Peralta Community College District

Project Manual for:

Bid No. 12-13/23

Merritt Learning Center / Library Renovation - Phase 2

Located at:
12500 Campus Drive
Oakland, CA 94619

May 22, 2013

Peralta Community College District
Department of General Services
Gary Banks, Facilities Project Manager
(510) 587-7892

NBBJ Architects
88 Kearny Street, 9th Floor
San Francisco, California 94108

Bid No.: 12-13/23
Advertisement Date: 06/05/13
Bid Date: 07/01/2013
(Project No.: 2324)
MERRITT LEARNING CENTER / LIBRARY RENOVATION – Phase 2

PERALTA COMMUNITY COLLEGE DISTRICT
MERRITT COLLEGE – BUILDING L
12500 Campus Drive, Oakland, CA 94619

NBBJ # 100626.01
DSA APPLICATION NUMBER: 01-113038

DSA Stamp:
## TABLE OF CONTENTS

<table>
<thead>
<tr>
<th>Division</th>
<th>Section</th>
<th>Title</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>00 01 01</td>
<td>Title Page</td>
</tr>
<tr>
<td></td>
<td>00 01 10</td>
<td>Table of Contents</td>
</tr>
<tr>
<td></td>
<td>00 01 15</td>
<td>Drawing List</td>
</tr>
</tbody>
</table>

### INTRODUCTORY INFORMATION

- 00 11 13 Notice Inviting Bids
- 00 21 13 Instructions to Bidders

### BIDDING REQUIREMENTS

- 00 41 13 Bid Form
- 00 43 13 Bond Accompanying Bid
- 00 43 14 Bidder Registration Form
- 00 43 30 Subcontractors List
- 00 45 13 Statement of Qualifications
- 00 45 19 Non-Collusion Affidavit
- 00 45 46 Bidder Certifications

### CONTRACT FORMS

- 00 51 00 Notice of Award
- 00 52 00 Agreement
- 00 61 13.13 Construction Performance Bond
- 00 61 13.16 Construction Labor and Material Payment Bond
- 00 62 90 Escrow Agreement for Security Deposits in Lieu of Retention
- 00 63 25 Substitution Request Form
- 00 65 00 Release of Claims
- 00 65 36 Guaranty

### CONDITIONS OF THE CONTRACT

- 00 72 00 General Conditions
- 00 73 00 Labor Compliance Program
- 00 73 16 Supplementary Conditions
- 00 73 39 Small Local Business Enterprise
- 00 73 80 Apprenticeship Program
- 00 82 50 Project Labor Agreement
- 00 91 13 Addenda
<table>
<thead>
<tr>
<th>Division</th>
<th>Section</th>
<th>Title</th>
</tr>
</thead>
<tbody>
<tr>
<td>DIVISION 01 - GENERAL REQUIREMENTS</td>
<td>01 11 00</td>
<td>Summary of the Work</td>
</tr>
<tr>
<td></td>
<td>01 20 00</td>
<td>Measurement and Payment</td>
</tr>
<tr>
<td></td>
<td>01 26 00</td>
<td>Modification Procedures</td>
</tr>
<tr>
<td></td>
<td>01 31 19</td>
<td>Project Meetings</td>
</tr>
<tr>
<td></td>
<td>01 32 30</td>
<td>Progress Schedules and Submittals</td>
</tr>
<tr>
<td></td>
<td>01 33 00</td>
<td>Submittals</td>
</tr>
<tr>
<td></td>
<td>01 41 00</td>
<td>Regulatory Requirements</td>
</tr>
<tr>
<td></td>
<td>01 42 00</td>
<td>References and Definitions</td>
</tr>
<tr>
<td></td>
<td>01 77 00</td>
<td>Commissioning and Contract Closeout</td>
</tr>
<tr>
<td></td>
<td>01 81 13</td>
<td>Environmentally Sustainable Procurement Construction</td>
</tr>
</tbody>
</table>

DIVISION 5: METALS

<table>
<thead>
<tr>
<th>Division</th>
<th>Section</th>
<th>Title</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>05500</td>
<td>Metal Fabrications</td>
</tr>
</tbody>
</table>

DIVISION 6: WOOD AND PLASTICS

<table>
<thead>
<tr>
<th>Division</th>
<th>Section</th>
<th>Title</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>06410</td>
<td>Custom Casework</td>
</tr>
</tbody>
</table>

