

PROJECT MANUAL FOR:

**Power Plant –
1923 & 1955
Brick and Mortar Repairs**

PROJECT NO.: CP242421

**AT:
UNIVERSITY OF MISSOURI - COLUMBIA
COLUMBIA, MISSOURI**

**FOR:
THE CURATORS OF THE
UNIVERSITY OF MISSOURI**

PREPARED BY:

PWARCHITECTS, INC.

ATTN: ERIC ROSELLE, AIA
2120 FORUM BOULEVARD, SUITE 101
COLUMBIA, MISSOURI 65203
PHONE: (573) 449-2683
FAX: (573) 442-6213

**Issued for Bid:
December 11, 2024**

ARCHITECT:

I hereby certify these Drawings and/or Specifications have been prepared by me, or under my supervision. I further certify that to the best of my knowledge these Drawings and/or Specifications are as required by and in compliance with Building Codes of the University of Missouri.

The below listed Drawings and/or Specification sections have been prepared by me, or under my supervision. Any Specification sections within this document, not listed below, are not certified under this statement and are the responsibility of other parties



2024-12-11

Signature: _____

Eric S. Roselle – MO License No.: #A-2014036992

Certified Drawings:

G001 COVER SHEET
G002 LOCATION MAP, TRAFFIC CONTROL PLAN,
LIST OF DRAWINGS, LEGENDS
G003 STAGING PLANS & PROTECTION DETAILS
A201 BUILDING ELEVATIONS
A202 BUILDING ELEVATIONS
A203 BUILDING ELEVATIONS
A501 DETAILS
A502 DETAILS
A503 DETAILS: INFILL @ NORTH WALL
A701 PHOTOS
A702 PHOTOS

Certified Specification Sections:

02 4100 Demolition
04 0100 Maintenance of Masonry
04 7200 Cast Stone Masonry
05 5000 Metal Fabrications
06 1000 Rough Carpentry
07 5300 Elastomeric Membrane Roofing
07 6200 Sheet Metal Flashing and Trim
07 7100 Roof Specialties
07 9200 Joint Sealants
09 2400 Cement Plastering
09 9000 Painting and Coating
09 9600 Fiberglass Glazed Panel Coating
09 9723 Concrete and Masonry Coatings

SECTION 00 0110

TABLE OF CONTENTS

Power Plant – 1923 & 1955 Brick and Mortar Repairs
Project CP242421
Columbia, Missouri

DIVISION 00 – PROCUREMENT AND CONTRACTING REQUIREMENTS

00 0005.....Certification – Architect..... 1-1
00 0110.....Table of Contents..... 1-2

DIVISION 01 – GENERAL REQUIREMENTS

Advertisement for Bids

1.A.....Bid for Lump Sum Contract..... 1.A 1-6
1.B.1.....Bidder’s Statement of Qualifications..... BSQ/1-2
1.B.2.....Supplier Diversity Compliance Evaluation..... SD 1-2
1.B.3.....Application for Waiver..... SD 3-4
1.B.4.....Affidavit for Affirmative Action..... SD 5-6
1.B.5.....Certifying Supplier Diversity Agencies..... SD 7
1.B.6.....Newspapers for Outreach to Diverse Suppliers..... SD 8
1.B.7.....Affidavit of Supplier Diversity Participation..... SD 9
1.C.....Information for Bidders..... IFB/1-7
1.D.....General Conditions..... GC/1-43
1.E.....Special Conditions..... SC 1-10
1.E.1.....Scheduling Specification..... SS 1-4
1.E.2.....Shop Drawing and Submittal Log..... SDSL 1-2
1.E.3.....Closeout Log..... CLOSL 1-1
1.F.....Index of Drawings..... INDEX 1-1
1.G.....Prevailing Wage Rates..... PW 1-4
01 4533.....Code-Required Special Inspections..... 1-3

DIVISION 02 – EXISTING CONDITIONS

02 4100.....Demolition..... 1-2

DIVISION 03 – NOT USED

DIVISION 04 – MASONRY

04 0100.....Maintenance of Masonry..... 1-10
04 7200.....Cast Stone Masonry..... 1-3

DIVISION 05 – METALS	
05 5000.....Metal Fabrications.....	1-2
DIVISION 06 – WOOD, PLASTICS, and COMPOSITES	
06 1000.....Rough Carpentry.....	1-2
DIVISION 07 – THERMAL and MOISTURE PROTECTION	
07 5300.....Elastomeric Membrane Roofing.....	1-3
07 6200.....Sheet Metal Flashing and Trim.....	1-2
07 7100.....Roof Specialties.....	1-2
07 9200.....Joint Sealants.....	1-3
DIVISION 08 – NOT USED	
DIVISION 09 – FINISHES	
09 2400.....Cement Plastering.....	1-2
09 9000.....Painting and Coating.....	1-4
09 9600.....Fiberglass Glazed Panel Coating.....	1-2
09 9723.....Concrete and Masonry Coatings.....	1-2

END OF TABLE OF CONTENTS

PLANNING DESIGN & CONSTRUCTION

900 E. Stadium, Ste. 130
Columbia, Missouri 65211
Telephone: (573) 882-6800

ADVERTISEMENT FOR BIDS

Sealed bids for:

POWER PLANT –
1923 & 1955 BRICK AND MORTAR REPAIRS
UNIVERSITY OF MISSOURI
COLUMBIA, MISSOURI
PROJECT NUMBER: CP242421

CONSTRUCTION ESTIMATE: \$557,042 - \$618,936

will be received by the Curators of the University of Missouri, Owner, at Planning, Design & Construction, Room L100 (Front Reception Desk), General Services Building, University of Missouri, Columbia, Missouri 65211, until 1:30 p.m., C.T., January 23, 2025 and then immediately opened and publicly read aloud.

Drawings, specifications, and other related contract information may be obtained at <http://operations-webapps.missouri.edu/pdc/adsite/ad.html>. Electronic bid sets are available at no cost and may be printed as desired by the plan holders. No paper copies will be issued. If paper copies are desired, it is the responsibility of the user to print the files or have them printed.

Questions regarding the scope of work should be directed to Eric Roselle with PwArchitects, Inc. at (573)746-2574 or eroselle@pwarchitects.com. Questions regarding commercial conditions should be directed to Scott Smith at (573) 882-9217 or smithws@missouri.edu.

A prebid meeting will be held at 10:30 a.m., C.T., January 8, 2025 in the General Services Bldg., Room 151, followed by a site walk-through.

A Diversity Participation goal of 10% MBE, 10% WBE, DBE and Veteran; 3% SDVE has been established for this contract.

The Owner reserves the right to waive informalities in bids and to reject any and all bids.

Individuals with special needs as addressed by the Americans with Disabilities Act may contact (573) 882-6800.

Advertisement Date: December 11, 2025

SECTION 1.A

BID FOR LUMP SUM CONTRACT

Date: _____

BID OF _____
(hereinafter called "Bidder") a corporation* organized and existing under laws of the State of _____

_____ ,
a partnership* consisting of _____ ,

an individual* trading as _____ ,

a joint venture* consisting of _____

*Insert Corporation(s), partnership or individual, as applicable.

TO: Curators of the University of Missouri
c/o Associate Vice Chancellor – Facilities
Room L100, General Services Building
University of Missouri – Columbia
Columbia, MO 65211

1. Bidder, in compliance with invitation for bids for construction work in accordance with Drawings and Specifications prepared by PWArchitects, Inc., entitled "Power Plant – 1923 & 1955 Brick and Mortar Repairs", project number CP242421, dated December 11, 2024, having examined Contract Documents and site of proposed work, and being familiar with all conditions pertaining to construction of proposed project, including availability of materials and labor, hereby proposes to furnish all labor, materials and supplies to construct project in accordance with Contract Documents, within time set forth herein at prices stated below. Prices shall cover all expenses, including taxes not covered by the University of Missouri's tax exemption status, incurred in performing work required under Contract documents, of which this Bid is a part.

Bidder acknowledges receipt of following addenda:

Addendum No. _____	Dated _____
Addendum No. _____	Dated _____
Addendum No. _____	Dated _____
Addendum No. _____	Dated _____

2. In following Bid(s), amount(s) shall be written in both words and figures. In case of discrepancy between words and figures, words shall govern.

3. **BID PRICING**

a. Base Bid:

The Bidder agrees to furnish all labor, materials, tools, and equipment required for masonry restoration and repair; all as indicated on the Drawings and described in these Specifications for sum of:

_____ DOLLARS (\$ _____).

b. Unit Prices:

(1) For changing specified quantities of work from those indicated by Contract Drawings and Specifications, upon written instructions of Owner, the following Unit Prices shall prevail in accordance with General Conditions.

(2) The following Unit Prices include all labor, overhead and profit, materials, equipment, appliances, bailing, shoring, shoring removal, etc., to cover all work.

(3) The following Unit Prices are required where applicable to particular Base Bid and/or Alternate being submitted.

(4) Only a single Unit Price shall be given and it shall apply for either MORE or LESS work than that indicated on Drawings and called for in Specifications as indicated to be included in Base Bid and/or Alternates. In the event that more or less units than so indicated is actually furnished, Change Orders will be issued for increased or decreased amounts as approved by the Owner.

(5) Bidder understands that the Owner will not be liable for any Unit Price or any amount in excess of Base Bid and any Alternate(s) accepted at time of award of Contract, except as expressed in written Change Orders duly executed and delivered by Owner's Representative.

(6) Maintenance of Masonry Work, as defined in Section 04 0100, Maintenance of Masonry.

(a) Brick replacement for under 7 bricks grouped together; Scope-of-Work note A.

Base Bid quantity = 220 units \$ _____/unit

(b) Brick replacement for 7 and over bricks grouped together; Scope-of-Work note A.

Base Bid quantity = 270 sq. ft. \$ _____/ sq. ft

(c) North Elevation A7/A202: Brick replacement for under 7 bricks grouped together, brick supplied by Owner, installation by contractor; Scope-of-Work note A.

Base Bid quantity = 30 units \$ _____/unit

(d) North Elevation A7/A202: Brick replacement for 7 and over bricks grouped together; brick supplied by Owner, installation by contractor; Scope-of-Work note A.

Base Bid quantity = 15 sq. ft. \$ _____/ sq. ft

(e) Repointing of defective mortar joints.

Base Bid quantity = 5105 sq. ft. \$ _____/ sq. ft

(f) Repointing of defective "rake and seal" (sealant over mortar) joints; Scope-of-Work note B.

Base Bid quantity = 1400 ln. ft. \$ _____/ln. ft.

(g) Repoint sealant at perimeter of all doors, windows, louvers, pipe and/or duct penetrations; Scope-of-Work note C.

Base Bid quantity = 1000 ln. ft. \$ _____ / ln. ft.

(h) Repoint designated ledge angle joints w/ new backer rod and tooled sealant; install weep tubes at 24" o.c. horizontal, min; Scope-of-Work note D.

Base Bid quantity = 10 ln. ft. \$ _____ / ln. ft.

(i) Repointing designated control joints; Scope-of-Work note H.

Base Bid quantity = 100 ln. ft. \$ _____ / ln. ft.

(j) Patching existing terra-cotta with repair mortar; Scope-of-Work note J.

Base Bid quantity = 600 cu. in. \$ _____ /cu. In.

(k) Repair exterior plaster, sounding and removing any loose areas; Scope-of-Work note U.

Base Bid quantity = 20 sq.ft. \$ _____ / sq. ft

4. PROJECT COMPLETION

a. Contract Period - Contract period begins on the day the Contractor receives unsigned Contract, Performance Bond, Payment Bond, and "Instructions for Execution of Contract, Bonds, and Insurance Certificates." Bidder agrees to complete project within One-Hundred-Eighty (180) calendar days from receipt of aforementioned documents. Fifteen (15) calendar days have been allocated in construction schedule for receiving aforementioned documents from Bidder.

b. Commencement - Contractor agrees to commence work on this project after the "Notice to Proceed" is issued by the Owner. "Notice to Proceed" will be issued within seven (7) calendar days after Owner receives properly prepared and executed Contract documents listed in paragraph 4.a. above.

5. SUBCONTRACTOR LIST:

Bidder hereby certifies that the following subcontractors will be used in performance of Work:

NOTE: Failure to list subcontractors for each category of work identified on this form or listing more than one subcontractor for any category of work without designating the portion of work performed by each shall be grounds for rejection of bid. List name, city, and state of designated subcontractor, for each category of work listed in Bid For Lump Sum Contract. If work within a category will be performed by more than one subcontractor, Bidder shall provide name, city, and state of each subcontractor and specify exact portion of work to be performed by each. If acceptance/non-acceptance of Alternates will affect designation of a subcontractor, Bidder shall provide information, for each affected category, with this bid form. If Bidder intends to perform any designated subcontract work by using Bidder's own employees, then Bidder shall list their own name, city, and state. The bidder may petition the Owner to change a listed subcontractor only within 48 hours of the bid opening. See Information For Bidders Section 16 List of Subcontractors for requirements.

Work to be performed	Subcontractor Name,	City, State
Masonry	_____	_____
Sealants	_____	_____
Sheetmetal	_____	_____

6. SUPPLIER DIVERSITY PARTICIPATION GOALS

a. The Contractor shall have as a goal, subcontracting with Minority Business Enterprise (MBE) of TEN PERCENT (10%), with Women Business Enterprise (WBE), Disadvantage Business Enterprise (DBE), and/or Veteran Owned Business of TEN PERCENT (10%); and with Service Disabled Veteran Owned Business (SDVE) of THREE PERCENT (3%) of awarded contract price for work to be performed.

b. Requests for waiver of this goal shall be submitted on the attached Application For Waiver form. A determination by the Director of Facilities Planning & Development, UM, that a good faith effort has not been made by Contractor to achieve above stated goal may result in rejection of bid.

c. The Undersigned proposes to perform work with following Supplier Diversity participation level:

MBE PERCENTAGE PARTICIPATION:

_____percent (____%)

WBE, DBE, and/or VETERAN PERCENTAGE PARTICIPATION:

_____percent (____%)

SDVE PERCENTAGE PARTICIPATION:

_____percent (____%)

d. A Supplier Diversity Compliance Evaluation form shall be submitted with this bid for each diverse subcontractor to be used on this project.

7. BIDDER'S ACKNOWLEDGMENTS

a. Bidder declares that he has had an opportunity to examine the site of the work and he has examined Contract Documents; therefore, that he has carefully prepared his bid upon the basis thereof; that he has carefully examined and checked bid, materials, equipment and labor required thereunder, cost thereof, and his figures therefore. Bidder hereby states that amount, or amounts, set forth in bid is, or are, correct and that no mistake or error has occurred in bid or in Bidder's computations upon which this bid is based. Bidder agrees that he will make no claim for reformation, modifications, revisions or correction of bid after scheduled closing time for receipt of bids.

b. Bidder agrees that bid shall not be withdrawn for a period of Ninety (90) days after scheduled closing time for receipt of bids.

c. Bidder understands that Owner reserves right to reject any or all bids and to waive any informalities in bidding.

d. Accompanying the bid is a bid bond, or a certified check, or an irrevocable letter of credit, or a cashier's check payable without condition to "The Curators of the University of Missouri" which is an amount at least equal to five percent (5%) of amount of largest possible total bid herein submitted, including consideration of Alternates.

e. Accompanying the bid is a Bidder's Statement of Qualifications. Failure of Bidder to submit the Bidder's Statement of Qualifications with the bid may cause the bid to be rejected. Owner does not maintain Bidder's Statements of Qualifications on file.

f. It is understood and agreed that bid security of two (2) lowest and responsive Bidders will be retained until Contract has been executed and an acceptable Performance Bond and Payment Bond has been furnished. It is understood and agreed that if the bid is accepted and the undersigned fails to execute the Contract and furnish acceptable Performance/Payment Bond as required by Contract Documents, accompanying bid security will be realized upon or retained by Owner. Otherwise, the bid security will be returned to the undersigned.

8. BIDDER'S CERTIFICATE

Bidder hereby certifies:

a. His bid is genuine and is not made in interest of or on behalf of any undisclosed person, firm or corporation, and is not submitted in conformity with any agreement or rules of any group, association or corporation.

b. He has not directly or indirectly induced or solicited any other bidder to put in a false or sham bid.

c. He has not solicited or induced any person, firm or corporation to refrain from bidding.

d. He has not sought by collusion or otherwise to obtain for himself any advantage over any other Bidder or over Owner.

e. He will not discriminate against any employee or applicant for employment because of race, color, religion, sex or national origin in connection with performance of work.

f. By virtue of policy of the Board of Curators, and by virtue of statutory authority, a preference will be given to materials, products, supplies, provisions, and all other articles produced, manufactured, mined or grown within the State of Missouri. By virtue of policy of the Board of Curators, preference will also be given to all Missouri firms, corporations, or individuals, all as more fully set forth in "Information For Bidders."

9. BIDDER'S SIGNATURE

Note: All signatures shall be original; not copies, photocopies, stamped, etc.

Authorized Signature	Date
Printed Name	Title
Company Name	
Mailing Address	
City, State, Zip	
Phone No.	Federal Employer ID No.
Fax No.	E-Mail Address
Circle one: Individual Partnership Corporation Joint Venture	
If a corporation, incorporated under the laws of the State of _____	
Licensed to do business in the State of Missouri? ____yes ____no	

(Each Bidder shall complete bid form by manually signing on the proper signature line above and supplying required information called for in connection with the signature. Information is necessary for proper preparation of the Contract, Performance Bond and Payment Bond. Each Bidder shall supply information called for in accompanying "Bidder's Statement of Qualifications.")

END OF SECTION

**UNIVERSITY OF MISSOURI
BIDDER'S STATEMENT OF QUALIFICATIONS**

Submit with Bid for Lump Sum Contract in separate envelope appropriately labeled. Attach additional sheet if necessary.

1. Company Name _____

Phone# _____ Fax #: _____

Address _____

2. Number of years in business _____. If not under present firm name, list previous firm names and types of organization.

3. List contracts on hand (complete the following schedule, include telephone number).

Project & Address	Owner/Owner's Representative	Phone Number	Architect	Amount of your Contract	Percent Completed
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4. General character of work performed by your company personnel.

5. List important projects completed in the last five (5) years on a type similar to the work now bid for, including approximate cost and telephone number.

Project & Address	Owner/Owner's Representative	Phone Number	Architect	Amount of your Contract	Percent Completed
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6. Other experience qualifying you for the work now bid.

7. No default has been made in any contract complete or incomplete except as noted below:

(a) Number of contracts on which default was made _____

(b) Description of defaulted contracts and reason therefor

8. (a) Have you or your company participated in any contract subject to an equal opportunity clause similar to that described in the General Conditions?

Yes _____ No _____

(b) Have you filed all required compliance reports?

Yes _____ No _____

- (c) Is fifty percent or more of your company owned by a minority?
Yes _____ No _____
- (d) Is fifty percent or more of your company owned by a woman?
Yes _____ No _____
- (e) Is fifty percent or more of your company owned by a service disabled veteran?
Yes _____ No _____
- (f) Is fifty percent or more of your company owned by a veteran?
Yes _____ No _____
- (g) Is your company a Disadvantaged Business Enterprise?
Yes _____ No _____

9. Have you or your company been suspended or debarred from working at any University of Missouri campus?
Yes _____ No _____ (If the answer is "yes", give details.)

10. Have any administrative or legal proceedings been started against you or your company alleging violation of any wage and hour regulations or laws?
Yes _____ No _____ (If the answer is "yes", give details.)

11. Workers Compensation Experience Modification Rates (last 3 yrs): _____ / _____ / _____
Incidence Rates (last 3 years): _____ / _____ / _____

12. List banking references.

- 13. (a) Do you have a current confidential financial statement on file with Owner?
Yes _____ No _____ (If not, and if desired, Bidder may submit such statement with bid, in a separate sealed and labeled envelope.)
- (b) If not, upon request will you file a detailed confidential financial statement within three (3) days?
Yes _____ No _____

Dated at _____ this _____ day of _____ 20_____

Name of Organization

Signature

Printed Name

Title of Person Signing

END OF SECTION

SUPPLIER DIVERSITY COMPLIANCE EVALUATION FORM

This form shall be completed by Bidders and submitted with the Bidder's Statement of Qualifications form for each diverse firm who will function as a subcontractor on the contract.

The undersigned submits the following data with respect to this firm's assurance to meet the goal for Supplier Diversity participation.

I. Project: _____

II. Name of General Contractor: _____

III. Name of Diverse Firm: _____
Address: _____

Phone No.: _____ Fax No.: _____

Status (check one) MBE _____ WBE _____ Veteran _____ Service Disabled Veteran _____ DBE _____

IV. Describe the subcontract work to be performed. (List Base Bid work and any Alternate work separately):

Base Bid: _____

V. Dollar amount of contract to be subcontracted to the Diverse firm:

Base Bid: _____

Alternate(s), (Identify separately): _____

VI. Is the proposed subcontractor listed in the Directory of M/W/DBE Vendors, Directory of Serviced Disabled Veterans and/or the Directory of Veterans maintained by the State of Missouri?

Yes _____ No _____

Is the proposed subcontractor certified as a diverse supplier by any of the following: federal government agencies, state agencies, State of Missouri city or county government agencies, Minority and/or WBE certifying agencies?

Yes _____

No _____

If yes, please provide details and attach a copy of the certification.

Does the proposed subcontractor have a signed document from their attorney certifying the Supplier as a Diverse and meeting the 51% owned and committed requirement?

Yes _____

No _____

If yes, please attach letter.

Signature:

Name:

Title:

Date:

APPLICATION FOR WAIVER

This form shall be completed and submitted with the Bidder's Statement of Qualifications. Firms wishing to be considered for award are required to demonstrate that a good faith effort has been made to include diverse suppliers. This form will be used to evaluate the extent to which a good faith effort has been made. The undersigned submits the following data with respect to the firm's efforts to meet the goal for Supplier Diversity Participation.

1. List pre-bid conferences your firm attended where Supplier Diversity requirements were discussed.

2. Identify advertising efforts undertaken by your firm which were intended to recruit potential diverse subcontractors for various aspects of this project. Provide names of newspapers, dates of advertisements and copies of ads that were run.

3. Note specific efforts to contact in writing those diverse suppliers capable of and likely to participate as subcontractors for this project.

4. Describe steps taken by your firm to divide work into areas in which diverse suppliers/contractors would be capable of performing.

5. What efforts were taken to negotiate with prospective diverse suppliers/contractors for specific sub-bids? Include the names, addresses, and telephone numbers of diverse suppliers/contractors contacted, a description of the information given to diverse suppliers/contractors regarding plans and specifications for the assigned work, and a statement as to why additional agreements were not made with diverse suppliers/contractors.

6. List reasons for rejecting a diverse supplier/contractor which has been contacted.

8. Describe the follow-up contacts with diverse suppliers/contractors made by your firm after the initial solicitation.

9. Describe the efforts made by your firm to provide interested diverse suppliers/contractors with sufficiently detailed information about the plans, specifications and requirements of the contract.

10. Describe your firm's efforts to locate diverse suppliers/contractors.

Based on the above stated good faith efforts made to include supplier diversity, the bidder hereby requests that the original supplier diversity percentage goal be waived and that the percentage goal for this project be set at _____ percent.

The undersigned hereby certifies, having read the answers contained in the foregoing Application for Waiver, that they are true and correct to the best of his/her knowledge, information and belief.

Signature _____

Name _____

Title _____

Company _____

Date _____

AFFIDAVIT

"The undersigned swears that the foregoing statements are true and correct and include all material information necessary to identify and explain the operation of _____ (name of firm) as well as the ownership thereof. Further, the undersigned agrees to provide through the prime contractor or directly to the Contracting Officer current, complete and accurate information regarding actual work performed on the project, the payment therefore and any proposed changes, if any, of the project, the foregoing arrangements and to permit the audit and examination of books, records and files of the named firm. Any material misrepresentation will be grounds for terminating any contract which may be awarded and for initiating action under federal or state laws concerning false statements."

Note - If, after filing this information and before the work of this firm is completed on the contract covered by this regulation, there is any significant change in the information submitted, you must inform the Director of Facilities Planning and Development of the change either through the prime contractor or directly.

Signature _____

Name _____

Title _____

Date _____

Corporate Seal (where appropriate)

Date _____

State of _____

County of _____

On this _____ day of _____, 19_,
before me appeared (name) _____ to me personally known, who, being
duly sworn, did execute the foregoing affidavit, and did state that he or she was properly authorized by (name of firm)

_____ to execute the affidavit and did so as his or her own free act and deed.

(Seal)

Notary Public _____

Commission expires _____

AFFIDAVIT FOR AFFIRMATIVE ACTION

State of Missouri)
)
County of) ss.

_____ first being duly sworn on his/her oath states: that he/she is the (sole proprietor, partner, or officer) of _____ a (sole proprietorship, partnership, corporation), and as such (sole proprietor, partner, or officer) is duly authorized to make this affidavit on behalf of said (sole proprietorship, partnership, corporation); that under the contract known as " _____ " Project No. _____ less than 50 persons in the aggregate will be employed and therefore, the applicable Affirmative Action requirements as set forth in the "Nondiscrimination in Employment Equal Opportunity," Supplemental Special Conditions, and Article 13 in the General Conditions do not apply.

Subscribed and sworn before me this _____ day of _____, 19_____.

My commission expires _____, 19_____.

CERTIFYING SUPPLIER DIVERSITY AGENCIES

Diverse firms are defined in General Conditions Articles 1.1.7 and those businesses must be certified as disadvantaged by an approved agency. The Bidder is responsible for obtaining information regarding the certification status of a firm. A list of certified firms may be obtained by contacting the agencies listed below. Any firm listed as disadvantaged by any of the following agencies will be classified as a diverse firm by the Owner.

St. Louis Development Corporation
1520 Market St., Ste. 2000
St. Louis, MO 63103
P: 314.982.1400
W: www.stlouis-mo.gov/slcdc/

Bi-State Development
211 N. Broadway, Ste. 700
St. Louis, MO 63102
P: 314.982.1400
W: www.metrostlouis.dbesystem.com

St. Louis Minority Business Council
211 N. Broadway, Ste. 1300
St. Louis, MO 63102
P: 314.231.5555
W: www.slmbc.org

U.S. Small Business Administration - St. Louis, MO
8(a) Contractors, Minority Small Business
1222 Spruce Street, Suite 10.103
St. Louis, MO 63101
P: 314.539.6600
W: www.sba.gov

Lambert St. Louis International Airport
Business Diversity Development Office
11495 Navaid
Bridgeton, MO 63044
P: 314-426-8111
W: www.flystl.com/business/business-diversity-development-1/directories

City of Kansas City, Missouri
Human Relations Department, MBE/WBE Division
4th Floor, City Hall
414 E. 12th Street
Kansas City, MO 64106
P: 816.513.1836
W: kcmohrd.mwdbe.com/?TN=kcmohrd

Mid-States Minority Supplier Development Council
505 N. 7th Street, Ste. 1820
St. Louis, MO 63101
P: 314.278.5616
W: midstatesdc.org

U.S. Small Business Administration - Kansas City, MO
8(a) Contractors, Minority Small Business
1000 Walnut, Suite 500
Kansas City, MO 64106
P: 816.426.4900
W: kcmohrd.mwdbe.com/?TN=kcmohrd

Missouri Department of Transportation
Division of Construction
1617 Missouri Blvd.
P.O. Box 270
Jefferson City, MO 65102
P: 573.526.2978
W: www.modot.org/mrcc-directory

Illinois Department of Transportation
MBE/WBE Certification Section
2300 Dirksen Parkway
Springfield, IL 62764
217/782-5490; 217/785-1524 (Fax)
W: webapps.dot.illinois.gov/UCP/ExternalSearch

State of Missouri OA
Office of Equal Opportunity
301 W. High St. HSC Rm 870-B
Jefferson City, MO 65101
P: 877.259.2963
W: oa.mo.gov/sites/default/files/sdvelisting.pdf
oeo.mo.gov/

Minority Newspapers

Dos Mundos Bilingual Newspaper
902A Southwest Blvd.
Kansas City, MO 64108
816-221-4747
www.dosmundos.com

Kansas City Hispanic News
2918 Southwest Blvd.
Kansas City, MO 64108
816/472-5246
www.kchispanicnews.com

The Kansas City Globe
615 E. 29th Street
Kansas City, MO 64109
816-531-5253
www.thekcglobe.com/about_us.php

St. Louis American
4144 Lindell
St. Louis, MO 63108
314-533-8000
www.stlamerican.com

St. Louis Chinese American News
1766 Burns Ave, Suite 201
St. Louis, MO 63132
314-432-3858
www.scanews.com

St. Louis Business Journal
815 Olive St., Suite 100
St. Louis, MO 63101
314-421-6200
www.bizjournal.com/stlouis

Kansas City Business Journal
1100 Main Street, Suite 210
Kansas City, MO 64105
816-421-5900
www.bizjournals.com/kansascity

AFFIDAVIT OF SUPPLIER DIVERSITY PARTICIPATION

The apparent low Bidder shall complete and submit this form within 48 hours of bid opening for each Diverse firm that will participate on the contract.

1. Diverse Firm: _____
 Contact Name: _____
 Address: _____
 Phone No.: _____ E-Mail: _____

Status (check one) MBE WBE Veteran Service Disabled Veteran DBE
 If MBE, Certified as (circle one): 1) Black American 2) Hispanic American 3) Native American 4) Asian American

2. Is the proposed diverse firm certified by an approved agency [see IFB article 15]? Yes No

Agency: _____ [attach copy of certification authorization from agency]

Certification Number: _____

3. Diverse firm scope work and bid/contract dollar amount of participation (List Base Bid and Alternate work separately). The final Dollar amount will be determined at substantial completion:

	Scope of Work	Bid/Contract Amount	Final Dollar Amount
Base Bid			
Alternate #1			
Alternate #2			
Alternate #3			
Alternate #4			
Alternate #5			
Alternate #6			

The undersigned certifies that the information contained herein (i.e. Scope of Work and Bid/Contract Amount) is true and correct to the best of their knowledge, information and belief.

General Contractor: _____ Diverse Firm: _____

Signature: _____ Signature: _____

Name: _____ Name: _____

Title: _____ Title: _____

Date: _____ Date: _____

The undersigned certifies that the information contained herein (i.e. Scope of Work and Final Dollar Amount) is true and correct to the best of their knowledge, information and belief. If the Final Dollar Amount is different than the Bid/Contract Amount, then attach justification for the difference.

Contractor: _____ Diverse Firm: _____

Signature: _____ Signature: _____

Name: _____ Name: _____

Title: _____ Title: _____

Date: _____ Date: _____

University of Missouri
INFORMATION FOR BIDDERS

	Page No.
1. Contract Documents and Definitions.....	IFB/1
2. Bidder’s Obligation	IFB/1
3. Interpretation of Documents.....	IFB/1
4. Bids.....	IFB/1
5. Modification and Withdrawal of Bids	IFB/2
6. Signing of Bids	IFB/2
7. Bid Security	IFB/2
8. Bidder’s Statement of Qualifications.....	IFB/3
9. Award of Contract	IFB/3
10. Contract Execution	IFB/3
11. Contract Security	IFB/3
12. Time of Completion	IFB/3
13. Number of Contract Documents	IFB/3
14. Missouri Products and Missouri Firms	IFB/4
15. Supplier Diversity	IFB/4
16. List of Subcontractors.....	IFB/6

1. Contract Documents and Definitions

1.1 The “Drawings,” “Specifications,” and “Contract Documents” are defined in the “General Conditions of the Contract for Construction.”

1.2 The Drawings, Specifications, and other Contract Documents may be obtained as indicated in the Advertisement for Bids.

1.3 As used herein, “Bid” refers to an offer or proposal submitted to the Owner to enter into a contract for the work identified in the Drawings, Specifications and other Contract Documents.

1.4 As used herein, “Bidder” means an individual or business entity that submits a Bid to the Owner as a prime bidder or general contractor.

1.5 All other terms used herein shall have the meanings defined herein or in the General Conditions of the Contract for Construction or other Contract Documents.

2. Bidder Obligations

2.1 Before submitting a Bid, each Bidder shall carefully examine the Drawings and Specifications and related Contract Documents, visit the site of the work, and fully inform themselves as to all existing conditions, facilities, restrictions, and other matters that could affect the work or the cost thereof.

2.2 Each Bidder shall include in their Bid the cost of all work and materials required to complete the contract in a first-class manner, as specified in the Drawings, Specifications, and other Contract Documents. All work shall be done as defined in the Specifications and as indicated on the Drawings.

2.3 Failure or omission of any Bidder to receive or to examine any form, instrument, addendum, or other document, or to visit the site of the work and acquaint themselves with existing conditions, shall in no way relieve the Bidder from any obligation with respect to their Bid or any awarded contract. No extra compensation will be allowed concerning any matter about which the Bidder should have fully informed themselves prior to submitting a Bid.

2.4 Submission of a Bid shall be deemed acceptance by the Bidder of the above obligations and every obligation required by the Contract Documents in the event the Bid is accepted by the Owner.

3. Interpretation of Documents

3.1 If any prospective Bidder is in doubt about the meaning of any part of the Drawings, Specifications, or

other Contract Documents, the Bidder shall submit a written request to the Architect for an interpretation.

3.2 Any request for interpretation shall be delivered to the Architect at least one (1) week prior to time for receipt of bids.

3.3 A Bid shall be based only on an interpretation issued in the form of an addendum mailed to each person or business entity that is on the Architect’s record as having received a set of the Contract Documents.

3.4 Bidders shall not be entitled to rely on oral interpretations or written statements not issued in an addendum from either the Architect or a representative, agent, or employee of the Owner.

4. Bids

4.1 Bids shall be submitted on a single “Bid for Lump Sum Contract” form (“Bid Form”) as furnished by the Owner or Architect. Bids shall be received separately or in combination as required by Bid Form

4.2 In addition to the Bid Form, the Bid shall include any documents or information required to be submitted by this Information for Bidders or the Contract Documents.

4.3 Bids shall include amounts for alternate bids, unit prices, and cost accounting data where required by the Bid Form.

4.4 Bidders shall apportion each base Bid between various phases of the work, where stipulated in the Bid Form.

4.5 Bids shall be presented in sealed envelopes, which shall be plainly marked “Bids for (indicate name of project from cover sheet)” and mailed or delivered to the building and room number specified in the Advertisement for Bids.

4.6 Each Bidder shall be responsible for actual delivery of their bid during business hours, and it shall not be sufficient to show that a Bid was mailed in time to be received before scheduled closing time for receipt of bids, nor shall it be sufficient to show that a Bid was somewhere in a university facility.

4.7 The Bidder’s price shall include all federal sales, excise, and similar taxes that may be lawfully assessed in connection with their performance of work and purchase of materials to be incorporated in the work. City and State taxes shall not be included as stated in the General Conditions of the Contract for Construction.

4.8 No Bidder shall stipulate in their Bid any conditions not contained in the Bid Form or Contract Documents. Inclusion of any additional conditions or taking exception to any terms may result in rejection of the Bid.

4.9 The Owner reserves the right to waive informalities in bids and to reject any or all bids.

5. Modification and Withdrawal of Bids

5.1 A Bidder may withdraw their Bid at any time before the scheduled closing time for receipt of bids. No Bidder may withdraw their Bid after the scheduled closing time for receipt of bids.

5.2 Only a written request for modification or correction of a previously submitted Bid, contained in a sealed envelope that is plainly marked "Modification of Bid on (name of project on cover sheet)," which is addressed in the same manner as a Bid and received by Owner before the scheduled closing time for receipt of bids, will be accepted and the Bid modified in accordance with such written request.

6. Signing of Bids

6.1 All bids shall be signed manually, by an individual authorized to sign on behalf of the Bidder. The title or office held by the person signing for the Bidder shall appear below the signature.

6.2 A Bid should contain the full and correct legal name of the Bidder. If the Bidder is an entity registered with the Missouri Secretary of State, the Bidder's name on the Bid form should appear as shown in the Secretary of State's records.

6.3 A Bid from a partnership or joint venture shall be signed in the name of the partnership or joint venture by at least one partner or joint venturer or by an Attorney-in-Fact. If signed by Attorney-in-Fact there should be attached to the Bid, a Power of Attorney evidencing authority to sign the Bid executed by all partners or joint venturers.

6.4 A Bid from a corporation shall be signed by an officer of the corporation.

6.5 A Bid from a limited liability company (LLC) shall be signed by a manager or a managing member of the LLC.

6.6 A Bid from an individual or sole proprietor shall be signed in the name of the individual by the individual or an Attorney-in-Fact. If signed by Attorney-in-Fact there should be attached to the Bid, a Power of Attorney evidencing authority to sign the Bid

executed by the individual.

7. Bid Security

7.1 Each Bid shall be accompanied by a Bid Bond, certified check, or cashier's check, acceptable to and payable without condition to "The Curators of the University of Missouri" in an amount at least equal to five percent (5%) of the Bidder's Bid including additive alternates ("Bid Security").

7.2 Bid security is required as a guarantee that the Bidder will enter into a written contract and furnish a Performance Bond within the time and in form as specified herein or in the Contract Documents; and, if successful Bidder fails to do so, the Bid Security will be realized upon or retained by the Owner. The apparent low Bidder shall notify the Owner in writing within forty-eight (48) hours of the Bid opening of any circumstance that may affect the Bid Security including, but not limited to, an error in the Bid. This notification will not guarantee release of the Bidder's security and/or the Bidder from the Bidder's obligations.

7.3 If a Bid Bond is given as a Bid Security, the amount of the Bid Bond may be stated as an amount equal to at least five percent (5%) of the Bid, including additive alternates, described in the Bid. The Bid Bond shall be executed by the Bidder and a responsible surety licensed in the State of Missouri with a Best's rating of no less than A-/XL.

7.4 It is specifically understood that the Bid Security is a guarantee and shall not be considered as liquidated damages for failure of Bidder to execute and deliver the contract and Performance Bond, nor limit or fix the Bidder's liability to the Owner for any damages sustained because of failure to execute and deliver the required contract and Performance Bond.

7.5 The Bid Security of the two (2) lowest, responsive, responsible bidders will be retained by the Owner until a contract has been executed and an acceptable Performance Bond has been furnished, as required hereby, when such Bid Security will be returned. The Bid Bonds of all other Bidders will be destroyed and all other alternative forms of Bid Security will be returned to them within ten (10) days after the Owner has determined the two (2) lowest, responsive, responsible bids.

8. Bidder's Statement of Qualifications

8.1 Each Bidder shall present evidence of their experience, qualifications, financial responsibility, and ability to carry out the terms of the contract by completing and submitting with their Bid the "Bidder's Statement of Qualifications" form included with the Bid

documents.

8.2 Financial information required to be included with the Statement of Qualifications may be submitted by the Bidder in a separately sealed envelope, which will not be opened by the Owner during the public Bid opening.

8.3 The Bidder's Statement of Qualifications will be treated as confidential information by the Owner to the extent permitted by the Missouri Sunshine Law, Section 610.010, RSMo et seq.

8.4 Bids not accompanied by the Bidder's Statement of Qualifications may be rejected.

9. Award of Contract

9.1 The Owner reserves the right to let other contracts in connection with the work, including, but not limited to, contracts for furnishing and installation of furniture, equipment, machines, appliances, and other apparatus.

9.2 In awarding the contract, the Owner may take into consideration the ability of the Bidder, and their subcontractors, to handle promptly the additional work; the skill, facilities, capacity, experience, ability, responsibility, previous work, and financial standing of Bidder; the Bidder's ability to provide the required bonds and insurance; the quality, efficiency and construction of equipment proposed to be furnished; the period of time within which equipment is proposed to be furnished and delivered; success in achieving the specified Supplier Diversity Goals or demonstrating a good faith effort to do so as described in Article 15 of this document; and the Bidder's status as suspended or debarred. Inability of any Bidder to meet the requirements mentioned above may be cause for rejection of their Bid.

10. Contract Execution

10.1 The awarded Bidder shall submit within fifteen (15) days from receipt of notice of award, the documents required in Article 9 of the General Conditions of the Contract for Construction.

10.2 No bids will be considered binding upon the Owner until all such required documents have been furnished. Failure of Contractor to execute and submit such documents within the time specified will be treated, at the option of the Owner, as a breach of the Bidder's Bid Security and the Owner shall be under no further obligation to the Bidder.

11. Contract Security

11.1 When the Contract Sum exceeds \$50,000, the

Contractor shall procure and furnish a Performance Bond and a Payment Bond in the form prepared by the Owner. Each bond shall be in the amount equal to one hundred percent (100%) of the Contract Sum, as well as adjustments to the Contract Sum. The Performance Bond shall secure and guarantee the Contractor's faithful performance of the Contract, including but not limited to the Contractor's obligation to correct any defects after final payment has been made as required by the Contract Documents. The Payment Bond shall secure and guarantee payment of all persons performing labor on the Project under the Contract and furnishing materials in connection with the Contract in accordance with Section 107.170, RSMo. These bonds shall be in effect through the duration of the Contract plus any Guaranty Period required by the Contract Documents.

11.2 The bonds required hereunder shall be meet all requirements of Article 11 of the General Conditions of the Contract for Construction.

11.3 If the surety of any bond furnished by the Contractor is declared bankrupt or becomes insolvent or its right to conduct business in the State of Missouri is terminated, or it ceases to meet the requirements of this Article 11, the Contractor shall within ten (10) days substitute another bond and surety, both of which must be acceptable to the Owner. If the Contractor fails to make such substitution, the Owner may procure such required bonds on behalf of Contractor at Contractor's expense.

12. Time of Completion

12.1 The awarded Contractor shall agree to commence work within five (5) days of the date "Notice to Proceed" is received from the Owner, and the entire work shall be completed by the completion date specified or within the number of consecutive calendar days stated in the Special Conditions. The duration of the construction period, when specified in consecutive calendar days, shall begin when the contractor receives notice requesting the documents required in Article 9 of the General Conditions of the Contract for Construction.

13. Number of Contract Documents

13.1 The Owner will furnish the Contractor a copy of the executed contract, Performance Bond, and Payment Bond.

13.2 The Owner will furnish the Contractor the number of copies of complete sets of Drawings and Specifications for the work, as well as clarification and change order Drawings pertaining to change orders required during construction as set forth in the Special Conditions.

14. Missouri Products and Missouri Firms

14.1 The Curators of the University of Missouri have adopted a policy which is binding upon all employees and departments of the University of Missouri, and which by contract, shall be binding upon independent contractors and subcontractors with the University of Missouri whereby all other things being equal, and when the same can be secured without additional cost over foreign products, or products of other states, a preference shall be granted in all construction, repair and purchase contracts, to all products, commodities, materials, supplies, and articles mined, grown, produced, and manufactured in marketable quantity and quality in the State of Missouri, and to all firms, corporations or individuals doing business as Missouri firms, corporations, or individuals. Each Bidder submitting a Bid agrees to comply with and be bound by the foregoing policy.

