immediately prior

to

- c. properly c tolerar lerances. exposed <u>Provide attachment and connection devices</u> and methods for securing it is installed, true to line and level, and within recognized industry Allow for expansion and building movements. Provide uniform joint work, organized for best possible visual effect. widths 9 work
- starting . Recheck measurements and dimensions of work, each installation. SD s an integral step
- e. <u>Install work</u> during conditions of temperature, humidity, exposure, forecasted weather and status of project completion which will insure the best possible results for each unit of work, in coordination with the entire work. Isolate each unit of work from non—compatible work as required to prevent deterioration.
- Coordinate enclosure (closing-in) of work with required inspections and
- Mounting Heights: E industry-recognized Except as otherwise indicated d standard mounting heights. mount individual units of
- h. Adjust, Clean, Lubricate and Restore marred finishes, and protect newly installed work, to insure that it will remain without damage or deterioration during the remainder of the construction period.

### GR8 PAYMENTS

a. <u>General:</u> Provide products, materials and equipment which comply with the requirements, and which are undamaged and unused at time of installation, and which are complete with accessories, trim, finish, safety guards and other devices and details needed for a complete installation and for the intended use and effect.

Provide nd which with acce

b. <u>Standard Products</u>: Where available, have been produced and used previously of applications.

and successfully on other p

s of types projects a

1. Payment Application Times: The date for each progress payment is as in the Owner—contractor Agreement or, if none is indicated therein, it is the of each month. The period of construction work covered by each payment respectively. The period indicated in the Owner—Contractor Agreement or, if none is indicated therein, it is the period ending 15 days prior to the date for each progress and starting the day following the end of the preceding period. nent is as indicated, it is the 15th day payment request is e is indicated progress payment,

# Payment Application Forms: AIA G702 and Continuation Sheets

- 3. Application at Time of Substantial Completion: Following the issuance of the Architect's "Certificate of Substantial Completion", a "Special Payment Application" may be prepared and submitted by the Contractor. The principal administrative actions and submittals which must proceed or coincide with such special applications are summarized, but not necessarily limited to the following:
- a. authorities Occupancy permits and similar and franchised services. approvals 9 certification by governing
- 5 guarantees, maintenance agreements and similar provisions.
- С. Test/adjust/balance performance reports and record, maintenance d similar changeover instructions, information. meter readings,
- <u>a</u> Final cleaning of the work.

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- Application for reduction (if any) 9 retainage, and consent of
- ţ Owner on coordination as required. of shifting insurance coverages, including
- 9 record information.
- 4. Final precede or but not ne necessarily Payment Application: The administrative actions coincide with submittal of the final payment apscessarily limited to the following: summarized
- Completion of project closeout requirements
- b. substantial Completion of specified for at
- Assurance, satisfactory to C not completed and accepted Owner, er, that unsettled be completed wi ed claims without u be settled e delay. and
- <u>a</u> Transmittal of required project records to Owner.
- e. Proof, satisfactory Contractor have been paid. to Owner, that taxes, fees and similar obligations <u>of</u>
- g. property. Removal visions. Change over 0f locks and other Contractor access to

of

temporary facilities,

services,

surplus

material,

rubbish

and

1. Residual Contractor Responsibility: In the technical specification sections whatever required inspection, testing and similar quality control provisions to be performed by independent agencies (not directly by the Contractor) not indicated be the Owner's responsibility shall be the Contractor's responsibility. The cost fo those required services by independent testing laboratories are recognized to be included in the Contract sum.

for

for final

TEMPORARY UTILITY SERVICES, CONSTRUCTION FACILITIES AND GENERAL SERVICES

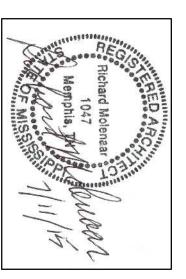
ality

- 1. <u>General:</u> The providing of adequate utility capacity at every stage of performing the work, the providing of adequate temporary facilitiues, and the providing of adequate general services is the Contractor's sole responsibility.
- 3. <u>Materials and Equipment:</u> Provide types and qualities which are recognized in the construction industry as suitable for the intended use in each application. Regulations: Comply with governing regulations and utility company regulations.

- GR10 SUBMITTALS
- 1. Submittals which are received directly from sources other than through the Contractor's office will be returned "without action".
- 2. <u>Form:</u> Provide Contractor's certification on the approved form stating that information submitted complies with requirements of the Contract Documents.
- 3. <u>Copies:</u> Sthe Contractor. Submit 1 copuy to Architect, plus additional copies as determined by
- LIST OF ITEMS SUPPLIED BY OWNER INCLUDE: INSTALLED BY OWNER INSTALLED BY CONTRACTOR

GR11

×	Wall corner guards in corridors and public areas
×	Vinyl wall covering (all materials and paste)
×	TV system (not conduit)
×	Television sets (TV)
×	Shower curtains and pins
×	Security system
×	Speaker system
×	Reservation equipment
×	Phone system (not conduit)
×	
×	Kitchen and guest laundry appliances
×	Guestroom in—tub seats
×	Guestroom ironing board assemblies
×	Guestroom hardwired wall lamps
×	Guestroom hair dryers
×	Guestroom coffee makers
×	Furniture and table lamps
×	Exterior illuminated freestanding signs
×	Exterior illuminated signs on building
×	Drapes and drapery tracks
×	-
	Decorator pictures
×	public areas and administration
	Decorator mirrors and graphics in corridors,
×	over vanities or full length mirrors)
	Decorator mirrors in guestrooms (not mirror
×	Commercial laundry washers and dryers
×	Clothes hangers
×	Chandeliers



Old Fannin Road

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July 11, 2015