DIVISION 7: THERMAL & MOISTURE PROTECTION

<table>
<thead>
<tr>
<th>Division</th>
<th>Section</th>
<th>Title</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>07900</td>
<td>Joint Sealants - Storefront</td>
</tr>
<tr>
<td></td>
<td>07920</td>
<td>Joint Sealants - General</td>
</tr>
</tbody>
</table>

DIVISION 8: DOORS AND WINDOWS

<table>
<thead>
<tr>
<th>Division</th>
<th>Section</th>
<th>Title</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>08110</td>
<td>Hollow Metal Doors and Frames</td>
</tr>
</tbody>
</table>

DIVISION 9: FINISHES

<table>
<thead>
<tr>
<th>Division</th>
<th>Section</th>
<th>Title</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>09250</td>
<td>Gypsum Wallboard</td>
</tr>
<tr>
<td></td>
<td>09900</td>
<td>Painting</td>
</tr>
</tbody>
</table>

DIVISION 10: SPECIALTIES

<table>
<thead>
<tr>
<th>Division</th>
<th>Section</th>
<th>Title</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>10005</td>
<td>General Specialties</td>
</tr>
</tbody>
</table>

APPENDIX 1: Leak Mitigation Report from Axix, dated 10/28/2012

END OF DOCUMENT
# MERRITT LEARNING CENTER / LIBRARY RENOVATION - PHASE 2

**DOCUMENT 00 01 15**

**LIST OF DRAWINGS**

<table>
<thead>
<tr>
<th>Document</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>A0.00</td>
<td>TITLE SHEET &amp; GENERAL NOTES / REQUIREMENTS</td>
</tr>
<tr>
<td>A1.0</td>
<td>SITE PLAN</td>
</tr>
<tr>
<td>A2.0</td>
<td>FIRST FLOOR PLAN</td>
</tr>
<tr>
<td>A3.0</td>
<td>SECOND FLOOR PLAN</td>
</tr>
<tr>
<td>A4.0</td>
<td>THIRD FLOOR PLAN</td>
</tr>
<tr>
<td>A5.0</td>
<td>EXTERIOR ELEVATIONS</td>
</tr>
<tr>
<td>A6.0</td>
<td>EXTERIOR ELEVATIONS</td>
</tr>
<tr>
<td>A7.0</td>
<td>FIRST FLOOR MECHANICAL PLAN</td>
</tr>
<tr>
<td>A8.0</td>
<td>SECOND FLOOR MECHANICAL PLAN</td>
</tr>
<tr>
<td>A9.0</td>
<td>THIRD FLOOR MECHANICAL PLAN</td>
</tr>
</tbody>
</table>

**END OF DOCUMENT**
ARTICLE 1 – INVITATION TO BID

1.01 Notice Inviting Bids: Owner will receive sealed Bids at Peralta Community College District, Purchasing Department, 501 5th Avenue, Oakland, CA 94606 until 2 p.m. on July 1, 2013 for the following public work:

Peralta Community College District

MERRITT LEARNING CENTER / LIBRARY RENOVATIONS - PHASE 2

12500 Campus Drive
Oakland, CA 94619

1.02 Project Description: The project includes, without limitation, minor renovations and finish work to existing 3-story Learning Center and Library Building. The Project incorporates duct cleaning, sealant repair on existing storefront windows, some new nonstructural, non-rated partitions and doors for security, and minor electrical and lighting work. In addition, there will be refinishing of existing cabinetry, installation of some classroom accessories, accent painting, along with other minor cosmetic work.

The Merritt College Library: Phase II Project shall be Substantially Completed within 70 Calendar Days from the date when Contract Time commences to run.

Procurement of Bidding Documents: Bidding Documents contain the full description of the Work. Bidders may obtain Bidding Documents from

(Available for purchase)
ARC Northern California
1700 Jefferson Street,
Oakland, CA 94612
Tel. (510) 287-5485 Fax (510) 444-1264
www.e-arc.com
Email: oakland@e-arc.com
Attn: Antoine

Note: The Bid and Contract Documents are available at ARC Northern California for non-refundable payment of the cost of reprographics and shipping per set. Payment shall be made to ARC Northern California.

(Available for viewing)

Department of General Services
Plan Room
Peralta Community College District
333 East 8th Street, Oakland, CA 94606
A copy of Contract Documents may be obtained online through the Peralta Website.