15. Supplier Diversity

15.1 Award of Contract

15.1.1 The Bidder shall have a minimum goal of providing participation of Diverse Firms in the project, through self-performance, if a Diverse Firm, or by subcontracting with Diverse Firms as subcontractors, suppliers, or manufacturers, in the amount of the percent of contract price stated in the Bid Form ("Supplier Diversity Goals"). The Owner will take into consideration the Bidder's success in achieving the Supplier Diversity Goals in awarding the contract. Inability of any Bidder to meet one or more of the Supplier Diversity Goals may be cause for rejection of their Bid, unless the Bidder has demonstrated that they made a good faith effort to comply as set forth below.

15.1.2 In addition to the Supplier Diversity Goals set forth in the Bid Form, a three (3) point bonus preference will be given to a Bidder that is a certified Service-Disabled Veteran Enterprises (SDVE) business doing business as Missouri firm, corporation, or individual, or that maintains a Missouri office or place of business. The bonus preference will **not** be given to a Bidder for the use of SDVE subcontractors, suppliers, or manufacturers. The bonus preference shall be calculated and applied by reducing the Bid amount of the SDVE Bidder by three (3) percent of the apparent low, responsive Bidder's Bid. Based on this calculation, if the SDVE Bidder's resulting total Bid valuation is less than the Bid of the apparent low, responsive Bidder, the SDVE Bid becomes the apparent low, responsive Bid. This reduction is for evaluation purposes only and will have no impact on the actual amount(s) of the SDVE Bidder's Bid or the amount(s) of any contract awarded.

15.2 List of Diverse Firms

15.2.1 The Bidder shall submit, within forty-eight (48) hours of the receipt of bids to the University Contracting Officer, a list of Diverse Firms that will be performing as contractor, subcontractor, supplier, or manufacturer on the project. The list shall separately identify each Diverse Firm by name and address. If acceptance or non-acceptance of alternates will affect the designation of a subcontractor, supplier, or manufacturer, the Bidder shall provide information for each affected category.

15.2.2 Failure to include a complete list of Diverse Firms that will be used to meet the Supplier Diversity Goals may be grounds for rejection of the Bid.

15.2.3 The list of Diverse Firms shall be submitted in addition to any other listing of subcontractors required in the Bid Form or elsewhere in this document.

15.3 Supplier Diversity Goal Computation

15.3.1 The Bidder may count toward the Supplier Diversity Goal only expenditures to Diverse Firms that perform a commercially useful function in the work of a contract. A Diverse Firm is considered to perform a commercially useful function when it is responsible for executing a distinct element of the work or contract and is carrying out its responsibilities by actually performing managing and supervising the work.

15.3.2 The Bidder may count toward its Supplier Diversity Goals work granted to a second or subsequent tier subcontractor that is a Diverse Firm provided the Diverse Firm assumes the actual and contractual responsibility for performing work on the project. The Bidder may count toward its Supplier Diversity Goals expenditures for materials and/or supplies obtained from a Diverse Firm, provided the Diverse Firm assumes the actual and contractual responsibility for the provision of the materials and/or supplies. To perform a commercially useful function, a supplier or manufacturer that is a Diverse Firm must be responsible for negotiating price, determining quality and quantity, ordering the material, installing (where applicable) and paying for the material itself.

15.3.3 A Diverse Firm does not perform a commercially useful function if its role is solely that of an extra participant in a transaction, contract, or project through which funds are passed in order to obtain the appearance of participation. In determining whether a firm is such an extra participant, the Owner will examine similar transactions, particularly those in which Diverse Firms do not participate.

15.3.4 A Bidder that is a certified Diverse Firm may count one hundred percent 100% of the contract amount

towards the applicable Supplier Diversity Goal(s), less any amounts awarded to another Diverse Firm. For projects with separate Supplier Diversity Goals, the Bidder will be required to obtain participation in the other categories for which it is not certified through participation by subcontractors, suppliers, or manufacturers. Therefore, an MBE Bidder is expected to obtain the required SDVE and WBE/DBE/Veteran participation; a WBE/DBE/Veteran Bidder is expected to obtain the required MBE and SDVE participation; and a SDVE Bidder is expected to obtain the required MBE and WBE/DBE/Veteran participation.

15.3.5 If the Bidder is a joint venture and the joint venture itself is certified as a Diverse Firm, the joint venture may count toward the Supplier Diversity Goals that portion of the total dollar value of the work equal to the percentage of the ownership and control of the Diverse Firm participant in the joint venture. When a Diverse Firm performs work as a participant in a joint venture where the joint venture is **not** separately certified as a Diverse Firm, only the portion of the Contract Sum equal to the distinct, clearly defined portion of the work that the Diverse Firm performs with its own forces shall count toward the Supplier Diversity Goals.

15.3.6 If a Diverse Firm is certified in more than one Supplier Diversity category, that Diverse Firm may be used to satisfy more than one Supplier Diversity goal, provided that the Diverse Firm is awarded a sufficient percentage of the contract work to meet or exceed all applicable Supplier Diversity Goals.

15.4 Certification of Diverse Firms

15.4.1 The Bidder shall submit, within forty-eight (48) hours of the time for receipt of bids, to the University Contracting Officer, the information requested in the “Supplier Diversity Compliance Evaluation Form” for every Diverse Firm the Bidder intends to award work to under the contract to meet the Supplier Diversity Goals.

15.4.2 “Diverse Firm” is defined in Article 1 of the General Conditions of the Contract for Construction. The Bidder is responsible for obtaining information regarding the certification status of a Diverse Firm. A list of certified Diverse Firms may be obtained by contacting the agencies listed in the document entitled “Supplier Diversity Certifying Agencies.”

15.4.3 Bidders are urged to encourage their prospective subcontractors, joint venture participants, team partners, suppliers and manufacturers who are Diverse Firms but are not currently certified to obtain certification from one of the approved agencies prior to

bidding.

15.5 Supplier Diversity Participation Waiver

15.5.1 The Bidder is required to make a good faith effort to locate and contract with Diverse Firms. If a Bidder has made a good faith effort to secure the required Supplier Diversity Participation and has failed, the Bidder shall submit within forty-eight (48) hours of the time for receipt of bids to the University Contracting Officer, the information requested in “Application for Supplier Diversity Participation Waiver.” The Contracting Officer will review the Bidder’s actions as set forth in the Bidder’s “Application for Waiver” and any other factors deemed relevant by the Contracting Officer to determine if a good faith effort has been made to meet the Supplier Diversity Goal(s). If the Bidder is judged not to have made a good faith effort, the Bid may be rejected. Bidders who demonstrate that they have made a good faith effort to meet the Supplier Diversity Goal(s) may be awarded the contract regardless of the actual percent of Supplier Diversity Participation, provided that the Bid is otherwise acceptable and is determined to be the lowest, responsive, responsible Bid.

15.5.2 To determine the good faith effort of the Bidder, the Contracting Officer may evaluate factors including, but not limited to, the following:

15.5.2.1 The Bidder’s attendance at pre-proposal meetings scheduled to inform Diverse Firms of contracting and subcontracting opportunities and responsibilities associated with Supplier Diversity Participation.

15.5.2.2 The Bidder’s advertisements in general circulation trade association, and diverse (minority) focused media concerning subcontracting opportunities.

15.5.2.3 The Bidder’s written notice to specific Diverse Firms that their services were being solicited in sufficient time to allow for their effective participation.

15.5.2.4 The Bidder’s follow-up attempts to the initial solicitation(s) to determine with certainty whether Diverse Firms were interested.

15.5.2.5 The Bidder’s efforts to divide the work into packages suitable for subcontracting to Diverse Firms.

15.5.2.6 The Bidder’s efforts to provide interested Diverse Firms with sufficiently detailed information about the Drawings, Specifications and requirements of the contract, and clear scopes of work for the Diverse Firms to bid on.

15.5.2.7 The Bidder's efforts to solicit for specific sub-bids from Diverse Firms in good faith. Documentation should include names, addresses, and telephone numbers of Diverse Firms contacted, a description of all information provided to the Diverse Firms, and an explanation as to why agreements were not reached.

15.5.2.8 The Bidder's efforts to locate Diverse Firms not on the directory list and assist Diverse Firms in becoming certified as such.

15.5.2.9 The Bidder's initiatives to encourage and develop participation by Diverse Firms.

15.5.2.10 The Bidder's efforts to help Diverse Firms overcome legal or other barriers impeding the participation of Diverse Firms in the construction contract.

15.5.2.11 The availability of Diverse Firms and the adequacy of the Bidder's efforts to increase the participation of such business provided by the persons and organizations consulted by the Bidder.

15.6 Submittal of Forms

15.6.1 Within forty-eight (48) hours of the time for receipt of bids, the apparent low Bidder shall submit to the University Contracting Officer all Supplier Diversity Compliance Evaluation Form(s), and/or Application for Waiver with supporting information, and an "Affidavit of Supplier Diversity Participation" for every Diverse Firm the Bidder intends to award work on the contract. The affidavit will be signed by both the Bidder and the Diverse Firm. Failure to submit the documents in the time indicated may result in rejection of the Bid.

15.7 Additional Bid/Proposer Information

15.7.1 The Contracting Officer reserves the right to request from the apparent low Bidder additional information regarding the Bidder's proposed Supplier Diversity Participation and supporting documentation. The Bidder shall respond in writing to the Contracting Officer within twenty-four (24) hours of a request.

15.7.2 The Contracting Officer reserves the right to request additional information after the Bidder has responded to prior requests. This information may include follow up and/or clarification of the information previously submitted.

15.7.3 The Owner reserves the right to consider additional Supplier Diversity Participation submitted by the Bidder after bids are opened. The Owner may

elect to waive the good faith effort requirement if such additional participation achieves the Supplier Diversity Goal.

15.7.4 The Bidder shall provide to the Owner information related to the Supplier Diversity Participation included in the Bidder's proposal, including, but not limited to, the complete Application for Waiver, evidence of certification of participating Diverse firms, dollar amount of participation of Diverse Firms, information supporting a good faith effort as described above, and a list of all Diverse Firms that submitted bids to the Bidder with the Diverse Firm's price, and the name and the price of the firm awarded the scope of work.

16. List of Subcontractors

16.1 If a list of subcontractors is required on the Bid Form, the Bidder shall list the name, city, and state of the firm(s) that will accomplish that portion of the contract requested in the space provided. This list is separate from both the list of Diverse Firms required in Section 15.2 and the complete list of subcontractors required in Section 10.1 of this document. Should the Bidder choose to perform any of the listed portions of the work with its own forces, the Bidder shall enter its own name, city, and state in the space provided. If acceptance or non-acceptance of alternates will affect the designation of a subcontractor, the Bidder shall provide that information on the Bid Form.

16.2 Failure of the Bidder to supply the list of subcontractors required or the listing of more than one subcontractor for any category without designating the portion of the work to be performed by each, shall be grounds for the rejection of the Bid. The Bidder can petition the Owner to change a listed subcontractor within forty-eight (48) hours of the Bid opening. The Owner reserves the right to make the final determination on a petition to change a subcontractor. The Owner will consider factors such as clerical and mathematical errors in the Bid, a listed subcontractor's inability to perform the work, etc. Any request to change a listed subcontractor shall include at a minimum, a Bid sheet showing tabulation of the Bid; all subcontractor bids with documentation of the time they were received by the contractor; and a letter from the listed subcontractor on their letterhead stating why they cannot perform the work if applicable. The Owner reserves the right to ask for additional information.

16.3 Upon award of the contract, the requirements of Article 10 herein and Article 5 of the General Conditions of the Contract for Construction will apply.

University of Missouri

General Conditions

of the

Contract

for

Construction

July 2024 Edition

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TABLE OF ARTICLES

PAGE

- 1. GENERAL PROVISIONS..... GC/1**
- 1.1 Basic Definitions GC/1
- 1.2 Specifications and Drawings GC/3
- 1.3 Required Provisions Deemed Inserted..... GC/4

- 2. OWNER..... GC/4**
- 2.1 Information and Services Required of the Owner GC/4
- 2.2 Owner’s Right to Stop the Work GC/4
- 2.3 Owner’s Right to Carry Out the Work..... GC/4
- 2.4 Extent of Owner Rights GC/5

- 3. CONTRACTOR GC/5**
- 3.1 Contractor’s Warranty GC/5
- 3.2 Compliance with Laws, Regulations, Permits, Codes, and Inspections GC/5
- 3.3 Anti-Kickback GC/6
- 3.4 Supervision and Construction Procedures GC/6
- 3.5 Use of Site GC/7
- 3.6 Review of Contract Documents and Field Conditions by Contractor..... GC/8
- 3.7 Cleaning and Removal..... GC/8
- 3.8 Cutting and Patching GC/8
- 3.9 Indemnification..... GC/9
- 3.10 Patents GC/9
- 3.11 Delegated Design..... GC/10
- 3.12 Materials, Labor, and Workmanship GC/10
- 3.13 Approved Equal..... GC/11
- 3.14Shop Drawings, Product Data, Samples, and Coordination Drawings/BIM Models..... GC/11
- 3.15Record Drawings GC/12
- 3.16Operating Instructions and Service Manual..... GC/13
- 3.17Taxes GC/13
- 3.18Contractor’s Construction Schedules..... GC/14

- 4. ADMINISTRATION OF THE CONTRACT GC/14**
- 4.1 Rights of the Owner..... GC/14
- 4.2 Rights of the Architect..... GC/15
- 4.3 Review of the Work..... GC/15
- 4.4 Claims..... GC/15
- 4.5 Claims for Concealed or Unknown Conditions GC/15
- 4.6 Claim for Additional Cost GC/16
- 4.7 Claims for Additional Time..... GC/16
- 4.8 Resolution of Claims and Disputes..... GC/17
- 4.9 Administrative Review GC/17

- 5. SUBCONTRACTORS GC/17**
- 5.1 Award of Subcontracts GC/17
- 5.2 Subcontractual Relations GC/18
- 5.3 Contingent Assignment of Subcontract GC/18

- 6. SEPARATE CONTRACTS AND COOPERATION GC/18**

- 7. CHANGES IN THE WORK..... GC/19**
- 7.1 Change Orders GC/19
- 7.2 Construction Change Directive..... GC/19
- 7.3 Overhead and Profit..... GC/20
- 7.4 Extended General Conditions GC/21

7.5	Emergency Work.....	GC/21
8.	TIME	GC/21
8.1	Progress and Completion.....	GC/21
8.2	Delay in Completion.....	GC/21
8.3	Liquidated Damages.....	GC/22
9.	PAYMENTS AND COMPLETION.....	GC/22
9.1	Commencement, Prosecution and Completion.....	GC/22
9.2	Contract Sum	GC/23
9.3	Schedule of Values	GC/23
9.4	Applications for Payment	GC/24
9.5	Approval for Payment	GC/25
9.6	Decisions to Withhold Approval	GC/25
9.7	Progress Payments.....	GC/25
9.8	Failure of Payment.....	GC/26
9.9	Substantial Completion.....	GC/26
9.10	Partial Occupancy or Use	GC/26
9.11	Final Completion and Final Payment	GC/26
10.	PROTECTION OF PERSONS AND PROPERTY	GC/27
10.1	Safety Precautions and Programs	GC/27
10.2	Safety of Persons and Property.....	GC/27
11.	INSURANCE and BONDS	GC/28
11.1	Insurance.....	GC/28
11.2	Commercial General Liability	GC/28
11.3	Licensed for Use Vehicle Liability.....	GC/29
11.4	Workers' Compensation Insurance.....	GC/29
11.5	General Insurance Requirements and Professional Liability.....	GC/29
11.6	Builder's Risk Insurance	GC/30
11.7	Bonds.....	GC/31
12.	UNCOVERING AND CORRECTION OF THE WORK.....	GC/32
12.1	Uncovering of the Work.....	GC/32
12.2	Correction of the Work.....	GC/32
12.3	Acceptance of Nonconforming Work.....	GC/32
13.	MISCELLANEOUS PROVISIONS	GC/33
13.1	Written Notice	GC/33
13.2	Rights and Remedies	GC/33
13.3	Tests and Inspections.....	GC/33
13.4	Nondiscrimination in Employment Opportunity	GC/34
13.5	Supplier Diversity Goal Program	GC/34
13.6	Wage Rates.....	GC/34
13.7	Records.....	GC/36
13.8	Codes and Standards.....	GC/36
13.9	General Provisions.....	GC/37
13.10	Certifications.....	GC/37
14.	TERMINATION OR SUSPENSION OF THE CONTRACT	GC/38
14.1	Termination by Owner for Cause	GC/38
14.2	Suspension by the Owner for Convenience	GC/39
14.3	Owner's Termination for Convenience	GC/39

**ARTICLE 1
GENERAL PROVISIONS**

1.1 Basic Definitions

As used in the Contract Documents, the following terms shall have the meanings and refer to the parties designated in these definitions.

1.1.1 Owner

The Owner is The Curators of the University of Missouri. The Owner may act through its Board of Curators or any duly authorized committee or representative thereof. The Owner may also be referred to herein as "University".

1.1.2 Contracting Officer

The Contracting Officer is the duly authorized representative of the Owner with the authority to execute contracts. Communications to the Contracting Officer shall be forwarded via the Owner's Representative.

1.1.3 Owner's Representative

The Owner's Representative is authorized by the Owner as the administrator of the Contract and will represent the Owner during the progress of the Work. Communications from the Architect to the Contractor and from the Contractor to the Architect shall be through the Owner's Representative, unless otherwise indicated in the Contract Documents.

1.1.4 Architect

When the term "Architect" is used herein, it shall refer to the Architect or the Engineer specified and defined in the Contract for Construction or its duly authorized representative. Communications to the Architect shall be forwarded to the address shown in the Contract for Construction.

1.1.5 Owner's Authorized Agent

When the term "Owner's Authorized Agent" is used herein, it shall refer to an employee or agency acting on the behalf of the Owner's Representative to perform duties related to code inspections, testing, operational systems check, certification or accreditation inspections, or other specialized work.

1.1.6 Contractor

The Contractor is the person or entity with whom the Owner has entered into the Contract for Construction. The term "Contractor" means the Contractor or the Contractor's authorized representative.

1.1.7 Subcontractor and Lower-tier Subcontractor

A Subcontractor is a person or organization who has a contract with the Contractor to perform any of the Work. The term "Subcontractor" is referred to throughout the Contract Documents as if singular in number and means a Subcontractor or its authorized representative. The term "Subcontractor" also is applicable to those furnishing materials to be incorporated in the Work whether

performed at the Owner's site or off site, or both. A lower-tier Subcontractor is a person or organization who has a contract with a Subcontractor or another lower-tier Subcontractor to perform any of the Work at the site. Nothing contained in the Contract Documents shall create contractual relationships between the Owner or the Architect and any Subcontractor or lower-tier Subcontractor of any tier.

1.1.8 Diversity Definitions

"Diverse Firm" shall mean an approved, certified business concern which is at least fifty-one percent (51%) owned and controlled by one (1) or more diverse individuals as described below.

.1 Minority Business Enterprises (MBE)

Minority Business Enterprise (MBE) shall mean an approved certified business concern which is at least fifty-one percent (51%) owned and controlled by one (1) or more minorities as defined below or, in the case of any publicly-owned business, in which at least fifty-one percent (51%) of the stock of which is owned by one (1) or more minorities as defined below, and whose management and daily business operations are controlled by one (1) or more minorities as defined herein.

.1.1 "African Americans", which includes persons having origins in any of the black racial groups of Africa.

.1.2 "Hispanic Americans", which includes persons of Mexican, Puerto Rican, Cuban, Central or South American, or other Spanish culture or origin, regardless of race.

.1.3 "Native Americans", which includes persons of American Indian, Eskimo, Aleut, or Native Hawaiian origin.

.1.4 "Asian-Pacific Americans", which includes persons whose origins are from Japan, China, Taiwan, Korea, Vietnam, Laos, Cambodia, the Philippines, Samoa, Guam, the U.S. Trust Territories of the Pacific, or the Northern Marianas.

.1.5 "Asian-Indian Americans", which includes persons whose origins are from India, Pakistan, or Bangladesh.

.2 Women Business Enterprise (WBE)

Women Business Enterprise (WBE) shall mean an approved certified business concern which is at least fifty-one percent (51%) owned and controlled by one (1) or more women or, in the case of any publicly owned business, in which at least fifty-one percent (51%) of the stock of which is owned by one (1) or more women, and whose management and daily business operations are controlled by one (1) or more women.

.3 Veteran Owned Business

Veteran Owned Business shall mean an approved certified business concern which is at least fifty-one percent (51%) owned and controlled by one (1) or more Veterans or, in the case of any publicly owned business, in which at least fifty-one percent (51%) of the stock of which is owned by one (1) or more Veterans, and whose management and daily business operations are controlled by one (1) or more Veterans. Veterans must be certified by the appropriate federal agency responsible for veterans' affairs.

.4 Service-Disabled Veteran Enterprise (SDVE)

Service-Disabled Veteran Enterprise (SDVE) shall mean a business certified by the State of Missouri Office of Administration as a Service-Disabled Veteran Enterprise, which is at least fifty-one percent (51%) owned and controlled by one (1) or more Serviced-Disabled Veterans or, in the case

of any publicly-owned business, in which at least fifty-one percent (51%) of the stock of which is owned by one (1) or more Service-Disabled Veterans, and whose management and daily business operations are controlled by one (1) or more Serviced-Disabled Veterans.

.5 Disadvantaged Business Enterprise (DBE)

A Disadvantaged Business Enterprise (DBE) is a for-profit small business concern where a socially and economically disadvantaged individual owns at least 51% interest and also controls management and daily business operations. These firms can also be referred to as Small Disadvantaged Businesses (SDB). Eligibility requirements for certification are stated in 49 CFR (Code of Federal Regulations), part 26, Subpart D.

U.S. citizens that are African Americans, Hispanics, Native Americans, Asian-Pacific and Subcontinent Asian Americans, and women are presumed to be socially and economically disadvantaged. Also recognized as DBEs are Historically Black Colleges and Universities (HBCU) and small businesses located in Federal HUB Zones.

To be regarded as economically disadvantaged, an individual must have a personal net worth that does not exceed \$1.32 million. To be seen as a small business, a firm must meet Small Business Administration (SBA) size criteria (500 employees or less) and have average annual gross receipts not to exceed \$22.41 million. To be considered a DBE/SDB, a small business owned and controlled by socially and/or economically disadvantaged individuals must receive DBE certification from one of the recognized Missouri state agencies to be recognized in this classification.

1.1.9 Work

Work shall mean supervision, labor, equipment, tools, material, supplies, incidentals operations and activities required by the Contract Documents or reasonably inferable by the Contractor therefrom as necessary to produce the results intended by the Contract Documents in a safe, expeditious, orderly, and workmanlike manner, and in the best manner known to each respective trade.

1.1.10 Approved

The terms “approved”, “equal to”, “directed”, “required”, “ordered”, “designated”, “acceptable”, “compliant”, “satisfactory”, and similar words or phrases will be understood to have reference to action on the part of the Architect and/or the Owner’s Representative.

1.1.11 Contract Documents

The Contract Documents consist of (1) the executed Contract for Construction, (2) these General Conditions of the Contract for Construction, (3) any Supplemental Conditions or Special Conditions identified in the Contract for Construction, (4) the Specifications identified in the Contract for Construction, (5) the Drawings identified in the Contract for Construction, (6) Addenda issued prior to the receipt of bids, (7) Contractor’s bid addressed to Owner, including Contractor’s completed Qualification

Statement, (8) Contractor’s Performance Bond and Contractor’s Payment Bond, (9) Notice to Proceed, (10) and any other exhibits and/or post bid adjustments identified in the Contract for Construction, (11) Advertisement for Bid, (12) Information for Bidders, and (13) Change Orders issued after execution of the Contract. All other documents and technical reports and information are not Contract Documents, including without limitation, Shop Drawings, and Submittals.

1.1.12 Contract

The Contract Documents form the Contract and are the exclusive statement of agreement between the parties. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior representations or agreements, either written or oral. The Contract Documents shall not be construed to create a contractual relationship of any kind between the Owner and a Subcontractor or any lower-tier Subcontractor.

1.1.13 Change Order

The Contract may be amended or modified without invalidating the Contract only by a Change Order, subject to the limitations in Article 7 and elsewhere in the Contract Documents. A Change Order is a written instrument signed by the Owner and the Contractor stating their agreement to a change in the Work, the amount of the adjustment to the Contract Sum, if any, and the extent of the adjustment to the Contract Time, if any. Agreement to any Change Order shall constitute a final settlement of all matters relating to the change in the Work which is the subject of the Change Order, including, but not limited to, all direct and indirect costs associated with such change and any and all adjustments of the Contract Sum, time and schedule.

1.1.14 Substantial Completion

The terms “Substantial Completion” or “substantially complete” as used herein shall be construed to mean the completion of the entire Work, including all submittals required under the Contract Documents, except minor items which in the opinion of the Architect, and/or the Owner’s Representative will not interfere with the complete and satisfactory use of the facilities for the purposes intended.

1.1.15 Final Completion

The date when all punch list items are completed, including all closeout submittals and approval by the Architect is given to the Owner in writing.

1.1.16 Supplemental and Special Conditions

The terms “Supplemental Conditions” or “Special Conditions” shall mean the part of the Contract Documents which amend, supplement, delete from, or add to these General Conditions.

1.1.17 Day

The term “day” as used in the Contract Documents shall mean calendar day unless otherwise specifically defined.

1.1.18 Knowledge

The terms “knowledge,” “recognize” and “discover” their respective derivatives and similar terms in the Contract Documents, as used in reference to the Contractor, shall be interpreted to mean that which the Contractor knows or should know, recognizes, or should recognize and discovers or should discover in exercising the care, skill, and diligence of a diligent and prudent contractor familiar with the Work. Analogously, the expression “reasonably inferable” and similar terms in the Contract Documents shall be interpreted to mean reasonably inferable by a diligent and prudent contractor familiar with the Work.

1.1.19 Punch List

“Punch List” means the list of items, prepared in connection with the inspection(s) of the Project by the Owner’s Representative or the Architect in connection with Substantial Completion of the Work or a portion of the Work, which the Owner’s Representative or the Architect has designated as remaining to be performed, completed, or corrected before the Work will be accepted by the Owner.

1.1.20 Force Majeure

An event or circumstance that could not have been reasonably anticipated and is out of the control of both the Owner and the Contractor.

1.2 Specifications and Drawings

1.2.1 The Specifications are that portion of the Contract Documents consisting of the written requirements for materials, equipment, construction system, standards and workmanship and performance of related services for the Work identified in the Contract for Construction. Specifications are separated into titled divisions for convenience of reference only. 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. Such separation will not operate to make the Owner or the Architect an arbiter of labor disputes or work agreements.

1.2.2 The drawings herein referred to, consist of drawings prepared by the Architect, and are enumerated in the Contract Documents.

1.2.3 Drawings are intended to show general arrangements, design, and dimensions of work and are partly diagrammatic. Dimensions shall not be determined by scale or rule. If figured dimensions are lacking, they shall be supplied by the Architect on the Contractor’s written request to the Owner’s Representative.

1.2.4 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 complimentary, and what is required by one shall be as binding as if required by all; performance by the Contractor

shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.

1.2.5 In the event of inconsistencies within or between parts of the Contract Documents, or between the Contract Documents and applicable standards, codes and ordinances, the Contractor shall (1) provide the better quality or greater quantity of Work or (2) comply with the more stringent requirement; either or both in accordance with the Owner’s Representative’s interpretation. On the Drawings, given dimensions shall take precedence over scaled measurements and large-scale drawings over small scale drawings. Before ordering any materials or doing any Work, the Contractor and each Subcontractor shall verify measurements at the Work site and shall be responsible for the correctness of such measurements. Any difference which may be found shall be submitted to the Owner’s Representative and the Architect for resolution before proceeding with the Work. If a minor change in the Work is found necessary due to actual field conditions, the Contractor shall submit detailed drawings of such departure for the approval by the Owner’s Representative and the Architect before making the change.

1.2.6 Data in the Contract Documents concerning lot size, ground elevations, present obstructions on or near the site, locations and depths of sewers, conduits, pipes, wires, etc., position of sidewalks, curbs, pavements, etc., and nature of ground and subsurface conditions have been obtained from sources the Architect believes reliable, but the Architect and the Owner do not represent or warrant that this information is accurate or complete. The Contractor shall verify such data to the extent possible through normal construction procedures, including but not limited to contacting utility owners and by prospecting.

1.2.7 Only work included in the Contract Documents is authorized, and the Contractor shall do no work other than that described therein.

1.2.8 Execution of the Contract by the Contractor is a representation that the Contractor has visited the site, become familiar with local conditions under which the Work is to be performed and correlated personal observations with requirements of the Contract Documents. The Contractor represents that it has performed its own investigation and examination of the Work site and its surroundings and satisfied itself before entering into this Contract as to:

- .1** conditions bearing upon transportation, disposal, handling, and storage of materials;
- .2** the availability of labor, materials, equipment, water, electrical power, utilities and roads;
- .3** uncertainties of weather, river stages, flooding and similar characteristics of the site;
- .4** conditions bearing upon security and protection of material, equipment, and Work in progress;
- .5** the form and nature of the Work site, including the surface and sub-surface conditions;

.6 the extent and nature of Work and materials necessary for the execution of the Work and the remedying of any defects therein; and

.7 the means of access to the site and the accommodations it may require and, in general, shall be deemed to have obtained all information as to risks, contingencies and other circumstances.

.8 the ability to complete work without disruption to normal campus activities, except as specifically allowed in the Contract Documents.

The Owner assumes no responsibility or liability for the physical condition or safety of the Work site, or any improvements located on the Work site. The Contractor shall be solely responsible for providing a safe place for the performance of the Work. The Owner shall not be required to make any adjustment in either the Contract Sum or Contract Time concerning any failure by the Contractor or any Subcontractor to comply with the requirements of this Paragraph.

1.2.9 Drawings, specifications, and copies thereof furnished by the Owner are and shall remain the Owner's property. They are not to be used on another project and, with the exception of one contract set for each party to the Contract, shall be returned to the Owner's Representative on request, at the completion of the Work.

1.3 Required Provisions Deemed Inserted

Each and every provision of law and clause required by law to be inserted in this Contract shall be deemed to be inserted herein, and the Contract shall be read and enforced as though it were included herein; and if through mistake or otherwise any such provision is not inserted, or is not correctly inserted, then upon the written application of either party the Contract shall forthwith be physically amended to make such insertion or correction.

ARTICLE 2 OWNER

2.1 Information and Services Required of Owner

2.1.1 Permits and fees are the responsibility of the Contractor under the Contract Documents, unless specifically stated in the Contract Documents that the Owner will secure and pay for specific necessary approvals, easements, assessments, and charges required for construction, use or occupancy of permanent structures, or for permanent changes in existing facilities.

2.1.2 When requested in writing by the Contractor, information or services under the Owner's control, which are reasonably necessary to perform the Work, will be furnished by the Owner with reasonable promptness to avoid delay in the orderly progress of the Work.

2.2 Owner's Right to Stop the Work

2.2.1 If the Contractor fails to correct Work which is not in strict accordance with the requirements of the Contract Documents or fails to carry out Work in strict accordance with the Contract Documents, the Owner's Representative may order 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 will 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. The Owner's lifting of Stop Work Order shall not prejudice the Owner's right to enforce any provision of this Contract.

2.3 Owner's Right to Carry Out the Work

2.3.1 If the Contractor defaults or neglects to carry out the Work in accordance with the Contract Documents and fails within a seven (7) day period after receipt of a written notice from the Owner to correct such default or neglect, the Owner may, without prejudice to other remedies the Owner may have, correct such default or neglect. In such case, an appropriate Change Order shall be issued deducting from payments then or thereafter due the Contractor the cost of correcting such deficiencies, including compensation for the Architect's additional services and expenses made necessary by such default or neglect. If payments then or thereafter due the Contractor are not sufficient to cover such amounts, the Contractor shall pay the difference to Owner. However, such notice shall be waived in the event of an emergency with the potential for property damage or the endangerment of students, faculty, staff, the public or construction personnel, at the sole discretion of the Owner.

2.3.2 In the event the Contractor has not satisfactorily completed all items on the Punch List within thirty (30) days of its receipt, the Owner reserves the right to complete the Punch List without further notice to the Contractor or its surety. In such case, the Owner shall be entitled to deduct from payments then or thereafter due the Contractor the cost of completing the Punch List items, including compensation for the Architect's additional services. If payments then or thereafter due Contractor are not sufficient to cover such amounts, the Contractor shall pay the difference to the Owner.

2.4 Extent of Owner Rights

2.4.1 The rights stated in Article 2 and elsewhere in the Contract Documents are cumulative and not in limitation of any rights of the Owner (1) granted in the Contract Documents, (2) at law or (3) in equity.

2.4.2 In no event shall the Owner have control over, charge of, or any responsibility for construction means, methods, techniques, sequences or procedures or for safety precautions and programs in connection with the Work, notwithstanding any of the rights and authority granted the Owner in the Contract Documents.

ARTICLE 3 CONTRACTOR

3.1 Contractor's Warranty

3.1.1 The Contractor warrants all equipment and materials furnished, and work performed, under this Contract, against defective materials and workmanship for a period of twelve months after acceptance as provided in this Contract, unless a longer period is specified, regardless of whether the same were furnished or performed by the Contractor or any Subcontractors of any tier. Upon written notice from the Owner of any breach of warranty during the applicable warranty period due to defective material or workmanship, the affected part or parts thereof shall be repaired or replaced by the Contractor at no cost to the Owner. Should the Contractor fail or refuse to make the necessary repairs, replacements, and tests when requested by the Owner, the Owner may perform, or cause the necessary work and tests to be performed, at the Contractor's expense, or exercise the Owner's rights under Article 14.

3.1.2 Should one or more defects mentioned above appear within the specified period, the Owner shall have the right to continue to use or operate the defective part or apparatus until the Contractor makes repairs or replacements or until such time as it can be taken out of service without loss or inconvenience to the Owner.

3.1.3 The above warranties are not intended as a limitation but are in addition to all other express warranties set forth in this Contract and such other warranties as are implied by law, custom, and usage of trade. The Contractor, and its surety or sureties, if any, shall be liable for the satisfaction and full performance of the warranties set forth herein.

3.1.4 Neither the final payment nor any provision in the Contract Documents nor partial or entire occupancy of the premises by the Owner, nor expiration of warranty stated herein, will constitute an acceptance of Work not done in accordance with the Contract Documents or relieve the Contractor of liability in respect to any responsibility for non-conforming work. The Contractor shall immediately remedy any defects in the Work and pay for any damage to other Work resulting therefrom upon written notice from the Owner. Should the Contractor fail or refuse to remedy the non-conforming work, the Owner may perform, or cause to be performed all actions necessary to bring the Work into conformance with the Contract Documents at the Contractor's expense.

3.1.5 The Contractor agrees to defend, indemnify, and save harmless The Curators of the University of Missouri, their officers, agents, employees, and volunteers, from and against all loss or expense from any injury or damages to property of others suffered or incurred on account of any breach of the aforesaid obligations and covenants. The Contractor agrees to investigate, handle, respond to and provide defense for and defend against any such liability, claims, and demands at the sole expense of the Contractor, or at the option of the University, agrees to pay to or

reimburse the University for the defense costs incurred by the University in connection with any such liability claims, or demands. The parties hereto understand and agree that the University is relying on and does not waive or intend to waive by any provision of this Contract, any monetary limitations or any other rights, immunities, and protections provided by the State of Missouri, as from time to time amended, or otherwise available to the University, or its officers, employees, agents or volunteers.

3.2 Compliance with Laws, Regulations, Permits, Codes, and Inspections

3.2.1 The Contractor shall, without additional expense to the Owner, comply with all applicable laws, ordinances, rules, permit requirements, codes, statutes, and regulations (which may be collectively referred to as "laws").

3.2.2 Since the Owner is an instrumentality of the State of Missouri, municipal, or political subdivision, ordinances, zoning ordinances, and other like ordinances are not applicable to construction on the Owner's property, and the Contractor will not be required to submit plans and specifications to any municipal or political subdivision authority to obtain construction permits or any other licenses or permits from or submit to, inspection by any municipality or political subdivision relating to the construction on the Owner's property, unless required by the Owner in these Contract Documents or otherwise in writing.

3.2.3 All fees, permits, inspections, or licenses required by municipality or political subdivision for operation on property not belonging to the Owner, shall be obtained by and paid for by the Contractor. The Contractor, of its own expense, is responsible to ensure that all inspections required by said permits or licenses on property, easements, or utilities not belonging to the Owner are conducted as required therein. All connection charges, assessments or transportation fees as may be imposed by any utility company or others are included in the Contract Sum and shall be the Contractor's responsibility.

3.2.4 If the Contractor has knowledge that any Contract Documents are at variance with any laws, including Americans with Disabilities Act – Standards for Accessible Design, ordinances, rules, regulations, or codes applying to the Work, Contractor shall promptly notify the Architect and the Owner's Representative, in writing, and any necessary changes will be adjusted as provided in the Contract Documents. However, it is not the Contractor's primary responsibility to ascertain that the Contract Documents are in accordance with applicable laws, unless such laws bear upon performance of the Work.

3.3 Anti-Kickback

3.3.1 No member or delegate to Congress, or resident commissioner, shall be admitted to any share or part of this Contract or to any benefit that may arise therefrom, but this provision shall not be construed to extend to this Contract if made with a corporation for its general benefit.

3.3.2 No official of the Owner who is authorized in such capacity and on behalf of the Owner to negotiate, make, accept or approve, or to take part in negotiating, making, accepting, or approving any architectural, engineering, inspection, construction, or material supply contract or any Subcontract of any tier in connection with the construction of the Work shall have a financial interest in this Contract or in any part thereof, any material supply contract, Subcontract of any tier, insurance contract, or any other contract pertaining to the Work.

3.4 Supervision and Construction Procedures

3.4.1 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. The Contractor shall supply sufficient and competent supervision and personnel, and sufficient material, plant, and equipment to prosecute the Work with diligence to ensure completion thereof within the time specified in the Contract Documents, and shall pay when due any laborer, Subcontractor of any tier, or supplier.

3.4.2 The Contractor, if an individual, shall give the Work an adequate amount of personal supervision, and if a partnership, corporation, or joint venture or other business entity, the Work shall be given an adequate amount of personal supervision by a partner or executive officer, as determined by the Owner's Representative.

3.4.3 The Contractor and each of its Subcontractors of any tier shall submit to the Owner such schedules of quantities and costs, progress schedules in accordance with 3.18 this document, payrolls, reports, estimates, records, and other data as the Owner may request concerning Work performed or to be performed under the Contract.

3.4.4 The Contractor shall be represented at the site by a competent superintendent from the beginning of the Work until its final acceptance, whenever Contract Work is being performed, unless otherwise permitted in writing by the Owner's Representative. The superintendent for the Contractor shall exercise general supervision over the Work and such superintendent shall have decision making authority of the Contractor. Communications given to the superintendent shall be binding as if given to the Contractor. The superintendent shall not be changed by the Contractor without approval from the Owner's Representative.

3.4.5 The Contractor shall establish and maintain a permanent benchmark to which access may be had during progress of the Work, and Contractor shall establish all lines and levels, and shall be responsible for the correctness of such. The Contractor shall be fully responsible for all layout work for the proper location of Work in strict accordance with the Contract Documents.

3.4.6 The Contractor shall establish and be responsible for wall and partition locations. If applicable, separate contractors shall be entitled to rely upon these locations and for setting their sleeves, openings, or chases.

3.4.7 The Contractor's scheduled outage/tie-in plan, time, and date for any utilities is subject to approval by the Owner's Representative. Communication with the appropriate entity and planning for any scheduled outage/tie-in of utilities shall be the responsibility of the Contractor. Failure of the Contractor to comply with the provisions of this Paragraph shall cause the Contractor to forfeit any right to an adjustment of the Contract Sum or Contract Time for any postponement, rescheduling or other delays ordered by the Owner in connection with such Work. The Contractor shall follow the following procedures for all utility outages/tie-ins or disruption of any building system:

- .1** All shutting of valves, switches, etc., shall be by the Owner's personnel.
- .2** The Contractor shall submit its preliminary outage/tie-in schedule with its baseline schedule.
- .3** The Contractor shall request an outage/tie-in meeting at least two weeks before the outage/tie-in is required.
- .4** The Owner's Representative will schedule an outage/tie-in meeting at least one week prior to the outage/tie-in.

3.4.8 The Contractor shall coordinate all Work so there shall be no prolonged interruption of existing utilities, systems, and equipment of the Owner. Any existing plumbing, heating, ventilating, air conditioning, or electrical disconnection necessary, which affect portions of this construction or building or any other building, must be scheduled with the Owner's Representative to avoid any disruption of operation within the building under construction or other buildings or utilities. In no case shall utilities be left disconnected at the end of a workday or over a weekend. Any interruption of utilities, either intentionally or accidentally, shall not relieve the Contractor from repairing and restoring the utility to normal service. Repairs and restoration shall be made before the workers responsible for the repair and restoration leave the job.

3.4.9 The Contractor shall be responsible for repair of damage to property on or off the project occurring during construction of project, and all such repairs shall be made to meet code requirements or to the satisfaction of the Owner's Representative if code is not applicable.

3.4.10 The Contractor shall be responsible for all shoring required to protect the Work or adjacent property and shall pay

for any damage caused by failure to shore or by improper shoring or by failure to give proper notice. Shoring shall be removed only after completion of permanent supports.

3.4.11 The Contractor shall maintain at the Contractor's own cost and expense, adequate, safe and sufficient walkways, platforms, scaffolds, ladders, hoists and all necessary, proper, and adequate equipment, apparatus, and appliances useful in carrying on the Work and which are necessary to make the place of Work safe and free from avoidable danger for students, faculty, staff, the public and construction personnel, and as may be required by safety provisions of applicable laws, ordinances, rules regulations and building and construction codes.

3.4.12 During the performance of the Work, the Contractor shall be responsible for providing and maintaining warning signs, lights, signal devices, barricades, guard rails, fences, and other devices appropriately located on site which shall give proper and understandable warning to all persons of danger of entry onto land, structure, or equipment, within the limits of the Contractor's work area.

3.4.13 The Contractor shall pump, bail, or otherwise keep any general excavations free of water. The Contractor shall keep all areas free of water before, during and after concrete placement. The Contractor shall be responsible for protection, including weather protection, and proper maintenance of all equipment and materials installed, or to be installed by the Contractor.

3.4.14 The Contractor shall be responsible for care of the Work and must protect same from damage of defacement until acceptance by the Owner. All damaged or defaced Work shall be repaired or replaced to the Owner's satisfaction, without cost to the Owner.

3.4.15 When requested by the Owner's Representative, the Contractor, at no extra charge, shall provide scaffolds or ladders in place as may be required by the Architect or the Owner for examination or inspection of Work in progress or completed.

3.4.16 The Contractor shall be responsible to the Owner for acts and omissions of the Contractor's employees, Subcontractors of any tier and their agents and employees, and any other entity or persons performing portions of the Work.

3.4.17 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 Owner's Representative or the Architect in their administration of the Contract, or by tests, inspections or approvals required or performed by persons other than the Contractor.

3.4.18 The Contractor shall be responsible for inspection of portions of the Work already performed under this Contract to determine that such portions are compliant and in proper condition to receive subsequent Work.

