SUMMARY OF WORK — SECTION 01 11 00

PART 1 - GENERAL

RELATED DOCUMENTS: The Drawings, and general provisions of the Contract, including the General and Supplementary Conditions, and other Division-1 Sections of the Specifications, apply to this Section.

PROJECT / WORK IDENTIFICATION:

SUMMARY BY REFERENCES: The Work of this Contract can be summarized by references to the Contract, General Conditions, Supplementary Conditions, Specification Sections, Drawings, Addenda and other modifications to the Contract Documents issued subsequent to the initial printing of this Project Manual, and including but not necessarily limited to printed material referenced by any of these. It is recognized that the Work of the Contract is also unavoidably affected or influenced by governing regulations, natural phenomenon including weather conditions and other forces in addition to these Contract Documents.

ABBREVIATED SUMMARY OF THE WORK: Briefly and without force and effect upon the Contract Documents, the Work of the Contract can be summarized to include the following:

SITE UTILITIES AND SITE IMPROVEMENTS, to include pavement, curbs and miscellaneous sitework appurtenances, as indicated on the Drawings;

GENERAL BUILDING CONSTRUCTION of multiple retail shopping center buildings, complete with associated mechanical, plumbing, fire-protection/alarm and electrical systems as indicated in the Contract Documents.

WARM-DARK-SHELL: The Work includes storefront enclosure with operational rooftop HVAC equipment, typically without interior ceilings, lighting, ductwork distribution, or finishes.

OVER-EXCAVATION AND ENGINEERED-FILL under building floor-slabs to comply with recommendations of the Owner's Geotechnical Report (included in Base Bid amount). Additional over-excavation and engineered-fill under slabs and under building footings, if required, will be performed on the basis of Unit Prices.

CODES & ORDINANCES: All Work for this project shall conform to all applicable codes, and ordinances and with applicable requirements of the National Fire Protection Association's "Life Safety Code".

COSTS FOR ALL PERMITS, utility hook-up charges, and expenses shall be included in the Work of the Contract.

CONTRACT TYPE: The Work will be constructed under a single (prime) general construction contract.

USE OF PREMISES: Contractor shall have full and unrestricted use of project site for construction operations during construction period. Contractor's use of premises is limited only by Owner's right to perform work or to retain other contractors on other portions of construction at the Project. Parking of workmen's automobiles will be confined to defined areas.

FUTURE WORK BY SEPARATE CONTRACTS

THE OWNER RESERVES THE RIGHT TO AWARD separate contracts for performance of certain construction operations at Project site, including but not necessarily limited to:

TENANT FINISHES: finishing of individual tenant spaces after substantial completion by this Contractor. Those construction operations may be conducted simultaneously with Work under this Contract.

COOPERATE FULLY WITH SEPARATE CONTRACTORS so work on those contracts may be carried out smoothly, without interfering with or delaying work under this Contract.

COORDINATION AND IMPLEMENTATION OF THE STORMWATER MANAGEMENT PLAN (SMP):

THE OWNER WILL PROVIDE a Stormwater Management Plan and will arrange and pay for the Stormwater Management Permit.

PROVIDE ASSISTANCE to the Owner for preparation and submittal of that plan.

EXECUTE AND MAINTAIN all requirements of the approved Stormwater Management Plan throughout the Work at the site. Maintain required erosion-control devices in full operating condition, without failure. Maintain all documents including but not limited to forms and photographs required by the plan and authorities having jurisdiction. Repair damage to erosion control devices installed by other separate contractors at the site resulting from the Work of this contract. Other separate contractors will be responsible to repair erosion control devices damaged by their activities.

CAREFULLY STUDY AND COMPARE ALL DRAWINGS (including but not limited to Architectural, Structural, Mechanical or Electrical) and other Contract Documents with the existing conditions at the project-site. Report errors, inconsistencies or omissions discovered for clarification. The Contractor will be responsible for repair or correction costs if work is executed with knowledge that it involves an error, inconsistency or omission - without the above notice.