Website: www.peralta.edu
Click “Site Index”, then click “Purchasing” and then click “List of Current RFPs/Bids” to download the bid packet.

1.03 Bid shall be received at 501 5th Avenue. For information pertaining to the Bidding Documents, please contact David Bui, District Buyer.

a. Bid shall be received and reviewed at:

Peralta Community College District
Purchasing Department
Attn: David Bui
501 5th Avenue
Oakland, CA 94606
(510) 466-7255

1.04 Instructions: Bidders shall refer to Document 00 2000 Instructions to Bidders for required documents and items to be submitted in a sealed envelope for deposit into the Bid Box, located at 501 5th Avenue no later than the time and date set forth in Paragraph 1 above.

1.05 Mandatory Pre-Bid Site Visit: PCCDD will conduct a Mandatory Pre-Bid Conference and Site Visit at 2:30 PM on June 13, 2013 at the front of the main entrance to the Merritt Library, 12500 Campus Drive, Oakland, CA 94619. The Pre-Bid Conference and Site Visit will last approximately two hours.

1.06 Bid Preparation Cost: Bidders are solely responsible for the cost of preparing their Bids.

1.07 Reservation of Rights: Owner specifically reserves the right, in its sole discretion, to reject any or all Bids, to re-bid, or to waive inconsequential defects in bidding not involving time, price or quality of the work. Owner may reject any and all Bids and waive any minor irregularities in the Bids.

ARTICLE 2 – LEGAL REQUIREMENTS

2.01 Required Contractor’s License(s): A California “B” contractor’s license is required to bid this contract. Joint ventures must secure a joint venture license prior to award of this contract.

2.02 Substitution of Securities: Owner will permit the successful bidder to substitute securities for any retention monies withheld to ensure performance of the contract, as set forth in Document 00 6290 Escrow Agreement For Security Deposits In Lieu Of Retention and incorporated herein in full by this reference, in accordance with Section 22300 of the California Public Contract Code.

2.03 Prevailing Wage Laws: The successful Bidder must comply with all prevailing wage laws applicable to the Project, and related requirements contained in the Contract Documents. Copies of the general prevailing rates of per diem wages for each craft, classification, or type of worker needed to execute the Contract, as determined by Director of the State of California Department of Industrial Relations.
INSTRUCTIONS TO BIDDERS

Bids are requested by Owner, for a general construction contract, or work described in general, as set forth in Document 00 1113 (Notice Inviting Bids), and the following additional terms.

ARTICLE 1 - PROCEDURES FOR SUBMISSION OF BIDS

1.01 Required Pre-Bid Conference and Site Visit
   A. Owner will conduct Pre-Bid Conference and Site Visit at the date, time and location indicated in Document 00 1113 (Notice Inviting Bids), to consider such matters as Bidders may request and perform a Site Visit immediately following, at the Site. Bidders must attend Pre-Bid Conference and Site Visit and sign an attendance roster as a condition to bidding.
   B. The Site Visit may be the Bidders’ only opportunity to investigate conditions at the Site. Other Pre-Bid Site Visits may be scheduled at Owner's sole discretion, depending on staff availability.

1.02 Required Pre-Bid Investigations
   A. Prior to submission of Bid, Bidder must conduct a careful examination of Bidding Documents and understand the nature, extent, and location of Work to be performed. Refer to Document 00 7200 (General Conditions) on required pre-bid investigations.
   B. Bidders may examine any available existing conditions information (e.g., record documents, specifications, studies, drawings of previous work), as well as applicable environmental assessment information (if any) regarding the Project, at the District plan room, 333 East 8th Street. Contact Gary Banks, (510) 587-7892 to schedule an appointment.

1.03 Bidder Questions and Answers
   A. Bidders must direct all questions about the meaning or intent of Bidding Documents to Owner in writing, via email to Gary Banks (gbanks@peralta.edu). Interpretations or clarifications considered necessary by Owner in response to such questions will be issued by written Addenda mailed, faxed, or delivered to all parties recorded by Owner as having received Bidding Documents. Owner may not answer questions received less than ten Days prior to the date for opening Bids.
   B. Only questions answered by formal written Addenda will be binding. Oral and other interpretations or clarifications will be without legal effect, and Bidders shall not rely on oral statements.