3.5 Use of Site

3.5.1 The Contractor shall limit operations and storage of material to the area within the Work limit lines shown on Drawings, except as necessary to connect to existing utilities, shall not encroach on neighboring property, and shall exercise caution to prevent damage to existing structures.

3.5.2 Only materials and equipment, which are to be used directly in the Work, shall be brought to and stored on the Work site by the Contractor. After equipment is no longer required for the Work, it shall be promptly removed from the Work site. Protection of construction materials and equipment stored at the Work site from weather, theft, damage and all other adversity is solely the responsibility of the Contractor.

3.5.3 No project signs shall be erected without the written approval of the Owner's Representative.

3.5.4 The Contractor shall ensure that the Work is at all times performed in a manner that affords reasonable access, both vehicular and pedestrian, to the site of the Work and all adjacent areas. Particular attention shall be paid to access for emergency vehicles, including fire trucks. Wherever there is the possibility of interfering with normal emergency vehicle operations, the Contractor shall obtain permission from both campus and municipal emergency response entities prior to limiting any access. The Work shall be performed, to the fullest extent reasonably possible, in such a manner that public areas adjacent to the site of the Work shall be free from all debris, building materials and equipment likely to cause hazardous conditions. Without limitation of any other provision of the Contract Documents, the Contractor shall not interfere with the occupancy or beneficial use of (1) any areas and buildings adjacent to the site of the Work or (2) the Work in the event of partial occupancy. The Contractor shall assume full responsibility for any damage to the property comprising the Work or to the owner or occupant of any adjacent land or areas resulting from the performance of the Work.

3.5.5 The Contractor shall not permit any workers to use any existing facilities at the Work site, including, without limitation, lavatories, toilets, entrances, and parking areas other than those designated by Owner. The Contractor, Subcontractors of any tier, suppliers and employees shall comply with instructions or regulations of the Owner's Representative governing access to, operation of, and conduct while in or on the premises and shall perform all Work required under the Contract Documents in such a manner as not to unreasonably interrupt or interfere with the conduct of the Owner's operations. Any request for Work, a suspension of Work or any other request or directive received by the Contractor from occupants of existing buildings shall be referred to the Owner's Representative for determination.

3.5.6 The Contractor and the Subcontractor of any tier shall have its' name, acceptable abbreviation or recognizable logo and the name of the city and state of the mailing address of the principal office of the company, on each motor vehicle and motorized self-propelled piece of equipment which is used in connection with the project. The signs are required on such vehicles during the time the Contractor is working on the project.

3.6 Review of Contract Documents and Field Conditions by Contractor

3.6.1 The Contractor shall carefully study and compare the Contract Documents with each other and with information furnished by the Architect and the Owner and shall at once report in writing to the Architect and the Owner's Representative any errors, inconsistencies or omissions discovered. If the Contractor performs any construction activity which it knows or should have known involves a recognized error, inconsistency, or omission in the Contract Documents without such written notice to the Architect and the Owner's Representative, the Contractor shall assume appropriate responsibility for such performance and shall bear an appropriate amount of the attributable costs for correction.

3.6.2 The Contractor shall take field measurements and verify field conditions and shall carefully compare such field measurements and conditions and other information known to the Contractor with the Contract Documents before commencing activities. Errors, inconsistencies, or omissions discovered shall be reported in writing to the Architect and the Owner's Representative within twenty-four (24) hours. During the progress of the Work, the Contractor shall verify all field measurements prior to fabrication of building components or equipment and proceed with the fabrication to meet field conditions. The Contractor shall consult all Contract Documents to determine the exact location of all work and verify spatial relationships of all work. Any question concerning said location or spatial relationships shall be submitted to the Owner's Representative. Specific locations for equipment, pipelines, ductwork and other such items of work, where not dimensioned on plans, shall be determined in consultation with the Owner's Representative and the Architect. The Contractor shall be responsible for the proper fitting of the Work in place.

3.6.3 The Contractor shall provide, at the proper time, such material as required for support of the Work. If openings or chases are required, whether shown on Drawings or not, the Contractor shall see they are properly constructed. If required openings or chases are omitted, the Contractor shall cut them at the Contractors own expense, but only as directed by the Architect, through the Owner's Representative.

3.6.4 Should the Contract Documents fail to particularly describe materials or goods to be used, it shall be the duty of the Contractor to inquire of the Architect and

the Owner's Representative what is to be used and to supply it at the Contractor's expense, or else thereafter replace it to the Owner's Representative's satisfaction. At a minimum, the Contractor shall provide the quality of materials as generally specified throughout the Contract Documents.

3.7 Cleaning and Removal

3.7.1 The Contractor shall keep the Work site and surrounding areas free from accumulation of waste materials, rubbish, debris, and dirt resulting from the Work and shall clean the Work site and surrounding areas as requested by the Architect and the Owner's Representative, including mowing of grass greater than six (6) inches high. The Contractor shall be responsible for the cost of clean up and removal of debris from premises. The building and premises shall be kept clean, safe, in a workmanlike manner, and in compliance with OSHA standards and code at all times. At completion of the Work, the Contractor shall remove from and about the Work site tools, construction equipment, machinery, fencing, and surplus materials. Further, at the completion of the Work, all dirt, stains, and smudges shall be removed from every part of the building, all glass in doors and windows shall be washed, and entire Work shall be left broom clean in a finished state ready for occupancy. The Contractor shall advise his Subcontractors of any tier of this provision, and the Contractor shall be fully responsible for leaving the premises in a finished state ready for use to the satisfaction of the Owner's Representative. If the Contractor fails to comply with the provisions of this Paragraph, the Owner may do so, and the cost thereof shall be charged to the Contractor.

3.8 Cutting and Patching

3.8.1 The Contractor shall be responsible for cutting, fitting, or patching required to complete the Work or to make its parts fit together properly.

3.8.2 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 such construction by the Owner or a separate contractor except with written consent of the Owner and of such separate contractor; such consent shall not be unreasonably withheld. The Contractor shall not unreasonably withhold from the Owner or a separate contractor the Contractor's consent to cutting or otherwise altering the Work.

3.8.3 If the Work involves renovation and/or alteration of existing improvements, the Contractor acknowledges that cutting and patching of the Work is essential for the Work to be successfully completed. The Contractor shall perform any cutting, altering, patching, and/or fitting of the Work necessary for the Work and the existing improvements to be fully integrated and to present the visual appearance of an entire, completed, and unified project. In performing any Work which requires cutting or patching, the Contractor shall use its best efforts to protect and preserve the visual appearance and

aesthetics of the Work to the reasonable satisfaction of both the Owner's Representative and the Architect.

3.9 Indemnification

3.9.1 To the fullest extent permitted by law, the Contractor shall defend, indemnify, and hold harmless the Owner, the Architect, the Architect's consultants, and the agents, employees, representatives, insurers and re-insurers of any of the foregoing (hereafter collectively referred to as the "Indemnitees") from and against claims, damages (including loss of use of the Work itself), punitive damages, penalties and civil fines unless expressly prohibited by law, losses and expenses, including, but not limited to, attorneys' fees, arising out of or resulting from performance of the Work to the extent caused in whole or in part by negligent acts or omissions or other fault of the Contractor, a Subcontractor of any tier, or 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 the negligent acts or omissions or other fault of a party indemnified hereunder. The Contractor's obligations hereunder are in addition to and shall not be construed to negate, abridge, or reduce other rights or obligations of indemnity that the Owner may possess. If one or more of the Indemnitees demand performance by the Contractor of obligations under this Paragraph or other provisions of the Contract Documents and if the Contractor refuses to assume or perform, or delays in assuming or performing the Contractor's obligations, Contractor shall pay each Indemnitee who has made such demand its respective attorneys' fees, costs, and other expenses incurred in enforcing this provision. The defense and indemnity required herein shall be a binding obligation upon the Contractor whether or not an Indemnitee has made such demand. Even if a defense is successful to a claim or demand for which the Contractor is obligated to indemnify the Indemnitees from under this Paragraph, the Contractor shall remain liable for all costs of defense.

3.9.2 The indemnity obligations of the Contractor under this Section 3.9 shall survive termination of this Contract or final payment thereunder. In the event of any claim or demand made against any party which is entitled to be indemnified hereunder, the Owner may in its sole discretion reserve, return or apply any monies due or to become due the Contractor under the Contract for the purpose of resolving such claims; provided, however, that the Owner may release such funds if the Contractor provides the Owner with reasonable assurance of protection of the Owner's interests. The Owner shall in its sole discretion determine if such assurances are reasonable. The Owner reserves the right to control the defense and settlement of any claim, action or proceeding which the Contractor has an obligation to indemnify the Indemnitees against.

3.9.3 In claims against any person or entity indemnified under this Section 3.9 by an employee of the Contractor, a

Subcontractor of any tier, anyone directly or indirectly employed by them or anyone for whose acts they may be liable, the indemnification obligation under this Section 3.9 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 of any tier under workers' or workmen's compensation acts, disability benefit acts or other employee benefit acts.

3.9.4 The obligations of the Contractor under Paragraph 3.9.1 shall not extend to the liability of the Architect, the Architect's agents or employees, arising out of the preparation and approval of maps, drawings, opinions, reports, surveys, Change Orders, designs, or Specifications.

3.10 Patents

3.10.1 The Contractor shall hold and save harmless the Owner and its officers, agents, servants, and employees from liability of any nature or kind, including cost and expense, for, or on account of, any patented or otherwise protected invention, process, article, or appliance manufactured or used in the performance of the Contract, including its use by the Owner, unless otherwise specifically stipulated in the Contract Documents.

3.10.2 If the Contractor uses any design, device, or material covered by letters patent or copyright, the Contractor shall provide for such use by suitable agreement with the Owner of such patented or copyrighted design, device, or material. It is mutually agreed and understood, without exception, that the Contract Sum include, and the Contractor shall pay all royalties, license fees or costs arising from the use of such design, device, or material in any way involved in the Work. The Contractor and/or sureties shall indemnify and save harmless the Owner from any and all claims for infringement by reason of the use of such patented or copyrighted design, device, or material or any trademark or copyright in connection with Work agreed to be performed under this Contract and shall indemnify the Owner for any cost, expense, or damage it may be obligated to pay by reason of such infringement at any time during the prosecution of the Work or after completion of the Work.

3.11 Delegated Design

3.11.1 If the Contract Documents specify the Contractor is responsible for the design of any Work as part of the project, then the Contractor shall procure all design services and certifications necessary to complete the Work as specified, from a design professional licensed in the State of Missouri. The signature and seal of that design professional shall appear on all drawings, calculations, specifications, certifications, Shop Drawings, and other submittals related to the Work. The design professional shall maintain insurance as required per Article 11.

3.12 Materials, Labor, and Workmanship

3.12.1 Materials and equipment incorporated into the Work shall strictly conform to the Contract Documents and representations and approved Samples provided by Contractor

and shall be of the most suitable grade of their respective kinds for their respective uses and shall be fit and sufficient for the purpose intended, merchantable, of good new material and workmanship, and free from defect. Workmanship shall be in accordance with the highest standard in the industry and free from defect in strict accordance with the Contract Documents.

3.12.2 Materials and fixtures shall be new and of latest design unless otherwise specified and shall provide the most efficient operating and maintenance costs to the Owner. All Work shall be performed by competent workers and shall be of best quality.

3.12.3 The Contractor shall carefully examine the Contract Documents and shall be responsible for the proper fitting of his material, equipment, and apparatus into the building.

3.12.4 The Contractor shall base its bid only on the Contract Documents.

3.12.5 Materials and workmanship shall be subject to inspection, examination, and testing by the Architect and the Owner's Representative at any and all times during manufacture, installation, and construction of any of them, at places where such manufacture, installation, or construction is performed.

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

3.12.7 Unless otherwise specifically noted, the Contractor shall provide and pay for supervision, labor, materials, equipment, tools, construction equipment and machinery, water, heat, utilities, transportation, and other facilities and services necessary for the proper execution and completion of the Work.

3.12.8 Substitutions

3.12.8.1 A substitution is a Contractor proposal of an alternate product or method in lieu of what has been specified or shown in the Contract Documents, which is not an "or equal" as set forth in Section 3.13.

3.12.8.2 The Contractor may make a proposal to the Architect and the Owner's Representative to use substitute products or methods as set forth herein, but the Architect's and the Owner's Representative's decision concerning acceptance of a substitute shall be final. The Contractor must do so in writing and setting forth the following:

.1 Full explanation of the proposed substitution and submittal of all supporting data including technical information, catalog cuts, warranties, test results, installation instructions, operating procedures, and other

like information necessary for a complete evaluation of the substitution.

.2 Reasons the substitution is advantageous and necessary, including the benefits to the Owner and the Work in the event the substitution is acceptable.

.3 The adjustment, if any, in the Contract Sum, in the event the substitution is acceptable.

.4 The adjustment, if any, in the time of completion of the Contract and the construction schedule in the event the substitution is acceptable.

.5 An affidavit stating that (a) the proposed substitution conforms to and meets all of the Contract Document requirements and is code compliant, except as specifically disclosed and set forth in the affidavit and (b) the Contractor accepts the warranty and correction obligations in connection with the proposed substitution as if originally specified by the Architect. Proposals for substitutions shall be submitted to the Architect and the Owner's Representative in sufficient time to allow the Architect and the Owner's Representative no less than ten (10) working days for review. No substitution will be considered or allowed without the Contractor's submittal of complete substantiating data and information as stated herein.

3.12.8.3 Substitutions may be rejected without explanation at the Owner's sole discretion and will be considered only under one or more of the following conditions:

.1 Required for compliance with interpretation of code requirements or insurance regulations then existing;

.2 Unavailability of specified products, through no fault of the Contractor;

.3 Material delivered fails to comply with the Contract Documents;

.4 Subsequent information discloses inability of specified products to perform properly or to fit in designated space;

.5 Manufacturer/fabricator refuses to certify or guarantee performance of specified product as required; or

.6 When in the judgment of the Owner or the Architect, a substitution would be substantially to the Owner's best interests, in terms of cost, time, or other considerations.

3.12.8.4 Whether or not any proposed substitution is accepted by the Owner or the Architect, the Contractor shall reimburse the Owner for any fees charged by the Architect or other consultants for evaluating each proposed substitution.

3.13 Approved Equal

3.13.1 Whenever in the Contract Documents any article, appliance, device, or material is designated by the name of a manufacturer, vendor, or by any proprietary or trade name, the words "or approved equal," shall automatically follow and shall be implied unless specifically indicated otherwise. The standard products of manufacturers other than those specified will be accepted when, prior to the ordering or use thereof, it is proven to the satisfaction of the Owner's Representative and the Architect they are equal in design, appearance, spare parts availability, strength, durability, usefulness, serviceability, operation cost, maintenance cost, and convenience for the purpose intended. Any general listings of approved

manufacturers in any Contract Document shall be for informational purposes only and it shall be the Contractor's sole responsibility to ensure that any proposed "or equal" complies with the requirements of the Contract Documents and is code compliant.

3.13.2 The Contractor shall submit to the Architect and the Owner's Representative a written and full description of the proposed "or equal" including all supporting data, including technical information, catalog cuts, warranties, test results, installation instructions, operating procedures, and similar information demonstrating that the proposed "or equal" strictly complies with the Contract Documents. The Architect or the Owner's Representative shall take appropriate action with respect to the submission of a proposed "or equal" item. If Contractor fails to submit proposed "or equals" as set forth herein, it shall waive any right to supply such items. The Contract Sum and Contract Time shall not be adjusted as a result of any failure by Contractor to submit proposed "or equals" as provided for herein. All documents submitted in connection with preparing an "or equal" shall be clearly and obviously marked as a proposed "or equal" submission.

3.13.3 No approvals or action taken by the Architect or Owner's Representative shall relieve the Contractor from its obligation to ensure that an "or equal" article, appliance, devise, or material strictly complies with the requirements of the Contract Documents. The Contractor shall not propose "or equal" items in connection with Shop Drawings or other Submittals, and the Contractor acknowledges and agrees that no approvals or action taken by the Architect or Owner's Representative with respect to Shop Drawings or other Submittals shall constitute approval of any "or equal" item or relieve the Contractor from its sole and exclusive responsibility. Any changes required in the details and dimensions indicated in the Contract Documents for the incorporation or installation of any "or equal" item supplied by the Contractor shall be properly made and approved by the Architect at the expense of the Contractor. No "or equal" items will be permitted for components of or extensions to existing systems when, in the opinion of the Architect, the named manufacturer must be provided in order to ensure compatibility with the existing systems, including, but not limited to, mechanical systems, electrical systems, fire alarms, smoke detectors, etc. No action will be taken by the Architect with respect to proposed "or equal" items prior to receipt of bids, unless otherwise noted in the Special Conditions.

3.14 Shop Drawings, Product Data, Samples, and Coordination Drawings/BIM Models

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

3.14.2 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.

3.14.3 Samples are physical samples which illustrate materials, equipment or workmanship and establish standards by which the Work will be judged.

3.14.4 Coordination Drawings are drawings for the integration of the Work, including work first shown in detail on Shop Drawings or product data. Coordination Drawings show sequencing and relationship of separate units of work which must interface in a restricted manner to fit in the space provided, or function as indicated. Coordination Drawings are the responsibility of the Contractor and are submitted for informational purposes. The Special Conditions will state whether Coordination Drawings are required. BIM models may be used for coordination in lieu of Coordination Drawings at the Contractor's discretion, unless required in the Special Conditions. The final Coordination Drawings/BIM Model will not change the Contract Documents, unless approved by a fully executed Change Order describing the specific modifications that are being made to the Contract Documents.

3.14.5 Shop Drawings, Coordination Drawings/BIM Models, Product Data, Samples, and similar submittals (collectively referred to as "Submittals") are not Contract Documents. The purpose of their submittal is to demonstrate for those portions of the Work for which submittals are required the way the Contractor proposes to conform to the information given and the design concept expressed in the Contract Documents.

3.14.6 The Contractor shall schedule submittal of Shop Drawings and Product Data to the Architect so that no delays will result in delivery of materials and equipment, advising the Architect of priority for checking of Shop Drawings and Product Data, but a minimum of two weeks shall be provided for this purpose. Because time is of the essence in this Contract, unless noted otherwise in the Special Conditions or Technical Specifications, all Submittals, Shop Drawings and Samples must be submitted as required to maintain the Contractor's plan for proceeding but must be submitted within ninety (90) days of the Notice to Proceed. If the Contractor believes that this milestone is unreasonable for any submittal, the Contractor shall request an extension of this milestone, within sixty (60) days of Notice to Proceed, for each submittal that cannot meet the milestone. The request shall contain a reasonable explanation as to why the ninety (90)-day milestone is unrealistic and shall specify a date on which the submittal will be provided, for approval by the Owner's Representative. Failure of the Contractor to comply with this Section may result in delays in the submittal approval process and/or charges for expediting approval, both of which will be the responsibility of the Contractor.

3.14.7 The Contractor, at its own expense, shall submit Samples required by the Contract Documents with reasonable promptness as to cause no delay in the Work or the activities of

separate contractors and no later than twenty (20) days before materials are required to be ordered for scheduled delivery to the Work site. Samples shall be labeled to designate material or products represented, grade, place of origin, name of producer, name of the Contractor and the name and number of the Owner's project. Quantities of Samples shall be twice the number required for testing so that the Architect can return one set of the Samples. Materials delivered before receipt of Architect's approval may be rejected by the Architect and in such event, the Contractor shall immediately remove all such materials from the Work site. When requested by the Architect or the Owner's Representative, Samples of finished masonry and field applied paints and finishes shall be located as directed and shall include sample panels built at the site of approximately twenty (20) square feet each.

3.14.8 The Contractor shall perform no portion of the Work requiring submittal and review of Shop Drawings, Product Data, Samples, or similar submittals until the respective submittal has been approved by the Architect. Such Work shall be in accordance with approved Submittals.

3.14.9 By approving and submitting Shop Drawings, Product Data, Samples and similar submittals, the Contractor represents such Submittals strictly comply with the requirements of the Contract Documents and that the Contractor has determined and verified field measurements and field construction criteria related thereto, that materials are fit for their intended use and that the fabrication, shipping, handling, storage, assembly and installation of all materials, systems and equipment are in accordance with best practices in the industry and are in strict compliance with any applicable requirements of the Contract Documents. The Contractor shall also coordinate each Submittal with other Submittals.

3.14.10 The Contractor shall be responsible for the correctness and accuracy of the dimensions, measurements and other information contained in the Submittals.

3.14.11 Each Submittal will bear a stamp or specific indication that the Submittal complies with the Contract Documents and the Contractor has satisfied its obligations under the Contract Documents with respect to the Contractor's review and approval of that Submittal. Each Submittal shall bear the signature of the representative of the Contractor who approved the Submittal, together with the Contractor's name, Owner's name, number of the Project, and the item name and specification section number.

3.14.12 The Contractor shall not be relieved of responsibility for deviations from requirements of the Contract Documents by the Architect's approval of Shop Drawings, Product Data, Samples, or similar submittals. 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. Specifically, but not by way of limitation, the

Contractor acknowledges that the Architect's approval of Shop Drawings shall not relieve the Contractor for responsibility for errors and omissions in the Shop Drawings since the Contractor is responsible for the correctness of dimensions, details and the design of adequate connections and details contained in the Shop Drawings.

3.14.13 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.

3.14.14 The Contractor represents and warrants that all Shop Drawings shall be prepared by persons and entities possessing expertise and experience in the trade for which the Shop Drawing is prepared and, if required by the Architect or applicable laws, by a licensed engineer or other design professional.

3.15 Record Drawings

3.15.1 The Contractor shall maintain a set of Record Drawings on site in good condition and shall use colored pencils to mark up said set with "record information" in a legible manner to show: (1) bidding addendums, (2) executed Change Orders, (3) deviations from the Drawings made during construction; (4) details in the Work not previously shown; (5) changes to existing conditions or existing conditions found to differ from those shown on any existing drawings; (6) the actual installed position of equipment, piping, conduits, light switches, electric fixtures, circuiting, ducts, dampers, access panels, control valves, drains, openings, and stub-outs; and (7) such other information as either the Owner or the Architect may reasonably request. The prints for Record Drawing use will be a set of "blue line" prints provided by the Architect to the Contractor at the start of construction. Upon Substantial Completion of the Work, the Contractor shall deliver all Record Drawings to the Owner and the Architect for approval. If not approved, the Contractor shall make the revisions requested by the Architect or the Owner's Representative. Final payment and any retainage shall not be due and owing to the Contractor until the final Record Drawings marked by the Contractor as required above are delivered to the Owner.

3.16 Operating Instructions and Service Manuals

3.16.1 The Contractor shall submit four (4) volumes of operating instructions and service manuals to the Architect before completing 50% of the adjusted contract amount. Payments beyond 50% of the adjusted contract amount may be withheld until all operating instructions and service manuals are received. The operating instructions and service manuals shall contain:

.1 Start-up and Shutdown Procedures: Provide a step-by-step write up of all major equipment. When manufacturer's printed start-up, trouble shooting and shut-down procedures are available, they may be incorporated into the operating manual for reference.

.2 Operating Instructions: Written operating instructions shall be included for the efficient and safe operation of all equipment.

.3 Equipment List: List of all major equipment as installed shall include model number, capacities, flow rate, and name-plate data.

.4 Service Instructions: The Contractor shall be required to provide the following information for all pieces of equipment.

.4.1 Recommended spare parts including catalog number and name of local suppliers or factory representative.

.4.2 Belt sizes, types, and lengths.

.4.3 Wiring diagrams.

.5 Manufacturer's Certificate of Warranty: Manufacturer's certificates of warranty shall be obtained for all major equipment. Warranty shall be obtained for at least one year from the date of Substantial Completion. Where longer period is required by the Contract Documents, the longer period shall govern.

.6 Parts catalogs: For each piece of equipment furnished, a parts catalog or similar document shall be provided which identifies the components by number for replacement ordering.

3.16.2 Submission

.1 Manuals shall be bound into volumes of standard 8 1/2" x 11" hard binders. Large drawings too bulky to be folded into 8 1/2" x 11" shall be separately bound or folded and in brown envelopes, cross-referenced and indexed with the manuals.

.2 The manuals shall identify the Owner's project name, project number, and include the name and address of the Contractor and major Subcontractors of any tier who were involved with the activity described in that particular manual.

3.17 Taxes

3.17.1 The Contractor shall pay all applicable sales, consumer, use, and similar taxes for the Work which are legally enacted when the bids are received, whether or not yet effective or scheduled to go into effect. However, certain purchases by the Contractor of materials incorporated in or consumed in the Work are exempt from certain sales tax pursuant to Section 144.062, RSMo. The Contractor shall be issued a Project Tax Exemption Certificate for this Work to obtain the benefits of Section 144.062, RSMo.

3.17.2 The Contractor shall furnish this certificate to all Subcontractors, and any person or entity purchasing materials for the Work shall present such certificate to all material suppliers as authorization to purchase, on behalf of the Owner, all tangible personal property and materials to be incorporated into or consumed in the Work and no other on a tax-exempt basis. Such suppliers shall provide to the purchasing party invoices bearing the name of the exempt entity and the project identification number. Nothing in this Section shall be deemed to exempt from any sales or similar tax the purchase of any construction machinery, equipment or tools used in construction, repairing or remodeling facilities for the Owner. All

invoices for all personal property and materials purchased under a Project Tax Exemption Certificate shall be retained by the Contractor for a period of five years and shall be subject to audit by the Director of Revenue.

3.17.3 Any excess resalable tangible personal property or materials which were purchased for the project under this Project Tax Exemption Certificate but which were not incorporated into or consumed in the Work shall either be returned to the supplier for credit or the appropriate sales or use tax on such excess property or materials shall be reported on a return and paid by such purchasing party not later than the due date of the purchasing party's Missouri sales or use tax return following the month in which it was determined that the materials were not used in the Work.

3.17.4 If it is determined that sales tax is owed by the Contractor on property and materials due to the failure of the Owner to revise the certificate expiration date to cover the applicable date of purchase, the Owner shall be liable for the tax owed.

3.17.5 The Owner shall not be responsible for any tax liability due to the Contractor's neglect to make timely orders, payments, etc. or the Contractor's misuse of the Project Tax Exemption Certificate. The Contractor represents that the Project Tax Exemption Certificate shall be used in accordance with Section 144.062, RSMo and the terms of the Project Tax Exemption Certificate. The Contractor shall indemnify the Owner for any loss or expense, including but not limited to, reasonable attorneys' fees, arising out of the Contractor's use of the Project Tax Exemption Certificate.

3.18 Contractor's Construction Schedules

3.18.1 The Contractor, within fifteen (15) days after the issuance of the Notice to Proceed, shall prepare and submit for the Owner's and the Architect's information the Contractor's construction schedule for the Work and shall set forth interim dates for completion of various components of the Work and Work Milestone Dates as defined herein. The schedule shall not exceed time limits current under the Contract Documents, shall be revised on a monthly basis or as requested by the Owner's Representative as required by the conditions of the Work, and shall provide for expeditious and practicable execution of the Work. The Contractor shall conform to the most recent schedule.

3.18.2 The construction schedule shall be in a detailed format satisfactory to the Owner's Representative and the Architect and in accordance with the detailed schedule requirements set forth in this document and the Special Conditions. If the Owner's Representative or the Architect has a reasonable objection to the schedule submitted by Contractor, the construction schedule shall be promptly revised by the Contractor. The Contractor shall monitor the progress of the Work for conformance with the requirements of the construction schedule and shall promptly advise the Owner of any delays or potential delays.

3.18.3 As time is of the essence to this Contract, the University expects that the Contractor will take all necessary steps to ensure that the project construction schedule shall be prepared in accordance with the specific requirements of the Special Conditions to this Contract. At a minimum, the Contractor shall comply with the following:

- .1 The schedule shall be prepared using Primavera P3, Oracle P6, Microsoft Project or other software acceptable to the Owner's Representative.
- .2 The schedule shall be prepared and maintained in CPM format, in accordance with Construction CPM Scheduling, published by the Associated General Contractors of American (AGC).
- .3 Prior to submittal to the Owner's Representative for review, the Contractor shall obtain full buy-in to the schedule from all major Subcontractors, in writing if so, requested by Owner's Representative.
- .4 Schedule shall be updated, in accordance with Construction CPM Scheduling, published by the AGC, on a monthly basis at minimum, prior to, and submitted with, the monthly pay application or as requested by the Owner's Representative.
- .5 Along with the update the Contractor shall submit a narrative report addressing all changes, delays and impacts, including weather to the schedule during the last month, and explain how the end date has been impacted by same.
- .6 The submission of the updated schedule certifies that all delays and impacts that have occurred on or to the project during the previous month have been factored into the update and are fully integrated into the schedule and the projected completion date.

Failure to comply with any of these requirements will be considered a material breach of this Contract. See Special Conditions for detailed scheduling requirements.

3.18.4 In the event the Owner's Representative or the Architect determines that the performance of the Work, as of a Milestone Date, has not progressed or reached the level of completion required by the Contract Documents, the Owner shall have the right to order the Contractor to take corrective measures necessary to expedite the progress of construction, including, without limitation, (1) working additional shifts or overtime, (2) supplying additional manpower, equipment, facilities, (3) expediting delivery of materials, and (4) other similar measures (hereinafter referred to collectively as "Extraordinary Measures"). Such Extraordinary Measures shall continue until the progress of the Work complies with the stage of completion required by the Contract Documents. The Owner's right to require Extraordinary Measures is solely for the purpose of ensuring the Contractor's compliance with the construction schedule. The Contractor shall not be entitled to an adjustment in the Contract Sum concerning Extraordinary Measures required by the Owner under or pursuant to this Paragraph. The Owner may exercise the rights furnished the Owner under or pursuant to this Paragraph as frequently as the Owner deems necessary to ensure that the Contractor's performance of the Work will

comply with any Milestone Date or completion date set forth in the Contract Documents.

ARTICLE 4 ADMINISTRATION OF THE CONTRACT

4.1 Rights of the Owner

4.1.1 The Owner's Representative will administer the Construction Contract. The Architect will assist the Owner's Representative with the administration of the Contract as indicated in these Contract Documents.

4.1.2 If, in the judgment of the Owner's Representative, it becomes necessary to accelerate the Work, the Contractor, when directed by the Owner's Representative in writing, shall cease work at any point and transfer its workers to such point or points and execute such portions of the Work as may be required to enable others to hasten and properly engage and carry out the Work, all as directed by the Owner's Representative. The additional cost of accelerating the Work, if any, will be borne by the Owner, unless the Contractor's work progress is behind schedule as shown on the most recent progress schedule.

4.1.3 If the Contractor refuses, for any reason, to proceed with what the Owner believes to be Contract Work, the Owner may issue a Construction Directive, directing the Contractor to proceed. The Contractor shall be obligated to promptly proceed with such work. If the Contractor feels that it is entitled to additional compensation as a result of a Construction Directive, it may file a claim for additional compensation and/or time, in accordance with 4.4 of this Contract.

4.1.4 The Owner's Representative, may, by written notice, require the Contractor to remove from involvement with the Work, any of the Contractor's personnel or the personnel of its Subcontractors of any tier whom the Owner's Representative may deem abusive, incompetent, careless, or a hindrance to proper and timely execution of the Work. The Contractor shall comply with such notice promptly, but without detriment to the Work or its progress.

4.1.5 The Owner's Representative will schedule Work status meetings that shall be attended by representatives of the Contractor and appropriate Subcontractors of any tier. Material suppliers shall attend status meetings if required by the Owner's Representative. These meetings shall include preconstruction meetings.

4.1.6 The Owner does not allow smoking on University property.

4.2 Rights of the Architect

4.2.1 The Architect will interpret requirements of the Contract Documents with respect to the quality, quantity, and other technical requirements of the Work itself within a reasonable time after written request of the Contractor. The

Contractor shall provide Owner's Representative a copy of such written request.

4.3 Review of the Work

4.3.1 The Architect, the Owner's Representative, and the Owner's Authorized Agent shall, at all times, have access to the Work; and the Contractor shall provide proper and safe facilities for such access.

4.3.2 The Owner's Representative shall have authority to reject Work that does not strictly comply with the requirements of the Contract Documents. Whenever the Owner's Representative considers it necessary or advisable for implementation of the intent of the Contract Documents, Owner's Representative shall have the authority to require additional inspection or testing of the Work, whether or not such Work is fabricated, installed, or completed.

4.3.3 The fact that the Architect or the Owner's Representative observed, or failed to observe, faulty Work, or Work done which is not in accordance with the Contract Documents, regardless of whether or not the Owner has released final payment, shall not relieve the Contractor from responsibility for all damages and additional costs of the Owner as a result of defective or faulty Work.

4.4 Claims

4.4.1 A Claim is a demand or assertion by the Contractor seeking, as a matter of right, adjustment or interpretation of Contract terms, payment of money, extension of time or any other relief with respect to the terms of the Contract. The term "Claim(s)" also includes demands and assertions of the Contractor arising out of or relating to the Contract Documents, including Claims based upon breach of contract, mistake, misrepresentation, or other cause for Contract Modification or rescission. Claims must be made by written notice. The Contractor shall have the responsibility to substantiate Claims.

4.4.2 Claims by the Contractor must be made promptly, and no later than within fourteen (14) days after occurrence of the event giving rise to such Claim. Claims must be made by written notice. Such notice shall include a detailed statement setting forth all reasons for the Claim and the amount of additional money and additional time claimed by the Contractor. The notice of Claims shall also strictly comply with all other provisions of the Contract Documents. The Contractor shall not be entitled to rely upon any grounds or basis for additional money or additional time not specifically set forth in the notice of Claim. All Claims not made in the manner provided herein shall be deemed waived and of no effect. The Contractor shall furnish the Owner and the Architect such timely written notice of any Claim provided for herein, including, without limitation, those in connection with alleged concealed or unknown conditions, and shall cooperate with the Owner and the Architect in any effort to mitigate the alleged or potential damages, delay or

other adverse consequences arising out of the condition which is the cause of such a Claim.

4.4.3 Pending final resolution of a Claim, the Contractor shall proceed diligently with performance of the Contract and the Owner shall continue to make payments that are not in dispute in accordance with the Contract Documents.

4.5 Claims for Concealed or Unknown Conditions

4.5.1 If conditions are encountered at the site which are (1) subsurface or otherwise concealed physical conditions which differ materially from those indicated in the Contract Documents, or (2) unknown physical conditions of an unusual nature, which 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, then notice by the Contractor shall be given to the Owner's Representative promptly before conditions are disturbed, and in no event later than three (3) days after first observance of the conditions. The Owner's Representative will promptly investigate such conditions. If such conditions differ materially, as provided for above and cause an increase or decrease in the Contractor's cost, or time, required for performance of the Work, an equitable adjustment in the Contract Sum or Contract Time, or both, shall be made, subject to the provisions and restrictions set for herein. If the Owner's Representative 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 Owner's Representative will so notify the Contractor in writing. If the Contractor disputes the finding of the Owner's Representative that no change in the terms of the Contract terms is justified, the Contractor shall proceed with the Work, taking whatever steps are necessary to overcome or correct such conditions so that Contractor can proceed in a timely manner. The Contractor may have the right to file a Claim in accordance with the Contract Documents.

4.5.2 It is expressly agreed that no adjustment in the Contract Time or Contract Sum shall be permitted, however, in connection with a concealed or unknown condition which does not differ materially from those conditions disclosed or which reasonably should have been disclosed by the Contractor's (1) prior inspections, tests, reviews and preconstruction investigations for the Project, or (2) inspections, tests, reviews and preconstruction inspections which the Contractor had the opportunity to make or should have performed in connection with the Project.

4.6 Claim for Additional Cost

4.6.1 If the Contractor makes a Claim for an increase in the Contract Sum, written notice as provided herein shall be given before proceeding to execute the Work. In addition to all other requirements for notice of a Claim, said notice shall detail and itemize the amount of all Claims and shall contain sufficient data to permit evaluation of same by the Owner.

4.7 Claims for Additional Time

4.7.1 If the Contractor makes a Claim for an increase in the

Contract Time, written notice as provided herein shall be given. In addition to other requirements for notice of a Claim, the Contractor shall include an estimate of the probable effect of delay upon the progress of the Work, utilizing a CPM Time Impact Schedule Analysis, (TIA) as defined in the AGC Scheduling Manual. In the case of a continuing delay, only one Claim is necessary.

.1 Time extensions will be considered for excusable delays only. That is, delays that are beyond the control and/or contractual responsibility of the Contractor.

4.7.2 If weather days are the basis for a Claim for additional time, such Claim shall be documented by the Contractor by data acceptable to the Owner's Representative substantiating that weather conditions for the period of time in question, had an adverse effect on the critical path of the scheduled construction. Weather days shall be defined as days on which critical path work cannot proceed due to weather conditions (including but not limited to rain, snow, etc.), in excess of the number of days shown on the anticipated weather day schedule in the Special Conditions. To be considered a weather day, at least four (4) working hours must be lost due to the weather conditions on a critical path scope item for that day. Weather days and anticipated weather days listed in the Special Conditions shall only apply to Monday through Friday. A weather day claim cannot be made for Saturdays, Sundays, New Year's Day, Martin Luther King Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, the day after Thanksgiving Day and Christmas Day, unless that specific day was approved in writing for work by the Owner's Representative.

.1 The Contractor must have fulfilled its contractual obligations with respect to temporary facilities and protection of its work, and worker protection for hot and cold weather per OSHA guidelines.

.2 If the contractual obligations have been satisfied, the Owner will review requests for non-compensable time extensions for critical path activities as follows:

.2.1 If the Contractor cannot work on a critical path activity due to adverse weather, after implementing all reasonable temporary weather protection, the Contractor will so notify the Owner's Representative. Each week, the Contractor will notify the Owner's Representative of the number of adverse weather days that it believes it has experienced in the previous week. As provided in the Contract, until such time as the weather days acknowledged by the Owner's Representative exceed the number of days of adverse weather contemplated in the Special Conditions, no request for extension of the Contract Time will be considered.

.2.2 If the Contractor has accumulated in excess of the number of adverse weather days contemplated in the Special Conditions due to the stoppage of work on critical path activities due to adverse weather, the Owner will consider a time extension request from the Contractor that is submitted in accordance with the Contract requirements. The Owner will provide a Change Order extending the time for contract completion or direct an acceleration of the

Work in accordance with the Contract terms and conditions to recover the time lost due to adverse weather in excess of the number of adverse weather working days contemplated in the Special Conditions.

4.7.3 A Force Majeure event or circumstance shall not be the basis of a claim by the Contractor seeking an adjustment in the Contract amount for costs or expenses of any type. With the exception of weather delays, which are administered under Article 4, and not withstanding other requirements of the Contract, all Force Majeure events resulting in a delay to the critical path of the project shall be administered as provided in Article 8.

4.7.4 The Owner will consider and evaluate requests for time extensions due to changes or other events beyond the control of the Contractor on a monthly basis only, with the submission of the Contractor's updated schedule, in conjunction with the monthly application for payment.

4.8 Resolution of Claims and Disputes

4.8.1 The Owner's Representative will review Claims and take one or more of the following preliminary actions within ten days of receipt of a Claim: (1) request additional supporting data from the Contractor, (2) reject the Claim in whole or in part, (3) approve the Claim, or (4) suggest a compromise.

4.8.2 If a Claim has not been resolved, the Contractor shall, within ten (10) days after the Owner's Representative's preliminary response, take one or more of the following actions: (1) submit additional supporting data requested, (2) modify the initial Claim, or (3) notify the Owner's Representative that the initial Claim stands.

4.8.3 If a Claim has not been resolved after consideration of the foregoing and of further information presented by the Contractor, the Contractor has the right to seek administrative review as set forth in Section 4.9. However, Owner's Representative's decisions on matters relating to aesthetics will be final.

4.9 Administrative Review

4.9.1 Claims not resolved pursuant to the procedures set forth in the Contract Documents except with respect to Owner's Representative's decision on matters relating to aesthetic effect, and except for claims which have been waived by the making or acceptance of final payment, or the Contractor's acceptance of payments in full for changes in work may be submitted to administrative review as provided in this Section. All requests for administrative review shall be made in writing.

4.9.2 Upon written request from the Contractor, the Owner's Review Administrator authorized by the Campus Contracting Officer will convene a review meeting between the Contractor and Owner's Representative within fifteen (15) days of receipt of such written request. The Contractor and Owner's Representative will be allowed to present written

documentation with respect to the Claim(s) before or during the meeting. The Contractor and Owner's Representative will be allowed to present the testimony of any knowledgeable person regarding the Claim at the review meeting. The Owner's Review Administrator will issue a written summary of the review meeting and decision to resolve the Claim within fifteen (15) days. If the Contractor is in agreement with the decision the Contractor shall notify the Owner's Review Administrator in writing within five (5) days, and appropriate documentation will be signed by the parties to resolve the Claim.

4.9.3 If the Contractor is not in agreement with the proposal of the Owner's Review Administrator as to the resolution of the Claim, the Contractor may file a written appeal with the UM System Contracting Officer, [in care of the Executive Director of Facilities Planning and Development, University of Missouri, 130 General Services Building, University of Missouri, Columbia, Missouri 65211] within fifteen (15) days after receipt of the Owner's Review Administrator's proposal. The UM System Contracting Officer will call a meeting of the Contractor, the Owner's Representative, and the Owner's Review Administrator by written notice, within thirty (30) days after receipt of the Contractor's written appeal. The Owner's Review Administrator shall provide the UM System Contracting Officer with a copy of the written decision and summary of the review meeting, the Contractor's corrections, or comments regarding the summary of the review meeting, and any written documentation presented by the Contractor and the Owner's Representative at the initial review meeting. The parties may present further documentation and/or present the testimony of any knowledgeable person regarding the Claim at the meeting called by the UM System Contracting Officer.

4.9.4 The UM System Contracting Officer will issue a written decision to resolve the claim within fifteen (15) days after the meeting. If the Contractor is in agreement with the UM System Contracting Officer's proposal, the Contractor shall notify the UM System Contracting Officer in writing within five (5) days, and the Contractor and the Owner shall sign appropriate documents. The issuance of the UM System Contracting Officer's written proposal shall conclude the administrative review process even if the Contractor is not in agreement. However, proposals and any opinions expressed in such proposals issued under this Section will not be binding on the Contractor nor will the decisions or any opinions expressed be admissible in any legal actions arising from the Claim and will not be deemed to remove any right or remedy of the Contractor as may otherwise exist by virtue of Contract Documents or Law. The Contractor and the Owner agree that the Missouri Circuit Court for the County where the Work is located shall have exclusive jurisdiction to determine all issues between them. The Contractor agrees not to file any

complaint, petition, lawsuit or legal proceeding against the Owner except with such Missouri Circuit Court.

ARTICLE 5 SUBCONTRACTORS

5.1 Award of Subcontracts

5.1.1 Pursuant to Article 9, the Contractor shall furnish the Owner and the Architect, in writing, with the name, and trade for each Subcontractor and the names of all persons or entities proposed as manufacturers of products, materials and equipment identified in the Contract Documents and where applicable, the name of the installing contractor. The Owner's Representative will reply to the Contractor in writing if the Owner has reasonable objection to any such proposed person or entity. The Contractor shall not contract with a proposed person or entity to whom the Owner has made reasonable and timely objection.