THE INTENT OF THE CONSTRUCTION DOCUMENTS is to include all items necessary for the proper execution and completion of the Work – and to provide all products, materials, equipment or accessories required for proper operation, in accordance with their manufacturer's requirements. The Contract Documents are complementary – what is required by one shall be as binding as if required by all. While prepared with due care and diligence, perfection is not possible. Design and construction are complex - every possible condition or contingency cannot be anticipated or fully indicated. Any work or material which is not directly or indirectly noted in the Contract Documents, but is necessary for the proper carrying out of the work, is to be understood as "implied" and is to be provided by the contractor in his proposal as fully as if specified, described or delineated.

SPECIFICATION FORMATS AND CONVENTIONS

THE SPECIFICATIONS ARE ORGANIZED into Divisions and Sections based in general on the 50-division format and CSI's "2004 MasterFormat" numbering system.

SPECIFICATION CONTENT: The Specifications use certain conventions for the style of language and the intended meaning of certain terms, words, and phrases when used in particular situations. These conventions are as follows:

ABBREVIATED LANGUAGE: Language used in the Specifications and other Contract Documents is abbreviated. Words and meanings shall be interpreted as appropriate. Words implied, but not stated, shall be inferred as the sense requires. Singular words shall be interpreted as plural, and plural words shall be interpreted as singular where applicable as the context of the Contract Documents indicates.

IMPERATIVE MOOD AND STREAMLINED LANGUAGE are generally used in the Specifications. Requirements expressed in the imperative mood are to be performed by Contractor. Occasionally, the indicative or subjunctive mood may be used in the Section Text for clarity to describe responsibilities that must be fulfilled indirectly by Contractor or by others when so noted.

THE WORDS "SHALL," "SHALL BE," OR "SHALL COMPLY WITH," depending on the context, are implied where a colon (:) is used within a sentence or phrase.

END OF SECTION 01 11 00

PAYMENT PROCESSING — SECTION 01290

PART 1 - GENERAL

RELATED DOCUMENTS: The Drawings, and general provisions of the Contract, including the General and Supplementary Conditions, and other Division-1 Sections of the Specifications, apply to this Section.

THIS SECTION INCLUDES administrative and procedural requirements necessary to prepare and process Applications for Payment.

RELATED SECTIONS include the following:

"CONTRACT MODIFICATION PROCEDURES" for administrative procedures for handling changes to the Contract are specified in other Division-1 Sections

"CONSTRUCTION PROGRESS DOCUMENTATION" for administrative requirements governing preparation and submittal of Contractor's Construction Schedule and Submittals Schedule are specified in other Division-1 Sections

DEFINITIONS

SCHEDULE OF VALUES: A statement furnished by the Contractor allocating portions of the Contract Sum to various portions of the Work and used as the basis for reviewing Contractor's Applications for Payment.

SCHEDULE OF VALUES

COORDINATE PREPARATION of the Schedule of Values with preparation of Contractor's Construction Schedule. Correlate line items in the Schedule of Values with other required administrative forms and schedules, including the Application for Payment forms with Continuation Sheets, and the Submittals Schedule.

SUBMIT THREE (3) copies to Architect not less than fifteen (15) days before the date scheduled for submittal of initial Applications for Payment. Where the Work is separated into phases requiring separately phased payments, FORMAT AND CONTENT: Submit printed schedule on AIA Document G703 "Continuation Sheets", or equivalent Owner and Architect approved form. Include the following Project identification on the Schedule of Values:

Project name and location.
Name of Architect, and Architect's project number
Contractor's name and address, and
Date of submittal.

ARRANGE THE SCHEDULE OF VALUES in tabular form with separate columns to indicate the following for each item listed:

Related Specification Section or Division.
Description of the Work.
Name of subcontractor.
Name of manufacturer or fabricator.
Name of supplier.
Change Orders (numbers) that affect value.
Dollar value.
Percentage of the Contract Sum to nearest one-hundredth percent, adjusted to total 100 percent.

PROVIDE A BREAKDOWN OF THE CONTRACT SUM in strict compliance with the Owner's "Construction Cost Codes" to facilitate continued evaluation of Applications for Payment and progress reports. Provide substantiation information to justify line-item amounts when requested by the Owner or Architect.

ROUND AMOUNTS to nearest whole dollar; total shall equal the Contract Sum.

PROVIDE SEPARATE LINE ITEMS for each part of the Work where Applications for Payment may include materials or equipment purchased or fabricated and stored, but not yet installed. Differentiate between items stored on-site and items stored off-site (provide evidence of insurance or bonded warehousing for items stored off-site). Provide separate line items for initial cost of materials, for each subsequent stage of completion, and for total installed value of that part of the Work.

