### GENERAL CONDITIONS --Sheets Sheet Sheet -Sheet \_ \_ \_ 3 2 5

"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 "General Conditions unaltered provisions of of the e article that s.

### SC1 Paragraph 4.2.1

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

## GENERAL REQUIREMENTS

## GR1

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

- Drawings". 0 The Drawings, which are indicated 0 n the Cover Sheet ur "List of
- Supplements.

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

# Items supplied by Owner are listed on the Drawings

- responsible g. Governing Regulations, which have a bearing Copies can be obtained from or reviewed at the sible for the regulation in each case. on the performance of the local, State or Federal Agency
- at the h. 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 pk, such as weather forecasts and reports of general trade unions. Copies must be obtained by the Contractor through normal c channels performance

## 2 Project / Work Identification

located, the Archite are listed in the tiand and Specifications. Ω. The name of the project, the city and state in which the project is the Architect's project number, and the date of these contract document in the title block of each sheet of the Drawings

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<u></u> The street location of the project is indicated on the SITE PLAN.

## GR2

- Obtain and submit proposals for the selections. Purchase products and see Owner. ne work of each systems as spe ach allowance for use in specifically selected (in ⊒. n making writing)
- 3. 2 Allowances, if any, are indicated on Submit proposals and recommendations the drawings in the form utilized for Change Orders

## GR3 CUTTING AND PATCHING

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- 2. Operational and Safety Limitations: Do and safety related components in a manner perform in the manner intended or resulting maintenance, or decreased safety.
- 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.
- b. Engage the original Installer or Fabricator of work which might be difficult for anyone else to c do s

GR4

STANDARDS AND REGULATIONS

Industry Standards:

## SUMMARY OF THE WORK

- herewith). The executed Owner-Contractor Agreement: AIA Document A101 (not bound
- c. <u>The Specifications</u> (5 sheets bound behind the drawings), which include upplementary Conditions, General Requirements, Material Standards and Construction
- d. The Addenda and Modifications to the Contract Documents, distributed by transmittal subsequent to binding of the Drawings and Specifications.
- e. <u>The Documentation of Separate Contracts</u>, which include project work not the work of this Contract, are available for reference at the Owner's office.

## ALLOWANCES

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1. <u>Structural Work:</u> load—carring capacity Do not cut—and—patch or load/deflection ratio.

not cut—and—patch operational elements resulting in a reduction of capacities to in decreased operational life, increased

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- Visual Requirements:
- or or exposed of visual both as e Architect to
- perform cutting—and—patching satisfactorily.
- the a. <u>General:</u> As indicconstruction industry are Q the Contact a part of the Documents, applicable Contract Documents
- b. standard in <u>Publication Dates:</u> Except as otherwise indicated, comply effect as of the date of the Contract Documents.
- c. <u>Copies of Standards</u>: \ obtain directly from the publication Where needed for on source. proper performance of
- 2. Permits, Licenses and Certificates:
- 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

## PRODUCTS, MATERIALS AND EQUIPMENT

- General Requirements:
- 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
- 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 nature ely to be needed by the Owner at a later date for of replacement work, provide a standard domestically produced be available to the Owner at such later date.
- d. Quality Assurance materials and equipment of the To the greatest extent possible provide products, same generic kind from a single source.
- Procedures for Selecting Products:
- 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
- b. products b. Two or More Product/Manufacture Nets at Contractor's option, but excluding perments. Where none of the named product the Architect before proceeding. Icture Names: Provide Iuding products which do one one with of of the ' the named
- c. "<u>Or</u> equal" comply requirement advise the 0 <u>)r Equal":</u> Whe Whe e name products are accompanied concerning "substitutions" for obta anied by to obtaining the term "ong Architect's
- standard, approval. Standards, Codes code or regulation s and Regulations: is required, the so selection compliance from among with

comply with the requirements

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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 Ð.

### GR6 SUBSTITUTIONS

- 1. Request for Substitutions: S product, material or method being with requirements. Submit requests ing replaced, and y documented fully to s
- 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. the form otherwise
- GENERAL QUALITY CONTROL
- 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

- 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. ality
- 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 work
- starting . Recheck measurements and dimensions of work, each installation. as an integral step 9
- 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

- 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 Warranties, guarantees, maintenance agreements and similar provisions.
- 0. Test/adjust/balance performance reports and record, maintenance d similar changeover instructions, information. meter readings,
- <u>a</u> Final cleaning of the work.
- Application for reduction (if any) 9 retainage, and consent of
- ţ Owner on coordination as required. of shifting insurance coverages, including
- 9. record information.

proof

<u>of</u> .

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- 4. <u>Final</u> 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 payment 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. Removal visions. of temporary facilities, to Owner, that taxes, services, fees and surplus material, similar obligations rubbish

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<u>of</u>

- g. property. prov Change over 0f locks and other Contractor access to
- for final

- TEMPORARY UTILITY SERVICES, CONSTRUCTION FACILITIES AND GENERAL SERVICES
- 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 utililty 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.
- Submit 1 copuy to Architect, plus additional copies as

determined

3. <u>Copies:</u> Sthe Contractor.

GR11

LIST OF ITEMS SUPPLIED BY OWNER INCLUDE: INSTALLED BY OWNER INSTALLED BY CONTRACTOR

×	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
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Sept 5, 2014