5.1.2 The Contractor may request to change a Subcontractor. Any such request shall be made in writing to the Owner's Representative. The Contractor shall not change a Subcontractor, person, or entity previously disclosed if the Owner makes reasonable objection to such change.

5.1.3 The Contractor shall be responsible to the Owner for acts, defaults, and omissions of its Subcontractors of any tier.

5.2 Subcontractual Relations

5.2.1 By appropriate agreement, written where legally required for validity, the Contractor shall require each Subcontractor of any tier, to the extent of the Work to be performed by the Subcontractor of any tier, to be bound to the Contractor by terms of the Contract Documents and to assume toward the Contractor all the obligations and responsibilities which the Contractor, by these Documents, assumes toward the Owner and the Architect. Each subcontract agreement of any tier shall preserve and protect the rights of the Owner and the Architect under the Contract Documents with respect to the Work to be performed by the Subcontractor of any tier so that subcontracting thereof will not prejudice such rights and shall allow to the Subcontractor of any tier, 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 its sub-subcontractors. The Contractor shall make available to each proposed Subcontractor of any tier, prior to the execution of the subcontract agreement, copies of the Contract Documents to which the Subcontractor of any tier shall be bound. Subcontractors of any tier shall similarly make copies of applicable portions of such documents available to their respective proposed Subcontractors of any tier.

5.2.2 All agreements between the Contractor and a Subcontractor or supplier shall contain provisions whereby Subcontractor or supplier waives all rights against the Owner,

Contractor, Owner's Representative, the Architect and all other Additional Insureds for all losses and damages caused by, arising out of, or resulting from any of the perils covered by property or builders risk insurance coverage required of the Contractor in the Contract Documents. If Contractor fails to include said provisions in all subcontracts, Contractor shall indemnify, defend and hold all the above entities harmless in the event of any legal action by Subcontractor or supplier. If insureds on any such policies require separate waiver forms to be signed by any Subcontractors of any tier or suppliers, Contractor shall obtain the same.

5.3 Contingent Assignment of Subcontract

5.3.1 No assignment by the Contractor of any amount or any part of the Contract or of the funds to be received thereunder will be recognized unless such assignment has had the written approval of the Owner, and the surety has been given due notice of such assignment and has furnished written consent hereto. In addition to the usual recitals in assignment Contracts, the following language must be set forth: "It is agreed that the funds to be paid to the assignee under this assignment are subject to performance by the Contractor of the Contract and to claims and to liens for services rendered or materials supplied for the performance of the Work called for in said Contract in favor of all persons, firms or corporations rendering such services or supplying such materials."

ARTICLE 6

SEPARATE CONTRACTS AND COOPERATION

6.1 The Owner reserves the right to let other contracts in connection with the Work.

6.2 It shall be the duty of each Contractor to whom Work may be awarded, as well as all Subcontractors of any tier employed by them, to communicate immediately with each other in order to schedule Work, locate storage facilities, etc., in a manner that will permit all Contractors to work in harmony in order that Work may be completed in the manner and within the time specified in the Contract Documents.

6.3 No Contractor shall delay another Contractor by neglecting to perform the Contractor's work at the proper time. Each Contractor shall be required to coordinate the Contractor's work with other Contractors to afford others reasonable opportunity for execution of their work. Any costs caused by defective, non-compliant, or ill-timed work, including actual damages and liquidated damages for delay, if applicable, shall be borne by the Contractor responsible therefor.

6.4 Each Contractor shall be responsible for damage to the Owner's or another Contractor's property done by the Contractor or the Contractor's employees, through his or their fault or negligence. If any Contractor shall cause

damage to any other Contractor, the Contractor causing such damage shall upon notice of any claim, settle with such Contractor.

6.5 The Contractor shall not claim from the Owner money damages or extra compensation under this Contract when delayed in initiating or completing his performance hereunder, when the delay is caused by labor disputes, acts of God, or the failure of any other Contractor to complete the Contractor's performance under any Contract with the Owner, where any such cause is beyond the Owner's reasonable control.

6.6 Progress schedule of the Contractor for the Work shall be submitted to other Contractors as necessary to permit coordinating their progress schedules.

6.7 If Contractors or Subcontractors of any tier refuse to cooperate with the instructions and reasonable requests of other contractors performing work for the Owner under separate contract, in the overall coordinating of the Work, the Owner's Representative may take such appropriate action and issue such instructions as in his judgement may be required to avoid unnecessary and unwarranted delay.

ARTICLE 7

CHANGES IN THE WORK

7.1 CHANGE ORDERS

7.1.1 A Change Order is a written instrument prepared by the Owner and signed by the Owner and the Contractor formalizing their agreement on the following:

- .1** a change in the Work
- .2** the amount of an adjustment, if any, in the Contract amount
- .3** an adjustment, if any, in the Contract Time

7.1.2 The Owner may at any time, order additions, deletions, or revisions in the Work by a Change Order or a Construction Change Directive. Such Change Order or Construction Change Directive shall not invalidate the Contract and requires no notice to the surety. Upon receipt of any such document, or written authorization from the Owner's Representative directing the Contractor to proceed pending receipt of the document, the Contractor shall promptly proceed with the Work involved in accordance with the terms set forth therein.

7.1.3 Until such time as the Change Order is formalized and signed by both the Owner and the Contractor it shall be considered a Change Order Request.

7.1.4 The amount of adjustment in the Contract price for authorized Change Orders will be agreed upon before such Change Orders becomes effective and will be determined as follows:

- .1** By a lump sum proposal from the Contractor and the Subcontractors of any tier, including overhead and profit.

.2 By a time and material basis with or without a specified maximum. The Contractor shall submit to the Owner's Representative itemized time and material sheets depicting labor, materials, equipment utilized in completing the Work on a daily basis for the Owner's Representative approval. If this pricing option is utilized, the Contractor may be required to submit weekly reports summarizing costs to date on time and material Change Order Requests not yet finalized.

.3 By unit prices contained in the Contractor's original bid and incorporated in the Construction Contract or subsequently agreed upon. Such unit prices contained in the Contractor's original proposal are understood to include the Contractor's overhead and profit. If unit prices are stated in the Contract Documents or subsequently agreed upon, and if quantities originally contemplated are so changed in a proposed Change Order that application of such unit prices to quantities of the Work proposed will cause substantial inequity to the Owner or to the Contractor, the applicable unit prices shall be equitably adjusted.

7.1.5 The Contractor shall submit all fully documented Change Order Requests with corresponding back-up documentation within the time requested by the Owner but no later than fourteen (14) working days following 1.) the Owner's request for pricing in the case of a lump sum; or 2.) the completion of unit price or time and material work.

7.1.6 The Contractor shall submit Change Order Requests in sufficient detail to allow evaluation by the Owner. Such requests shall be fully itemized by units of labor, material and equipment and overhead and profit. Such breakdowns shall be itemized as follows:

.1 Labor: The Contractor's proposal shall include breakdowns by labor, by trade, indicating number of hours and cost per hour for each Subcontractor as applicable. Such breakdowns shall only include employees in the direct employ of the Contractor or Subcontractors in the performance of the Work. Such employees shall only include laborers at the site, mechanics, craftsmen and foremen. Payroll cost shall include base rate salaries and wages plus the cost of fringe benefits required by agreement or custom and social security contributions, unemployment, payroll taxes and workers' or workmen's compensation insurance and other customary and legally required taxes paid by the Contractor or Subcontractors. Any item or expense outside of these categories is not allowed. The expense of performing Work after regular working hours, on Saturdays, Sundays or legal holidays shall not be included in the above, unless approved in writing and in advance by Owner.

.2 Material, supplies, consumables and equipment to be incorporated into the Work at actual invoice cost to the Contractor or Subcontractors; breakdowns showing all material, installed equipment and consumables fully itemized with number of units installed and cost per unit extended. Any singular item or items in aggregate greater than one thousand dollars (\$1,000) in cost shall be

supported with supplier invoices at the request of the Owner's Representative. Normal hand tools are not compensable.

.3 Equipment: Breakdown for required equipment shall itemize (at a minimum) delivery / pick-up charge, hourly rate and hours used. Operator hours and rate shall not be included in the equipment breakdown. Contractor must use the most cost-effective equipment available in the area and should not exceed the rates listed in the Rental Rate Blue Book for Construction Equipment (Blue Book). The Contractor shall submit documentation for the Blue Book to support the rate being requested.

7.2 Construction Change Directive

7.2.1 A construction change directive is a written order prepared and signed by the Owner, issued with supporting documents prepared by the Architect (if applicable), directing a change in the Work prior to agreement on adjustment of the Contract amount or Contract Time, or both. A Construction Change Directive shall be used in the absence of complete agreement between the Owner and Contractor on the terms of a Change Order. If the Construction Change Directive allows an adjustment of the Contract amount or time, such adjustment amount shall be based on one of the following methods:

.1 A lump sum agreement, properly itemized and supported by substantiating documents of sufficient detail to allow evaluation.

.2 By unit prices contained in the Contractor's original proposal and incorporated in the Construction Contract or subsequently agreed upon.

.3 A method agreed to by both the Owner and the Contractor with a mutually agreeable fee for overhead and profit.

.4 In the absence of an agreement between the Owner and the Contractor on the method of establishing an adjustment of the Contract amount, the Owner, with the assistance of the Architect, shall determine the adjustment amount on the basis of expenditures by the Contractor for labor, materials, equipment, and other costs consistent with other provisions of the Contract. The Contractor shall keep and submit to the Owner an itemized accounting of all cost components, either expended or saved, while performing the Work covered under the Construction Change Directive.

7.2.2 Upon receipt of a Construction Change Directive, the Contractor shall promptly proceed with the change in the Work involved and advise the Owner 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, Contract Time, or both.

7.2.3 A Construction Change Directive signed by Contractor indicates the agreement of the Contractor 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 Overhead and Profit

7.3.1 Overhead and Profit on Change Orders shall be applied as follows:

.1 The overhead and profit charged by the Contractor and Subcontractors shall be considered to include, but not limited to, job site office and clerical expense, normal hand tools, incidental job supervision, field supervision, payroll costs and other compensation for project manager, officers, executives, principals, general managers, estimators, attorneys, auditors, accountants, purchasing and contracting agents, expeditors, time-keepers, and other personnel employed whether at the site or in principal or a branch office for general superintendent and administration of the Work.

.2 The percentages for overhead and profit charged on Change Orders shall be negotiated and may vary according to the nature, extent, and complexity of the Work involved but in no case shall exceed the following:

- 15% To the Contractor or the Subcontractor of any tier for Work performed with their respective forces or materials purchased
- 5% To the Contractor on Work performed by other than the Contractor's forces
- 5% To first tier Subcontractor on Work performed by his Subcontractor

.3 The Contractor will be allowed to add 2% for the cost of bonding and insurance to their cost of work. This 2% shall be allowed on the total cost of the added work, including overhead and profit.

.4 Not more than three mark-ups, not to exceed individual maximums shown above, shall be allowed regardless of the number of tier Subcontractors. Overhead and profit shall be shown separately for each Subcontractor of any tier and the Contractor.

.5 On proposals covering both increases and decreases in the amount of the Contract, the application of overhead and profit shall be on the net change in direct cost for the Contractor or Subcontractor of any tier performing the Work.

.6 The percentages for overhead and profit credit to the Owner on Change Orders that are strictly decreases in the quantity of work or materials shall be negotiated and may vary according to the nature, extent, and complexity of the Work involved, but shall not be less than the following:

Overhead and Profit

- 7.5% Credit to the Owner from the Contractor or Subcontractor of any tier for Work performed with their respective forces or materials purchased
- 2.5% Credit to the Owner from the Contractor on Work performed by other than his forces
- 2.5% Credit to the Owner from the first tier Subcontractor on Work performed by his Subcontractor of any tier

7.4 Extended General Conditions

7.4.1 The Contractor acknowledges that the percentage mark-up allowed on Change Orders for overhead and

profit cover the Contractor's cost of administering and executing the Work, inclusive of Change Orders that increase the Contract Time. The Contractor further acknowledges that no compensation beyond the specified mark-up percentages for extended overhead shall be due or payable as a result of an increase in the Contract Time.

7.4.2 The Owner may reimburse the Contractor for extended overhead if an extension of the Contract Time is granted by the Owner, in accordance with 4.7.1 and the Owner determines that the extension of the Contract Time creates an inequitable condition for the Contractor. If these conditions are determined by the Owner to exist, the Contractor may be reimbursed by unit prices contained in the Contractor's original bid and incorporated in the Construction Contract or by unit prices subsequently agreed upon.

7.4.3 If unit prices are subsequently agreed upon, the Contractor's compensation shall be limited as follows:

.1 For the portion of the direct payroll cost of the Contractor's project manager expended in completing the Work and the direct payroll cost of other onsite administrative staff not included in Article 7.3.1. Direct payroll cost shall include base rate salaries and wages plus the cost of fringe benefits required by agreement or custom and social security contributions, unemployment, payroll taxes and workers' or workmen's compensation insurance and other customary and legally required taxes paid by the Contractor;

.2 Cost of the Contractor's temporary office, including temporary office utilities expense;

.3 Cost of temporary utilities required in the performance of the Work;

.4 Profit not to exceed 5% of the total extended overhead direct costs;

7.4.4 All costs not falling into one of these categories and costs of the Contractor's staff not employed onsite are not allowed.

7.5 Emergency Work

7.5.1 If, during the course of the Work, the Owner has need to engage the Contractor in emergency work, whether related to the Work or not, the Contractor shall immediately proceed with the emergency work as directed by the Owner under the applicable provisions of the Contract. In so doing, the Contractor agrees that all provisions of the Contract remain in full force and effect and the schedule for the Work is not impacted in any way unless explicitly agreed to in writing by the Owner.

ARTICLE 8 TIME

8.1 Progress and Completion

8.1.1 The Contractor acknowledges and agrees that time is of the essence of this Contract.

8.1.2 The Contract Time is the period of time set forth in the Contract for Construction required for Substantial Completion and Final Completion of the entire Work or portions of the Work as defined in the Contract Documents. Time limits stated in the Contract Documents are of the essence of the Contract. The Contract Time may only be changed by a Change Order. By executing the Contract, the Contractor confirms that the Contract Time is a sufficient period for performing the Work in its entirety.

8.1.3 The Contractor shall not knowingly, except by agreement or instruction of the Owner in writing, prematurely commence operations on the site or elsewhere prior to the effective date of insurance and bonds required by Article 11 to be furnished by the Contractor.

8.1.4 The Contractor shall proceed expeditiously and diligently with adequate forces and shall achieve Substantial Completion and Final Completion within the time specified in the Contract Documents.

8.2 Delay in Completion

8.2.1 The Contractor shall be liable for all of the Owner's damages for delay in achieving Substantial Completion and/or Final Completion of the entire Work or portions of Work as set forth in the Contract Documents within the Contract Time unless liquidated damages are specifically provided for in the Contract Documents. If liquidated damages are specifically provided for in the Contract for Construction, the Contractor shall be liable for such liquidated damages as set forth in Section 8.3

8.2.2 All time limits stated in the Contract are of the essence of the Contract. However, if the Contractor is delayed at any time in the progress of the Work by any act or neglect of the Owner or by the Owner's Representative, by changes ordered in the Work, Force Majeure including but not limited to war, armed conflict, riot, civil commotion or disorder, act of terrorism or sabotage; epidemic, pandemic, outbreaks of infectious disease or any other public health crisis, including quarantine or other employee restrictions, compliance with any law or governmental order, rule, regulation or direction, curfew restriction, act of God or natural disaster such as earthquake, volcanic activity, landslide, tidal wave, tsunami, flood, damage or destruction by lightning, drought; explosion, fire, destruction of machines, equipment, prolonged break-down of transport, telecommunication or electric current; general labor disturbance such as but not limited to boycott, strike and lock-out, occupation of factories and premises, or any other causes beyond the Contractor's reasonable control which the Owner's Representative determines may justify delay then, upon submission of the Time Impact Schedule Analysis (TIA) justifying the delay called out in Section 4.7 of these General Conditions, the Contract Time may be extended for a reasonable time to the extent such delay will prevent the Contractor from achieving Substantial

Completion and/or Final Completion within the Contract Time and if performance of the Work is not, was not or would not have been delayed by any other cause for which the Contractor is not entitled to an extension of the Contract Time under the Contract Documents. It shall be a condition precedent to any adjustment of the Contract Time that the Contractor provides the Owner's Representative with written notice of the cause of delay within seven (7) days from the occurrence of the event or condition which caused the claimed delay. If a Force Majeure is approved by the Owner as the basis for a delay claim, an adjustment in the Contract Time to the extent the Force Majeure impacts the schedule is the only remedy. No increase in the Contract Sum for any reason shall be allowed due to a Force Majeure.

8.2.3 The Contractor further acknowledges and agrees that adjustments in the Contract Time will be permitted for a delay only to the extent such delay (1) is not caused, or could not have been anticipated, by the Contractor, (2) could not be limited or avoided by the Contractor's timely notice to the Owner of the delay, (3) prevents the Contractor from completing its Work by the Contract Time, and (4) is of a duration not less than one (1) day. Delays attributable to and within the control of a Subcontractor or supplier shall not justify an extension of the Contract Time.

8.2.4 Notwithstanding anything to the contrary in the Contract Documents, except as otherwise noted in these General Conditions, an extension in the Contract Time, to the extent permitted under this Article, shall be the sole remedy of the Contractor for any (1) delay in the commencement, prosecution or completion of the Work, (2) hindrance or obstruction in the performance of the Work, (3) loss of productivity, or (4) other claims due to or caused by any events beyond the control of both the Owner and the Contractor defined herein as Force Majeure. In no event shall the Contractor be entitled to any compensation or recovery of any damages or any portion of damages resulting from delays caused by or within the control of the Contractor or by acts or omissions of the Contractor or its Subcontractors of any tier or delays beyond the control of both the Owner and the Contractor. If the Contractor contends that delay, hindrance, obstruction or other adverse condition results from acts or omissions of the Owner, the Owner's Representative or the Architect, the Contractor shall provide written notice to the Owner within seven (7) calendar days of the event giving rise to such claim. The Contractor shall only be entitled to an adjustment in the Contract Sum to the extent that such acts or omissions continue after the Contractor's written notice to the Owner of such acts or omissions, but in no case shall Force Majeure be the basis of an increase in the Contract Sum. The Owner's exercise of any of its rights or remedies under the Contract Documents (including, without limitation, ordering changes in the Work, or directing suspension, rescheduling or correction of the Work) regardless of the extent or frequency of the Owner's exercise of such rights or remedies, shall not be the basis of any Claim for an increase in the Contract Sum or Contract Time. In the event Contractor is entitled to an adjustment in the Contract Sum for any delay, hindrance, obstruction or other adverse condition caused by the acts or

omissions of the Owner, the Owner's Representative or the Architect, the Contractor shall only be entitled to its actual direct costs caused thereby and the Contractor shall not be entitled to and waives any right to special, indirect, or consequential damages including loss of profits, loss of savings or revenues, loss of anticipated profits, labor inefficiencies, idle equipment, home office overhead, and similar type of damages.

8.2.5 If the Contractor submits a progress report or any construction schedule indicating, or otherwise expressing an intention to achieve completion of the Work prior to any completion date required by the Contract Documents or expiration of the Contract Time, no liability of the Owner to the Contractor for any failure of the Contractor to so complete the Work shall be created or implied. Further, the Contractor acknowledges and agrees that even if the Contractor intends or is able to complete the Work prior to the Contract Time, it shall assert no Claim and the Owner shall not be liable to the Contractor for any failure of the Contractor, regardless of the cause of the failure, to complete the Work prior to the Contract Time.

8.3 Liquidated Damages

8.3.1 If Liquidated Damages are prescribed on the Bid Form and Special Conditions in the Contract Documents, the Owner may deduct from the Contract Sum and retain as Liquidated Damages, and not as penalty or forfeiture, the sum stipulated in the Contract Documents for each calendar day after the date specified for completion of the Work that the entire Work is not substantially complete and/or finally complete.

8.3.2 The Owner's Representative shall establish the date of Substantial Completion and the date of Final Completion of the Work which shall be conclusive and binding on the Owner and the Contractor for the purpose of determining whether or not Liquidated Damages shall be assessed under terms hereof and the sum total amount due.

8.3.3 Liquidated Damages or any matter related thereto shall not relieve the Contractor or the Contractor's surety of any responsibility or obligation under this Contract.

ARTICLE 9 PAYMENTS AND COMPLETION

9.1 Commencement, Prosecution, and Completion

9.1.1 The Contractor shall commence Work within five (5) days upon the date of a "Notice to Proceed" from the Owner or the date fixed in the Notice to Proceed. The Contractor shall prosecute the Work with faithfulness and diligence, and the Contractor shall complete the Work within the Contract Time set forth in the Contract Documents.

9.1.2 The Owner will prepare and forward three (3) copies of the Contract and Performance Bond to the bidder to whom the Contract for the Work is awarded and such bidder shall return two (2) properly executed prescribed copies of the Contract and Bond to the Owner.

9.1.3 The construction period, when specified in consecutive calendar days, shall begin when the Contractor receives notice requesting the instruments listed in below. Before the Owner will issue Notice to Proceed to permit the Contractor to begin Work, the Owner shall have received the following instruments, properly executed as described in the Contract Documents. The documents below shall have been received by the Owner within fifteen (15) days after receipt of request for documents:

- .1** Contract
- .2** Bond (See Article 11)
- .3** Insurance (See Article 11)
- .4** List of Subcontractors of any tier
- .5** Affirmative Action Plan (See Article 13)

9.1.4 In the event the Contractor fails to provide the Owner such documents, the Contractor may not enter upon the site of the Work until such documents are provided. The date the Contractor is required to commence and complete the Work shall not be affected by the Owner denying the Contractor access to the site as a result of the Contractor's failure to provide such documents and the Contractor shall not be entitled to an adjustment of the Contract Time or Contract Sum as a result of its failure to provide the Owner the required documents

9.1.5 Contracts executed by partnerships shall be signed by all general partners of the partnership. Contracts signed by corporations shall be signed by the President or Vice President and the Secretary or Assistant Secretary. In case the Assistant Secretary or Vice President signs, it shall be so indicated by writing the word "Asst." or "Vice" in front of the words "Secretary" and "President". The corporate seal of the corporation shall be affixed. For all other types of entities, the Contractor and the person signing the Contract on behalf of the Contractor represent and warrant that the person signing the Contract has the legal authority to bind the Contractor to the Contract.

9.1.6 Any successful bidder which is a corporation organized in a state other than Missouri or any bidder doing business in the State of Missouri under a fictitious name shall furnish, at no cost to the Owner, no later than the time at which the executed Contract for Construction, the Payment Bond, and the Performance Bond are returned, a properly certified copy of its current Certificate of Authority and License to do business in the State of Missouri. No contract will be executed by the Owner until such certificate is furnished by the bidder, unless there already is on file with the Owner a current certificate, in which event, no additional certificate will be required during the period of time for which such current certificate remains in effect.

9.1.7 Within fifteen (15) calendar days of the issuance of a Notice to Proceed, the Contractor shall submit one (1) signed copy of the following instruments. No payment will be processed until all of these instruments are received and approved by the Owner's Representative.

- .1 Reproducible progress and payment schedule
- .2 Contractor's Schedule of Values
- .3 List of material suppliers
- .4 Itemized breakdown of all labor rates for each classification. Overhead and profit shall not be included. Payroll cost shall include base rate salaries and wages plus the cost of fringe benefits required by agreement or custom and social security contributions, unemployment, payroll taxes and workers' or workmen's compensation insurance and other customary and legally required taxes paid by the Contractor or Subcontractors. Any item or expense outside of these categories is not allowed. The expense of performing Work after regular working hours, on Saturdays, Sundays or legal holidays shall not be included in the above, unless approved in writing and in advance by the Owner.
- .5 Itemized breakdown of anticipated equipment rates (breakout operator rate). Overhead and profit shall not be included. Breakdown for required equipment shall itemize (at a minimum) delivery/ pick-up charge, hourly rate and hours used. Operator hours and rate shall not be included in the equipment breakdown. The Contractor must use the most cost-effective equipment available in the area and should not exceed the rates listed in the Rental Rate Blue Book for Construction Equipment (Blue Book). The Contractor shall submit documentation for the Blue Book to support the rate being requested.

9.1.8 The Contractor shall be paid electronically using the Owner's web-based payment program with a direct electronic transfer from the Owner's account into the Contractor's account. The Contractor must submit the following information to the Owner's Representative:

- .1 Bank Transit Number for the Contractor's bank into which the electronic deposit will be made.
- .2 Bank Account Number for the Contractor's account into which the electronic deposit will be made.
- .3 Contractor's E-Mail address so that formal notification of the deposit by the Owner can be provided.

9.2 Contract Sum

9.2.1 The Owner shall compensate the Contractor for all Work described herein, and in the Contract Documents the Contract Sum set forth in the Contract for Construction, subject to additions and deletions as provided hereunder.

9.3 Schedule of Values

9.3.1 Within fifteen (15) days after receipt of the Notice to Proceed, the Contractor shall submit to the Owner's Representative a schedule of values allocated to various portions of the Work, prepared in such form and supported by such data to substantiate its accuracy as the Owner's Representative may require. This schedule, unless objected

to by the Owner's Representative, shall be used as a basis for reviewing the Contractor's Applications for Payment. The values set forth in such schedule may, at the Owner's option be used in any manner as fixing a basis for additions to or deletions from the Contract Sum.

9.3.2 The progress and payment schedule of values shall show the following:

- .1 Enough detail as necessary to adequately evaluate the actual percent complete of any line item on a monthly basis, as determined by the Owner's Representative.
- .2 Line items, when being performed by a Subcontractor or material supplier, shall correlate directly back to the subcontract or purchase order amount if requested by the Owner's Representative.

9.4 Applications for Payment

9.4.1 The Contractor shall submit monthly to the Owner's Representative and the Architect an itemized Application for Payment for operations completed in accordance with the Schedule of Values. Such application shall be supported by such data substantiating the Contractor's right to payment as the Owner's Representative or the Architect may require, such as copies of requisitions from Subcontractors and material suppliers, and reflecting retainage as provided for herein.

9.4.2 Such applications shall not include requests for payment of amounts the Contractor does not intend to pay to a Subcontractor or material supplier

9.4.3 Progress payments shall be made on account of materials and equipment delivered to the site and incorporated in the Work. No payments will be made for materials and equipment stored at the Project site but not yet incorporated into the Work except as provided in Paragraph 9.4.4.

9.4.4 If approved in writing and in advance by the Owner, progress payments may be made on account of materials and equipment delivered and suitably stored at the site for subsequent incorporation in the Work. The Owner may in its sole discretion refuse to grant approval for payments for materials and equipment stored at the Project site but not yet incorporated in the Work. Any approval by the Owner for payment for materials and equipment delivered and suitably stored at the site, or stored offsite as noted below, for subsequent incorporation in the Work shall be conditioned upon Contractor's demonstrating that such materials and equipment are adequately protected from weather, damage, vandalism and theft and that such materials and equipment have been inventoried and stored in accordance with procedures established by or approved by the Owner. Nothing in this clause shall imply or create any liability on the part of the Owner for the Contractor's inventory and storage procedures or for any loss or damage to material, equipment or supplies stored on the site, whether incorporated into the Work or not. In the event any such loss or damage occurs, the Contractor remains solely responsible for all costs associated with replacement of the affected materials, supplies and equipment including labor and

incidental costs, and shall have no claim against the Owner for such loss.

No allowance shall be made in the project pay requests for materials not delivered to the site of the Work and incorporated into the Work, except as noted below. For the purposes of this Contract, offsite is defined as any location not owned or leased by the Owner. The Contractor shall submit a list of materials that they are requesting payment for offsite storage within sixty (60) days of Notice to Proceed.

.1 Items considered to be major items of considerable magnitude, if suitably stored, may be allowed in project pay requests on the basis of ninety percent (90%) of invoices

.2 Determination of acceptable “major items of considerable magnitude” and “suitably stored” shall be made by the Owner’s Representative.

.3 Aggregate quantities of materials not considered unique to this project will not be considered for offsite storage payment.

.4 The Contractor shall submit to the Owner’s Representative a list of the material for which application for payment for offsite storage is anticipated no less than forty-five days (45) prior to the submission of the applicable pay request. The list shall include a material description, applicable division, quantity, and discounts offered to the Owner for early payment. The Contractor shall also submit the location the material will be stored and the method of protection

.5 The storage facility shall be subject to approval by the Owner’s representative, shall be located within an acceptable distance of the project sites as established by the Owner’s Representative and all materials for the Owner’s project must be stored separately from all other items within the storage facility and shall be labeled and stored in the name of “The Curators of the University of Missouri.”

.6 The Owner’s Representative shall be provided a minimum of two weeks’ notice to visit the storage facility and inspect the stored material prior to submission of the pay request.

.7 Upon favorable inspection by the Owner’s Representative, the Contractor shall, at the Owner’s option, submit a Bill of Sale on forms provided by the Owner’s Representative, transferring title of the material or equipment to “The Curators of the University of Missouri.”

.8 An invoice provided by the supplier shall be included with the applicable pay request.

.9 The Contractor shall remain fully responsible for all items, until acceptance of the project by the Owner.

.10 The Contractor shall reimburse all costs incurred by the Owner in inspecting and verifying all material stored offsite, including mileage, airfare, meals, lodging and time, charged at a reasonable hourly rate.

.11 The Contractor shall furnish and maintain insurance covering the replacement cost of the material stored offsite against all losses and shall furnish proof of coverage with the application for payment for material stored offsite.

.12 The Contractor is responsible for all costs related to storage and handling of material stored offsite unless otherwise directed by the Owner’s Representative.

9.4.5 The Application for Payment shall constitute a representation by the Contractor to the Owner that the Work has progressed to the point indicated; the quality of the Work covered by the Application for Payment is in accordance with the Contract Documents; and the Contractor is entitled to payment in the amount requested.

9.4.6 The Contractor will be reimbursed for ninety-five percent (95%) of the value of all labor furnished and material installed and computed in the same manner, less all previous payments made. On projects where a bond is not required, the Contractor will be reimbursed for ninety percent (90%) of the value of all labor furnished and material installed and computed in the same manner, less all previous payments made.

9.5 Approval for Payment

9.5.1 The Owner’s Representative will, within fifteen (15) days after receipt of the Contractor’s Application for Payment, either approve Contractor’s Application for Payment for such amount as the Owner’s Representative determines is properly due or notify the Contractor of the Owner’s Representative’s reasons for withholding certification in whole or in part as provided in Section 9.6.

9.6 Decisions to Withhold Approval

9.6.1 The Owner’s Representative may decide not to certify payment and may withhold approval in whole or in part, to the extent reasonably necessary to protect the Owner. If the Owner’s Representative is unable to approve payment in the amount of the Application, the Owner’s Representative will notify the Contractor as provided in Paragraph 9.5.1. If the Contractor and Owner’s Representative cannot agree on a revised amount, the Owner’s Representative will promptly issue approval for payment for the amount for which the Owner’s Representative is able to determine is due to the Contractor. The Owner’s Representative may also decide not to approve payment or, because of subsequently discovered evidence or subsequent observations, may nullify the whole or a part of approval for payment previously issued, to such extent as may be necessary in the Owner’s Representative opinion to protect the Owner from loss because of:

.1 defective or non-compliant Work not remedied, or damage to completed Work;

.2 failure to supply sufficient skilled workers or suitable materials;

.3 third party claims filed or reasonable evidence indicating probable filing of such claims;

.4 failure of the Contractor to make payments properly to Subcontractors or for labor, materials or equipment, the Owner may, at its sole option issue joint checks to Subcontractors who have presented evidence that it has not been paid in accordance with the Contract;

.5 reasonable evidence that the Work cannot be completed for the unpaid balance of the Contract Sum;

- .6 damage to the Owner or another contractor;
- .7 reasonable evidence that the Work will not be completed within the Contract Time or an unsatisfactory rate of progress made by the Contractor;
- .8 The Contractor's failure to comply with applicable laws;
- .9 The Contractor's or Subcontractor's failure to comply with applicable wage requirements; or
- .10 The Contractor's failure to carry out the Work in strict accordance with the Contract Documents.

9.6.2 When the above reasons for withholding approval are removed, approval will be made for amounts previously withheld.

9.7 Progress Payments

9.7.1 Based upon Applications for Payment submitted to the Owner by the Contractor and approvals issued by the Owner's Representative, the Owner shall make progress payments on account of the Contract Sum to the Contractor as provided below and elsewhere in the Contract Documents.

9.7.2 The period covered by each Application for Payment shall be one (1) calendar month.

9.7.3 The Owner shall make payment to the Contractor for amounts due and approved by the Owner's Representative not later than thirty (30) days after the Owner approves a properly detailed Application for Payment which is in compliance with the Contract Documents. The Owner shall not have the obligation to process or pay such Application for Payment until it receives an Application for Payment satisfying such requirements.

9.7.4 Based on the Schedule of Values submitted by the Contractor, Applications for Payment submitted by the Contractor shall indicate the actual percentage of completion of each portion of the Contractor's Work as of the end of the period covered by the Application for Payment.

9.7.5 The Contractor shall promptly pay each Subcontractor and supplier, upon receipt of payment from the Owner, out of the amount paid to the Contractor on account of such Subcontractor's or supplier's portion of the Work, the amount to which said Subcontractor or supplier is entitled, reflecting percentages actually retained from payments to the Contractor on account of each Subcontractor's or supplier's portion of the Work, in full compliance with state statute. The Contractor shall, by appropriate agreement with each Subcontractor or supplier, require each Subcontractor or supplier to make payments to Sub-subcontractors in similar manner.

9.7.6 Neither the Owner nor the Architect shall have an obligation to pay or to see to the payment of money to a Subcontractor of any tier nor a laborer or employee of the Contractor except to the extent required by law. Retainage provided for by the Contract Documents are to be retained

and held for the sole protection of the Owner, and no other person, firm or corporation shall have any claim or right whatsoever thereto.

9.7.7 An approval for payment by the Owner's Representative, 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.

9.8 Failure of Payment

9.8.1 If the Owner is entitled to reimbursement or payment from the Contractor under or pursuant to the Contract Documents, such payment by the Contractor shall be made promptly upon demand by the Owner. Notwithstanding anything contained in the Contract Documents to the contrary, if the Contractor fails to promptly make any payment due the Owner, or the Owner incurs any costs and expenses to cure any default of the Contractor or to correct defective Work, the Owner shall have an absolute right to offset such amount against the Contract Sum and may, in the Owner's sole discretion, elect either to: (1) deduct an amount equal to that to which the Owner is entitled from any payment then or thereafter due the Contractor from the Owner, or (2) issue a written notice to the Contractor reducing the Contract Sum by an amount equal to that to which the Owner is entitled.

9.9 Substantial Completion

9.9.1 Substantial Completion is the stage in the progress of the Work as defined in Paragraph 1.1.14 as certified by the Owner.

9.9.2 When the Contractor considers the Work, or a portion thereof which the Owner agrees to accept separately, is substantially complete, the Contractor shall notify the Owner and the Architect. The Owner's Representative will make an inspection to determine whether the Work or designated portion thereof is substantially complete. If the Owner's Representative's inspection discloses any item which is not in accordance with the requirements of the Contract Documents, the Contractor shall complete or correct such item upon notification by the Owner's Representative. The Contractor shall then submit a request for another inspection by the Owner's Representative to determine Substantial Completion. When the Work or designated portion thereof is substantially complete, the Owner will issue a Certificate of Substantial Completion. Substantial Completion shall transfer from the Contractor to the Owner responsibilities for security, maintenance, heat, utilities, damage to the Work and insurance. In no event shall the Contractor have more than thirty (30) days to complete all items on the Punch List and achieve Final Completion. Warranties required by the Contract Documents shall commence on the date of Substantial Completion or as agreed otherwise.

9.9.3 At the date of Substantial Completion, the Contractor may apply for, and if approved by Owner's Representative, the Owner, subject to the provisions herein, shall increase total payments to one hundred percent (100%) of the Contract Sum

less one hundred fifty percent (150%) of the value of any incomplete Work and unsettled claims, as determined by the Owner's Representative.

9.10 Partial Occupancy or Use

9.10.1 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. Such partial occupancy or use may commence whether or not the portion is substantially complete, provided the Owner and the Contractor have accepted in writing the responsibilities assigned to each of them for payments, retainage, security, maintenance, heat, utilities, damage to the Work and insurance. 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 the Owner's Representative.

9.10.2 Immediately before such partial occupancy or use, the Owner, and the Contractor 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. 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.

9.11 Final Completion and Final Payment

9.11.1 Upon receipt of written notice that the Work is ready for final inspection and acceptance and upon receipt of a final Application for Payment, the Owner's Representative and the Architect will promptly make such inspection and, when the Owner's Representative and the Architect find the Work acceptable under the Contract Documents and the Contract fully performed, the Owner's Representative will promptly issue a final approval for payment; otherwise, the Owner's Representative will return the Contractor's Final Application for Payment to the Contractor, indicating in writing the reasons for refusing to recommend final payment, in which case Contractor shall make the necessary corrections and resubmit the Application. Submission of a Final Application for Payment shall constitute a further representation that conditions listed in Paragraph 9.11.2 as precedent to the Contractor being entitled to final payment have been fulfilled. All warranties and guarantees required under or pursuant to the Contract Documents shall be assembled and delivered by the Contractor to the Owner's Representative as part of the final Application for Payment. The final approval for payment will not be issued by the Owner's Representative until all warranties and guarantees have been received and accepted by the Owner.

9.11.2 The Owner will request the Contractor to submit the application for final payment along with a manually signed notarized letter on the Contractor's letterhead certifying that:

.1 Labor costs, prevailing wage rates, fringe benefits and material costs have been paid.

.2 Subcontractors of any tier and manufacturers furnishing materials and labor for the project have fully completed their Work and have been paid in full.

.3 The project has been fully completed in accordance with the Contract Documents as modified by Change Orders.

.4 The acceptance by the Contractor of its final payment, by check or electronic transfer, shall be and operate as a release of all claims of the Contractor against the Owner for all things done or furnished or relating to the Work and for every act or alleged neglect of the Owner arising out of the Work.

9.11.3 Final payment constituting the entire unpaid balance due shall be paid by the Owner to the Contractor within thirty (30) days after the Owner's receipt of Contractor's Final Application for Payment which satisfies all the requirements of the Contract Documents and the Owner's receipt of all information and documents set forth in Section 9.11.

9.11.4 No payment under this Contract, including but not limited to final payment, shall constitute acceptance by the Owner of any Work or act not in accordance with the requirements of the Contract Documents.

9.11.5 No recourse shall be had against any member of the Board of Curators, or officer thereof, for any payment under the Contract or any claim based thereon.

ARTICLE 10

PROTECTION OF PERSONS AND PROPERTY

10.1 Safety Precautions and Programs

10.1.1 The Contractor shall at all times conduct operations under this Contract in a manner to avoid the risk of bodily harm to persons or risk of damage to any property. The Contractor shall promptly take precautions which are necessary and adequate against conditions created during the progress of the Contractor's activities hereunder which involve a risk of bodily harm to persons or a risk of damage to property. The Contractor shall continuously inspect Work, materials, and equipment to discover and determine any such conditions and shall be solely responsible for discovery, determination, and correction of any such conditions. The Contractor shall comply with applicable safety laws, standards, codes, and regulations in the jurisdiction where the Work is being performed, specifically, but without limiting the generality of the foregoing, with rules, regulations, and standards adopted pursuant to the Williams-Steiger Occupational Safety and Health Act of 1970 and applicable amendments.

10.1.2 The Contractor and all Subcontractors to the Contract must require all on-site employees to complete the ten-hour construction safety training program required under Section 292.675, RSMo, unless they have previously completed the program and have documentation of having done so. The Contractor will forfeit a penalty to the Owner of \$2,500 plus an additional \$100 for each employee employed by the Contractor or Subcontractor, for each calendar day, or

portion thereof, such employee is employed without the required training.” (Section 292.675, RSMo).

10.1.3 In the event the Contractor encounters on the site, material reasonably believed to be asbestos, polychlorinated biphenyl (PCB), lead, mercury, or other material known to be hazardous, which has not been rendered harmless, the Contractor shall immediately stop Work in the area affected and report the condition to the Owner’s Representative and the Architect in writing. The Work in the affected area shall not thereafter be resumed except by written agreement of the Owner’s Representative and the Contractor if in fact the material is asbestos or polychlorinated biphenyl (PCB) and has not been rendered harmless. The Work in the affected area shall be resumed in the absence of asbestos or polychlorinated biphenyl (PCB), or when it has been rendered harmless by written agreement of the Owner’s Representative and the Contractor. “Rendered Harmless” shall mean that levels of such materials are less than any applicable exposure standards, including but limited to OSHA regulations.

10.2 Safety Of Persons and Property

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

- .1** students, faculty, staff, the public, construction personnel, 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 or the Contractor’s Subcontractors of any tier; 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 give notices and comply with applicable laws, standards, codes, ordinances, rules, 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 erect and maintain, as required by existing conditions and performance of the Contract, safeguards for safety and protection, including, but not limited to, posting danger signs and other warnings against hazards, promulgating safety regulations, and notifying owners and users of adjacent sites and utilities.

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 the highest degree of 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 caused in whole or in part by the Contractor, a Subcontractor of any tier, 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 Article 10, except damage or loss attributable solely to acts or omissions of the Owner or the 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 other obligations stated elsewhere in the Contract.

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, and the maintaining, enforcing and supervising of safety precautions and programs. This person shall be the Contractor’s superintendent unless otherwise designated by the Contractor in writing to the Owner’s Representative and the Architect. The Contractor shall hold regularly scheduled safety meetings to instruct the Contractor’s personnel on safety practices, accident avoidance and prevention, and the Project Safety Program. The Contractor shall furnish safety equipment and enforce the use of such equipment by its employees and its Subcontractors of any tier.

10.2.7 The Contractor shall not load or permit any part of the construction or site to be loaded so as to endanger its safety.

10.2.8 The Contractor shall promptly report in writing to the Owner all accidents arising out of or in connection with the Work which cause death, lost time injury, personal injury, or property damage, giving full details and statements of any witnesses. In addition, if death, serious personal injuries, or serious property damages are caused, the accident shall be reported immediately.

10.2.9 The Contractor shall promptly notify in writing to the Owner of any claims for injury or damage to personal property related to the Work, either by or against the Contractor.

ARTICLE 11 INSURANCE AND BONDS

11.1 Insurance

11.1.1 The Contractor shall secure from the date of the Contract for Construction and maintain for such periods of time as set forth below, insurance of such types and in such amounts specified below, to protect the Contractor, the Owner and others against all hazards or risks of loss described below. The form of such insurance together with carriers thereof, in each case, shall be approved by the Owner, but, regardless of such approval, it shall be the responsibility of the Contractor to maintain the insurance coverages set forth herein.