EACH ALLOWANCE shall have a separate line item. Show line-item value of unit-cost allowances, as a product of the unit cost, multiplied by measured quantity. Use information indicated in the Contract Documents to determine quantities.

INDICATE CONTRACTOR'S OVERHEAD AND PROFIT as a separate line item amount. Temporary facilities and other major cost items that are not direct cost of actual work-in-place shall be indicated as separate line items.

UPDATE AND RESUBMIT the Schedule of Values before the next Applications for Payment when Change Orders or Construction Change Directives result in a change in the Contract Sum.

APPLICATIONS FOR PAYMENT:

CONSISTENCY: Each Application for Payment shall be consistent with previous applications and payments as certified by Architect and paid for by Owner. Initial Application for Payment, Application for Payment at time of Substantial Completion, and final Application for Payment involve additional requirements.

REQUIRED TIME OR DATES FOR PAYMENT APPLICATION: Submit on a monthly basis only, in strict compliance with the Owner furnished "Draw Calendar".

FORM: Use AIA Document G702 and AIA Document G703 Continuation Sheets or an equivalent document approved in advance by the Owner and Architect.

APPLICATION PREPARATION: Complete every entry on the form. Notarize and execute by a person authorized to sign legal documents on behalf of Contractor. The Architect will return incomplete applications without action. Entries shall match data on the Schedule of Values and Contractor's Construction Schedule. Use updated schedules if revisions were made. Include amounts of Change Orders and Construction Change Directives as indicated in the "Contractor Payout Flowchart."

SUBMIT SIX (6) signed and notarized originals of each Application for Payment to Architect by a method ensuring receipt within 24 hours. All copies shall include waivers of lien and similar attachments. Transmit each copy with a transmittal form listing attachments and recording appropriate information about application.

REQUIRED ATTACHMENTS: Provide the following instruments with each Application for Payment, in addition to required Lien Waivers:

An updated Schedule Of Values
Updated Construction Progress Schedule
AIA Document G706, "Contractor's Affidavit of Payment of Debts and Claims", and
AIA Document G706A, "Contractor's Affidavit of Release of Liens."

ARCHITECT'S ACTION: Upon receipt of the Application for Payment, the Architect will review and note any discrepancies prior forwarding to the Owner.

PROVIDE SUBSTANTIATING INFORMATION upon request of either the Owner or the Architect, justifying line item payment amounts in dispute. Substantiating information may include, but is not limited to itemized subcontractor payment requests, material or equipment receipts, partial lien wavers, and similar documents.

SUBMIT LIEN WAIVERS from each entity lawfully entitled to file a lien in excess of One Thousand Dollars ($1,000.00) arising out of the Contract and related to the Work covered by the payment with each Application for Payment. Submit waivers from subcontractors, sub-subcontractors, and suppliers for the construction period covered by the previous application. Submit partial waivers on each item for amount requested, before deduction for retainage, on each item. When an application shows completion of an item, submit final waivers. The Owner reserves the right to designate which entities involved in the Work must submit waivers. Submit final Application for Payment with or preceded by final waivers from each entity involved with performance of the Work covered by the application who is lawfully entitled to a lien.

SUBMIT CONDITIONAL LIEN RELEASES with each Application for Payment, contingent upon receipt and bank clearance of the current invoiced amount.

SUBMIT UNCONDITIONAL LIEN RELEASES covering the previously paid amount received by the General Contractor and all sub-contractors or material suppliers, with subsequent Applications for Payment.

WAIVER FORMS: Submit waivers of lien on the form included herein, executed in a manner acceptable to Owner.

INITIAL APPLICATION FOR PAYMENT: Administrative actions and submittals that must precede or coincide with submittal of first Application for Payment include the following:

List of subcontractors.
Schedule of Values.
Contractor's Construction Schedule (preliminary if not final).
Products list.
Schedule of unit prices.
Submittals Schedule (preliminary if not final).
List of Contractor's staff assignments, and principal consultants.
Copies of all applicable building permits (except for those obtained directly by the Owner)
Copies of authorizations and licenses from authorities having jurisdiction for performance of the Work.
Initial progress report.
Report of preconstruction conference.
Certificates of Insurance (AIA G705) and evidence satisfactory to the Owner that Contractor's insurance coverages have been secured.
Performance and payment bonds (if required).
Data needed to acquire Owner's insurance.