11.1.2 The Contractor shall not be allowed on the Owner's property without proof of the insurance coverages set forth herein

11.2 Commercial General Liability

11.2.1 The Contractor shall secure and maintain from the date of the Contract, and for a period of at least ten (10) years from the date of Final Completion of the entire Work, Commercial General Liability insurance ("CGL") with a combined single limit of not less than \$2,000,000 per occurrence, \$5,000,000 general aggregate, \$5,000,000 products and completed operations aggregate, and \$1,000,000 personal injury and advertising injury. General Aggregate must apply per project. An umbrella policy may be used to satisfy these limits.

11.2.2 CGL insurance shall be written on a Commercial form CG 00 01 or an equivalent form providing the same coverages and shall cover claims and liability in connection with or resulting from the Contractor's operations and activities under the Contract, for personal injuries, occupational sickness, disease, death or damage to property of others, including loss of use resulting therefrom, arising out of any operations or activities of the Contractor, its agents, or any Subcontractors of any tier or by anyone directly or indirectly employed by either of them.

11.2.3 CGL insurance shall include premises, operations, independent contractors, products-completed operations, personal injury and advertising injury and liability assumed under an insured contract (including the tort liability of another assumed in a business contract) coverages. In particular, and not by way of any limitation, the CGL insurance shall cover the Contractor's indemnity obligations contained in the Contract Documents.

11.2.4 There shall be no endorsement or modification of the CGL policy limiting the scope of coverage for liability arising from blasting, explosion, collapse, or underground property damage.

11.2.6 The Contractor waives all rights against the Owner and its agents, officers, representatives, and employees for recovery of damages to the extent those damages are covered by the CGL policy required hereunder.

11.3 Licensed for Use Vehicle Liability

11.3.1 The Contractor shall secure and maintain from the date of the Contract for Construction until the date of Final Completion of the entire Work, insurance, to be on comprehensive form, which shall protect the Contractor against any and all claims for all injuries and all damage to property arising from the use of automobiles, trucks and motorized vehicles, in connection with the performance of Work under this Contract, and shall cover the operation on or off the site of the Work of all motor vehicles licensed for

highway use whether they are owned, non-owned or hired. Such insurance shall include contractual liability coverage and shall provide coverage on the basis of the date of any accident. The liability limits under such policy shall not be less than \$2,000,000 combined single limit for bodily injury and property damage per accident.

11.3.2 The Contractor waives all rights against the Owner and its agents, officers, directors, and employees for recovery of damages to the extent such damages are covered by the automobile liability insurance required hereunder.

11.4 Workers' Compensation Insurance

11.4.1 The Contractor shall purchase and maintain workers' compensation insurance and employers' liability insurance which shall protect the Contractor from claims for injury, sickness, disease or death of the Contractor's employees or statutory employees. The insurance policies required hereunder shall include an "all states" or "other states" endorsement. In case any Work is subcontracted, the Contractor shall require any Subcontractor of any tier to provide the insurance coverages required under this Paragraph.

11.4.2 The Contractor's workers' compensation insurance coverage shall be in compliance with all applicable laws, including the statutes of the State of Missouri. The Contractor's employers' liability coverage limits shall not be less than \$1,000,000 each accident for bodily injury by accident or \$1,000,000 each employee for bodily injury by disease.

11.5 General Insurance Requirements and Professional Liability

11.5.1 Any Consultant/Contractor providing professional design services as part of the Contract shall be required to provide and maintain, from the date of this Contract and for a period of ten (10) years after the date of Final Completion, Professional Liability insurance, in a claims made form, to cover any claims, including but not limited to errors, omissions, and negligence, which may arise from the design and related services performed by the Consultant. The minimum limits for such policy shall be \$1,000,000.00 per claim/\$1,000,000.00 aggregate.

11.5.2 "The officers, employees, and agents of The Curators of the University of Missouri" shall be added as Additional Insured with respect to the CGL, umbrella/excess and Automobile Liability policies required herein. A certificate of insurance evidencing all coverage required is to be provided at least ten (10) days prior to the inception date of the Contract between the Contractor and the University. The Contractor is required to maintain coverages as stated and required to notify the University of a carrier change or cancellation within two (2) business days. The University reserves the right to request a copy of the policy. The University reserves the right to require higher limits on any contract provided notice of such requirement is stated in the request for proposals for such contract. The Contractor shall request that its insurer(s)

include the following disclaimer in any insurance policy, rider or endorsement issued pursuant to this Additional Insured requirement: "Neither the requirement for Additional Insured status nor any of the Contractor's action in compliance with such requirement, either direct or indirect, is intended to be and neither shall be construed as a waiver of any sovereign immunity, governmental immunity or any other type of immunity enjoyed by The Curators of the University of Missouri, the Board of Curators of the University of Missouri, or any of its officers, employees or agents."

The Additional Insured status must be conveyed by using the ISO CG 20 10 (2004) edition or equivalent and the ISO CG 20 37 (2004) edition. The policy shall be endorsed to be primary coverage and any other insurance carried by the Owner shall be excess only and will not contribute with Contractors' insurance. To confirm, the Endorsement should accompany the insurance certificate.

11.5.3 All insurance coverages procured by the Contractor shall be provided by agencies and insurance companies acceptable to and approved by Owner. All insurance coverage shall be provided by insurance companies that are duly licensed to conduct business in the State of Missouri as an admitted carrier, except that the Professional Liability insurance required herein may be provided by any insurance company legally authorized to do business in the State of Missouri. The form and content of all insurance coverage provided by the Contractor are subject to the approval of the Owner. All required insurance coverages shall be obtained and paid for by the Contractor. Any approval of the form, content or insurance company by the Owner shall not relieve the Contractor from the obligation to provide the coverages required herein. All insurance coverage procured by the Contractor shall be provided by insurance companies having policyholder ratings no lower than "A-" and financial ratings not lower than "XI" in the Best's Insurance Guide, latest edition in effect as of the date of the Contract, and subsequently in effect at the time of renewal of any policies required by the Contract Documents. Insurance coverages required hereunder shall not be subject to a deductible amount on a per-claim basis of more than \$10,000.00 and shall not be subject to a per-occurrence deductible of more than \$25,000.00. Insurance procured by the Contractor covering the Additional Insureds shall be primary insurance and any insurance maintained by Owner shall be excess insurance.

11.5.4 All insurance required hereunder shall provide that the insurer's cost of providing the insureds a defense and appeal, including attorneys' fees, shall be supplementary and shall not be included as part of the policy limits but shall remain the insurer's separate responsibility. The Contractor shall cause its insurance carriers for all required coverages, except for workers' compensation, to waive all rights of subrogation against the Owner and its officers, employees and agents.

11.5.5 The Contractor shall furnish the Owner with certificates, Additional Insured endorsements, policies, or binders which indicate the Contractor and/or the Owner and other Contractors (where required) are covered by the required insurance showing type, amount, class of operations covered, effective dates and dates of expiration of policies prior to commencement of the Work. The Contractor is required to maintain coverages as stated and required to notify the University of a carrier change or cancellation within two (2) business days. The University reserves the right to request a copy of the policy. The Contractor fails to provide, procure, and deliver acceptable policies of insurance or satisfactory certificates or other evidence thereof, the Owner may obtain such insurance at the cost and expense of the Contractor without notice to the Contractor.

11.5.6 With respect to all insurance coverages required to remain in force and affect after final payment, The Contractor shall provide the Owner additional certificates, policies and binders evidencing continuation of such insurance coverages along with the Contractor's application for final payment and shall provide certificates, policies and binders thereafter as requested by the Owner.

11.5.7 The maintenance in full current force and effect of such forms and amounts of insurance and bonds required by the Contract Documents shall be a condition precedent to the Contractor's exercise or enforcement of any rights under the Contract Documents.

11.5.8 Failure of the Owner to demand certificates, policies and binders evidencing insurance coverages required by the Contract Documents, approval by the Owner of such certificates, policies and binders or failure of the Owner to identify a deficiency from evidence that is provided by the Contractor shall not be construed as a waiver of the Contractor's obligations to maintain the insurance required by the Contract Documents.

11.5.9 The Owner shall have the right to terminate the Contract if the Contractor fails to maintain the insurance required by the Contract Documents.

11.5.10 If the Contractor fails to maintain the insurance required by the Contract Document, the Owner shall have the right, but not the obligation, to purchase said insurance at Contractor's expense. If the Owner is damaged by the Contractor's failure to maintain the insurance required by the Contract Documents, the Contractor shall bear all reasonable costs properly attributable to such failure.

11.5.11 By requiring the insurance set forth herein and in the Contract Documents, the Owner does not represent or warrant that coverage and limits will necessarily be adequate to protect the Contractor, and such coverages and limits shall not be deemed as a limitation on the Contractor's liability under the indemnities granted to the Owner in the Contract Documents. For those policies requiring the Owner to be added as an

Additional Insured, as set forth herein, the Owner and all other indemnified parties shall be an Additional Insured for the full limits carried by the Contractor, not just the limits required herein.

11.5.12 If Contractor's liability policies do not contain a standard separation of insureds provision, such policies shall be endorsed to provide cross-liability coverage.

11.5.13 If a part of the Work hereunder is to be subcontracted, the Contractor shall: (1) cover any and all Subcontractors in its insurance policies; (2) require each Subcontractor to secure insurance which will protect said Subcontractor and supplier against all applicable hazards or risks of loss designated in accordance with Article 11; and (3) require each Subcontractor or supplier to assist in every manner possible in the reporting and investigation of any accident, and upon request, to cooperate with any insurance carrier in the handling of any claim by securing and giving evidence and obtaining the attendance of witnesses as required by any claim or suit.

11.5.14 It is understood and agreed that the insurance coverages required by the provisions of this Contract are required in the public interest and that the Owner does not assume any liability for acts of the Contractor or Subcontractors of any tier or their employees in the performance of the Contract or Work.

11.6 Builder's Risk Insurance

11.6.1 The Contractor shall purchase and maintain, in a company or companies lawfully authorized to do business in the State of Missouri, as an admitted carrier, builder's risk insurance on the entire Work. Such insurance shall be written on a completed value form for the entire Work. The insurance shall apply on a replacement cost basis.

11.6.2 The insurance as required herein shall name as insureds the Owner, the Contractor, and all Subcontractors of any tier. The insurance policy shall contain a provision that the insurance will not be canceled, allowed to expire or materially changed until at least thirty (30) days prior written notice has been given to the Owner.

11.6.3 The insurance as required herein shall cover the entire Work, including reasonable compensation for Architect's services and expenses made necessary by an insured loss. Insured property shall include portions of the Work located away from the site (including all offsite stored materials) but intended for use at the site and shall also cover portions of the Work in transit. The policy shall include as insured property scaffolding, falsework, and temporary buildings located at the site. The policy shall cover the cost of removing debris, including demolition as may be made legally necessary by the operation of any law, ordinance, or regulation.

11.6.4 The insurance required herein shall be on an all risk form and shall be written to cover all risks of physical

loss or damage to the insured party and shall insure at least against the perils of fire and extended coverage, theft, vandalism, malicious mischief, collapse, lightning, earthquake, flood, frost, water damage, windstorm and freezing.

11.6.5 If there are any deductibles applicable to the insurance required herein, the Contractor shall pay any part of any loss not covered because of the operation of such deductibles.

11.6.6 The insurance as required herein shall be maintained in effect until the earliest of the following dates:

- .1** the date which all persons and organization who are insureds under the policy agree in writing that it shall be terminated;
- .2** the date on which final payment of this Contract has been made by the Owner to the Contractor; or
- .3** the date on which the insurable interests in the property of all insureds other than the Owner have ceased.

11.6.7 The Owner and the Contractor waive all rights against (1) each other and any of their Subcontractors of any tier, suppliers, agents and employees, each of the other, (2) the Architect and Architect's consultants, and (3) separate contractors described in Article 6, if any, and any of their subcontractors of any tier, suppliers, agents and employees, for damages caused by fire or other perils to the extent covered by property insurance or other insurance applicable to the Work, except such rights as they have to proceeds of such insurance. The Owner or the Contractor, as appropriate, shall require of the Architect, Architect's consultants, separate contractors described in Article 6, if any, and the Subcontractors of any tier, suppliers, agents, and employees of any of them, by appropriate agreements, written where legally required for validity, similar waivers each in favor of other parties enumerated herein. The policies shall provide such waivers of subrogation by endorsement or otherwise. A waiver of subrogation shall be effective as to a person or entity even though that person or entity would otherwise have a duty of indemnification, contractual or otherwise, did not pay the insurance premium directly or indirectly, was at fault or was negligent in causing the loss and whether or not the person or entity had an interest in the property damaged.

11.6.8 A loss insured under the Contractor's property insurance shall be adjusted by the Owner in good faith and made payable to the Owner for the insureds, subject to requirements of the Contract Documents. The Contractor shall pay Subcontractors of any tier their just shares of insurance proceeds received by the Contractor, and by appropriate agreements, written where legally required for validity, shall require Subcontractors of any tier to make payments to their Subcontractors in similar manner. The Contractor shall waive its rights to subrogation for any loss or damage to the Contractor's property or equipment coverage in favor of the Owner and other indemnified parties.

11.7 Bonds

11.7.1 When the Contract Sum exceeds Fifty Thousand Dollars (\$50,000), the Contractor shall procure and furnish a Performance Bond and a Payment Bond in the form prepared by the Owner, each in an amount equal to one hundred percent (100%) of the Contract Sum, as well as adjustments to the Contract Sum. The Performance Bond shall secure and guarantee the Contractor's faithful performance of this Contract, including but not limited to the Contractor's obligation to correct defects after final payment has been made as required by the Contract Documents. The Payment Bond shall secure and guarantee payment of all persons performing labor on the Project under this Contract and furnishing materials in connection with this Contract. These Bonds shall be in effect through the duration of the Contract plus the Guaranty Period as required by the Contract Documents.

11.7.2 The bonds required hereunder shall be executed by a responsible surety licensed in the State of Missouri, with a Best's rating of no less than A-/XI. The Contractor 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 this power of attorney indicating the monetary limit of such power.

11.7.3 If the surety of any bond furnished by the Contractor is declared bankrupt or becomes insolvent or its right to conduct business in the State of Missouri is terminated, or it ceases to meet the requirements of this Section, the Contractor shall within ten (10) days substitute another bond and surety, both of which must be acceptable to the Owner. If Contractor fails to make such substitution, the Owner may procure such required bonds on behalf of the Contractor at the Contractor's expense.

11.7.4 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 to such person or entity.

11.7.5 The Contractor shall keep the surety informed of the progress of the Work, and, where necessary, obtain the surety's consent to or waiver of: (1) notice of changes in the Work; (2) request for reduction or release of retention; (3) request for final payment; and (4) any other material required by the surety. The Owner shall be notified by the Contractor, in writing, of all communications with the surety, as it relates to items one through four. The Owner may, in the Owner's sole discretion, inform surety of the progress of the Work, any defects in the Work, or any defaults of the Contractor under the Contract Documents and obtain consents as necessary to protect the Owner's rights, interest, privileges and benefits under and pursuant to any bond issued in connection with the Work.

11.7.6 The Contractor shall indemnify and hold harmless the Owner and any agents, employees, representative or member of the Board of Curators from and against any

claims, expenses, losses, costs, including reasonable attorneys' fees, as a result of any failure of the Contractor to procure the bonds required herein.

ARTICLE 12 UNCOVERING AND CORRECTION OF THE WORK

12.1 Uncovering of the 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 shall, if required in writing by the Architect or the Owner's Representative, be uncovered for the Architect's observation 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 which the Architect or the Owner's Representative has not specifically requested to observe, prior to its being covered, the Architect or the Owner's Representative may request to see such Work, and it shall be uncovered by the Contractor. If such Work is in accordance with the Contract Documents, costs of uncovering and replacement shall, by appropriate Change Order, be charged to the Owner. If such Work is not in accordance with the Contract Documents, the Contractor shall pay such costs unless the condition was caused by the Owner or a separate contractor in which event the Owner will be responsible for payment of such costs.

12.2 Correction of the Work

12.2.1 The Architect or the Owner's Representative shall have the right to reject Work not in strict compliance with the requirements of the Contract Documents. The Contractor shall promptly correct Work rejected by the Architect or the Owner's Representative for failing to conform to the requirements of the Contract Documents, whether observed before or after final completion and whether or not fabricated, installed, or completed. If Work has been rejected by the Architect or the Owner's Representative, the Architect or the Owner's Representative shall have the right to require the Contractor to remove it from the Project site and replace it with Work that strictly conforms to the requirements of the Contract Documents regardless, if such removal and replacement results in "economic waste." The Contractor shall pay all claims, costs, losses and damages caused by or resulting from the correction, removal or replacement of defective, or non-compliant Work, including but not limited to, all costs of repair or replacement of Work of others. The Contractor shall bear costs of correcting, removing and replacing such rejected Work, including additional testing and inspections and compensation for the Architect's services and expenses made necessary thereby. If prior to the date of final payment, the Contractor, a Subcontractor, or anyone for whom either is responsible uses or damages any portion of the Work, including, without limitation, mechanical, electrical, plumbing, and other building systems, machinery, equipment or other mechanical device, the Contractor shall cause such item to be restored to "like new" condition at no expense to the Owner.

12.2.2 If, within twelve (12) months after the date of Final Completion of the Work or designated portion thereof, or after the date for commencement of warranties, or by terms of an applicable special warranty required by the Contract Documents, any of the Work is found not to be in strict accordance with the requirements of the Contract Documents, the Contractor shall correct or remove and replace such defective Work, at the Owner's discretion. Such twelve (12) month period is referred to as the "Guarantee Period." The obligations under this Paragraph shall cover any repairs, removal, and replacement to any part of the Work or other property caused by the defective Work.

12.2.3 The Contractor shall remove from the site portions of the Work which 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 If the Contractor fails to correct nonconforming Work within a reasonable time, the Owner may correct or remove it and replace such nonconforming Work. If the Contractor does not proceed with correction of such nonconforming Work within a reasonable time fixed by written notice from the Owner, the Owner may take action to correct or remove the nonconforming work at the Contractor's expense.

12.2.5 The Contractor shall bear the cost of correcting destroyed or damaged Work or property, whether completed or partially completed, of the Owner or of others caused by the Contractor's correction or removal of Work which is not in accordance with the requirements of the Contract Documents.

12.2.6 Nothing contained in Article 12 shall be construed to establish a period of limitation with respect to other obligations that the Contractor might have under the Contract Documents. Establishment of the twelve (12) month Guarantee Period as described in Article 12 relates only to the specific obligation of the Contractor to correct, remove or replace 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 under the Contract Documents. The requirements of Article 12 are in addition to and not in limitation of any of the other requirements of the Contract for warranties or conformance of the Work to the requirements of the Contract Documents.

12.3 Acceptance of Nonconforming Work

12.3.1 The Owner may accept Work which is not in accordance with the Contract Documents, instead of requiring its removal and correction, in its sole discretion. In such case, the Contract Sum will be adjusted as appropriate and equitable. Such adjustment shall be made

whether or not final payment has been made. Nothing contained herein shall impose any obligation upon the Owner to accept nonconforming or defective Work.

ARTICLE 13 MISCELLANEOUS PROVISIONS

13.1 Written Notice

13.1.1 All notices required to be given by the Contractor under the terms of this Contract shall be made in writing. Written notice when served by the Owner will be deemed to have been duly served if delivered in person to the individual or a member of the firm or entity or to an office of the corporation for which it was intended, or if delivered at or sent to the last business address known to the party giving notice.

13.2 Rights and Remedies

13.2.1 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.

13.2.2 No action or failure to act by the Owner, the Architect, or the Owner's Representative will constitute a waiver of a right or duty afforded to the Owner under the Contract Documents, nor will such action or failure to act constitute approval of or acquiescence in a breach thereunder, except as may be specifically agreed in writing.

13.2.3 The terms of this Contract and all representations, indemnifications, warranties and guarantees made in, required by, or given in accordance with the Contract Documents, as well as all continuing obligations indicated in the Contract Documents, will survive final payment, completion and acceptance of the Work and termination or completion of the Work and shall remain in effect so long as the Owner is entitled to protection of its rights under applicable law.

13.2.4 The Contractor shall carry out the Work and adhere to the current construction schedule during all disputes or disagreements with the Owner. No Work shall be delayed or postponed pending resolution of any disputes or disagreements except as the Owner and the Contractor may otherwise agree to in writing.

13.3 Tests and Inspections

13.3.1 Tests, inspections, and approvals of portions of the Work required by the Contract Documents or by laws, ordinances, rules, codes, or regulations shall be made at an appropriate time. Unless otherwise provided, the Contractor shall make arrangements for such tests, inspections and approvals with an independent testing laboratory, the Owner's Authorized Agent, or entity acceptable to the Owner, and the Contractor shall bear related costs of tests, inspections, and approvals as required in the Contract Documents. The Contractor shall give the Architect, the Owner's Representative, and the Owner's Authorized Agent timely notice of when and where tests and inspections are to be made

so the Architect, the Owner's Representative and/or the Owner's Authorized Agent may observe procedures or perform the necessary tests or inspections.

13.3.2 If the Architect, the Owner's Representative, or the Owner's Authorized Agent determine that portions of the Work require additional testing, inspection or approval not included in the Contract Documents, or required by law, the Architect, or the Owner's Representative will instruct the Contractor to make arrangements for such additional testing, inspection, or approval by an entity acceptable to the Owner's Representative and the Contractor shall give timely notice to the Architect, the Owner's Representative or the Owner's Authorized Agent, of when and where tests and inspections are to be made so the Architect, the Owner's Representative and/or the Owner's Authorized Agent, may choose that the tests or inspections can be performed or observed. The Owner will bear such costs except as provided elsewhere in Article 13.

13.3.3 If such procedures for testing, inspection, or approval under Article 13 reveal failure of the portions of the Work to comply with requirements established by the Contract Documents, the Contractor shall bear all costs made necessary by such failure including those of repeated procedures and compensation for the Architect's and Owner's Authorized Agent's services and expenses.

13.3.4 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 Owner's Representative and the Architect.

13.3.5 The Contractor shall take all necessary actions to ensure that all tests or inspections conducted pursuant to the Contract Documents shall be made promptly to avoid unreasonable delay in the Work.

13.3.6 The Contractor shall arrange for and pay for all costs of all testing required by the Contract Documents or any applicable laws for materials to be tested or certified at or on the place or premises of the source of the material to be supplied. The Owner shall have the right to require testing of all materials at the place of the source of the material to be supplied if not required by the Contract Documents or any applicable laws. The Owner shall bear the costs of such tests and inspections not required by the Contract Documents or by applicable laws, unless prior defective Work provides the Architect or the Owner with a reasonable belief that additional defective Work may be found, in which case the Contractor shall be responsible for all costs of tests and inspections ordered by the Owner or the Architect, whether or not such tests or inspection reveals that Work is in compliance with the Contract Documents.

13.4 Nondiscrimination in Employment Equal Opportunity

13.4.1 The University serves from time to time as a contractor for and/or receives funds from the United States

government. Accordingly, the Contractor shall comply with applicable federal laws, rules, and regulations, including those relating to nondiscrimination, equal employment opportunity, and affirmative action in the employment of certain entities or individuals, including, but not limited to, minorities (Executive Order 11246), women (Executive Order 11375), persons with disabilities (29 USC 706 and Executive Order 11758), and certain veterans (38 USC 4212 formerly [2012]), and those related to contracting with small or disadvantaged business concerns (Publication L. 95-507). Contract clauses required by the Federal Government in such circumstances are incorporated herein by reference.

13.4.2 If applicable, the Contractor shall comply with the equal opportunity requirements of 41 CFR Part 60, which are incorporated into this Contract by reference.

13.5 Supplier Diversity Participation Goals

13.5.1 The Contractor shall provide participation of Diverse Firms in the Project, through self-performance, if a Diverse Firm, or by subcontracting with Diverse Firms as Subcontractors, suppliers or manufacturers, in an amount that is no less than the percent of Contract Sum that was promised in the Contractor's bid and/or the amount accepted by the Owner.

13.5.2 If the Contractor must remove any Diverse Firm as a Subcontractor, supplier or manufacturer under the Contract, the Contractor shall replace the Diverse Firm with one or more Diverse Firms in an amount equal to the dollar value of the work awarded to the Diverse Firm that was removed. The Contractor shall immediately notify the Owner's Representative in writing of the Contractor's intent to remove any Diverse Firm as a Subcontractor, supplier or manufacturer, and the Contractor's plan to provide the promised amount of Supplier Diversity Participation. All changes of a Diverse Firm as a Subcontractor of any tier, supplier or manufacturer under the Contract shall be approved by the Executive Director of Facilities Planning and Development.

13.5.3 If the Contractor fails to meet or to maintain the promised amount of Supplier Diversity Participation, the Contractor shall immediately notify in writing the Owner's Representative and the Executive Director of Facilities Planning and Development. Such notice shall include a description of the Contractor's good faith effort to provide the promised Supplier Diversity Participation.

13.5.4 If the Executive Director of Facilities Planning and Development finds that the Contractor has failed to comply in good faith with the promised Supplier Diversity Participation the Executive Director may take appropriate action, including but not limited to, declaring the Contractor ineligible to participate in any contracts with the Owner for a period not to exceed six (6) months, and/or directing that the Contractor's actions be declared a material breach of the Contract and that the Contract be terminated.

13.5.5 The Contractor and his Subcontractors shall develop, implement, maintain, and submit in writing to the Executive Director of Facilities Planning and Development, an affirmative action program if at least fifty (50) persons in the aggregate are employed under this Contract. If less than fifty (50) persons in the aggregate are to be employed under this Contract, the Contractor shall submit, in lieu of the written affirmative action program, a properly executed "Affidavit for Affirmative Action" in the form as included in the Contract Documents. For the purpose of this Section, an "Affirmative Action Program" means positive actions to influence all employment practices (including, but not limited to, recruiting, hiring, promoting, and training) in providing equal employment opportunity regardless of race, color, sex, national origin, religion, age (where the person affected is between 40 and 70), disabled and Vietnam-era veteran status, and handicapped otherwise qualified status. Such affirmative action program shall include:

.1 A written policy statement committing the total organization to affirmative action and assigning management responsibilities and procedures for evaluation and dissemination.

.2 The identification of a person designated to handle action.

.3 The establishment of non-discriminatory selection standards, objective measures to analyze recruitment, an upward mobility system, a wage and salary structure, and standards applicable to lay-off, recall, discharge, demotion, and discipline.

.4 The exclusion of discrimination from collective bargaining agreements.

.5 Performance of an internal audit of the reporting system to monitor execution and to provide for future planning.

13.5.6 In the enforcement of the non-discrimination requirements in Section 13.4 and 13.5, the Owner may use any reasonable procedures available, including but not limited to: requests, reports, site visits, and inspection of relevant documents of Contractors and Subcontractors of any tier. The Contractor shall submit a final Affidavit of Diversity Participation for each Diverse Firm at the end of the project stating the actual amount paid to the Diverse Firm.

13.6 Wage Rates (If the Contract amount is less than \$75,000, the requirements of this Section will not apply. Any adjustments that increase the Contract cost above \$75,000 will be subject to this Section, per Section 290.230, RSMo.)

13.6.1 The Contractor and its Subcontractors shall pay all workers performing work under the Contract not less than the prevailing hourly rate of wages or the public works contracting minimum wage, whichever is applicable, as set out in the Annual Wage Order that is attached to and made part of the specifications for work under the Contract, in accordance with Sections 290.210 to 290.340, RSMo

(Missouri Prevailing Wage Law) and related regulations. The Annual Wage Order(s) published by the Missouri Department of Labor and Industrial Relations (MDLIR) for the location where the Work is performed is incorporated into the Contract by this reference. The Contractor shall use applicable MDLIR regulations, including, but not limited to, 8 CSR 30-3.010-3.060, in determining the appropriate occupational titles and rates for workers used in the execution of this Contract. All determinations and/or interpretations regarding wage rates and classification of workers will be made by the office of the University of Missouri Executive Director of Facilities Planning and Development.

13.6.2 If this Project is financed in whole or in part from Federal funds (as indicated in the bid or Contract Documents), then this Contract shall be subject to all applicable federal labor statutes, rules, and regulations, including provisions of the Davis-Bacon Act, 40 U.S.C. § 3141 et seq., and the "Federal Labor Standards Provisions." Where the Missouri Prevailing Wage Law and the Davis-Bacon Act require payment of different wages for work performed under this Contract, the Contractor and all Subcontractors shall pay the greater of the wages required under either law, on a classification-by-classification basis.

13.6.3 The Contractor will forfeit a penalty to the Owner of \$100 per day (or portion of a day) for each worker that is paid less than the specified rate for any work done under the Contract by the Contractor or by any Subcontractor. The Owner shall deduct from any unpaid amounts then or thereafter due the Contractor under the Contract all sums and amounts due and owing as a result of any violation of Sections 290.210 to 290.340, RSMo. (Section 290.250, RSMo) The Contractor agrees to abide by any decision made by the Owner regarding underpayment of wages to workers and amounts owed them as well as penalties for underpayment of wages.

13.6.4 The prevailing wage rate(s) and public works contracting minimum wage(s) included in the Annual Wage Order(s) include fringe benefits as set forth in Sections 290.219 and 290.257, RSMo. Fringe benefit payments may be made to the worker in cash, or irrevocably made by a Contractor or Subcontractor to a trustee or to a third person pursuant to a fund, plan or program, or pursuant to an enforceable commitment, or any combination thereof, to carry out a financially responsible plan or program which was communicated in writing to the workmen affected, for medical or hospital care, pensions on retirement or death, compensation for injuries or illness resulting from occupational activity, or insurance to provide any of the foregoing, for unemployment benefits, life insurance, disability and sickness insurance, accident insurance, for vacation and holiday pay, for defraying costs of apprenticeship or other similar programs, or for other bona fide fringe benefits, but only where the Contractor or Subcontractor is not required by other federal or state law to provide any of the benefits as referenced in Section 290.210(5), RSMo.

13.6.5 The Contractor shall make full payment of the applicable required wages to workers in legal tender. Pay for travel, mileage, meals, bonuses, or other expenses are not fringe benefits and cannot be considered part of the workers wage rate. The Contractor shall not make any deductions for food, sleeping accommodations, transportation, use of small tools, uniforms, or anything of any kind or description, unless the Contractor and employee enter into an agreement in writing at the beginning of the worker's term of employment, and such agreement is approved by the Owner as fair and reasonable in accordance with Section 290.315, RSMo.

13.6.6 The Contractor shall submit to the Owner with the Contractor's periodic pay request, certified payroll records for labor performed by the Contractor and Subcontractors of any tier. The Contractor shall submit all required certified payroll information records electronically in pdf format using the Owner's web-based payment program. The certified payroll forms shall contain the name, address, personal identification number, and occupational title of the workers as well as the hours they work each day. The Owner's acceptance of certified payroll records does not in any way relieve the Contractor of any responsibility for the payment of prevailing wages to workers on the project. The Contractor shall also maintain copies of the certified payroll records. The Owner may, at any time, request copies of, and/or inspect all of the Contractor's payroll records for the Work to verify compliance. The Contractor shall furnish the Owner copies of payroll records within ten (10) days of the Owner's written request. The Contractor shall provide copies of workers I-9 forms within twenty-four (24) hours of written notice. Such payroll records shall be maintained in accordance with Article 13.7.1 and shall be available for inspection for two (2) years after final completion of the Work. Falsification of the certified payroll records may result in the debarment of the Contractor or Subcontractor from future work with the University.

13.6.7 If applicable, the Contractor shall comply with the Copeland "Anti-Kick Act, 18 U.S.C. § 874, 40 U.S.C. § 3145, and the requirements of 29 C.F.R. pt. 3 as may be applicable, which are incorporated by reference into this contract.

13.6.8 The Contractor shall specifically incorporate the obligations of Section 13.6 into the subcontracts, supply agreements and purchase orders for the Work and require the same of any Subcontractors of any tier.

13.6.9 If Contractor fails to comply with the provisions of Section 13.6 of this Contract or with Sections 290.210 to 290.340, RSMo and related regulations, the Owner may, in its sole discretion, immediately terminate the Contract upon written notice. The rights and remedies of the Owner provided herein shall not be exclusive and are in addition to other rights and remedies provided by law or under this Contract.

13.6.10 The Contractor may pay entry-level workers or federally-registered apprentices fifty percent (50%) of the pay of a journeyman in their same occupational title, in accordance with Section 290.235, RSMo and 8 CSR 30-3.030. Per 8 CSR 30-3.030, an entry-level worker is "[a]ny worker who is not a journeyman and who is not otherwise enrolled in a federally-registered apprenticeship program but is participating in an on-the-job training program provided by the contractor for whom they perform work on a public construction project." The University of Missouri may require documentation showing, to the University's sole satisfaction, that an entry-level worker is participating in an on-the-job training program with the Contractor. The combined total of such entry-level workers and federally registered apprentices shall not exceed a one-to-one ratio with the number of journeyman workers in any occupational title on the project.

13.6.11 The Contractor shall post the wage rates for the Contract in a dry, accessible place at the field office on the project or, where there is no field office, at the Contractor's local office or batch plant so long as a copy is provided to workers upon request, as required by 8 CSR 30-3.050. The wage rates shall be kept in a clearly legible condition for the duration of the project.

13.6.12 Neither the Contractor, nor any Subcontractor of any tier, nor any person hired by them or acting on their behalf, shall request, demand or receive, either before or after such worker is engaged, that such worker pay back, return, donate, contribute, or give any part or all of said worker's wages, salary, or thing of value, to any person, upon the statement, representation, or understanding that failure to comply with such request or demand will prevent such worker from procuring or retaining employment, and no person shall, directly or indirectly, pay, request or authorize any other person to violate this Section as set forth in Section 290.305, RSMo, the exception being to an agent or representative of a duly constituted labor organization acting in the collection of dues or assessments of such organization. No Contractor or Subcontractor may directly or indirectly receive a wage subsidy, bid supplement, or rebate for employment on this project if such wage subsidy, bid supplement, or rebate has the effect of reducing the wage rate paid by the employer on a given occupational title below the applicable wage rate as provided in the Contract. In the event a wage subsidy, bid supplement, or rebate is provided or received, the entity receiving such subsidy, supplement, or rebate shall report the date and amount of such subsidy, supplement, or rebate to the University within thirty days of receipt of payment. This disclosure report shall be a matter of public record.

13.6.13 The Contractor will pay workers overtime for all hours worked over ten (10) hours per day and forty (40) hours per week in accordance with Section 290.230, RSMo. For all overtime work performed, not less than one and one-half the prevailing hourly rate of wages for work of a similar character in the locality in which the Work is performed or the public works contracting minimum wage, whichever is applicable,

shall be paid. For all work performed on a Sunday or holiday, not less than twice the prevailing hourly rate of pay or public works contracting minimum wage will apply in accordance with Section 290.230, RSMo. For purposes of this Section, holidays are as follows: January first, the last Monday in May, July fourth, the first Monday in September, November 11, the fourth Thursday in November, December twenty-fifth. If any holiday falls on a Sunday, the following Monday shall be considered a holiday.

13.7 Records

13.7.1 The Owner, or any parties it deems necessary, shall have access to and the right to examine any accounting or other records of the Contractor involving transactions and Work related to this Contract for five (5) years after final payment or five (5) years after the final resolution of any on going disputes at the time of final payment. All records shall be maintained in accordance with generally accepted accounting procedures, consistently applied. Subcontractors of any tier shall be required by Contractor to maintain records and to permit audits as required of Contractor herein.

13.8 Codes and Standards

13.8.1 The Work shall be performed to comply with the International Code Council (ICC) Codes, and the codes and standards noted below. The latest editions and supplements of these codes and standards in effect on the date of the execution of the Contract for Construction shall be applicable unless otherwise designated in the Contract Documents. Codes and standards required by accreditation agencies will also be used unless the ICC requirements are more stringent. In the event that special design features and/or construction systems are not covered in the ICC codes, the applicable edition of the National Fire Protection Association (NFPA) family of standards and/or the NFPA 101 Life Safety Code shall be used.

- .1 ICC International Building Code and reference standards
- .2 ICC International Plumbing Code
- .3 ICC International Mechanical Code
- .4 ICC International Fire Code
- .5 ICC International Fuel Gas Code
- .6 NFPA 70 National Electric Code (NEC)
- .7 Americans with Disabilities Act – Standards for Accessible Design.
- .8 American National Standard Safety Code for Elevators, Dumbwaiters, Escalators, and Moving Walks as published by the American Society of Mechanical Engineers (ASME), American National Standards Institute (ANSI) A17.1
- .9 NFPA 101 Life Safety Code (as noted above)
- .10 American Concrete Institute (ACI)
- .11 American National Standards Institute (ANSI)
- .12 American Society of Heating, Refrigeration and Air Conditioning Engineers (ASHRAE)
- .13 American Refrigeration Institute (ARI)

- .14 American Society for Testing and Materials (ASTM)
- .15 Missouri Standard Specification for Highway Construction, Missouri State Highway Commission
- .16 National Electrical Manufacturers Association (NEMA)
- .17 Underwriter's Laboratories, Inc. (UL), Federal Specifications
- .18 Williams Steiger Occupational Safety and Health Act of 1970 (OSHA)

13.9 General Provisions

13.9.1 Any specific requirement in this Contract that the responsibilities or obligations of the Contractor also apply to a Subcontractor is added for emphasis and are also hereby deemed to include a Subcontractor of any tier. The omission of a reference to a Subcontractor in connection with any of the Contractor's responsibilities or obligations shall not be construed to diminish, abrogate or limit any responsibilities or obligations of a Subcontractor of any tier under the Contract Documents or the applicable subcontract.

13.9.2 This Contract shall be interpreted, construed, enforced, and regulated under and by the laws of the State of Missouri. Whenever possible, each provision of this Contract shall be interpreted in a manner as to be effective and valid under applicable law. If, however, any provision of this Contract, or a portion thereof, is prohibited by law or found invalid under any law, only such provision or portion thereof shall be ineffective, without invalidating or affecting the remaining provisions of this Contract or valid portions of such provision, which are hereby deemed severable. The Contractor and the Owner further agree that in the event any provision of this Contract, or a portion thereof, is prohibited by law or found invalid under any law, this Contract shall be reformed to replace such prohibited or invalid provision or portion thereof with a valid and enforceable provision which comes as close as possible to expressing the intention of the prohibited or invalid provision.

13.9.3 The Contractor and the Owner each agree that the State of Missouri Circuit Court for the County where the Project is located shall have exclusive jurisdiction to resolve all Claims and any issue and disputes between the Contractor and the Owner. The Contractor agrees that it shall not file any petition, complaint, lawsuit or legal proceeding against the Owner in any other court other than the State of Missouri Circuit Court for the County where the Project is located.

13.9.4 The Owner's total liability to the Contractor and anyone claiming by, through, or under the Contractor for any Claim, cost, loss, expense, or damage caused in part by the fault of the Owner and in part by the fault of The Contractor or any other entity or individual shall not exceed the percentage share that the Owner's fault bears to the total fault of the Owner, the Contractor and all other entities and individuals as determined on the basis of comparative fault principles.

13.9.5 The Contractor agrees that the Owner shall not be liable to the Contractor for any special, indirect, incidental, or consequential damage whatsoever, whether caused by the

Owner's negligence, fault, errors or omissions, strict liability, breach of contract, breach of warranty or other cause or causes whatsoever. Such special, indirect, incidental or consequential damages include, but are not limited to loss of profits, loss of savings or revenue, loss of anticipated profits, labor inefficiencies, idle equipment, home office overhead, and similar types of damages.

13.9.6 Nothing contained in this Contract or the Contract Documents shall create any contractual relationship with or cause of action in favor of a third party against the Owner.

13.9.7 No member or officer of the Board of Curators of the University incurs or assumes any individual or personal liability under the Contract or by reason of the default of the Owner in the performance of any terms thereof. The Contractor releases and discharges all members or officers of the Board of Curators of the University from any liability as a condition of and as consideration for the award of the Contract to the Contractor.

13.9.8 The Contractor hereby binds itself, its partners, successors, assigns and legal representatives to the Owner in respect to covenants, agreements and obligations contained in the Contract Documents. The Contractor shall not assign the Contract or proceeds hereof without written consent of the Owner. If the Contractor attempts to make such an assignment without such consent, it shall be void and confer no rights on third parties, and the Contractor shall nevertheless remain legally responsible for all obligations under the Contract. The Owner's consent to any assignment is conditioned upon the Contractor entering into a written assignment which contains the following language: "It is agreed that the funds to be paid to the assignee under this assignment are subject to performance by the Contractor and to claims and to liens for services rendered or materials supplied for the performance of the Work required in said Contract in favor of all persons, firms, corporations rendering such services or supplying such materials."

13.10 Certifications

13.10.1 Suspension and Debarment

The Contractor certifies to the best of its knowledge and belief that it and its principals are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any department or agency in accordance with Federal Executive Orders 12549 (2/18/86) and 12689 (8/15/89).

13.10.2 Anti-Discrimination Against Israel Act

If this Contract is for \$100,000 or more, and if the Contractor is a company with ten (10) or more employees, then Contractor certifies that it, and any company affiliated with it, does not boycott Israel, and will not boycott Israel during the term of this Contract. In this Paragraph, the terms "company" and "boycott Israel" shall have the meanings described in Section 34.600 of the Missouri Revised Statutes.

13.10.3 Byrd Anti-Lobbying Amendment

.1 If this Contract exceeds \$100,000 and is funded by Federal funding, Contractor agrees to file the required certification, in compliance with 31 U.S.C. § 1352 (as amended).

.2 Each tier certifies to the tier above that it will not and has not used Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, officer or employee of Congress, or an employee of a Member of Congress in connection with obtaining any Federal contract, grant, or any other award covered by 31 U.S.C. § 1352.

.3 Each tier shall also disclose any lobbying with non-Federal funds that takes place in connection with obtaining any Federal award. Such disclosures are forwarded from tier to tier up to the recipient who in turn will forward the certification(s) to the awarding agency.

13.10.4 Work Authorization

The Contractor and all subcontractors performing work under this Contract shall enroll and participate in a federal work authorization program operated by the United States Department of Homeland Security, E-Verify or an equivalent federal work authorization program, to verify information of newly hired employees, under the Immigration Reform and Control Act of 1986 (IRCA), P.L.99-603. By executing a contract with The Curators of the University of Missouri, the Contractor shall affirm its enrollment and participation in a federal work authorization program with respect to the employees working in connection with the contracted service and affirm that it does not knowingly employ any person who is an unauthorized alien in connection with the contracted services. The Contractor shall maintain documentation of its participation in a federal work authorization program and make such documentation available to the University upon request.

ARTICLE 14 TERMINATION OR SUSPENSION OF THE CONTRACT

14.1 Termination by Owner for Cause

14.1.1 In addition to other rights and remedies granted to the Owner under the Contract Documents and by law, the Owner may terminate the Contract if the Contractor:

.1 refuses or fails to supply enough properly skilled workers, superintendents, foremen, or managers;

.2 refuses or fails to supply sufficient or proper materials;

.3 fails to make payment to Subcontractors for materials or labor in accordance with the respective agreements between the Contractor and the Subcontractors;

.4 disregards laws, ordinances, rules, codes, regulations or orders of an authority having jurisdiction;

.5 disregards the authority of the Owner's Representative, the Architect, or the Owner's Authorized Agent;

.6 breaches any warranty or representations made by the Contractor under or pursuant to the Contract Documents;

.7 fails to furnish the Owner with assurances satisfactory to the Owner evidencing the Contractor's ability to complete the Work in compliance with all the requirements of the Contract Documents;

.8 fails after commencement of the Work to proceed continuously with the construction and completion of the Work for more than ten (10) days, except as permitted under the Contract Documents;

.9 fails to maintain a satisfactory rate of progress with the Work or fails to comply with approved progress schedules; or

.10 violates in any substantial way any provisions of the Contract Documents.

14.1.2 When any of the above reasons exist, the Owner may, without prejudice to any other rights or remedies of the Owner, terminate this Contract by delivering a written notice of termination to the Contractor and the Contractor's surety, and may:

.1 take possession of the site and of all materials, equipment, tools, and construction equipment and machinery thereon owned by the Contractor;

.2 accept assignment of subcontracts pursuant to Section 5.3; and

.3 finish the Work by whatever reasonable method the Owner may deem expedient, including turning the Work over to the surety.

14.1.3 The Contractor, in the event of a termination under Section 14.1, shall not be entitled to receive any further payments under the Contract until the Work is completed in its entirety. Then, if the unpaid balance under the Contract shall exceed all expenses of the Owner in finishing the Work, including additional compensation for the Architect's services and expenses made necessary thereby, such excess will be paid to the Contractor; but, if such expenses of the Owner to finish the Work shall exceed the unpaid balance, the Contractor and its surety shall be liable for, and shall pay the difference and any damages to the Owner. The obligation of the Contractor and its surety for payment of said amounts shall survive termination of the Contract.

14.1.4 In exercising the Owner's right to secure completion of the Work under any of the provisions hereof, the Owner shall have the right to exercise the Owner's sole discretion as to the manner, methods, and reasonableness of costs of completing the Work.

14.1.5 The rights of the Owner to terminate pursuant to Article 14.1 will be cumulative and not exclusive and shall be in addition to any other remedy provided by law or the Contract Documents.

14.1.6 Should the Contractor fail to achieve Final Completion of the Work within thirty (30) calendar days following the date of Substantial Completion, the Owner may exercise its rights under Section 14.1.

14.2 Suspension by the Owner for Convenience

14.2.1 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.

14.2.2 An adjustment will be made to the Contract Sum for increases in the cost of performance of the Contract caused by suspension, delay or interruption. However, in the event of a suspension under Section 14.2, Contractor hereby waives and forfeits any claims for payment of any special, indirect, incidental or consequential damages such as lost profits, loss of savings or revenue, loss of anticipated profits, idle labor or equipment, home office overhead, and similar type damages. No adjustment will 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 in whole or in part is responsible, or

.2 that an equitable adjustment is made or denied under another provision of this Contract.

14.3 Owner's Termination for Convenience

14.3.1 The Owner may, at any time, terminate the Contract in whole or in part for the Owner's convenience and without cause. Termination by the Owner under this Paragraph shall be by a notice of termination delivered to the Contractor specifying the extent of termination and the effective date.

14.3.2 Upon receipt of a notice of termination for convenience, the Contractor shall immediately, in accordance with instructions from the Owner, proceed with performance of the following duties regardless of delay in determining or adjusting amounts due under this Paragraph:

.1 cease operation as specified in the notice;

.2 place no further orders and enter into no further subcontracts for materials, labor, services or facilities except as necessary to complete Work not terminated;

.3 terminate all subcontracts and orders to the extent they relate to the Work terminated;

.4 proceed to complete the performance of Work not terminated; and

.5 take actions that may be necessary, or that the Owner may direct, for the protection and preservation of the terminated Work.

14.3.3 Upon such termination, the Contractor shall recover as its sole remedy payment for Work properly performed in connection with the terminated portion of the Work prior to the effective date of termination and for items properly and timely fabricated off the Project site, delivered and stored in accordance with the Owner's instructions and for all Owner approved claims, costs, losses and damages incurred in settlement of terminated contracts with Subcontractors and suppliers. The Contractor hereby waives and forfeits all other claims for payment and damages, including, without limitation, anticipated profits, consequential damages and other economic losses.

14.3.4 The Owner shall be credited for (1) payments previously made to the Contractor for the terminated portion of

the Work, (2) claims which the Owner has against the Contractor under the Contract and (3) the value of the materials, supplies, equipment, or other items that are to be disposed of by the Contractor that are part of the Contract Sum.

14.3.5 Upon determination by a court that termination of Contractor or its successor in interest pursuant to Section 14.1 was wrongful, such termination will be deemed converted to a termination for convenience pursuant to Section 14.3, and Contractor's sole and exclusive remedy for wrongful termination is limited to recovery of the payments permitted for termination for convenience as set forth in 14.3.

SECTION 1.E
SPECIAL CONDITIONS

1. DEFINITIONS

a. "Drawings"

Drawings referred to in and accompanying Project Manual consist of Drawings prepared by and bearing name of below defined Architect, bearing **December 11, 2024 – CP242421 Power Plant - 1923 & 1955 Brick and Mortar Repairs.**

b. Architect

PWArchitects, Inc.
2021 Forum Blvd., Ste. 101
Columbia, Mo. 65203
Phone: 573.449.2683

c. Other Definitions: See Article 1., General Conditions.

2. SPECIAL SCHEDULING REQUIREMENTS

a. Special scheduling requirements supplemental to the bid form.

(1) Contractor shall perform all work in the designated areas within 180 calendar days.

(2) Normal working hours are defined as weekdays between the hours of 7:00am and 4:00pm, or as approved by Owner's Representative.

b. Refuse/Trash Removal and Material Delivery: As directed by Owner's Representative.

c. Coordinate permits for street closures and traffic control measures with City of Columbia. Allow a minimum of 30 days review time for closures or lane changes lasting more than 30 days. Contractor shall be responsible for obtaining all City required permits and coordinating City permit timelines with Construction scheduling. Contractor shall be responsible for permit cost.

3. SCOPE OF WORK

a. The Contractor shall furnish all labor, materials, tools, equipment necessary for, and incidental to, construction of this project as indicated on Drawings and specified herein.

b. Work shall include everything requisite and necessary to finish work properly, notwithstanding that every item of labor or materials or accessories required to make project complete may not be specifically mentioned.

c. General Description of Work:

(1) Project consists of masonry restoration and repair on the 1923 and 1955 Power Plant Additions.

(a) Architectural work shall consist of masonry repointing, new brick masonry toothed into the existing, selective replacement of existing cast stone and terra cotta trim, terra cotta trim patching, replacement of existing lintels as

indicated, pre-finished metal flashings, sealant repointing, plaster repair, and selective minor repainting.

4. LOCATION

Work shall be performed under this Contract on campus of the University of Missouri – Columbia at the Central Power Plant at the corner of Stewart and 5th street.

5. NUMBER OF CONSTRUCTION DOCUMENTS

- a. The Owner's Representative will furnish the Contractor a copy of executed Contract and a complete set of Drawings and Specifications in PDF format.
- b. The Owner will provide electronic data files to the Contractor for their convenience and use in progressing the Work and the preparation of shop drawings or other submittal requirements required for construction of the referenced project. The electronic data files shall reflect Construction Documents and Bid Addenda only. These files will be transmitted subject to the following terms and conditions:
 - (1) The Owner makes no representation as to the compatibility of these files with the Contractor's hardware or software.
 - (2) Data contained on these electronic files shall not be used by the Contractor or anyone else for any purpose other than as a convenience in progressing the Work or in the preparation of shop drawings or other required submittals for the referenced project. Any other use or reuse by the Contractor or by others will be at their own sole risk and without liability or legal exposure to Owner. The Contractor agrees to make no claim and hereby waive, to the fullest extent permitted by law, any claim or cause of action of any nature against the Owner and its consultants, contractors, agents, employees, and representatives that may arise out of or in connection with the use of the electronic files transmitted.
 - (3) Furthermore, the Contractor shall, to the fullest extent permitted by law, indemnify and hold harmless the Owner and its consultants, contractors, agents, employees, and representatives, against all damages, liabilities or costs, including reasonable attorney's fees and defense costs, arising out of or resulting from the use of these electronic files.
 - (4) These electronic files are not contract documents. Differences may exist between these electronic files and corresponding hard-copy construction documents. The Owner makes no representation regarding the accuracy or completeness of the electronic files you receive. In the event that a conflict arises between the signed or sealed hard-copy construction documents prepared by the Consultant and the electronic files, the signed and sealed hard-copy construction documents shall govern. The Contractor is responsible for determining if any conflict exists. By use of these electronic files, the Contractor is not relieved of their duty to fully comply with the contract documents.
 - (5) Because information presented on the electronic files can be modified, unintentionally or otherwise, the Owner reserves the right to remove all indications of ownership and/or involvement from each electronic display.
 - (6) Under no circumstances shall delivery of the electronic files be deemed a sale by the Owner and no warranties are made, either expressed or implied, of merchantability and fitness for any particular purpose. In no event shall the Owner be liable for any loss of profit, or any consequential damages as a result of use or reuse of these electronic files.

6. SUBMITTALS

- a. The Contractor shall submit for approval to the Architect, equipment lists and Shop Drawings, as expediently as possible. Failure of the Contractor to submit Shop Drawings in a timely manner will result in the Owner holding back Contractor payments. (See General Conditions)
- b. The material and equipment lists shall be submitted and approved before any material or equipment is purchased and shall be corrected to as-built conditions before the completion of the project.
- c. The Contractor shall submit electronic versions of all required Shop Drawings, material and equipment lists. The Contractor shall upload all Shop Drawings to a secure information sharing website determined by the Owner notifying the Owner and Consultant that these shop drawings are available for review. Each submittal shall have the General Contractors digital stamp affixed to the first page signifying their review and acceptance. Review comments, approvals, and rejections will be posted on this same site with notification to the contractor. Submittals requiring a professional seal shall be submitted hard copy with a manual seal affixed.
 - (1) The Contractor shall identify each submittal item with the following:
 - (a) Project Title and Location
 - (b) Project Number
 - (c) Supplier's Name
 - (d) Manufacturer's Name
 - (e) Contract Specification Section and Article Number
 - (f) Contract Drawing Number
 - (g) Acrobat file name: Spec Section_Times Submitted-Spec Title: 033000_01-Cast In Place Concrete.pdf
 - (2) Reference the accompanying Shop Drawing and Submittal Log at the end of this section (1.E.3) for required submittal information.
- d. The Contractor shall submit to the Owner's Representative all items referenced in the accompanying Closeout Log (1.E.5) within 30 days following substantial completion of the work. The Owner's Representative will maintain the closeout log and include as an agenda item at all coordination meetings.

7. NOTIFICATION

Before beginning Demolition Work or service outages, the Contractor shall provide, at minimum, seventy-two (72) hours advance notice to Owner's Representative for purpose of verifying utility locations including, but not limited to, gas, telecommunications, electric, water, steam, sewer, and nitrogen. Contractor shall minimize the number of outages, minimize the length of outages and related work shall be continuous until the utility is restored.

8. USE OF PREMISES

- a. Access: Access to construction site shall be as indicated on Drawings and as directed by the Owner's Representative.

- b. Parking:
- (1) The Owner will provide limited on-site parking for general contractor or subcontractor owned and labeled vehicles only, at a location as indicated on the Project Drawings. Personal vehicles are prohibited from use of these permits.
 - (2) Parking of personal vehicles within project access/lay down/staging areas is prohibited. Violation of this requirement may result in ticketing and/or towing at the vehicle owner's expense and suspension of progress payments.
 - (3) Parking or driving on sidewalks, landscaped areas, within fire and service lanes or generally in areas not designated for vehicular traffic is prohibited except as allowed in the contract documents. Violation of this requirement may result in ticketing and/or towing at the vehicle owner's expense and suspension of progress payments.
 - (4) Free parking for contractor employees is available in the Ashland Road Contractor lot on an as available basis. This space is for use by contractor employees for parking their personal vehicles only and is not to be used for staging or storage.
 - (5) Vendor Permits may be purchased by contractor management personnel on an as available basis by contacting the Parking and Transportation office in the Turner Avenue Parking Structure. These permits will allow contractor management personnel to park in various University lots while conducting business on University construction projects.
 - (6) Temporary University parking permits may be purchased by contractor employees for use with their personal vehicles on an as available basis by contacting the Parking and Transportation office in the Turner Avenue Parking Structure.
 - (7) Conley Avenue between Missouri Avenue and University Avenue and Hitt Street between University Avenue and the Memorial Union are designated for pedestrian use only during the work week between the hours of 8:15 AM and 3:45 PM. Unless otherwise indicated in the contract documents, this area is strictly off limits to vehicular traffic without authorization from the Owner's Representative.
- c. Storage of materials: The Contractor shall store all materials within project limits. The Contractor shall confine apparatus, materials, and operation of workers to location established by the Owner's Representative. The Contractor shall not unreasonably encumber premises with materials. In addition, storage trailer locations may be available within 1-1/2 miles of project site as directed by the Owner's Representative. Storage trailer locations shall be subject to approval by the Owner's Representative and are available to the Contractor without cost.
- d. Utilities: Drinking water, water required to carry on work, and 120-volt electrical power required for small tool operation may be obtained without cost to the Contractor from existing utilities at locations designated by the Owner's Representative. Provisions for obtaining power, including temporary extensions, shall be furnished, and maintained by the Contractor. Upon completion of work such extensions shall be removed and any damage caused by use of such extensions shall be repaired to satisfaction of the Owner's Representative, at no cost to the Owner.

- e. Restroom: The Contractor shall provide and maintain, in a sanitary condition, chemical type portable toilet facilities at work site for use by his personnel. Toilets and toilet location shall be subject to approval by the Owner's Representative.
- f. Smoking is prohibited at the University of Missouri and all properties owned, operated, leased or controlled by the University of Missouri. Violation of the policy is defined as smoking any tobacco products, including e-cigarettes.
- g. Landfill: The Contractor shall not use the Owner's landfill. Dumping or disposal of excavated or demolition materials on Owner's property shall not be permitted. The Contractor shall remove and legally dispose of excavated or demolished materials off the Owner's property.
- h. Care of Project Work Site: The contractor shall be responsible for maintaining the construction site in a reasonably neat and orderly condition by regular cleaning and mowing of the premises as determined by the Owner's Representative.
- i. Discharge to Sewer Request: The University of Missouri's MS4 permit and NPDES Storm Water Discharge Permits along with the City of Columbia's POTW Operating Permit as well as local ordinances, and state and federal environmental regulations prohibit hazardous materials from being disposed into either the storm water or sanitary sewer systems. Unless specifically approved, all chemical products such as paints, dyes, lawn care products, maintenance products, and oil is are prohibited from drain disposal. Any product, including contaminated water, being discarded into the storm water or sanitary sewer systems requires written approval from the Owner through a formal "Discharge to Sewer Request" form obtained at [Discharge to Sewer Request Form](#). The contractor should submit the form to the Owner's Representative, not to the Department of Environmental Health and Safety as the form indicates.
- j. All concrete waste material including washout water shall be totally contained and removed from the Owner's property.
- k. Artifacts Found During Construction: Contractor shall immediately notify the Owner's Representative when artifacts are uncovered or found during the demolition or construction process. Artifacts include, but are not limited to, tools, drawings (construction or other), photographs, books and other objects/devices which may hold historical importance/significance. Do not remove or disturb the object(s) in question. Artifacts are not considered part of demolished materials and shall remain the property of the University of Missouri.
- l. **"Permit Required Confined Space" Entry Communication and Coordination**
(See OSHA 1926 subpart aa – Construction Confined Space for the definition of "permit required confined spaces" - Note: OSHA does not apply to the University. However, the University will provide a list of all known "permit required confined spaces")

There are no known "permit required confined spaces" within the project limits. Each contractor shall conduct a survey to confirm whether or not any confined spaces exist within the project limits. It is incumbent upon each contractor to list all "permit required spaces".

The Contractor shall notify the Owner's Representative if 1) conditions change resulting

in a non-permit required confined space being reclassified to a “permit required confined space” after evaluation of the space by a competent person; 2) a space previously thought to be non-permit required space is classified as a “permit required confined space”; or 3) during the course of construction a “permit required confined space” is created after evaluation by a competent person.

The Contractor shall submit to the Owner’s Representative a copy of the cancelled confined space entry permit and a written report summarizing the permit space program followed and all hazards confronted or created during entry operations. This information shall be submitted within one week of cancelling the permit.

9. PROTECTION OF OWNER'S PROPERTY

- a. The Contractor shall be responsible for repair of damage to building exterior and interior, drives, curbs, streets, walks, grass, shrubbery and trees, which was caused by workmen or equipment employed during progress of work. All such repairs shall be made to satisfaction of the Owner's Representative, at no cost to the Owner, or reimburse the Owner if the Owner elects to make repairs. For landscape damage, the Owner shall make such repairs. Compensation for these repairs shall be determined by the Owner's Representative using the "Valuation of Landscape Trees, Shrubs, and other Plants" as published by the International Society of Arboriculture, as last revised.
- b. Construction Project Fencing:
 - (1) **Public Areas along Fifth and Stewart Streets:** Fencing requirements, as indicated on Drawings, shall be constructed of 9 or 11-gauge chain link fence panels not less than six (6) feet in height and not more than 2-inch mesh with posts spaced not more than ten (10) feet apart and mounted on “tee”-stands sufficiently weighted to keep the fence in position. Fenced in area shall have at least two (2) access gates and all gates shall be lockable.
 - a. Provide fence screening fabric; green in color, full height of the project fence, securely attached and properly maintained throughout the duration of the project
 - (2) **Private Areas inside the Power Plant Fence Perimeter:** Project worksite shall be kept continuously protected with, at minimum, a temporary portable fence constructed of woven wire or plastic woven fencing not less than five (5) feet in height and supported by metal tee posts spaced not more than ten (10) feet apart and imbedded in five (5) gallon buckets of concrete or an equivalent method of support. In lieu of five-gallon buckets of concrete, metal posts may be driven into ground or asphalt. Fencing shall have reflective devices, such as, tape, ribbon, and/or be painted in a bright fluorescent color. Portions of fence shall be reinstalled when work activities cease and during all non-work periods.
 - (2) Using existing landmarks, lamp posts, trees, or other Owner property for support of fencing is strictly prohibited unless a written waiver is obtained from Owner's Representative.
 - (3) Use of ribbon, snow fence, chicken wire, rope, and wooden barricades as fencing is prohibited.
 - (4) Fencing shall be maintained in an "as-installed" condition throughout the life of the project.

- (5) The Contractor may use used fencing provided it is in good condition and is satisfactory to the Owner's Representative.
- c. Preserving and Protecting Existing Vegetation:
- (1) Protection and compensation for damages:
 - (a) Trees and shrubs within work area designated to remain shall be protected from damage during construction by fixed chain link fencing or armoring as indicated on Drawings or specified herein. Plant protection devices shall be installed before work has begun and shall be maintained for duration of work unless otherwise directed by Owner's Representative.
 - (2) To prevent compaction of soil over tree roots, vehicles or equipment shall not at any time park or travel over, nor shall any materials be stored within drip line of trees designated to remain.
 - (3) Owner's Representative will stop work immediately when proper measures are not being employed to protect trees and shrubs. Contractor will be notified to resume work after required protection measures are implemented.
 - (4) Pruning of limbs necessary to repair damage or provide clearance for work shall be done by the MU Landscape Services Department at the direction of the Owner's Representative. Limbs shall be cut off cleanly and cut surfaces treated according to established horticultural standards.

10. SUBSTITUTIONS and EQUALS

- a. Substitutions are defined in General Conditions article 3.11.8 for and Equals are defined General Conditions Article 3.12 .
- b. Use of materials, products, or equipment other than those named and described in the Contract Documents are substitutions and/or equal. Substitutions and/or equals submitted during the bidding period shall be received by both the Architect and the Owner at least ten calendar days prior to the date for receipt of bids. To be considered, bidder's proposal shall include a complete description of the proposed substitution and/or equal and a comparison of significant qualities of the proposed substitution and/or equal with those specified including drawings, performance and test data, and other information necessary for an evaluation. The Architect's decision on the approval or disapproval of a proposed substitution and/or equal shall be final.
- c. If the Architect and Owner approve a proposed substitution prior to receipt of Bids, such approval will be set forth in an Addendum. Bidders shall not rely upon approval made in any other manner.

11. CODES AND STANDARDS

The Contractor shall comply with applicable codes and standards as listed in General Conditions.

12. PERMITS

- a. Prior to commencement of Work, the Contractor shall obtain and pay for all appropriate street closures and traffic control measures permits from the City of Columbia.

- b. Permits and inspection for work on UM property are required.
- c. The Owner's Representative shall secure University Authority Having Jurisdiction building permits required for the project and shall provide a list of required inspections to the Contractor.
 - (1) The Contractor shall coordinate and provide reasonable scheduling and access to the Work for the Owner's Inspection.
 - (2) Re-inspection of work as a result of either failed inspection or work not ready as scheduled may be at the Contractor's expense.
- d. The Contractor shall comply with applicable codes and standards as listed in the Contract Documents and General Conditions.
- e. All permits, including but not limited to Hot Work, Fire Alarm, Energized Work and HVAC interruption shall be coordinated and schedule with the Owner's Representative or designee prior to commencement of the work.

13. PRE-BID INSPECTION

All pre-bid inspections of work areas shall be scheduled with pre-bid inspection guide, telephone: (573) 882-2228.

14. MODIFICATIONS TO INFORMATION TO BIDDERS

a. Information to Bidders:

- (1) Referenced Information to Bidders, Page IFB/5.
Add new Article 15.8.5 as follows:

15.8.5 Within 48 hours of the receipt of bids, the apparent low bidder shall submit to the Director of Facilities Planning and Development an "Affidavit of Supplier Diversity Participation" for every diverse subcontractor or supplier the bidder intends to award work to on the contract. The affidavit will be signed by both the bidder and the diverse firm.

15. PROJECT SCHEDULING

The project scheduling specification for the project are included immediately after the Special Conditions. For this project the Contractor shall meet the following scheduling requirements.

Contractor is responsible for the schedule and must comply with the Owner's requirements. See Contractor Schedule Specification included in these documents.

16. PROJECT COORDINATION

a. Coordinate construction operations included in various Sections of these Specifications to assure efficient and orderly installation of each part of the Work. Coordinate construction operations included under different Sections that depend on each other for proper installation, connection, and operation.

- (1) Schedule construction operations in the sequence required to obtain the best results where installation of one part of the Work depends on installation of other components, before or after its own installation.

- (2) Coordinate installation of different components to assure maximum accessibility for required maintenance, service, and repair.
- (3) Make provisions to accommodate items scheduled for later installation.

17. SAFETY PRECAUTIONS AND PROGRAMS

- a. The contractor shall provide Emergency Contact Information for the Contractor's on-site staff and home office management as well as contact information for all major subcontractor personnel. This information shall contain business and personal phone numbers for each individual for contact during or after hours in case of an emergency. This information shall be submitted within 15 days of the Notice to Proceed.

18. HOT WORK PERMITTING AND GENERAL REQUIREMENTS

Hot work Requirements: The contractor shall comply with the following hot work requirements and the requirements of the International Fire Code and 2014 NFPA 51B.

- a. Hot work shall be defined as any work involving burning, welding, grinding, cutting, or similar operations that are capable of initiating fires or explosions.
- b. The Contractor shall utilize the hot work permit decision tree and permit provided in the 2014 NFPA 51B for all Hot Work operations.
- c. A hot work permit shall be used on all hot work performed outside a designated hot work area. The hot work permit shall be posted and clearly visible within proximity of the hot work area. The hot work permit authorizing individual (PAI) shall be as designated by the Contractor.
- d. Notify the Owner's Representative 24 hours prior to starting hot work in buildings with operational fire alarm or fire suppression systems. The Owner's Representative will coordinate the appropriate system outage with Campus Maintenance personnel.
- e. Unless otherwise instructed by the Owner's Representative, the Contractor shall post a copy of each completed hot work permit to the Owner's project management file system the following business day.

19. GENERAL REQUIREMENTS FOR CRANE AND HOISTING OPERATIONS

All crane and hoisting operations shall be performed in compliance with OSHA 29 CFR 1926. All Operators, riggers, and signal persons must have the proper qualifications and training necessary to perform the intended hoisting activities for this project.

- a. Only fully certified and evaluated Operators shall perform equipment operations. Operators in an "Operator in Training" status shall not be used.
- b. Submittal requirements:
 1. Submit copies of Operator certifications, licenses, and evaluations to the Owners Representative.
 2. Submit Rigger and Signal Person qualifications to the Owners Representative.
 3. Unless otherwise directed by the Owners Representative, submit a lift plan, and conduct a lift

coordination meeting for hoisting or crane operations for any lift greater than 2,000 pounds, or for any multi pick lift. Include protective measures for existing underground utilities, occupied buildings, pedestrian and vehicle pathways, adjacent buildings, and overhead power lines. If the lift is to occur over an occupied building, provide a registered structural engineer's review and verification that the building can resist the impact of a dropped load for the intended lift. If evacuation of an occupied building is necessary to conduct the lift, the decision for building evacuation or scheduling the lift for off-hours will be determined by the Owner.

20. CONSTRUCTION WASTE MANAGEMENT (for projects without a Division 02 specification)

The goal of Construction Waste Management is to divert waste from the sanitary landfill. This shall be accomplished through reuse, recycling and/or salvage of non-hazardous construction and demolition debris to the greatest extent practical. Track and report all efforts related to reuse, recycling and/or salvage materials from the project (including clean fill material). Report all material types and weights, where material was diverted, type of diversion, documentation of diversion (eg: waste or recycling tickets), and applicable dates. In order to calculate the diversion percentage, total weights of all non-hazardous landfill material must be reported. This information shall be updated monthly utilizing the [Construction Waste Management Worksheet](#) provided here: [for MU] http://www.cf.missouri.edu/cf/pdc/contractor_information. Copies of all applicable receipts, tickets and tracking logs shall be uploaded to the Owner's information sharing website or reported as required by the Construction Project Manager.

(A summary worksheet is required prior to substantial completion).

21. WARRANTY WALKTHROUGH

Contractor shall attend a walk-thru with the Owner at 11 months after acceptance to review and document any warranty items to be addressed as part of the 12-month warranty stated in article 3.1 of the General Conditions.

END OF SECTION

Contractor Schedule

1. GENERAL

a) Time is of the essence for this contract.

The time frames spelled out in this contract are essential to the success of this project. The University understands that effective schedule management, in accordance with the General Conditions and these Special Conditions is necessary to insure to that the critical milestone and end dates spelled out in the contract are achieved.

b) Related Documents

Drawings and general provisions of the Contract, including General Conditions' Article 3.17 shall apply to this Section.

c) Stakeholders

A Stakeholder is anyone with a stake in the outcome of the Project, including the University, the University Department utilizing the facility, the Design Professionals, the Contractor and subcontractors.

d) Weather

- (1) Contractor acknowledges that there will be days in which work cannot be completed due to the weather, and that a certain number of these lost days are to be expected under normal weather conditions in Missouri.
- (2) Rather than speculate as to what comprises "normal" weather at the location of the project, Contractor agrees that it will assume a total of 44 lost days due to weather over the course of a calendar year and include same in its as planned schedule. For projects of less than a calendar year, lost weather days should be prorated for the months of construction in accordance with the following schedule.
- (3) Anticipated weather days for allocation/proration only. For projects lasting 12 months or longer, the 44 days per year plus whatever additional months are included will constitute normal weather.

Jan – 5 days	Feb – 5 days	Mar – 4 days	Apr – 4 days
May – 3 days	Jun – 3 days	Jul – 2 days	Aug – 2 days
Sep – 3 days	Oct – 4 days	Nov – 4 days	Dec – 5 days

2. SCHEDULING PROCESS

a) The intent of this section is to ensure that a well-conceived plan, that addresses the milestone and completion dates spelled out in these documents, is developed with input from all stakeholders in the project. Input is limited to all reasonable requests that are consistent with the requirements of the contract documents, and do not prejudice the Contractor's ability to perform its work consistent with the contract documents.

Further, the plan must be documented in an understandable format that allows for each stakeholder in the project to understand the plan for the construction and/or renovation contained in the Project.

b) Contractor Requirements

(1) Schedule Development

Contractor shall prepare the Project Schedule using Primavera SureTrack or P3, Microsoft Project, Oracle P6, or other standard industry scheduling software, approved by the Owner's Representative.

(2) Schedule Development

Within 2 weeks of the NTP, contractor shall prepare a schedule, preferably in CPM

format, but in detailed bar chart format at a minimum, that reflects the contractor's and each subcontractor's plan for performing the contract work.

Contractor shall review each major subcontractor's schedule with the sub and obtain the subcontractor's concurrence with the schedule, prior to submitting to the University.

(3) Schedule Updates.

(a) Schedule Updates will be conducted once a month, at a minimum.

Actual Start and Finish dates should be recorded regularly during the month. Percent Complete, or Remaining Duration shall be updated as of the data date, just prior to Contractor's submittal of the update data.

(b) Contractor will copy the previous months schedule and will input update information into the new monthly update version.

(c) Contractor will meet with the Owner's Representative to review the draft of the updated schedule. At this meeting, Owner's Representative and Contractor will:

(i) Review out of sequence progress, making adjustments as necessary,

(ii) Add any fragments necessary to describe changes or other impacts to the project schedule and

(iii) Review the resultant critical and near critical paths to determine any impact of the occurrences encountered over the last month.

(4) Schedule Narrative

After finalization of the update, the Contractor will prepare a Narrative that describes progress for the month, impacts to the schedule and an assessment as to the Contractor's entitlement to a time extension for occurrences beyond its control during the month and submit in accordance with this Section.

(5) Progress Meetings

(a) Review the updated schedule at each monthly progress meeting. Payments to the Contractor may be suspended if the progress schedule is not adequately updated to reflect actual conditions.

(b) Submit progress schedules to subcontractors to permit coordinating their progress schedules to the general construction work. Include 4 week look ahead schedules to allow subs to focus on critical upcoming work.

3. CRITICAL PATH METHOD (CPM)

a) This Section includes administrative and procedural requirements for the critical path method (CPM) of scheduling and reporting progress of the Work.

b) Refer to the General and Special Conditions and the Agreement for definitions and specific dates of Contract Time.

c) Critical Path Method (CPM): A method of planning and scheduling a construction project where activities are arranged based on activity relationships and network calculations determine when activities can be performed and the critical path of the Project.

d) Critical Path: The longest continuous chain of activities through the network schedule that establishes the minimum overall project duration.

e) Network Diagram: A graphic diagram of a network schedule, showing the activities and activity relationships.

f) Activity: A discrete part of a project that can be identified for planning, scheduling, monitoring, and controlling, the construction project. Activities included in a construction schedule consume time and resources.

g) Critical activities are activities on the critical path.

- h) Predecessor activity is an activity that must be completed before a given activity can be started.
- i) Milestone: A key or critical point in time for reference or measurement.
- j) Float or Slack Time: The measure of leeway in activity performance. Accumulative float time is not for the exclusive use or benefit of the Owner or Contractor but is a project resource available to both parties as needed to meet contract milestones and the completion date.
- k) Total float is herein defined as the measure of leeway in starting or completing an activity without adversely affecting the planned project completion date.
- l) Weather: Adverse weather that is normal for the area must be taken into account in the Contractor's Project Schedule. See 1.d.3, above.
- m) Force Majeure Event: Any event that delays the project but is beyond the control and/or contractual responsibility of either party.
- n) Schedule shall include the following, in addition to Contractor's work.
 - (1) Phasing: Provide notations on the schedule to show how the sequence of the Work is affected by the following:
 - (a) Requirements for phased completion and milestone dates.
 - (b) Work by separate contractors.
 - (c) Work by the Owner.
 - (d) Coordination with existing construction.
 - (e) Limitations of continued occupancies.
 - (f) Uninterruptible services.
 - (g) Partial occupancy prior to Substantial Completion.
 - o) Area Separations: Use Activity Codes to identify each major area of construction for each major portion of the Work. For the purposes of this Article, a "major area" is a story of construction, a separate building, or a similar significant construction element.

4. TIME EXTENSION REQUEST

- a) Refer to General Conditions of the Contract for Construction, Article 4.7 Claims for Additional Time.
- b) Changes or Other Impacts to the Contractor's Work Plan

The Owner will consider and evaluate requests for time extensions due to changes or other events beyond the control of the Contractor on a monthly basis only, with the submission of the Contractor's updated schedule, in conjunction with the monthly application for payment. The Update must include:

 - (1) An activity depicting the event(s) impacting the Contractors work plan shall be added to the CPM schedule, using the actual start date of the impact, along with actually required predecessors and successors.
 - (2) After the addition of the impact activity(ies), the Contractor will identify subsequent activities on the critical path, with finish to start relationships that can be realistically adjusted to overlap using good, standard construction practice.
 - (a) If the adjustments above result in the completion date being brought back within the contract time period, no adjustment will be made in the contract time.
 - (b) If the adjustments above still result in a completion date beyond the contract completion date, the delay shall be deemed excusable and the contract completion date shall be extended by the number of days indicated by the analysis.
 - (c) Contractor agrees to continue to utilize its best efforts to make up the time caused by the delays. However, the Contractor is not expected to expend costs not contemplated in its contract, in making those efforts.

- c) Questions of compensability of any delays shall be held until the actual completion of the project. If the actual substantial completion date of the project based on excusable delays, excluding weather delays, exceeds the original contract completion date, AND there are no delays that are the responsibility of the contractor to consider, the delays days shall be considered compensable. The actual costs, if any, of the Contractor's time sensitive jobsite supervision and general conditions costs, shall be quantified and a change order issued for these costs.

SHOP DRAWING AND SUBMITTAL LOG

Project: Power Plant – Brick and Mortar Repairs
Project Number: MU No. CP230671 / PWA 202225
Contractor:

Section	Submittal No.	Contractor	Action					Remarks	Date Returned	Copies		
			Date Received	#	Date Sent to Consultant	#	Date Returned			Cont'r	Owner	File
04 0100	MAINTENANCE OF MASONRY											
04 7200	CAST STONE MASONRY											
05 5000	METAL FABRICATIONS											
06 1000	ROUGH CARPENTRY											
07 5300	ELASTOMERIC MEMBRANE ROOFING											

SHOP DRAWING AND SUBMITTAL LOG

Section	Submittal No.	Contractor	Action					Remarks	Date Returned	Copies		
			Date Received	#	Date Sent to Consultant	#	Date Returned			Cont'r	Owner	File
07 6200	SHEET METAL FLASHING AND TRIM											
	Product Data											
	Shop Drawings											
	Samples											
	Sample Finish Warranty											
07 7100	ROOF SPECIALTIES											
	Product Data											
	Shop Drawings											
	Samples											
07 9200	JOINT SEALANTS											
	Product Data - Sealants - Type E-1											
	Product Data - Sealants - Type E-2											
	Product Data - Accessory Products											
	Color Cards for Selection											
	Qualification Data - Installer											
	Qualification Data - Manufacturer											
09 2400	CEMENT PLASTERING											
	Product Data											
	Qualification Data - Installer											
09 9000	PAINTING AND COATING											
	Product Data											
	Samples											
	Certification - VOC limits											
	Maintenance Data											
09 9600	FIBERGLASS GLAZED PANEL COATING											
	Product Data											
	Maintenance Data											
09 9723	CONCRETE AND MASONRY COATINGS											
	Product Data											
	Samples											

CLOSEOUT LOG

Project: Power Plant – 1923 & 1955 Brick and Mortar Repairs

Project Number: MU No. CP242421 / PWA 202411

Contractor:

Section	Description	Contractor / Subcontractor	Date Rec/d	# of Copies	CPM Initials	Remarks
GC /3.14	As-built drawings (Field Redlines)					
07 9200	Warranty					
09 9723	Maintenance Data					

SECTION 1.F

INDEX OF DRAWINGS

Drawings referred to in and accompanying Project Manual consist of following sheets dated December 11, 2024.

CP242421 Power Plant - 1923 & 1955 Brick and Mortar Repairs

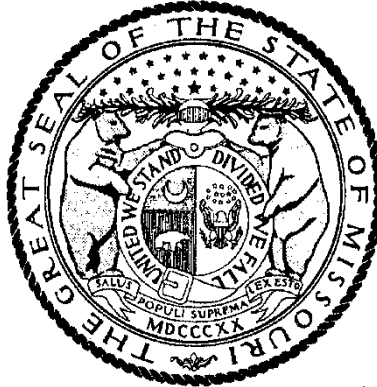
Sheet	1	of	11	G001	COVER SHEET
Sheet	2	of	11	G002	LOCATION MAP, TRAFFIC CONTROL PLAN, LIST OF DRAWINGS, LEGENDS
Sheet	3	of	11	G003	STAGING PLANS & PROTECTION DETAILS
Sheet	4	of	11	A201	BUILDING ELEVATIONS
Sheet	5	of	11	A202	BUILDING ELEVATIONS
Sheet	6	of	11	A203	BUILDING ELEVATIONS
Sheet	7	of	11	A501	DETAILS
Sheet	8	of	11	A502	DETAILS
Sheet	9	of	11	A503	DETAILS: INFILL @ NORTH WALL
Sheet	10	of	11	A701	PHOTOS
Sheet	11	of	11	A702	PHOTOS

END OF SECTION

Missouri

Division of Labor Standards

WAGE AND HOUR SECTION



MICHAEL L. PARSON, Governor

Annual Wage Order No. 31

Section 010
BOONE COUNTY

In accordance with Section 290.262 RSMo 2000, within thirty (30) days after a certified copy of this Annual Wage Order has been filed with the Secretary of State as indicated below, any person who may be affected by this Annual Wage Order may object by filing an objection in triplicate with the Labor and Industrial Relations Commission, P.O. Box 599, Jefferson City, MO 65102-0599. Such objections must set forth in writing the specific grounds of objection. Each objection shall certify that a copy has been furnished to the Division of Labor Standards, P.O. Box 449, Jefferson City, MO 65102-0449 pursuant to 8 CSR 20-5.010(1). A certified copy of the Annual Wage Order has been filed with the Secretary of State of Missouri.

Original Signed by _____

Todd Smith, Director
Division of Labor Standards

Filed With Secretary of State: _____ **March 8, 2024**

Last Date Objections May Be Filed: **April 8, 2024**

Prepared by Missouri Department of Labor and Industrial Relations

OCCUPATIONAL TITLE	**Prevailing Hourly Rate
Asbestos Worker	\$61.30
Boilermaker	\$32.35*
Bricklayer-Stone Mason	\$55.22
Carpenter	\$51.42
Lather	
Linoleum Layer	
Millwright	
Pile Driver	
Cement Mason	\$45.65
Plasterer	
Communication Technician	\$57.87
Electrician (Inside Wireman)	\$58.36
Electrician Outside Lineman	\$32.35*
Lineman Operator	
Lineman - Tree Trimmer	
Groundman	
Groundman - Tree Trimmer	
Elevator Constructor	\$32.35*
Glazier	\$65.64
Ironworker	\$69.98
Laborer	\$43.79
General Laborer	
First Semi-Skilled	
Second Semi-Skilled	
Mason	\$59.96
Marble Mason	
Marble Finisher	
Terrazzo Worker	
Terrazzo Finisher	
Tile Setter	
Tile Finisher	
Operating Engineer	\$65.05
Group I	
Group II	
Group III	
Group III-A	
Group IV	
Group V	
Painter	\$41.79
Plumber	\$72.46
Pipe Fitter	
Roofer	\$55.00
Sheet Metal Worker	\$58.29
Sprinkler Fitter	\$65.10
Truck Driver	\$32.35*
Truck Control Service Driver	
Group I	
Group II	
Group III	
Group IV	

*The Division of Labor Standards received fewer than 1,000 reportable hours for this occupational title. The public works contracting minimum wage is established for this occupational title using data provided by Missouri Economic Research and Information Center.

**The Prevailing Hourly Rate includes any applicable fringe benefit amounts for each occupational title as defined in RSMo Section 290.210.

Heavy Construction Rates for
BOONE County

Section 010

OCCUPATIONAL TITLE	**Prevailing Hourly Rate
Carpenter	\$63.45
Millwright	
Pile Driver	
Electrician (Outside Lineman)	\$80.19
Lineman Operator	
Lineman - Tree Trimmer	
Groundman	
Groundman - Tree Trimmer	
Laborer	\$50.35
General Laborer	
Skilled Laborer	
Operating Engineer	\$66.32
Group I	
Group II	
Group III	
Group IV	
Truck Driver	\$32.35*
Truck Control Service Driver	
Group I	
Group II	
Group III	
Group IV	

Use Heavy Construction Rates on Highway and Heavy construction in accordance with the classifications of construction work established in 8 CSR 30-3.040(3).

Use Building Construction Rates on Building construction in accordance with the classifications of construction work established in 8 CSR 30-3.040(2).

If a worker is performing work on a heavy construction project within an occupational title that is not listed on the Heavy Construction Rate Sheet, use the rate for that occupational title as shown on the Building Construction Rate Sheet.

*The Division of Labor Standards received fewer than 1,000 reportable hours for this occupational title. Public works contracting minimum wage is established for this occupational title using data provided by Missouri Economic Research and Information Center.

**The Prevailing Hourly Rate includes any applicable fringe benefit amounts for each occupational title.

OVERTIME and HOLIDAYS

OVERTIME

For all work performed on a Sunday or a holiday, not less than twice (2x) the prevailing hourly rate of wages for work of a similar character in the locality in which the work is performed or the public works contracting minimum wage, whichever is applicable, shall be paid to all workers employed by or on behalf of any public body engaged in the construction of public works, exclusive of maintenance work.

For all overtime work performed, not less than one and one-half (1½) the prevailing hourly rate of wages for work of a similar character in the locality in which the work is performed or the public works contracting minimum wage, whichever is applicable, shall be paid to all workers employed by or on behalf of any public body engaged in the construction of public works, exclusive of maintenance work or contractual obligation. For purposes of this subdivision, "**overtime work**" shall include work that exceeds ten hours in one day and work in excess of forty hours in one calendar week; and

A thirty-minute lunch period on each calendar day shall be allowed for each worker on a public works project, provided that such time shall not be considered as time worked.

HOLIDAYS

January first;
The last Monday in May;
July fourth;
The first Monday in September;
November eleventh;
The fourth Thursday in November; and
December twenty-fifth;

If any holiday falls on a Sunday, the following Monday shall be considered a holiday.

SECTION 01 4533
CODE-REQUIRED SPECIAL INSPECTIONS

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Code-required special inspections.
- B. Testing services incidental to special inspections.

1.02 DEFINITIONS

- A. Code or Building Code: ICC (IBC), 2021 Edition of the International Building Code and specifically, Chapter 17 - Special Inspections and Tests.
- B. Authority Having Jurisdiction (AHJ): Agency or individual officially empowered to enforce the building, fire and life safety code requirements of the permitting jurisdiction in which the Project is located.
- C. National Institute of Standards and Technology (NIST).
- D. Special Inspection:
 - 1. Special inspections are inspections and testing of materials, installation, fabrication, erection or placement of components and connections mandated by the AHJ that also require special expertise to ensure compliance with the approved contract documents and the referenced standards. **Drawings and specifications indicate special inspections required for the contract.**
 - 2. Special inspections are separate from and independent of tests and inspections conducted by Owner or Contractor for the purposes of quality assurance and contract administration.