APPLICATION FOR PAYMENT AT SUBSTANTIAL COMPLETION: After issuing the Certificate of Substantial Completion, submit an Application for Payment showing 100 percent completion for portion of the Work claimed as substantially complete. Include documentation supporting claim that the Work is substantially complete and a statement showing an accounting of changes to the Contract Sum. This application shall reflect Certificates of Partial Substantial Completion issued previously for Owner occupancy of designated portions of the Work.

FINAL PAYMENT APPLICATION: Submit final Application for Payment with releases and supporting documentation not previously submitted and accepted, including, but not limited, to the following:

Evidence of completion of Project closeout requirements.
Insurance certificates for products and completed operations where required and proof that taxes, fees, and similar obligations were paid.
Updated final statement, accounting for final changes to the Contract Sum.
AIA Document G707, "Consent of Surety to Final Payment."
Evidence that claims have been settled.
Final meter readings for utilities, a measured record of stored fuel, and similar data as of date of Substantial Completion or when Owner took possession of and assumed responsibility for corresponding elements of the Work.
Final, liquidated damages settlement statement.

END OF SECTION 01290

SUBMITTAL REQUIREMENTS — SECTION 01 33 00

PART 1 - GENERAL

RELATED DOCUMENTS: The Drawings, and general provisions of the Contract, including the General and Supplementary Conditions, and other Division-1 Sections of the Specifications, apply to this Section.

THIS SECTION INCLUDES administrative and procedural requirements for submitting Shop Drawings, Product Data, Samples, and other informational submittals. Include all costs for copies/reproductions, mailing/courier service, distribution and other incidental costs related to the Submittal process within the Contract Sum.

ELECTRONIC SUBMITTALS: In order to conserve paper, limit delivery/courier expenses, and to expedite the review process, provide electronic submittals to the greatest extent feasible. Maintain one (1) set of printed, approved submittals at the Project Site, complete with applicable review and approval comments.

ADMINISTRATIVE SUBMITTALS: Refer to other Division-1 Sections for requirements of administrative submittals, including but not limited to Applications for Payment, Performance and Payment Bonds, Insurance Certificates, and the List of Subcontractors.

THE ARCHITECT WILL ONLY REVIEW submittals that have been reviewed and identified as "approved" by the General Contractor as being complete and in compliance with the Contract Documents.

DEVIATIONS FROM SPECIFIED MATERIALS OR EQUIPMENT must be indicated in a separate request for Substitution, if approved has not been previously granted by Addenda or a contract modification after award of the Contract.

DEFINITIONS

ACTION SUBMITTALS: Written and graphic information that requires Architect's responsive action.

INFORMATIONAL SUBMITTALS: Written information that does not require Architect's approval. Informational submittals may be rejected by the Architect for not complying with requirements of the Contract Documents.

SUBMITTAL PROCEDURES

ELECTRONIC MEDIA FILES of a limited number of Construction Documents (typically Floor Plans and Elevations) may be available from the Architect and the consulting Engineers upon written (or email) request. Transmittal of Electronic Media files will require the user's execution of an Electronic Media Release form defining the specific terms, limits, and responsibilities for use, and prior payment of a Transmittal Service and Handling Fee (amount to be determined upon request based on quantity of drawings requested - minimum service fee of $250.00). Availability of electronic media files by the Architect or Engineers is considered a convenience at their discretion, and is not guaranteed.

COORDINATE PREPARATION AND PROCESSING of submittals with performance of construction activities. Coordinate each submittal with fabrication, purchasing, testing, delivery, other submittals, and related activities that require sequential activity. Coordinate transmittal of different types of submittals for related parts of the Work so processing will not be delayed because of need to review submittals concurrently for coordination. Architect reserves the right to withhold action on a submittal requiring coordination with other submittals until related submittals are received.