1.03 REFERENCE STANDARDS

- A. TMS 402/602 - Building Code Requirements and Specification for Masonry Structures; 2016.
- C. AISC 341 - Seismic Provisions for Structural Steel Buildings; 2016.
- D. AISC 360 - Specification for Structural Steel Buildings; 2016.
- E. ASCE 7 - Minimum Design Loads and Associated Criteria for Buildings and Other Structures; 2016.
- F. ASTM E329 - Standard Specification for Agencies Engaged in Construction Inspection, Testing, or Special Inspection; 2018.
- K. ASTM E543 - Standard Specification for Agencies Performing Nondestructive Testing; 2015.
- L. AWS D1.1/D1.1M - Structural Welding Code - Steel; 2015, with Errata (2016).
- M. AWS D1.3/D1.3M - Structural Welding Code - Sheet Steel; 2018.
- N. AWS D1.4/D1.4M - Structural Welding Code - Reinforcing Steel; 2011.
- O. ICC (IBC) - International Building Code; 2021.

1.04 TESTING AND INSPECTION AGENCIES

- A. The Owner will employ a Special Inspection Agency to perform testing and sampling associated with special inspections and as required by the building code
- B. Owner or Architect may employ services of an independent testing agency to perform additional testing and sampling associated with special inspections but not required by the building code.

1.06 QUALITY ASSURANCE

- A. Copies of Documents at Project Site: Maintain at the project site a copy of each referenced document.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION

3.01 SCHEDULE OF SPECIAL INSPECTIONS, GENERAL

- A. Frequency of Special Inspections: Special Inspections are indicated as continuous or periodic.
 - 1. Continuous Special Inspection: Special Inspection Agency shall be present in the area where the work is being performed and observe the work at all times the work is in progress.
 - 2. Periodic Special Inspection: Special Inspection Agency shall be present in the area where work is being performed and observe the work part-time or intermittently and at the completion of the work.

3.02 SPECIAL INSPECTIONS FOR STEEL CONSTRUCTION

- A. High-Strength Bolt, Nut and Washer Material:
 - 1. Verify identification markings comply with ASTM standards specified in the approved contract and to AISC 360, Section A3.3; periodic.
 - 2. Submit manufacturer's certificates of compliance; periodic.
- B. High-Strength Bolting Installation: Verify items listed below comply with AISC 360, Section M2.5.
 - 1. Snug tight joints; periodic.
 - 2. Pretensioned and slip-critical joints with matchmarking, twist-off bolt or direct tension indicator method of installation; periodic.
 - 3. Pretensioned and slip-critical joints without matchmarking or calibrated wrench method of installation; continuous.
- C. Structural Steel and Cold Formed Steel Deck Material:
 - 1. Structural Steel: Verify identification markings comply with AISC 360, Section M3.5; periodic.
 - 2. Other Steel: Verify identification markings comply with ASTM standards specified in the approved contract documents; periodic.
 - 3. Submit manufacturer's certificates of compliance and test reports; periodic.
- D. Weld Filler Material:
 - 1. Verify identification markings comply with AWS standards specified in the approved contract documents and to AISC 360, Section A3.5; periodic.
 - 2. Submit manufacturer's certificates of compliance; periodic.
- E. Welding:
 - 1. Structural Steel and Cold Formed Steel Deck:
 - a. Complete and Partial Joint Penetration Groove Welds: Verify compliance with AWS D1.1/D1.1M; continuous.
 - b. Multipass Fillet Welds: Verify compliance with AWS D1.1/D1.1M; continuous.
 - c. Single Pass Fillet Welds Less than 5/16 inch Wide: Verify compliance with AWS D1.1/D1.1M; periodic.
 - d. Plug and Slot Welds: Verify compliance with AWS D1.1/D1.1M; continuous.
 - e. Single Pass Fillet Welds 5/16 inch or Greater: Verify compliance with AWS D1.1/D1.1M; continuous.

3.03 OTHER SPECIAL INSPECTIONS

- A. Provide for special inspection of work that, in the opinion of the AHJ, is unusual in nature.
- B. For the purposes of this section, work unusual in nature includes, but is not limited to:
 - 1. Materials and systems required to be installed in accordance with the manufacturer's instructions when said instructions prescribe requirements not included in the building code or in standards referenced by the building code.

3.04 CONTRACTOR DUTIES AND RESPONSIBILITIES

- A. Contractor Responsibilities, General:
 - 1. Deliver to agency at designated location, adequate samples of materials for special inspections that require material verification.
 - 2. Cooperate with agency and laboratory personnel; provide access to the work.
 - 3. Provide incidental labor and facilities:
 - a. To provide access to work to be tested or inspected.
 - b. To obtain and handle samples at the site or at source of Products to be tested or inspected.
 - c. To facilitate tests or inspections.
 - d. To provide storage and curing of test samples.
 - 4. Notify Architect and laboratory 24 hours prior to expected time for operations requiring testing or inspection services.
 - 5. Arrange with Owner's agency and pay for additional samples, tests, and inspections required by Contractor beyond specified requirements.

END OF SECTION

**SECTION 02 4100
DEMOLITION**

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Selective demolition of building elements for alteration purposes.

1.02 REFERENCE STANDARDS

- A. 29 CFR 1926 - U.S. Occupational Safety and Health Standards; current edition.
- B. NFPA 241 - Standard for Safeguarding Construction, Alteration, and Demolition Operations; 2019.

1.03 SUBMITTALS

- A. See Division One for submittal procedures.
- B. Pre-demolition Photographs or Video: Show existing conditions of adjoining construction and site improvements. Include finish surfaces and other items that might be misconstrued as damage caused by demolition operations.

1.04 QUALITY ASSURANCE

- A. Demolition Firm Qualifications: Company specializing in the type of work required.
 - 1. Minimum of five years of documented experience.
- B. Regulatory Requirements: Comply with governing EPA notification regulations before beginning demolition. Comply with hauling and disposal regulations of authorities having jurisdiction.

PART 2 PRODUCTS -- NOT USED

PART 3 EXECUTION

3.01 SCOPE

- A. Remove the entire portion of building designated on drawings..

3.02 GENERAL PROCEDURES AND PROJECT CONDITIONS

- A. Comply with all requirements specified in Division One.
- B. Comply with applicable codes and regulations for demolition operations and safety of adjacent structures and the public.
 - 1. Obtain required permits.
 - 2. Do not use cutting torches until work area is cleared of flammable materials. Maintain portable fire-suppression devices during flame-cutting operations.
 - 3. Maintain fire watch during and for at least 24 hours after flame-cutting operations.
 - 4. Maintain adequate ventilation when using cutting torches.
 - 5. Locate building demolition equipment and remove debris and materials so as not to impose excessive loads on supporting walls, floors, or framing.
 - 6. University has a Title V Permit that states that no fugitive particulate matter emissions shall go beyond the premise of origin in the quantities that the particulate matter may be found on surfaces beyond the property line of origin. Conduct demolition operations to comply with University's Title V Permit regulations.
 - 7. Comply with applicable requirements of NFPA 241.
 - 8. Use of explosives is not permitted.
 - 9. Take precautions to prevent catastrophic or uncontrolled collapse of structures to be removed; do not allow worker or public access within range of potential collapse of unstable structures.
 - 10. Provide, erect, and maintain temporary barriers and security devices.
 - 11. Use physical barriers to prevent access to areas that could be hazardous to workers or the public.

12. Conduct operations to minimize effects on and interference with adjacent structures and occupants.
 13. Do not close or obstruct roadways or sidewalks without permit.
 14. Conduct operations to minimize obstruction of public and private entrances and exits; do not obstruct required exits at any time; protect persons using entrances and exits from removal operations.
 15. Obtain written permission from owners of adjacent properties when demolition equipment will traverse, infringe upon or limit access to their property.
- C. Do not begin removal until receipt of notification to proceed from Owner.
 - D. Protect existing structures and other elements that are not to be removed.
 1. Provide bracing and shoring.
 2. Prevent movement or settlement of adjacent structures.
 3. Stop work immediately if adjacent structures appear to be in danger.
 - E. Minimize production of dust due to demolition operations; do not use water if that will result in ice, flooding, sedimentation of public waterways or storm sewers, or other pollution.
 - F. If hazardous materials are discovered during removal operations, stop work and notify Architect and Owner; hazardous materials include regulated asbestos containing materials, lead, PCB's, and mercury.

3.03 SELECTIVE DEMOLITION FOR ALTERATIONS

- A. Drawings showing existing construction and utilities are based on casual field observation and existing record documents only.
 1. Verify that construction and utility arrangements are as indicated.
 2. Report discrepancies to Architect before disturbing existing installation.
 3. Beginning of demolition work constitutes acceptance of existing conditions that would be apparent upon examination prior to starting demolition.
- B. Maintain weatherproof exterior building enclosure except for interruptions required for replacement or modifications; take care to prevent water and humidity damage.
- C. Remove existing work as indicated and as required to accomplish new work.
 1. Remove items indicated on drawings.
- D. Protect existing work to remain.
 1. Prevent movement of structure; provide shoring and bracing if necessary.
 2. Perform cutting to accomplish removals neatly and as specified for cutting new work.
 3. Repair adjacent construction and finishes damaged during removal work.
 4. Patch as specified for patching new work.

3.04 DEBRIS AND WASTE REMOVAL

- A. Remove debris, junk, and trash from site.
- B. Leave site in clean condition, ready for subsequent work.
- C. Clean up spillage and wind-blown debris from public and private lands.

END OF SECTION

SECTION 04 0100
MAINTENANCE OF MASONRY

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Clay facing brick.
- B. Concrete block.
- C. Mortar and Grout.
- D. Water and chemical cleaning of brick, cast stone, and precast concrete surfaces.
- E. Sealing of cast stone masonry.
- F. Replacement of damaged brick units.
- G. Repointing mortar joints.
- H. Repair of damaged masonry.
- I. Removing and reinstalling of items that would interfere with the proper execution of work regardless of whether items are shown on drawings.
- J. Accessories.
- K. Miscellaneous items not specifically listed or shown on drawings but required for proper completion of work.

1.02 DEFINITIONS

- A. Defective Mortar Joints: Joints that are open, unsound, soft, loose, cracked (larger than 0.016 in.), broken, eroded more than 1/4 inch, crumbly or otherwise disintegrated mortar that would impair its proper performance.
- B. Defective Brick: Brick that is unsound, cracked, broken, spalled, crazed, effloresced, or otherwise deteriorated that would impair its proper performance.

1.03 PRICE AND PAYMENT PROCEDURES

- A. See Bid Form, for Unit Price requirements and Base Bid quantities.

1.04 RELATED REQUIREMENTS

- A. Section 09 9723 Concrete and Masonry Coating.

1.05 ADMINISTRATIVE REQUIREMENTS

- A. Preinstallation Meeting: Convene one week prior to commencing work of this section.
 - 1. Require attendance of parties directly affecting work of this section.
 - 2. Review conditions of installation, installation procedures, and coordination with related work.

1.06 SUBMITTALS

- A. See Division One for submittal procedures.
- B. Product Data:
 - 1. Masonry units.
 - 2. Cleaning compounds and cleaning solutions.
 - 3. Water repellents.
 - 4. Mortar: Include design mix using the Proportion specification of ASTM C 270.
 - 5. Accessories.
 - 6. Repair mortars.

- C. Reports: Submit reports on mortar indicating conformance of component mortar materials to requirements of ASTM C 270 and test and evaluation reports per ASTM C 780
- D. Samples: Provide individual brick samples, that illustrate full range of color and texture of brick being replaced.
- E. Manufacturer's Instructions:
 - 1. For cleaning materials, indicate special procedures, conditions requiring special attention.
 - 2. For repair mortar.
- F. Manufacturer's Certificate: Certify that masonry units meet or exceed specified requirements.
- G. Restoration Company Qualifications.
- H. Restoration Worker Qualifications.
- I. Contractor Work Plan: Submit detailed written plan indicating staging, access, protection, staffing, and general workflow related to how work is proposed to be completed.

1.07 QUALITY ASSURANCE

- A. Comply with provisions of TMS 402/602, except where exceeded by requirements of Contract Documents.
- B. Comply with provisions of the Brick Industry Association (BIA) Technical Notes on Brick Construction, except where exceeded by requirements of the contract documents.
- C. Restoration Company Qualifications: Company specializing in masonry restoration with minimum five years of documented experience. Submit list of a minimum of five (5) similar completed projects with names and telephone numbers of contact person.
- D. Restoration Worker Qualifications: Submit list of a minimum of five (5) similar completed projects with names and telephone numbers of contact person. Indicate the responsibilities of workers assigned to this project.

1.08 MOCK-UPS

- A. Repoint an existing masonry wall area sized 8 feet long by 6 feet high.
- B. Use tools, methods and products that will be used on actual work. If it cannot be successfully demonstrated to the satisfaction of the Owner's Project Representative that power tools can be used to accomplish work without damage to adjacent materials, then hand tools will be required to perform work.
- C. The masonry mockups shall demonstrate the minimum standard for the following:
 - 1. Rebuilding of brick
 - 2. Repointing of brick.
 - 3. Sealant joints specified in Section 07 9200.
- D. Locate where directed.
- E. Acceptable panel and procedures employed will become the standard for work of this section.
- F. Mock-up may remain as part of the Work.
- G. Mock-up must be completed and approved before start of construction.

1.08 DELIVERY, STORAGE, AND HANDLING

- A. Deliver masonry neatly stacked and tied on pallets. Store clear of ground with adequate waterproof covering.
- B. Store restoration cleaner and water repellent materials in manufacturer's packaging.

1.09 FIELD CONDITIONS

- A. Cold and Hot Weather Requirements: Comply with requirements of TMS 402/602 or applicable building code, whichever is more stringent.
- B. Protect landscaping and lawns from construction operations in a manner acceptable to Owner's Project Representative.

- C. Do not cut, grind, clean, seal or use process creating dust, dirt or airborne liquid when wind is over 10 mph, unless special precautions approved by the Owner's Representative are implemented to prevent adjacent non-project related damage.
- D. Maintain materials and surrounding air temperature to minimum 40 degrees F prior to, during, and 48 hours after completion of masonry work.
- E. Maintain materials and surrounding air temperature to maximum 90 degrees F prior to, during, and 48 hours after completion of masonry work.

PART 2 PRODUCTS

2.01 CONCRETE MASONRY UNITS

- A. Concrete Block: Comply with referenced standards and as follows:
 - 1. Size: Standard units with nominal face dimensions of 16 x 8 and nominal depths as indicated on the drawings for specific locations.
 - 2. Special Shapes: Provide non-standard blocks configured for corners, lintels, headers, and other detailed conditions.
 - 3. Load-Bearing and Non Load Bearing Units: ASTM C90, light weight.
 - a. Both hollow and solid block. All block hollow except 4 inch nominal
 - b. Exposed faces: Manufacturer's standard color and texture.

2.02 BRICK UNITS

- A. Basis-of-Design Products:
 - 1. Kansas Brick & Tile Co; www.kansasbrick.com:
 - a. Product: Old Colonial Modular.
 - b. Distributor: Midwest Block and Brick; 573-635-7119.
 - 2. Substitutions: See Division One.
- B. Facing Brick: ASTM C216, Type FBS, Grade SW, with a rating of "no efflorescence" when tested according to ASTM C67.
 - 1. Special shapes: Molded units as required by conditions indicated, unless standard units can be sawn to produce equivalent effect.
- C. Lab certification of brick shall be based on samples taken from bricks produced for the project and must be approved prior to delivery. The Owner may retain an independent testing agency to randomly test brick delivered to the site for compliance.

2.03 CLEANING MATERIALS

- A. Basis of Design - Brick & Cast-Stone Cleaning Agent: PROSOCO Sure Klean Light Duty Restoration Cleaner; www.prosoco.com.
- B. Substitutions: See Division One.

2.04 WATER REPELLENT

- A. Basis of Design - Water Repellent for Cast Stone: PROSOCO Siloxane PD; www.prosoco.com.
- B. Substitutions: See Division One.

2.05 MORTAR AND GROUT MATERIALS

- A. Portland Cement: ASTM C150, Type I.
 - 1. **Not more than 0.60 percent alkali.**
- B. Pigments for Colored Mortar: Pure, concentrated mineral pigments specifically intended for mixing into mortar and complying with ASTM C979.
 - 1. Color(s): As required to match existing adjacent mortar. Adjust proportions as required by field conditions.

- C. Hydrated Lime: ASTM C 207, Type S.
- D. Mortar Aggregate: ASTM C 144.
- E. Grout Aggregate: ASTM C404.
- F. Water: Clean and potable.

2.06 MORTAR AND GROUT MIXES

- A. Mortar for Unit Masonry: ASTM C 270, Proportion Specification.
 - 1. Exterior, loadbearing and non-loadbearing masonry: Type N.
 - a. Replicate the existing mortar in color, texture, tooling, general composition and appearance. Between new mortar and aged mortar, maintain the continuity of surface that has developed from age and weathering.
- B. Grout: ASTM C476. Consistency required to fill completely volumes indicated for grouting; fine grout for spaces with smallest horizontal dimension of 2 inches or less; coarse grout for spaces with smallest horizontal dimension greater than 2 inches.
- C. Admixtures: Use admixtures only if approved by Architect in writing. Add to mixture at manufacturer's recommended rate and in accordance with manufacturer's instructions; mix uniformly.

2.07 MORTAR MIXING

- A. Thoroughly mix mortar ingredients using mechanical batch mixer, in accordance with ASTM C270 and in quantities needed for immediate use.
- B. Maintain sand uniformly damp immediately before the mixing process.
- C. Do not use anti-freeze compounds to lower the freezing point of mortar.
- D. If water is lost by evaporation, re-temper only within two hours of mixing.
- E. Colored Mortar: Proportion selected pigments and other ingredients to match existing adjacent mortar without exceeding manufacturer's recommended pigment-to-cement ratio; mix in accordance with manufacturer's instructions; uniform in coloration.

2.08 REPAIR MORTARS

- A. Concrete, Cast Stone, and Precast:
 - 1. Basis of Design - Cathedral Stone Products, Inc.; Jahn; Product M90, Concrete & Precast Repair Mortar; www.cathedralstone.com.
 - a. Color/Texture/Profile: Match adjacent surface of cast stone and/or concrete that is being repaired.
 - 2. Substitutions: See Division One.
- B. Terra Cotta:
 - 1. Basis of Design – Conproco; Products Matrix and Matrix TR Repair Mortars; www.conproco.com.
 - a. Color/Texture/Profile: Match adjacent surface of terra cotta that is being repaired.
 - 2. Substitutions: See Division One.

2.09 REINFORCEMENT AND ANCHORAGE

- A. CMU Reinforcement:
 - 1. ASTM A951.
 - 2. Basis-of-Design: Hohmann & Barnard, Inc. Product 170-2X Truss Eye-Wire
 - a. Size: 3/16-inch diameter; Standard eye wire.
 - b. Material: Hot-dip galvanized.
 - 3. Substitutions: See Division One.

- B. Brick Anchors:
 - 1. Basis-of-Design: Hohmann & Barnard, Inc.
 - a. Product: HB-5213 Adjustable Veneer Anchor; www.h-b.com.
 - 1. Material: Stainless Steel, Type 304.
 - b. Product: 2X hook; www.h-b.com.
 - 1. Material: Hot-dip galvanized.
 - 2. For use with CMU truss-type reinforcement.
 - 2. Substitutions: See Division One.
- C. Control Joint Stabilizer:
 - 1. Basis-of-Design: Hohmann & Barnard, Inc. Product: Slip-Set Stabilizer; www.h-b.com.
 - a. Material: Stainless Steel, Type 304.
 - 2. Substitutions: See Division One.

2.10 DAMPPROOFING

- A. Bituminous Dampproofing: Cold-applied, spray-grade; asphalt base, volatile petroleum solvents, and other content, suitable for application by spray, brush, roller, or squeegee; asbestos-free; suitable for application on vertical and horizontal surfaces.
 - 1. Composition: ASTM D4479/D4479M Type I, asbestos free.
 - 1. VOC Content: Not more than permitted by local, State, and federal regulations.
 - 1. Applied Thickness: 1/16 inch, minimum, wet film
- A. Bitumen Materials: Cold Asphaltic Type.
 - 1. Emulsified Asphalt: ASTM D1227/D1227M, with fiber reinforcement other than asbestos, Type II, Class 1 or 2.
 Asphalt Primer: ASTM D41/D41M, compatible with substrate.

2.11 FLASHINGS

- A. Combination Non-Asphaltic Flashing Materials - Stainless Steel:
 - 1. Stainless Steel/Polymer Fabric Flashing - Self-adhering: ASTM A240/A240M; 2 mil type 304 stainless steel sheet bonded on inward facing side to a sheet of polymer fabric that has a clear adhesive with a removable release liner.
 - a. Manufacturers:
 - 1) Hohmann & Barnard, Inc; Mighty-Flash SA Self-Adhering SS Fabric Flashing: www.h-b.com.
 - 2) Substitutions: See Division One.
- B. Drip Edges:
 - 1. Basis-of-Design: Hohmann & Barnard, Inc.; Product: DP - Drip Plate; www.h-b.com.
 - a. Material: Stainless Steel, Type 304.
 - c. Width: 2-inch.
 - 2. Substitutions: See Division One.
- C. Flashing Sealant/Adhesives: Specified in Section 07 9200.

2.12 ACCESSORIES

- A. Joint Filler: Specified in Section 07 9200.
- B. Control Joint Filler:
 - 1. Basis-of-Design: Hohmann & Barnard, Inc. Product: NS – Closed Cell Neoprene Sponge; www.h-b.com.
 - 2. Substitutions: See Division One.

- C. Termination Bars:
 - 1. Basis-of-Design: Hohmann & Barnard, Inc., www.h-b.com.
 - a. Products:
 - 1. T2– Termination Bar where sealant receiver is detailed.
 - 2. T1 – Termination Bar where no other type is indicated.
 - b. Material: Stainless Steel, Type 304.
 - 2. Substitutions: See Division One.
- D. Weep Tubes:
 - 1. Basis-of-Design: Hohmann & Barnard, Inc. Product: #341W; www.h-b.com.
 - 2. Substitutions: See Division One.
- E. Primer for Stainless Steel/Polymer Fabric Flashing: Primer for self- adhering flashing as recommended by manufacturer.
- F. Mastic/ sealant: H - B Mastic or manufacturer approved urethane sealant.

PART 3 EXECUTION

3.01 EXAMINATION

- A. Verify that surfaces to be cleaned and restored are ready for work of this section.

3.02 PREPARATION

- A. Protect surrounding elements from damage due to restoration procedures.
- B. Carefully remove and store removable items located in areas to be restored that interfere with the work. Reinstall upon completion.
- C. Verify joint sealants are installed and cured.
- D. Verify surfaces to be coated with water repellent are dry, clean, and free of efflorescence, oil, or other matter detrimental to application of water repellent.
- E. Separate areas to be protected from restoration areas using means adequate to prevent damage.
- F. Cover existing landscaping with tarpaulins or similar covers.
- G. Mask immediately adjacent surfaces with material that will withstand cleaning and restoration procedures.
- H. Protect roofing and flashings from damage with 1/2-inch plywood laid over 1 inch polystyrene on roof surfaces over full extent of work area and traffic route. Other protection means may be used ONLY when requested in writing and approved in writing by Owner's Representative.
- I. Take precautions to avoid harm to building occupants, pedestrians and autos.
- J. Construct covered pedestrian safe walkways in areas of pedestrian traffic.
- K. When using cleaning methods that involve water or other liquids, install drainage devices to prevent runoff over adjacent surfaces unless those surfaces are impervious to damage from runoff.
- H. Do not allow cleaning runoff to drain into sanitary or storm sewers.

3.03 REPAIR MORTAR - CAST STONE AND CONCRETE PATCHING

- A. Mix approximately 5 to 5-1/2 parts powder to 1 part powder to 1 part water by volume, depending on temperature and humidity. Add the powder to the water slowly. Continue mixing until the mortar is thoroughly mixed and is the approximate consistence of damp sand.

- B. Preparation: Prepare surfaces in accordance with Manufacturer's instructions. Surfaces to receive Repair Mortar must be sound and free of dust, dirt, grease, laitance and any other coating or foreign substance that would prevent proper adhesion. Remove all loose and deteriorated concrete from the repair area a minimum of 1/2 inch deep. Follow the direction of the crack being repaired using manual or pneumatic cutting techniques with square cut edges in accordance with the manufacturer's installation instructions. Do not feather the edges of repair.
- C. Application: Apply in accordance with Manufacturer's instruction.
 - 1. Moisten the substrate using clean water. Apply to a glistening wet surface. Do not allow surface to dry out.
 - 2. Mix the mortar to the consistency of wet putty. Apply to the glistening wet substrate approximately 1/8 inch thick. Do not allow this coat to dry out prior to the application of the 5:1 mix.
 - 3. Build up the 5:1 material beyond the surface of the substrate. After achieving initial set, scrape away excess mortar until profile is flush with adjacent surfaces.
- D. Curing and Clean Up: Cure and clean up in accordance with manufacturer's instructions.
 - 1. Periodically mist repairs using clean water for at least a 72-hour period in accordance with manufacturer's instructions.
 - 2. **Remove uncured mortar from the perimeter of repair before it dries using clean water and a rubber sponge. Repeat several times to prevent staining of adjacent material.**

3.04 REPAIR MORTAR – TERRA COTTA PATCHING

- A. Mixing:
 - 1. Measure mortar powder and water to achieve a 4 to 4.5 parts powder to 1 part water ratio.
 - 2. Pour measured water into a clean container suitable for mixing.
 - 3. Place ½ of measured powder into mixing container with water and mix until uniform. Add remaining ½ powder to the mixing container and mix until fully blended to a uniform, lump free consistency.
 - 4. Mechanically mix using a low speed drill (400 – 600 rpm) and mixing paddle or mortar mixer.
 - 5. Additional water may be added to achieve desired consistency for mortar placement. Over-watering may affect the final color, for multiple batches add additional water in a uniform fashion to prevent color shift.
 - 6. Mix only as much material as can be applied in 15-20 minutes.
 - 7. Do not overmix, this will entrain excess air.
 - 8. Do not retemper, this will affect final color.
- B. Preparation:
 - 1. Prepare surfaces in accordance with Manufacturer's instructions.
 - 2. Surfaces to receive Repair Mortar must be sound and free of dust, dirt, grease, laitance and any other coating or foreign substance that would prevent proper adhesion.
 - 3. Remove all loose and deteriorated material from the repair area a minimum of 1/2 inch deep.
 - 4. Using a diamond blade, saw cut edges at 90-degree angles to eliminate and feathered areas.
 - 5. Reinforce large or extended repairs using embedded stainless steel pins to support the rebuilt material.

- C. Application: Apply in accordance with Manufacturer's instruction.
 1. Saturate substrate with clean water (Saturated Surface Dry/SSD), with no standing water during Priming or Application.
 2. Prime the prepared substrate per manufacturer recommendations.
 3. Force repair mortar against the edges of the repair, working from right to left or left to right; Over-build the repair zone by 1/4-inch.
 4. Shave to final form with Mitre Rod up to 2 hours (longer in cold temperature) after application.
- D. Curing and Clean Up: Cure and clean up in accordance with manufacturer's instructions.
 1. Ensure repair zone stays properly hydrated. Refer to ACI 308R-01 for detailed curing recommendations. If repair is inaccessible, tape polyethylene over the area to retain moisture. Do not allow polyethylene to contact the mortar surface.
 2. **Remove uncured mortar from the perimeter of repair before it dries using clean water and a rubber sponge. Repeat several times to prevent staining of adjacent material.**

3.05 REBUILDING

- A. Cut out damaged and deteriorated masonry with care in a manner to prevent damage to any adjacent remaining materials.
- B. Support structure as necessary in advance of cutting out units.
- C. Cut away loose or unsound adjoining masonry and mortar as directed.
- D. Build in new units following procedures for new work specified in other section(s).
- E. Mortar Mix: Colored and proportioned to match existing work.
- F. Ensure that anchors, ties, and flashings are correctly located and built in.
- G. Install built in masonry work to match and align with existing, with joints and coursing true and level, faces plumb and in line. Build in all openings, accessories and fittings.

3.06 COURSING

- A. Maintain masonry courses to uniform dimension. Form vertical and horizontal joints of uniform thickness.
- B. Concrete Masonry Units:
 1. Bond: Running.
 2. Coursing: One unit and one mortar joint to equal 8 inches.
 3. Mortar Joints: Concave.
- C. Brick Masonry Units:
 1. Bond: Match existing. Cut brick as required to match header bricks.
 2. Mortar Joints: Concave.

3.07 PLACING AND BONDING

- A. Lay solid masonry units in full bed of mortar, with full head joints, uniformly jointed with other work.
- B. Lay hollow masonry units with face shell bedding on head and bed joints.
- C. Buttering corners of joints or excessive furrowing of mortar joints is not permitted.
- D. Remove excess mortar and mortar smears as work progresses.
- E. Interlock intersections and external corners.
- F. Do not shift or tap masonry units after mortar has achieved initial set. Where adjustment must be made, remove mortar and replace.

- G. Perform job site cutting of masonry units with proper tools to provide straight, clean, unchipped edges. Prevent broken masonry unit corners or edges.
- H. Isolate top joint of masonry partitions from horizontal structural framing members and slabs or decks with compressible joint filler.

3.08 REINFORCEMENT AND ANCHORAGE - GENERAL

- A. Unless otherwise indicated on drawings or specified under specific wall type, install horizontal joint reinforcement 16 inches on center.

3.09 REPOINTING

- A. Inspect the entire building as the work progresses; field verifying locations and quantities of work to be performed. As work is identified and performed, provide lifts or other acceptable means of access to the work and notify Owner's Representative for verification of quantities of work completed.
- B. Perform repointing prior to cleaning masonry surfaces.
- C. Cut out all mortar in joints to minimum 3/4-inch depth; maximum 1 inch depth or until sound mortar is reached. Cut out with a maximum 1/8-inch blade run through the center of the joint - if approved in mock- up. Chip out remainder of mortar adjacent to the masonry using hand tools, unless, in approved mock- up, it can be demonstrated that larger blade may be used without damaging adjacent masonry.
- D. Use power tools only after test cuts determine no damage to masonry units will result.
- E. Do not damage masonry units.
- F. When cutting is complete, remove dust and loose material by brushing.
- G. Premoisten joint and apply mortar. Pack tightly in maximum 1/4 inch layers. Form a smooth, compact concave joint to match existing.
- H. Moist cure for 72 hours.

3.10 SEALANT JOINTS (RAKE and SEAL)

- A. Sealant Joints: Carefully cut out mortar and sealant joints designated to receive new sealant. Cut to a minimum depth of 3/4", or to sound mortar. If deeper than 3/4", repoint with mortar up to a depth of 3/4" from the masonry surface. Clean void of all old sealant, loose particles and dust, in preparation to receive sealant specified in Section 07 9200.
- B. Dust surface of wet sealant with sand to blend sealant joint with adjacent mortar joints.

3.11 CHEMICAL CLEANING OF MASONRY

- A. Before full-scale application of cleaning products begins, review manufacturers application data to determine suitability of cleaning of specific materials and surfaces. Apply cleaner to test area to determine optimum dwell time, compatibility, effectiveness, rinsing and other pertinent application procedures that would affect the effectiveness of the cleaning operations with respect to desired results. Use the least caustic materials and methods required to produce desired results. Allow test areas to dry thoroughly before evaluating the final results with the Architect and Owner's Project Representative.
- B. At new masonry, verify mortar is fully set and cured.
- C. Apply cleaner in accordance with manufacturers recommendations. If improvements are necessary to achieve proper cleaning of surfaces, alternate cleaning methods may be used only with approval of the Owners Project Representative and the Architect.
- D. Clean surfaces and remove large particles with wood scrapers or non-ferrous wire brush.

- E. Spray coat masonry with cleaning agent, mixed into solution in accordance with manufacturer's instructions.
- F. Allow sufficient time for solution to remain on masonry and agitate with soft fiber brush or sponge.
- G. Rinse from the bottom up with potable water applied at recommended rate of 400 psi and at a rate of 4 gal/min. Make sure to cover each portion of the masonry surface with a concentrated stream of water. To avoid streaking, keep wall surfaces immediately below area being cleaned running wet and free of cleaner rundown and residue.

3.12 AGING

- A. Rub in new masonry work to match, as close as possible, adjacent original work.
 - 1. Use carbon black in small amounts, rubbing in well with burlap rags.
- B. After each application, dust off surplus and wash down with low pressure hose. Allow surface to dry before proceeding with succeeding applications.
- C. Continue process until acceptance.

3.13 WATER REPELLENT APPLICATION

- A. Apply water repellent in accordance with manufacturer's instructions, using procedures and application methods recommended as producing the best results.
- B. Apply at rate recommended by manufacturer, continuously over entire surface.
- C. For vertical application, apply "wet-on-wet" to a visibly dry and absorbent surface.
- D. For spray application, saturate from the bottom up creating a 4"- 8" rundown below the spray contact point. Let the first application penetrate for 5-10 minutes. Re-saturate.
- E. For brush or roller application, saturate uniformly. Let penetrate for 5-10 minutes. Brush out heavy runs and drips that don't penetrate.
- F. For horizontal application, saturate in a single application. Use enough to keep the surface wet for 2-3 minutes before penetration. Brush out puddles until they soak in.
- G. For dense surface application, apply a single coat. Use enough to wet the surface without creating drips, puddles or rundown. Do not over apply. Test for application rate.
- H. Protect treated surfaces from rainfall for a minimum of six hours following treatment.

3.14 CLEANING

- A. Immediately remove stains, efflorescence, or other excess resulting from the work of this section.
- B. Remove excess mortar, smears, and droppings as work proceeds and upon completion.
- C. Clean surrounding surfaces.
- D. Clean all windows after all work is completed.

END OF SECTION

**SECTION 04 7200
CAST STONE MASONRY**

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Architectural cast stone.
- B. Units required are indicated on drawings as "cast stone" or "precast concrete".

1.02 RELATED REQUIREMENTS

- A. Section 04 2000 - Unit Masonry: Installation of cast stone in conjunction with masonry.

1.03 SUBMITTALS

- A. See Division One for submittal procedures.
- B. Product Data: Test results of cast stone components made previously by the manufacturer.
- C. Shop Drawings: Include elevations, dimensions, layouts, profiles, cross sections, reinforcement, exposed faces, arrangement of joints, anchoring methods, anchors, and piece numbers.
- D. Verification Samples: Pieces of actual cast stone components not less than 6 inches square, illustrating range of color and texture to be anticipated in components furnished for the project.
- E. Manufacturer's Qualification Data: Documentation showing compliance with specified requirements.

1.04 QUALITY ASSURANCE

- A. Manufacturer Qualifications:
 - 1. A firm with a minimum of 5 years' experience producing cast stone of types required for project.
 - 2. Current producer member of the Cast Stone Institute or the Architectural Precast Association.

1.05 DELIVERY, STORAGE, AND HANDLING

- A. Deliver cast stone components secured to shipping pallets and protected from damage and discoloration. Protect corners from damage.
- B. Number each piece individually to match shop drawings and schedule.
- C. Store cast stone components and installation materials in accordance with manufacturer's instructions.
- D. Store cast stone components on pallets with non-staining, waterproof covers. Ventilate under covers to prevent condensation. Prevent contact with dirt.
- E. Protect cast stone components during handling and installation to prevent chipping, cracking, or other damage.
- F. Store mortar materials where contamination can be avoided.
- G. Schedule and coordinate production and delivery of cast stone components with unit masonry work to optimize on-site inventory and to avoid delaying the work.

PART 2 PRODUCTS

2.01 MANUFACTURERS

- A. Architectural Cast Stone:
 - 1. Any current producer member of the Architectural Precast Association.
 - 2. Any current producer member of the Cast Stone Institute.

2.02 ARCHITECTURAL CAST STONE

- A. Cast Stone: Architectural concrete product manufactured to simulate appearance of natural stone and matching existing cast stone trim; comply with ASTM C1364.
 - 1. Compressive Strength: As specified in ASTM C1364; calculate strength of pieces to be field cut at 80 percent of uncut piece.
 - 2. Freeze-Thaw Resistance: Demonstrated by laboratory testing in accordance with ASTM C1364.
 - 3. Surface Texture: Fine grained texture, with no bugholes, air voids, or other surface blemishes visible from distance of 20 feet.
 - 4. Color: Match existing.
 - 5. Remove cement film from exposed surfaces before packaging for shipment.
- B. Shapes: Provide shapes indicated on drawings.
 - 1. Variation from Any Dimension, Including Bow, Camber, and Twist: Maximum of plus/minus 1/8 inch or length divided by 360, whichever is greater, but not more than 1/4 inch.
- C. Reinforcement: Provide reinforcement as required to withstand handling and structural stresses; comply with ACI 318.

2.03 MATERIALS

- A. Portland Cement: ASTM C150/C150M.
 - 1. For Units: Type I, white or gray as required to match existing.
- B. Coarse Aggregate: ASTM C33/C33M, except for gradation; granite, quartz, or limestone.
- C. Fine Aggregate: ASTM C33/C33M, except for gradation; natural or manufactured sands.
- D. Admixtures: ASTM C494/C494M.
- E. Water: Potable.
- F. Reinforcing Bars: ASTM A615/A615M, Grade 40 (40,000 psi), deformed bars, galvanized.
 - 1. Galvanized in accordance with ASTM A767/A767M, Class I.
- G. Steel Welded Wire Reinforcement: ASTM A1064/A1064M, galvanized.
- H. Embedded Anchors, Dowels, and Inserts: Type 304 stainless steel, of type and size as required for conditions.
- I. Mortar: Portland cement-lime, ASTM C270 Type N .
- J. Cleaner: General-purpose cleaner designed for removing mortar and grout stains, efflorescence, and other construction stains from new masonry surfaces without discoloring or damaging masonry surfaces; approved for intended use by cast stone manufacturer and by cleaner manufacturer for use on cast stone and adjacent masonry materials.

PART 3 EXECUTION

3.01 EXAMINATION

- A. Examine construction to receive cast stone components. Notify Architect if construction is not acceptable.
- B. Do not begin installation until unacceptable conditions have been corrected.

3.02 INSTALLATION

- A. Anchor cast stone units using the same anchoring methods as the units being replaced.
- B. Setting:
 - 1. Drench cast stone components with clear, running water immediately before installation.
 - 2. Set units in a full bed of mortar unless otherwise indicated.
 - 3. Fill vertical joints with mortar.
 - 4. Fill dowel holes and anchor slots completely with mortar or non-shrink grout.

3.03 TOLERANCES

- A. Installation Tolerances:
 - 1. Variation from Plumb: Not more than 1/8 inch in 10 feet or 1/4 inch in 20 feet or more.
 - 2. Variation from Level: Not more than 1/8 inch in 10 feet or 1/4 inch in 20 feet, or 3/8 inch maximum.
 - 3. Variation in Joint Width: Not more than 1/8 inch in 36 inches or 1/4 of nominal joint width, whichever is less.
 - 4. Variation in Plane Between Adjacent Surfaces (Lipping): Not more than 1/16 inch difference between planes of adjacent units or adjacent surfaces indicated to be flush with units.

3.04 REPAIR

- A. Repair chips and other surface damage noticeable when viewed in direct daylight at 20 feet.
- B. Repair with matching touch-up material provided by the manufacturer and in accordance with manufacturer's instructions.
- C. Repair methods and results subject to Architect 's approval.

3.05 CLEANING

- A. Keep cast stone components clean as work progresses.
- B. Clean completed exposed cast stone after mortar is thoroughly set and cured.
 - 1. Wet surfaces with water before applying cleaner.
 - 2. Apply cleaner to cast stone in accordance with manufacturer's instructions.
 - 3. Remove cleaner promptly by rinsing thoroughly with clear water.
 - 4. Do not use acidic cleaners.

3.06 PROTECTION

- A. Protect completed work from damage.
- B. Clean, repair, or restore damaged or mortar-splashed work to condition of new work.

END OF SECTION

SECTION 05 5000
METAL FABRICATIONS

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Shop fabricated steel items.

1.02 SUBMITTALS

- A. See Division One for submittal procedures.
- B. Shop Drawings: Indicate profiles, sizes, connection attachments, reinforcing, anchorage, size and type of fasteners, and accessories. Include erection drawings, elevations, and details where applicable.
 - 1. Indicate welded connections using standard AWS A2.4 welding symbols. Indicate net weld lengths.
- C. Welders' Certificates: Submit certification for welders employed on the project, verifying AWS qualification within the previous 12 months.
- D. Fabricator's Qualification Statement: Provide documentation showing steel fabricator is accredited under IAS AC172.

PART 2 PRODUCTS

2.01 MATERIALS

- A. Steel Angles and Plates: ASTM A36/A36M.
- B. Bolts, Nuts, and Washers: ASTM A325 (ASTM A325M), Type 1, plain.
- C. Welding Materials: AWS D1.1/D1.1M; type required for materials being welded.
- D. Shop and Touch-Up Primer: SSPC-Paint 15, complying with VOC limitations of authorities having jurisdiction.
- E. Touch-Up Primer for Galvanized Surfaces: SSPC-Paint 20, Type I - Inorganic, complying with VOC limitations of authorities having jurisdiction.

2.02 FABRICATION

- A. Fit and shop assemble items in largest practical sections, for delivery to site.
- B. Fabricate items with joints tightly fitted and secured.
- C. Continuously seal joined members by continuous welds.
- D. Supply components required for anchorage of fabrications. Fabricate anchors and related components of same material and finish as fabrication, except where specifically noted otherwise.
- E. Finish Exterior Items And Other Items Designated To Be Galvanized: Galvanize after fabrication accordance with requirements of ASTM A123/A123M, Grade 75, 1.75 oz/sq. ft. galvanized coating, minimum.
 - 1. Touch-Up Primer for Galvanized Surfaces: SSPC-Paint 20, Type I - Inorganic.
- F. Prime Paint Non- Galvanized Items: Two coats SSPC-Paint 15, complying with VOC limitations of authorities having jurisdiction.
- G. Welded Joints:
 - 1. Exterior Components: Continuously seal joined pieces by continuous welds. Drill condensate drainage holes at bottom of members at locations that will not encourage water intrusion.
 - 2. Grind exposed joints flush and smooth with adjacent finish surface. Make exposed joints butt tight, flush, and hairline. Ease exposed edges to small uniform radius.

2.03 FABRICATED ITEMS

- A. Lintels: ASTM A36/A36M steel angle as detailed; galvanized finish.

2.04 FINISHES - STEEL

- A. Prepare surfaces to be primed in accordance with SSPC-SP2.
- B. Clean surfaces of rust, scale, grease, and foreign matter prior to finishing.
- C. Galvanizing of structural and non-structural Items: Galvanize after fabrication to ASTM A123/A123M requirements. Provide minimum 1.7 oz/sq ft galvanized coating.