SUBMITTAL SCHEDULE

AFTER ACCEPTANCE of the Contractor's Construction Schedule, prepare a Submittal Schedule. Submit within 10 days of the date required for submittal of the Contractor's Construction Schedule. Coordinate Submittal Schedule with the list of subcontracts, Schedule of Values, and the list of products as well as the Contractor's Construction Schedule. Prepare the schedule in chronological order. Revise the schedule after each activity where revisions have been recognized or made. Issue the updated schedule concurrently with the report of each meeting. Provide the following information with the Submittal Schedule:

Scheduled date for the first submittal.
Related Section number.
Submittal category (Shop Drawings, Product Data, or Samples).
Name of the subcontractor.
Description of the part of the Work covered.
Scheduled date for resubmittal.
Scheduled date for the Architect's final release or approval.

PROCESSING TIME: Allow enough time for submittal review, including time for re-submittals, as follows (time for review shall commence on Architect's receipt of submittal):

INITIAL REVIEW: Allow 10 business days for initial review of each submittal. Allow additional time if processing must be delayed to permit coordination with subsequent submittals. Architect will advise Contractor when a submittal being processed must be delayed for coordination.
CONCURRENT REVIEW: Where concurrent review of submittals by Architect's consultants, Owner, or other parties is required, allow 10 business days for initial review of each submittal.
DIRECT TRANSMITTAL TO CONSULTANT: Where the Contract Documents indicate that submittals may be transmitted directly to Architect's consultants, provide duplicate copy of transmittal to the Architect. Submittal will be returned to Architect before being returned to Contractor.

IF INTERMEDIATE SUBMITTAL IS NECESSARY, process it in same manner as initial submittal.
ALLOW 10 BUSINESS DAYS for processing each resubmittal.
NO EXTENSION OF THE CONTRACT TIME will be authorized because of failure to transmit submittals enough in advance of the Work to permit processing.

SUBMITTAL IDENTIFICATION: Place a permanent label or title block on each submittal for identification.

INDICATE NAME OF FIRM or entity that prepared each submittal on label or title block.
PROVIDE SPACE approximately 4 by 5 inches on label or beside title block to record Contractor's review and approval markings and action taken by Architect.
INCLUDE THE FOLLOWING INFORMATION on label for processing and recording action taken:
Project name.
Date.
Name and address of Architect.
Name and address of Contractor.
Name and address of subcontractor.
Name and address of supplier.
Name of manufacturer.
Unique identifier, including revision number.
Number and title of appropriate Specification Section.
Drawing number and detail references, as appropriate.
Other necessary identification.

DEVIATIONS: Highlight, encircle, or otherwise identify deviations from the Contract Documents on submittals.

ADDITIONAL COPIES: Unless additional copies are required for final submittal, and unless Architect observes noncompliance with provisions of the Contract Documents, initial submittal may serve as final submittal. Submit one copy of submittal to concurrent reviewer in addition to specified number of copies to Architect. Additional copies submitted for maintenance manuals will be marked with action taken and will be returned.

TRANSMITTALS: Package each submittal individually and appropriately for transmittal and handling. Transmit each submittal using a transmittal form. Architect will discard submittals received from sources other than Contractor.

ON AN ATTACHED SEPARATE SHEET, prepared on Contractor's letterhead, record relevant information, requests for data, revisions other than those requested by Architect on previous submittals, and deviations from requirements of the Contract Documents, including minor variations and limitations. Include the same label information as the related submittal.
INCLUDE CONTRACTOR'S CERTIFICATION stating that information submitted complies with requirements of the Contract Documents.
TRANSMITTAL FORM: Use CSI Form 12.1A (included at end of this Section) or an approved equivalent to provide the following information:
Project name.
Date.
Destination (To:).
Source (From:).
Names of subcontractor, manufacturer, and supplier.
Category and type of submittal.
Submittal purpose and description.
Submittal and transmittal distribution record.
Remarks.
Signature of transmitter.

ELECTRONIC TRANSMITTALS: Assemble all components of each submittal appropriately for transmittal and handling into a single electronic mail (e-mail) file. Include all requirements of "transmittals" as indicated above within the electronic file.

DISTRIBUTION: Furnish copies of final submittals to manufacturers, subcontractors, suppliers, fabricators, installers, authorities having jurisdiction, and others as necessary for performance of construction activities. Show distribution on transmittal forms.

USE FOR CONSTRUCTION: Use only final submittals with mark indicating action taken by Architect in connection with construction.

PART 2 – PRODUCTS

ACTION SUBMITTALS

PREPARE AND SUBMIT ACTION SUBMITTALS required by individual Specification Sections.

NUMBER OF COPIES OF SHOP DRAWINGS: SUBMIT FOUR (4) printed copies, in addition to the electronic transmittal. Architect may retain up to three (3) copies (for Architect, Consultant and Owner); remainder will be returned.

PRODUCT DATA: Collect information into a single electronic submittal for each element of construction and type of product or equipment.

If information must be specially prepared for submittal because standard printed data are not suitable for use, submit as Shop Drawings, not as Product Data.
Mark each copy of each submittal to show which products and options are applicable.
Include the following information, as applicable:
Manufacturer's written recommendations.
Manufacturer's product specifications.
Manufacturer's installation instructions.
Standard color charts.
Manufacturer's catalog cuts.
Wiring diagrams showing factory-installed wiring.
Printed performance curves.
Operational range diagrams.
Mill reports.
Standard product operating and maintenance manuals.
Compliance with recognized trade association standards.
Compliance with recognized testing agency standards.
Application of testing agency labels and seals.
Notation of coordination requirements.

SHOP DRAWINGS: Prepare Project-specific information, drawn accurately to scale. Do not base Shop Drawings on reproductions of the Contract Documents or standard printed data.

PREPARATION: Include the following information, as applicable:
Dimensions.
Identification of products.
Fabrication and installation drawings.
Roughing-in and setting diagrams.
Wiring diagrams showing field-installed wiring, including power, signal, and control wiring.
Shopwork manufacturing instructions.
Templates and patterns.
Schedules.
Design calculations.
Compliance with specified standards.
Notation of coordination requirements.
Notation of dimensions established by field measurement.
WIRING DIAGRAMS: Differentiate between manufacturer-installed and field-installed wiring.
SHEET SIZE: Except for templates, patterns, and similar full-size drawings, submit Shop Drawings on sheets at least 8-1/2 by 11 inches but no larger than 30 by 40 inches.

COORDINATION DRAWINGS: Comply with requirements in Division 1 Section "Project Management and Coordination."

SAMPLES: Prepare physical units of materials or products, including the following:

COMPLY WITH requirements in Division 1 Section "Quality Requirements" for mockups.
SAMPLES FOR INITIAL SELECTION: Submit manufacturer's color charts consisting of units or sections of units showing the full range of colors, textures, and patterns available.
SAMPLES FOR VERIFICATION: Submit full-size units or Samples of size indicated, prepared from the same material to be used for the Work, cured and finished in manner specified, and physically identical with the product proposed for use, and that show full range of color and texture variations expected. Samples include, but are not limited to, the following: partial sections of manufactured or fabricated components; small cuts or containers of materials; complete units of repetitively used materials; swatches showing color, texture, and pattern; color range sets; and components used for independent testing and inspection.

PREPARATION: Mount, display, or package Samples in manner specified to facilitate review of qualities indicated. Prepare Samples to match Architect's sample where so indicated. Attach label on unexposed side that includes the following:
Generic description of Sample.
Product name or name of manufacturer.
Sample source.
ADDITIONAL INFORMATION: On an attached separate sheet, prepared on Contractor's letterhead, provide the following:
Size limitations.
Compliance with recognized standards.
Availability.
Delivery time.
SUBMIT SAMPLES FOR REVIEW of kind, color, pattern, and texture for a final check of these characteristics with other elements and for a comparison of these characteristics between final submittal and actual component as delivered and installed.
If variation in color, pattern, texture, or other characteristic is inherent in the product represented by a Sample, submit at least three sets of paired units that show approximate limits of the variations.
Refer to individual Specification Sections for requirements for Samples that illustrate workmanship, fabrication techniques, details of assembly, connections, operation, and similar construction characteristics.
NUMBER OF SAMPLES FOR VERIFICATION: Submit three (3) sets of Samples. Architect will retain one Sample set; remainder will be returned. Submit a single Sample where assembly details, workmanship, fabrication techniques, connections, operation, and other similar characteristics are to be demonstrated.
DISPOSITION: Maintain sets of approved Samples at Project site, available for quality-control comparisons throughout the course of construction activity. Sample sets may be used to determine final acceptance of construction associated with each set. Samples that may be incorporated into the Work are indicated in individual Specification Sections. Such Samples must be in an undamaged condition at time of use. Samples not incorporated into the Work, or otherwise designated as Owner's property, are the property of Contractor.