2.05 FABRICATION TOLERANCES

- A. Squareness: 1/8 inch maximum difference in diagonal measurements.
- B. Maximum Offset Between Faces: 1/16 inch.
- C. Maximum Misalignment of Adjacent Members: 1/16 inch.
- D. Maximum Bow: 1/8 inch in 48 inches.
- E. Maximum Deviation From Plane: 1/16 inch in 48 inches.

PART 3 EXECUTION

3.01 EXAMINATION

- A. Verify that field conditions are acceptable and are ready to receive work.

3.02 PREPARATION

- A. Clean and strip primed steel items to bare metal where site welding is required.
- B. Supply setting templates to the appropriate entities for steel items required to be cast into concrete or embedded in masonry.

3.03 INSTALLATION

- A. Install items plumb and level, accurately fitted, free from distortion or defects.
- B. Provide for erection loads, and for sufficient temporary bracing to maintain true alignment until completion of erection and installation of permanent attachments.
- C. Field weld components indicated on drawings.
- D. Perform field welding in accordance with AWS D1.1/D1.1M.
- E. Obtain approval prior to site cutting or making adjustments not scheduled.
- F. After erection, prime welds, abrasions, and surfaces not galvanized.

3.04 TOLERANCES

- A. Maximum Variation From Plumb: 1/4 inch per story, non-cumulative.
- B. Maximum Offset From True Alignment: 1/4 inch.
- C. Maximum Out-of-Position: 1/4 inch.

END OF SECTION

**SECTION 06 1000
ROUGH CARPENTRY**

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Concealed wood blocking, nailers, and supports.
- B. Sheathing at parapets.
- C. Self-Adhered Flashing Membrane.

1.02 SUBMITTALS

- A. See Division One for submittal procedures.
- B. Product Data: Provide technical data on wood preservative materials.

PART 2 PRODUCTS

2.01 GENERAL REQUIREMENTS

- A. Dimension Lumber: Comply with PS 20 and requirements of specified grading agencies.
 - 1. If no species is specified, provide species graded by the agency specified; if no grading agency is specified, provide lumber graded by grading agency meeting the specified requirements.
 - 2. Grading Agency: Grading agency whose rules are approved by the Board of Review, American Lumber Standard Committee (www.alsc.org) and who provides grading service for the species and grade specified; provide lumber stamped with grade mark unless otherwise indicated.

2.02 DIMENSION LUMBER FOR CONCEALED APPLICATIONS

- A. Grading Agencies:
 - 1. Southern Pine Inspection Bureau, Inc; SPIB.
 - 2. West Coast Lumber Inspection Bureau; WCLIB.
 - 3. Western Wood Products Association; WWPA.
- B. Sizes: Nominal sizes as indicated on drawings, S4S.
- C. Moisture Content: S-dry or MC19.
- D. Miscellaneous Framing, Blocking, Nailers, Grounds, and Furring:
 - 1. Lumber: S4S, No.2 or Standard Grade.
 - 2. Boards: Standard or No.3.

2.03 CONSTRUCTION PANELS

- A. Sheathing: PS 2 type.
 - 1. Bond Classification: Exterior.
 - 2. Grade: Structural I Sheathing.
 - 3. Span Rating: 24.
 - 4. Performance Category: 3/4 PERF CAT.

2.04 ACCESSORIES

- A. Fasteners and Anchors:
 - 1. Metal and Finish: Hot-dipped galvanized steel complying with ASTM A153/A153M for high humidity and preservative-treated wood locations, unfinished steel elsewhere.
- B. Self-Adhered Flashing Membrane:
 - 1. Basis-of-Design: GCP: Product; Grace Ice & Water Shield HT: <https://gcpat.com/en>.
 - 2. Substitutions: See Division One.

2.05 FACTORY WOOD TREATMENT

- A. Treated Lumber and Plywood: Comply with requirements of AWPA U1 - Use Category System for wood treatments determined by use categories, expected service conditions, and specific applications.
 - 1. Preservative-Treated Wood: Provide lumber and plywood marked or stamped by an ALSC-accredited testing agency, certifying level and type of treatment in accordance with AWPA standards.

PART 3 EXECUTION

3.01 INSTALLATION - GENERAL

- A. Select material sizes to minimize waste.
- B. Reuse scrap to the greatest extent possible; clearly separate scrap for use on site as accessory components, including shims, bracing, and blocking.

3.02 INSTALLATION OF CONSTRUCTION PANELS

- A. Parapet Sheathing: Secure with long dimension perpendicular to studs, with ends over firm bearing, using screws.
 - 1. Place self-adhered flashing membrane over sheathing as indicated on drawings, weather lapping edges and ends.

3.03 TOLERANCES

- A. Framing Members: 1/4 inch from true position, maximum.
- B. Variation from Plane (Other than Floors): 1/4 inch in 10 feet maximum, and 1/4 inch in 30 feet maximum.

3.04 CLEANING

- A. Waste Disposal:
 - 1. Comply with applicable regulations.
 - 2. Do not burn scraps that have been pressure-treated.
- B. Prevent sawdust and wood shavings from entering the storm drainage system.

END OF SECTION

**SECTION 07 5300
ELASTOMERIC MEMBRANE ROOFING**

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Elastomeric roofing membrane, adhered conventional application.
- B. Roofing stack boots.

1.02 RELATED REQUIREMENTS

- A. Section 07 6200 - Sheet Metal Flashing and Trim: Counterflashings.
- B. Section 07 7100 - Roof Specialties: Coping.

1.03 REFERENCE STANDARDS

- A. ASTM D4637/D4637M - Standard Specification for EPDM Sheet Used in Single-Ply Roof Membrane 2015.
- B. NRCA (WM) - The NRCA Waterproofing Manual 2021.
- C. UL (DIR) - Online Certifications Directory Current Edition.

1.04 SUBMITTALS

- A. See Division One for submittal procedures.
- B. Product Data: Provide data indicating membrane materials, flashing materials, and fasteners.
- C. Manufacturer's Certificate: Certify that products meet or exceed specified requirements.
- D. Manufacturer's Installation Instructions: Indicate membrane seaming precautions and perimeter conditions requiring special attention.

1.05 QUALITY ASSURANCE

- A. Perform work in accordance with manufacturer's instructions.
 - 1. Maintain one copy on site.
- B. Manufacturer Qualifications: Company specializing in manufacturing the products specified in this section with minimum twenty years of documented experience.
- C. Installer Qualifications: Company specializing in performing the work of this section with minimum ten years documented experience and approved by manufacturer.
- D. Source Limitation: Obtain components for roofing system from roofing system manufacturer or from a source approved by that manufacturer.

1.06 DELIVERY, STORAGE, AND HANDLING

- A. Deliver materials in manufacturer's original containers, dry and undamaged, with seals and labels intact.
- B. Store materials in weather protected environment, clear of ground and moisture.
- C. Ensure storage and staging of materials does not exceed static and dynamic load-bearing capacities of roof decking.

1.07 FIELD CONDITIONS

- A. Do not apply roofing membrane during unsuitable weather.
- B. Comply with manufacturer's printed cold and hot weather installation requirements.
- C. Do not apply roofing membrane when environmental conditions are outside of the manufacturer's written requirements.
- D. Do not apply roofing membrane to damp or frozen surface or when precipitation is expected or occurring.
- E. Do not expose materials vulnerable to water or sun damage in quantities greater than can be weatherproofed the same day.
- F. Schedule applications so that no partially completed areas are left exposed at end of workday.

PART 2 PRODUCTS

2.01 MANUFACTURERS

- A. EPDM Membrane Materials:
 - 1. Carlisle Roofing Systems, Inc; Sure-Seal EPDM: www.carlislesyntec.com.
 - 2. Holcim Elevate; Rubbergard: www.holcimelevate.com.
 - 3. Versico Roofing Systems; VersiGard EPDM: www.versico.com.
 - 4. Substitutions: See Division One.

2.02 ROOFING MEMBRANE AND ASSOCIATED MATERIALS

- A. Membrane: Ethylene-propylene-diene-monomer (EPDM); non-reinforced; complying with minimum properties of ASTM D4637/D4637M.
 - 1. Thickness: 60 mil, 0.060 inch.
 - 2. Sheet Width: Factory fabricate into widest possible sheets.
 - 3. Color: Black.
- B. Seaming Materials: Factory-applied tape, 6-inch minimum width.
- C. Seaming Tape: Provide "target" cover patches over seams at all tee intersections in accordance with manufacturer's installation instructions.
- D. Flexible Flashing Material: Same material as membrane.
 - 1. Thickness: To match thickness of membrane.
 - 2. Color: Black.

2.03 ACCESSORIES

- A. Stack Boots: Prefabricated flexible boot and collar for pipe stacks through membrane; same material as membrane.
- B. Pitch Pans: Galvanized Steel: ASTM A653/A653M, with G90/Z275 zinc coating; minimum 24-gauge, (0.0239) inch thick base metal.
- C. Pourable Sealant: As recommended by membrane manufacturer.
- D. Primer: As recommended by membrane manufacturer.
- E. Membrane Adhesive: As recommended by membrane manufacturer.
- F. Insulation Adhesive: As recommended by insulation manufacturer.

PART 3 EXECUTION

3.01 EXAMINATION

- A. Verify that surfaces and site conditions are ready to receive work.
- B. Verify surfaces are supported and secure.
- C. Verify surfaces are clean and smooth, flat, free of depressions, waves, or projections, properly sloped and suitable for installation.
- D. Verify surfaces are dry and free of snow or ice.
- E. Verify that penetrations through roof are solidly set.

3.02 PREPARATION

- A. Verify that there are no asphaltic material remnants that will come in contact with adhesive. If present, prime with primer recommended by manufacturer.

3.03 INSTALLATION - MEMBRANE

- A. Install elastomeric membrane roofing system in accordance with manufacturer's recommendations and NRCA (WM) applicable requirements.
- B. Roll out membrane, free from wrinkles or tears. Place sheet into place without stretching.
- C. Shingle joints on sloped substrate in direction of drainage.
- D. Intersections with Vertical Surfaces:
 - 1. Extend membrane up a minimum of 8 inches onto vertical surfaces.

2. Fully adhere flexible flashing over membrane and up to nailing strips or other means of securement recommended by Roofing System Manufacturer.
 3. Secure flashings as recommended by Roofing System Manufacturer.
- E. Overlap edges and ends and seal seams by contact adhesive, minimum 3 inches. Seal permanently waterproof. Apply uniform bead of sealant to joint edge.
- F. At penetrations, seal flanges and flashings with flexible flashing.

3.04 CLEANING

- A. Remove any markings from finished surfaces.
- B. In areas where finished surfaces are soiled by work of this section, consult manufacturer of surfaces for cleaning advice and comply with their documented instructions.
- C. Repair or replace defaced or damaged finishes caused by work of this section.
- D. Perform daily clean-up to collect all wrappings, empty containers, paper, and other debris from the project site. Upon completion, all debris must be disposed of in a legally acceptable manner.
- E. Repair or replace defaced or damaged finishes caused by work of this section.

3.05 PROTECTION

- A. Protect installed roofing and flashings from construction operations.

END OF SECTION

**SECTION 07 6200
SHEET METAL FLASHING AND TRIM**

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Fabricated sheet metal items, including flashing, counter-flashing, and miscellaneous sheet metal items shown on drawings, not specified elsewhere.

1.02 REFERENCE STANDARDS

- A. AAMA 2605 - Voluntary Specification, Performance Requirements and Test Procedures for Superior Performing Organic Coatings on Aluminum Extrusions and Panels (with Coil Coating Appendix) 2017a.
- B. ASTM A653/A653M - Standard Specification for Steel Sheet, Zinc-Coated (Galvanized) or Zinc-Iron Alloy-Coated (Galvannealed) by the Hot-Dip Process 2020.
- C. SMACNA (ASMM) - Architectural Sheet Metal Manual 2012.

1.03 SUBMITTALS

- A. See Division One for submittal procedures.
- B. Product data.
- C. Shop Drawings: Indicate material profile, jointing pattern, jointing details, fastening methods, flashing, terminations, and installation details.
- D. Samples: Submit two sample sets 2x2 inch in size illustrating Manufacturer's full range of metal finish colors available.
- E. Sample Warranty: Submit sample of Manufacturer's standard 20 year finish warranty.

1.04 QUALITY ASSURANCE

- A. Perform work in accordance with SMACNA (ASMM) requirements and standard details, except as otherwise indicated.
- B. Fabricator and Installer Qualifications: Company specializing in sheet metal work with 5 years of documented experience.

1.05 DELIVERY, STORAGE, AND HANDLING

- A. Stack material to prevent twisting, bending, and abrasion, and to provide ventilation. Slope metal sheets to ensure drainage.
- B. Prevent contact with materials that could cause discoloration or staining.

PART 2 PRODUCTS

2.01 SHEET MATERIALS

- A. Pre-finished Galvanized Steel: ASTM A653/A653M, with G90/Z275 zinc coating; minimum 24-gauge, (0.0239) inch thick base metal, shop pre-coated with PVDF coating.
 - 1. PVDF (Polyvinylidene Fluoride) Coating: Superior Performance Organic Finish, AAMA 2605; multiple-coat, thermally cured fluoropolymer finish system.
 - 2. Color: As selected by Architect from manufacturer's standard colors.
- B. Stainless Steel: ASTM A666, Type 304 alloy, soft temper, 28 gauge, 0.0156 inch thick; smooth No. 4 - Brushed finish.

2.02 FABRICATION

- A. Form sections true to shape, accurate in size, square, and free from distortion or defects.
- B. Fabricate cleats of same material as sheet, minimum 4 inches wide, interlocking with sheet.
- C. Form pieces in longest possible lengths.
- D. Hem exposed edges on underside 1/2 inch; miter and seam corners.

- E. Form material with flat lock seams, except where otherwise indicated; at moving joints, use sealed lapped, bayonet-type or interlocking hooked seams.
- F. Joints and Seams: Use locks and seams recommended by appropriate SMACNA standard for item being joined. Set in compatible sealant as specified in Section 07 9200. Allow joint to move.
- G. Fabricate corners from one piece with minimum 18-inch-long legs; seam for rigidity, seal with sealant.
- H. Fabricate vertical faces with bottom edge formed outward 1/4 inch and hemmed to form drip.

2.03 ACCESSORIES

- A. Fasteners: Same material and finish as flashing metal, with soft neoprene washers.
- B. Underlayment: ASTM D226/D226M, organic roofing felt, Type II (No. 30).
- C. Primer: Zinc chromate type.
- D. Sealants - as specified in Section 07 9200:
 - 1. Type E1 for exposed sealants, color to match adjacent material.
 - 2. Type E2 for concealed sealants.
- E. Plastic Cement: ASTM D4586/D4586M, Type I.
- F. Self-Adhered flexible flashing:
 - 1. Self-Adhering PVC Thermoplastic Membrane; 60-mil thick with fiberglass reinforcement.

PART 3 EXECUTION

3.01 PREPARATION

- A. Install starter strips, edge strips, and cleats before starting installation.
- B. Back paint concealed metal surfaces with protective backing paint to a minimum dry film thickness of 15 mil. Manufacturer's standard back paint on pre-finished sheet metal is acceptable in lieu of in-field back painting.

3.02 INSTALLATION

- A. Conform to drawing details and/or SMACNA standards, whichever is most stringent.
- B. Secure flashings in place using concealed cleats and fasteners, unless otherwise detailed.
- C. Apply plastic cement compound between metal flashings and felt flashings.
- D. Fit flashings tight in place; make corners square, surfaces true and straight in planes, and lines accurate to profiles.
- E. Seal metal joints watertight with sealant specified in Section 07 9200.

END OF SECTION

**SECTION 07 7100
ROOF SPECIALTIES**

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Manufactured roof specialties, including copings.

1.02 SUBMITTALS

- A. See Division One for submittal procedures.
- B. Product Data: Provide data on shape of components, materials and finishes, anchor types and locations.
- C. Shop Drawings: Indicate configuration and dimension of components, adjacent construction, required clearances and tolerances, and other affected work.
- D. Samples: Submit two sets, 2 inch wide by 2-inch high, illustrating finish, and color.
- E. Manufacturer's Installation Instructions: Indicate special procedures, fasteners, supporting members, and perimeter conditions requiring special attention.

1.03 WARRANTY

- A. Finish: Manufacturer's standard 20 year warranty.
- B. See Division One for additional warranty requirements.

PART 2 PRODUCTS

2.01 MANUFACTURERS

- A. Basis of Design: Metal-Era, Inc.; Product: Metal-Era Perma-Tite Coping; www.metal-era.com.
- B. Substitutions: See Division One.

2.02 COMPONENTS

- A. Copings: Factory fabricated to sizes required; corners mitered and welded; concealed fasteners, splice plates.
 - 1. Configuration: Concealed continuous hold down cleat at both legs; internal splice piece at joints of same material, thickness, and finish as cap; concealed stainless steel fasteners.
 - 2. Pull-Off Resistance: Tested in accordance with ANSI/SPRI/FM 4435/ES-1 using test method RE-3 to positive and negative design wind pressure as defined by applicable local building code.
 - 3. Material: Formed steel sheet, galvanized, 22 gauge, 0,03 inch thick, minimum.
 - 4. Color: To be selected by Architect from manufacturer's standard range.

2.03 FINISHES

- A. PVDF (Polyvinylidene Fluoride) Coating: Superior Performance Organic Finish, AAMA 2605; multiple-coat, thermally cured fluoropolymer finish system; color as selected from manufacturer's standard colors.

2.04 ACCESSORIES

- A. Sealant: Type as specified in Section 07 9200.
- B. Fasteners: Stainless steel mechanical fasteners with a minimum pull-out resistance of 240#.
- C. Corners, end caps, and all other components shall be fabricated by the coping manufacturer.
- D. Concealed splice plates: 8 inches wide. Finish to match coping cap. Attach using factory-applied dual non-curing sealant strips.
- E. Anchor/Support Cleat: 20-gauge pre-punched galvanized cleat with stainless steel spring mechanically locked to cleat, mechanically fasten as detailed in manufacturer's shop drawings.

PART 3 EXECUTION

3.01 INSTALLATION

- A. Install components in accordance with manufacturer's instructions.
- B. Seal joints within components when required by component manufacturer.
- C. Anchor components securely.

END OF SECTION

SECTION 07 9200 JOINT SEALANTS

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Sealants, joint backings, bond breakers, and accessories.

1.02 ADMINISTRATIVE REQUIREMENTS

- A. Coordinate the work with other sections referencing this section.

1.03 SUBMITTALS

- A. See Division One for submittal procedures.
- B. Product Data for Sealants: Submit manufacturer's technical data sheets for each product to be used, that includes the following.
 - 1. Physical characteristics, including movement capability, VOC content, hardness, cure time, and color availability.
 - 2. List of backing materials approved for use with the specific product.
 - 3. Substrates that product is known to satisfactorily adhere to and with which it is compatible.
 - 4. Substrates the product should not be used on.
- C. Product Data for Accessory Products: Submit manufacturer's technical data sheet for each product to be used, including physical characteristics, installation instructions, and recommended tools.
- D. Color Cards for Selection: Where sealant color is not specified, submit manufacturer's color cards showing standard colors available for selection.
- E. Manufacturer's Qualification Statement.
- F. Installer's Qualification Statement.

1.04 QUALITY ASSURANCE

- A. Manufacturer Qualifications: Company specializing in manufacturing the products specified in this section with minimum ten years documented experience.
- B. Installer Qualifications: Company specializing in performing the work of this section and with at least three years of documented experience.

1.05 WARRANTY

- A. Correct defective work within a five-year period after Date of Substantial Completion.
- B. Warranty: Include coverage for installed sealants and accessories that fail to achieve watertight seal , exhibit loss of adhesion or cohesion, or do not cure.

PART 2 PRODUCTS

3.01 JOINT SEALANTS

- A. Type E-1 - General Purpose Exterior Sealant: Silicone Sealant; ASTM C920, Grade NS, Class 25; Uses M, G, A, O; single or multi-component, neutral-curing.
 - 1. Non-Staining to Porous Masonry: Non-staining when tested in accordance with ASTM C1248.
 - 2. Color: To be selected by Architect from manufacturer's standard range.
 - 3. Applications: Use for:
 - a. Joints between metal frames and other materials.
 - b. Control and soft joints in masonry.
 - c. Other exterior joints for which no other sealant is indicated.

- B. Type E-2 - Exterior Metal Lap Joint Sealant: Butyl or polyisobutylene; non-drying, non-skinning, non-curing.
 - 1. Applications: Use for:
 - a. Concealed sealant bead in sheet metal work.

3.02 ACCESSORIES

- A. Backer Rod: Cylindrical cellular foam rod with surface that sealant will not adhere to, compatible with specific sealant used, and recommended by backing and sealant manufacturers for specific application.
 - 1. Closed Cell and Bi-Cellular: 25 to 33 percent larger in diameter than joint width.
- B. Backing Tape: Self-adhesive polyethylene tape with surface that sealant will not adhere to and recommended by tape and sealant manufacturers for specific application.
- C. Masking Tape: Self-adhesive, nonabsorbent, non-staining, removable without adhesive residue, and compatible with surfaces adjacent to joints and sealants.
- D. Joint Cleaner: Non-corrosive and non-staining type, type recommended by sealant manufacturer; compatible with joint forming materials.
- E. Primers: Type recommended by sealant manufacturer to suit application; non-staining.

PART 3 EXECUTION

4.01 EXAMINATION

- A. Verify that joints are ready to receive work.
- B. Verify that backing materials are compatible with sealants.
- C. Verify that backer rods are of the correct size.

4.02 PREPARATION

- A. Remove loose materials and foreign matter that could impair adhesion of sealant.
- B. Clean joints, and prime as necessary, in accordance with manufacturer's instructions.
- C. Perform preparation in accordance with manufacturer's instructions and ASTM C1193.
- D. Mask elements and surfaces adjacent to joints from damage and disfigurement due to sealant work; be aware that sealant drips and smears may not be completely removable.

4.03 INSTALLATION

- A. Perform work in accordance with sealant manufacturer's requirements for preparation of surfaces and material installation instructions.
- B. Perform installation in accordance with ASTM C1193.
- C. Measure joint dimensions and size joint backers to achieve width-to-depth ratio, neck dimension, and surface bond area as recommended by manufacturer, except where specific dimensions are indicated.
- D. Install bond breaker backing tape where backer rod cannot be used.
- E. Install sealant free of air pockets, foreign embedded matter, ridges, and sags, and without getting sealant on adjacent surfaces.
- F. Do not install sealant when ambient temperature is outside manufacturer's recommended temperature range or will be outside that range during the entire curing period, unless manufacturer's approval is obtained, and instructions are followed.
- G. Non-sag Sealants: Tool surface concave, unless otherwise indicated; remove masking tape immediately after tooling sealant surface.

4.04 TESTING AND INSPECTION

- A. Furnish all labor and material to remove and replace sealant during on-site inspections by an independent testing agency furnished by the Owner as hereinafter specified.

1. Upon completion of all sealant work on an elevation, cut and remove the sealant installed in joints at not to exceed 6 locations per side of building, approximately 1 lineal foot per location. The location(s) will be randomly selected by the independent testing agency.
2. Coordinate removal of the sealant and backup material with independent testing agency. Work will be checked for compliance with the contract documents in accordance with ASTM C 1193.
3. If defective work is found in any of the test locations, additional test sections may be required of the Contractor at no additional cost to the Owner.
4. If defective work is found in any of the test locations, additional tests may be required of the contractor at no additional cost to the owner. If any test section removed reveals non-complying work, remove all adjacent sealant work to the point where work is found to comply. Re-seal in accordance with the contract documents. If all tests fail to meet the contract document requirements, the Contractor shall be required to re-seal the entire section of the building at no additional cost to the Owner.
5. Provide lifts or other acceptable means of access to the work.

4.05 CLEANING

- A. Clean adjacent surfaces of excess sealant and smears as a result of this work, before the sealant cures.
- B. Repair joints that have shrunk, sagged, run, and/or that have thin spots or other defects.
- C. Leave adjacent surfaces in as good or better condition than they were before sealant operations.

4.06 PROTECTION

- A. Protect sealants until cured.

4.07 SCHEDULE

- A. See Drawings for designated sealant joints.
- B. Exterior joints for which no other sealant type is Indicated: Type E-1.
- C. Control and soft joints between masonry and adjacent work: Type E-1.
- D. Lap joints in exterior sheet metal work: Type E-2.
- E. Joints between exterior metal frames and adjacent work: Type E-1.

END OF SECTION

**SECTION 092400
CEMENT PLASTERING**

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Cement plastering.

1.02 RELATED REQUIREMENTS

- A. Section 09 9000 Painting and Coating.

1.03 REFERENCE STANDARDS

- A. ASTM C926 - Standard Specification for Application of Portland Cement-Based Plaster; 2023a.

1.04 SUBMITTALS

- A. See Division One for submittal procedures.
- B. Product Data: Provide data on plaster materials.
- C. Installer's Qualification Statement.

1.05 QUALITY ASSURANCE

- A. Installer Qualifications: Company specializing in performing the work of this section with minimum three years documented experience.

1.06 MOCK-UPS

- A. Provide mock-up exterior wall repair 2 feet long by 2 feet wide, illustrating surface finish.
 - 1. Locate where directed.
 - 2. Mock-up may remain as part of this work.

1.07 FIELD CONDITIONS

- A. Exterior Plaster Work: Do not apply plaster when substrate or ambient air temperature is 40 degrees F (4 degrees C) or lower, or when temperature is expected to drop below 40 degrees F (4 degrees C) within 48 hours of application.

PART 2 PRODUCTS

2.01 CEMENT PLASTER APPLICATIONS

- A. Solid Plaster Base: Brick.
 - 1. Plaster Type: Factory prepared plaster mix.

2.02 FACTORY PREPARED CEMENT PLASTER

- A. Exterior Portland cement plaster system made of scratch and brown base coat, leveling coat, and acrylic finish coat; install in accordance with ASTM C926.

PART 3 EXECUTION

3.01 EXAMINATION

- A. Verify existing conditions are acceptable prior to starting this work.
- B. Verify masonry joints are flush and surfaces are ready to receive work of this sections.
- C. Verify existing plaster to remain is sound and securely attached.

3.02 PREPARATION

- A. Dampen masonry surfaces to reduce excessive suction.

3.03 MIXING

- A. Mix only as much plaster as can be used prior to initial set.
- B. Mix materials dry, to uniform color and consistency, before adding water.
- C. Protect mixtures from frost or freezing temperatures, contamination, and excessive evaporation.

3.04 APPLICATION

- A. Apply plaster in accordance with manufacturer's written instructions and comply with ASTM C926.
- B. Finish Coats:
 - 1. Cement Plaster:
 - a. Apply with sufficient material and pressure to ensure complete coverage of base to specified thickness.
 - b. Apply desired surface texture while mix is still workable.

3.05 REPAIR

- A. Patching: Remove loose, damaged or defective plaster and replace with plaster of same composition; finish to match surrounding area.

END OF SECTION

**SECTION 09 9000
PAINTING AND COATING**

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Surface preparation.
- B. Field application of paints.
- C. Specified testing of substrates.
- D. Exterior painting and coating systems.
- E. Scope:
 - 1. Finish surfaces exposed to view, unless fully factory-finished and unless otherwise indicated, including the following:
 - a. Exterior Steel: Existing lintels and other items as noted.
 - b. Exterior Plaster: Infill at arched window heads as noted.
 - 2. Concealed surfaces as noted.
 - 3. Do not paint or finish the following:
 - a. Items fully factory-finished unless specifically so indicated; materials and products having factory-applied primers are not considered factory finished.
 - b. Items indicated to receive other finishes.
 - c. Items indicated to remain unfinished.

1.02 SUBMITTALS

- A. See Division One for submittal procedures.
- B. Product Data: Provide complete list of products to be used, with the following information for each:
 - 1. Manufacturer's name, product name and/or catalog number, and general product category (e.g. "alkyd enamel").
 - 2. Cross-reference to specified paint system(s) product is to be used in; include description of each system.
 - 3. Manufacturer's installation instructions.
 - 4. If proposal of substitutions is allowed under submittal procedures, explanation of all substitutions proposed.
- C. Samples: Submit two paper draw down samples, 8-1/2 by 11 inches in size, illustrating range of colors available for each finishing product specified.
- D. Certification: By manufacturer that paint and finishes comply with VOC limits specified.
- E. Maintenance Data: Submit coating maintenance manual including product technical data sheets, safety data sheets (SDS), care and cleaning instructions, touch-up procedures, and color samples of each color and finish used.

1.03 QUALITY ASSURANCE

- A. Manufacturer Qualifications: Company specializing in manufacturing the products specified, with minimum ten years documented experience.
- B. Applicator Qualifications: Company specializing in performing the type of work specified with minimum 3 years' experience.

1.04 DELIVERY, STORAGE, AND HANDLING

- A. Deliver products to site in sealed and labeled containers; inspect to verify acceptability.
- B. Container Label: Include manufacturer's name, type of paint, product name, product code, color designation, VOC content, batch date, environmental handling, surface preparation, application, and use instructions.

- C. Paint Materials: Store at a minimum of 45 degrees F and a maximum of 90 degrees F, in ventilated area, and as required by manufacturer's instructions.

1.05 FIELD CONDITIONS

- A. Do not apply materials when environmental conditions are outside the ranges required by manufacturer.
- B. Follow manufacturer's recommended procedures for producing the best results, including testing of substrates, moisture in substrates, and humidity and temperature limitations.

PART 2 PRODUCTS

2.01 MANUFACTURERS

- A. Provide all paint and coating products used in any individual system from the same manufacturer, no exceptions.
- B. Basis of Design Products: Subject to compliance with requirements, provide Sherwin-Williams Company products as indicated; www.sherwin-williams.com.
 - 1. Other Acceptable Manufacturers:
 - a. PPG Paints: www.ppgpaints.com.
 - b. Tnemec: www.tnemec.com.
 - 2. Substitutions: See Division One.
- C. Primer Sealers: Same manufacturer as topcoats.

2.02 PAINTINGS AND COATINGS

- A. General:
 - 1. Provide factory-mixed coatings unless otherwise indicated.
 - 2. Do not reduce, thin, or dilute coatings or add materials to coatings unless specifically indicated in manufacturer's instructions.
- B. Volatile Organic Compound (VOC) Content:
 - 1. Provide paints and finishes that comply with the most stringent requirements specified in the following:
 - a. 40 CFR 59, Subpart D--National Volatile Organic Compound Emission Standards for Architectural Coatings.
 - 2. Determination of VOC Content: Testing and calculation in accordance with 40 CFR 59, Subpart D (EPA Method 24), exclusive of colorants added to a tint base and water added at project site, or other method acceptable to authorities having jurisdiction.
- C. Accessory Materials: Provide primers, sealers, cleaning agents, cleaning cloths, sanding materials, and clean-up materials as required for final completion of painted surfaces.

2.03 PAINT SYSTEMS - EXTERIOR

- A. Exterior Plaster:
 - 1. Two topcoats and one coat primer.
 - 2. Satin Finish.
 - a. Primer: Sherwin-Williams Loxon Concrete and Masonry Primer Sealer LX02W50: www.sherwin-williams.com.
 - b. Topcoat Product: Sherwin-Williams Loxon Self-Cleaning Acrylic Coating: www.sherwin-williams.com.
 - c. Color: SW 7005 Pure White.
- B. Exterior Ferrous Metal - Galvanized and Non-Galvanized; Lintels and other ferrous metal items shown on drawings to be painted.
 - 1. Two topcoats and one coat primer.
 - 2. Semi-Gloss Finish.
 - a. Primer: Sherwin-Williams DTM Acrylic Primer Product No. B-66-W1.
 - b. Topcoat Product: Sherwin-Williams DTM Acrylic Coating Product No. B-66-W2-11.
 - c. Color: Match existing.

- C. Concealed Exterior Ferrous Metal - Galvanized and Non-Galvanized
 - 1. Two-coat system
 - a. Base Layer - Product: MacroPoxy 646 – Fast Cure Epoxy Mastic; Mill-White.
 - b. Top Coat – Product: Acrolon 218 HS; Extra White.

PART 3 EXECUTION

3.01 EXAMINATION

- A. Verify that surfaces are ready to receive work as instructed by the product manufacturer.
- B. Examine surfaces scheduled to be finished prior to commencement of work. Report any condition that may potentially affect proper application.
- C. Test shop-applied primer for compatibility with subsequent cover materials.

3.02 PREPARATION

- A. Clean surfaces thoroughly and correct defects prior to application.
- B. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.
- C. Exterior Plaster:
 - 1. Remove loose paint and other foreign matter.
 - 2. Repair any spalled or otherwise damaged plaster with cementitious repair mortar as specified in Section 09 2400 Cement Plastering.
 - 3. Remove efflorescence and chalk.
- D. Corroded Steel and Iron Surfaces to be Painted: Prepare using at least SSPC-PC 2 (hand tool cleaning) or SSPC-SP 3 (power tool cleaning) followed by SSPC-SP 1 (solvent cleaning).
- E. Uncorroded Uncoated Steel and Iron Surfaces to be Painted: Remove grease, mill scale, weld splatter, dirt, and rust. Where heavy coatings of scale are evident, remove by hand or power tool wire brushing or sandblasting; clean by washing with solvent. Apply a treatment of phosphoric acid solution, ensuring weld joints, bolts, and nuts are similarly cleaned. Prime paint entire surface; spot prime after repairs

3.03 APPLICATION

- A. Protect adjacent materials from damage as a result of this work.
- B. Temporarily remove and re-install existing fixtures and other items such as lighting and cameras to allow for this work.
- C. Apply products in accordance with manufacturer's written instructions.
- D. Apply coatings at spread rate required to achieve manufacturer's recommended dry film thickness.
- E. Coordinate this work with joint sealant installation as specified in Section 07 9200 and as noted on Drawings.
- F. Do not apply finishes to surfaces that are not dry. Allow applied coats to dry before next coat is applied.
- G. Apply each coat to uniform appearance.
- H. Sand metal surfaces lightly between coats to achieve required finish.
 - 1. Vacuum clean surfaces of loose particles. Use tack cloth to remove dust and particles just prior to applying next coat.

3.04 PRIMING

- A. Apply primer to all surfaces unless specifically not required by coating manufacturer. Apply in accordance with coating manufacturer's instructions.
- B. Primers specified in painting schedules may be omitted on items that are factory primed or factory finished if acceptable to topcoat manufacturers.

3.05 CLEANING

- A. Collect waste material that could constitute a fire hazard, place in closed metal containers, and remove daily from site.
- B. Clean surfaces immediately of overspray, splatter, and excess material.
- C. After coating has cured, clean and replace finish hardware, fixtures, and fittings previously removed.

3.06 PROTECTION

- A. Protect finished coatings from damage until completion of project.
- B. Touch-up damaged finishes after Substantial Completion.

END OF SECTION

**SECTION 09 9600
FIBERGLASS GLAZED PANEL COATING**

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Surface preparation.
- B. Field application of coating.
- C. Scope:
 - 1. Finish surfaces exposed to view as indicated on the project documents.

1.02 SUBMITTALS

- A. See Division One for submittal procedures.
- B. Product Data: Provide complete list of products to be used, with the following information for each:
 - 1. Manufacturer's name, including product name.
 - 2. Manufacturer's installation instructions.
- C. Maintenance Data: Submit coating maintenance manual including product technical data sheets, safety data sheets (SDS), recommended inspection intervals, care and cleaning instructions.

1.03 QUALITY ASSURANCE

- A. Manufacturer Qualifications: Company specializing in manufacturing the products specified, with minimum ten years documented experience.
- B. Applicator Qualifications: Company specializing in performing the type of work specified with minimum 3 years' experience.

1.04 DELIVERY, STORAGE, AND HANDLING

- A. Deliver products to site in sealed and labeled containers; inspect to verify acceptability.
- B. Container Label: Include manufacturer's name, product name, product code, VOC content, batch date, environmental handling, surface preparation, application, and use instructions.
- C. Store in ventilated area, per manufacturer instructions.

1.05 FIELD CONDITIONS

- A. Do not apply materials when environmental conditions are outside the ranges required by manufacturer.
- B. Follow manufacturer's recommended procedures for producing the best results, including testing of substrates, moisture in substrates, and humidity and temperature limitations.

PART 2 PRODUCTS

2.01 MANUFACTURERS

- A. Provide all coating products used in any individual system from the same manufacturer, no exceptions.
- B. Basis of Design:
 - 1. Tremco; Product Skylight Coating Clear: <https://tremcoroofing.com>.
 - 2. Other Acceptable Manufacturers:
 - a. Western Colloid; Product: #925 Clear Skylight Coating: <https://westerncolloid.com>.
 - b. Uniflex; Product: Clear Skylight Coating: <https://www.uniflexroof.com>.
 - 3. Substitutions: See Division One.

2.02 COATINGS

- A. General:
 - 1. Clear, translucent, 100-percent acrylic resin.
 - 2. Provide factory-mixed coatings unless otherwise indicated.

3. Do not reduce, thin, or dilute coatings or add materials to coatings unless specifically indicated in manufacturer's instructions.
 4. Two-coats minimum.
- B. Volatile Organic Compound (VOC) Content:
1. Provide paints and finishes that comply with the most stringent requirements specified in the following:
 - a. 40 CFR 59, Subpart D--National Volatile Organic Compound Emission Standards for Architectural Coatings.
 2. Determination of VOC Content: Testing and calculation in accordance with 40 CFR 59, Subpart D (EPA Method 24), exclusive of colorants added to a tint base and water added at project site, or other method acceptable to authorities having jurisdiction.
- C. Accessory Materials: Provide primers, sealers, cleaning agents, cleaning cloths, sanding materials, and clean-up materials as required for final completion of painted surfaces.

PART 3 EXECUTION

3.01 EXAMINATION

- A. Verify that surfaces are ready to receive work as instructed by the product manufacturer.
- B. Examine surfaces scheduled to be finished prior to commencement of work. Report any condition that may potentially affect proper application.

3.02 PREPARATION

- A. Clean surfaces thoroughly and correct defects prior to application.
- B. Vigorously brush the panel surface with water and light detergent. Rinse with clear water, making sure the surface is clean from dirt and debris.
- C. Use methods as recommended by the manufacturer for achieving the best result for the substrate under the project conditions.

3.03 APPLICATION

- A. Protect adjacent materials from damage as a result of this work.
- B. Apply products in accordance with manufacturer's written instructions.
- C. Apply coatings at spread rate required to achieve manufacturer's recommended dry film thickness.
- D. Coordinate this work with the work of other Sections, including masonry cleaning as specified in Section 04 0100, joint sealant installation as specified in Section 07 9200, and as noted on Drawings.
- E. The surface may be slightly damp but should not be wet. Spray, brush or roller apply.
- F. Do not apply when rain is forecast within 4 hours of application

3.04 CLEANING

- A. Collect waste material that could constitute a fire hazard, place in closed metal containers, and remove daily from site.
- B. Clean surfaces immediately of overspray, splatter, and excess material.
- C. After coating has cured, clean and replace finish hardware, fixtures, and fittings previously removed.

3.05 PROTECTION

- A. Protect finished coatings from damage until completion of project.
- B. Touch-up damaged finishes after Substantial Completion.

END OF SECTION

**SECTION 09 9723
CONCRETE AND MASONRY COATINGS**

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Moisture resistant smooth concrete and masonry coatings.

1.02 RELATED REQUIREMENTS

- A. Section 04 0100 Maintenance of Masonry.

1.03 SUBMITTALS

- A. See Division One for submittal procedures.
- B. Product Data: Provide product data for coating materials and accessories.
- C. Samples: Provide minimum 2"x2" finish samples for color selection.
- D. Manufacturer's Installation Instructions: Indicate special procedures and perimeter conditions requiring special attention.
- E. Maintenance Data: Include cleaning procedures and repair and patching techniques.

1.04 QUALITY ASSURANCE

- A. Manufacturer Qualifications: Company specializing in manufacturing the Products specified in this section with minimum three years documented experience.
- B. Applicator Qualifications: Company specializing in performing the work of this section with minimum three years experience.

1.05 MOCK-UP

- A. Provide mock-up of coating, minimum 8'-0" long; illustrating coating, color, and surface sheen.
- B. Locate where directed.
- C. Mock-up may remain as part of the Work.

PART 2 PRODUCTS

2.01 MANUFACTURERS

- A. Concrete and Masonry Coatings:
 - 1. Basis of design manufacturer: Dow; www.dow.com.
 - 2. Other Manufacturers:
 - a. Master Builders Solutions; www.master-builders-solutions.com.
 - b. Sika; www.sika.com.
 - 3. Substitutions: See Division One.

2.02 MATERIALS

- A. Coatings - General: Provide complete systems formulated and recommended by manufacturer for the applications indicated, in the thicknesses indicated.
- B. Water Based, Silicone Elastomeric Coating:
 - 1. Dry Film Thickness: 10 mils, (0.25 mm), minimum.
 - 2. Color: To be selected by Architect from manufacturer's standard range.
 - 3. Manufacturers:
 - a. Basis of design: Dow Allguard Silicone Elastomeric Coating; www.dow.com.

PART 3 EXECUTION

3.01 EXAMINATION

- A. Verify existing conditions before starting work.
- B. Verify that substrate surfaces are ready to receive work as instructed by the coating manufacturer. Obtain and follow manufacturer's instructions for examination and testing of substrates.
- C. Masonry:
 - 1. Verify masonry joints are struck flush.
 - 2. Verify that existing terra cotta and masonry damage has been repaired per requirements in Section 04 0100 Maintenance of Masonry.
 - 3. Verify that all masonry repairs are fully cured and securely attached.

3.02 PREPARATION

- A. Clean surfaces of loose foreign matter.
- B. Remove substances that would bleed through finished coatings.
- C. Existing Painted and Sealed Surfaces:
 - 1. Remove loose, flaking, and peeling paint and original glazes. Feather edge and sand smooth edges of chipped existing finish.
 - 2. Clean with mixture of trisodium phosphate and water to remove surface grease and foreign matter.
- D. Protect adjacent surfaces and materials not receiving coating from spatter and over spray; mask if necessary to provide adequate protection. Repair damage.

3.03 COATING APPLICATION

- A. Apply coatings in accordance with manufacturer's instructions, to thicknesses specified.
- B. Apply in uniform thickness coats, without runs, drips, pinholes, brush marks, or variations in color, texture, or finish. Finish edges, crevices, corners, and other changes in dimension with full coating thickness.

3.04 CLEANING

- A. Collect waste material that could constitute a fire hazard, place in closed metal containers, and remove daily from site.
- B. Clean surfaces immediately of over spray, splatter, and excess material.

3.05 PROTECTION

- A. Protect finished work from damage.

3.06 SCHEDULE

- A. 1923 Building: Trim at base of wall. Apply coating to both terra cotta trim and any areas of cast stone trim infill.
- B. 1923 Building: Trim at top of water table and at window/louver sills. Apply coating to both terra cotta trim and any areas of cast stone trim infill.
- C. 1923 Building: Apply coating to all other terra cotta trim to remain.

END OF SECTION