PRODUCT SCHEDULE OR LIST: Prepare a written summary indicating types of products required for the Work and their intended location. Include the following information in tabular form:

Type of product. Include unique identifier for each product.
Number and name of room or space.
Location within room or space.

DELEGATED-DESIGN SUBMITTAL: Comply with requirements in Division 1 Section "Quality Requirements."

CONTRACTOR'S CONSTRUCTION SCHEDULE: Comply with requirements in Division 1 Section "Construction Progress Documentation" for Construction Manager's action.

SUBMITTALS SCHEDULE: Comply with requirements in Division 1 Section "Construction Progress Documentation."

APPLICATION FOR PAYMENT: Comply with requirements in Division 1 Section "Payment Procedures."

SCHEDULE OF VALUES: Comply with requirements in Division 1 Section "Payment Procedures."

PRELIMINARY SUPPLIERS LIST: Prepare a written summary identifying sub-contractors, 2nd-tier subcontractors, and suppliers proposed for each portion of the Work, including those who are to furnish products or equipment fabricated to a special design. Use CSI Form 1.5A (included at end of this Section) or an approved equivalent form that indicates the following information in tabular form:

Name, address, and telephone number of entity performing subcontract or supplying products.
Number and title of related Specification Section(s) covered by subcontract.
Drawing number and detail references, as appropriate, covered by subcontract.

INFORMATIONAL SUBMITTALS

PREPARE AND SUBMIT ELECTRONIC INFORMATIONAL SUBMITTALS required by other Specification Sections. Maintain one (1) printed set of informational submittals at the Project Site.

CERTIFICATES AND CERTIFICATIONS: Provide a notarized statement that includes signature of entity responsible for preparing certification. Certificates and certifications shall be signed by an officer or other individual authorized to sign documents on behalf of that entity.

TEST AND INSPECTION REPORTS: Comply with requirements in Division 1 Section "Quality Requirements."

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THIS DRAWING has been prepared by the Architect, or prepared under his direct supervision as an instrument of service and is intended for use only on this project. All Drawings, Specifications, ideas and designs, including the overall layout, form, arrangement, and composition of spaces and elements portrayed, constitute the original, unpublished Work of the Architect. Any reproduction, use, or disclosure of the information contained herein without the written consent of the Architect is strictly prohibited.

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THE ARCHITECT DISCLAIMS responsibility for the existing building structure, site conditions, existing construction elements, or any documents, drawings or other instruments used for any part of this Project which do not bear the Architect's seal. The Architect's services are undertaken only in the interest of the Project Owner. No obligation is assumed by the Architect for the benefit of any other entity.

RELATED DOCUMENTS: This Drawing is a single component of an interpreted set of Construction Documents. General and Supplementary Conditions of the Contract, General Requirements, Specifications and other Drawings may affect the Work described. Failure to review and integrate the design intent of the whole of the Construction Documents does not relieve the Contractor from providing a complete Project.

COMPLY WITH all laws, codes, ordinances and regulations with authorities having jurisdiction and with requirements of the Landlord, if applicable. Do not start Work until all permits and required approvals are obtained.

VERIFY ACTUAL CONDITIONS and dimensions prior to construction. Commencement of work constitutes verification and acceptance of all existing conditions. Application of a material or equipment item to Work installed by others constitutes acceptance of that Work, and assumption of responsibility for satisfactory installation.

DIMENSIONS SHOWN are to finish face of a material unless otherwise indicated.

CALCULATE & MEASURE dimensions - DO NOT SCALE drawings unless otherwise directed.

project title

CFT NV DEVELOPMENTS, LLC

CFT RETAIL BUILDING

E. 144TH AVENUE AND GRANT STREET
THORNTON, CO 80023

project number
20045.001

drawing issuance

Permit/Bid Set	11.25.20
Construction Set	2.24.21

drawing revisions

No.	Description:	Date:

professional seal

STATE OF COLORADO
HENRY C. KLOVER
C-9519
LICENSED ARCHITECT
Date Signed FEB 25 2021

drawing title

SPECIFICATIONS

drawing number

SP101