1.04 Addenda
   A. Addenda may also be issued to modify the Bidding Documents as deemed advisable by Owner. Addenda shall be acknowledged by number in Document 00 4113 (Bid Form) and shall be part of the Contract Documents. A complete listing of Addenda may be secured from Owner.

ARTICLE 2 - RECEIPT OF BIDS:

2.01 Date and Time
   A. Sealed Bids will be received by the Owner until the date and time indicated in Document 00 1113 (Notice Inviting Bids). All Bid envelopes will be time-stamped to reflect their submittal time. Owner shall reject all Bids received after the specified time and will return such Bids to Bidders unopened. Bidders must submit Bids in accordance with this Document 00 2113.
2.02 Bid Submission:
A. Owner will receive Bids in opaque sealed 10 inch x 13 inch envelopes, containing the required items described herein.
B. Bidders should mark their Bid envelopes using the name, address, identifying information and contract number, indicated in Document 00 1000 (Notice Inviting Bids).

2.03 Required Contents of “Envelope” – Bid Submittals
A. Document 00 4000 (Bid Form). Bidders must submit Bids on Document 00 4113 (Bid Form) in accordance with the provisions of Document 00 4113. Bidders must complete all Bid items and supply all information required by Bid documents and specifications.
B. Document 00 4313 (Bond Accompanying Bid). Bidders must submit Document 00 4313 (Bond Accompanying Bid) accompanied by a cashier's check, certified check (certified without qualification and drawn on a solvent bank of the State of California or a National Bank doing business in the State of California) or completed form of Document 00 4313 of not less than 10% of the base Bid, payable to Owner and completed in accordance with the provisions of Document 00 4313.
C. Document 00 4314 (Bidder Registration and Experience Form). Bidders must submit Document 00 4314 (Bidder Registration and Experience Form), completed in accordance with the provisions of Document 00 4314.
D. Document 00 4330 (Subcontractor List). Bidders must submit Document 00 4330 (Subcontractors List) completed in accordance with the provisions of Document 00 4330. The Subcontractors List must include the names of all subcontractors for those subcontractors who will perform any portion of work, including labor, rendering of service, or specially fabricating and installing a portion of the work or improvement according to detailed drawings contained in the plans and specifications, in excess of one half of one percent (0.5%) of the total Bid amount. Any violation of this requirement may result in a Bid being deemed non-responsive and not being considered.
E. Document 00 4519 (Non-Collusion Affidavit). Bidders must submit Document 00 4519 (Non-Collusion Affidavit) completed in accordance with the provisions of Document 00 4519.
F. Document 00 4546 (Bidder Certifications). Bidders must submit Document 00 4546 (Bidder Certification) completed in accordance with the provisions of Document 00 4546.

ARTICLE 3 - BID OPENING AND EVALUATION

3.01 Determination of Apparent Low Bidder
A. Owner will open each Bidders' Envelope at the time and place indicated in Document 00 1113 (Notice Inviting Bids), initially evaluate them for responsiveness, and determine an Apparent Low Bidder as specified herein.
B. Apparent Low Bid will be determined solely on the total amount of all Bid items based on terms contained in Document 00 1113 (Notice Inviting Bids) and Document 00 4113 (Bid Form). All Bidders are required to submit Bids on all Bid items (including any alternates).
C. If Apparent Low Bidder is determined to be non-responsive or non-responsible, then Owner may proceed to the next Apparent Low Bidder's Bid pursuant to any procedures determined in its reasonable discretion, and proceed for all purposes as if this Apparent Low Bidder were the original Apparent Low Bidder.
3.02 Evaluation of Bids

A. Bids must be full, complete, clearly written and using the required forms. Bidders shall make any change in the Bid by crossing out the original entry, entering and initialing the new entry. Bidder’s failure to submit all required documents strictly as required entitles Owner to reject the Bid as non-responsive. All Bidders must submit Bids containing each of the fully executed documents supplied in this Project Manual.

B. In evaluating Bids, Owner will consider Bidders’ qualifications, whether or not the Bids comply with the prescribed requirements, unit prices, and other data, as may be requested in Document 00 4113 (Bid Form) or prior to the Notice of Award.

C. Owner may conduct reasonable investigations and reference checks of Bidder and other persons and organizations as Owner deems necessary to assist in the evaluation of any Bid and to establish Bidder’s responsibility, qualifications, financial ability and ability to perform the Work in accordance with the Contract Documents to Owner’s satisfaction within the prescribed time. Submission of a Bid constitutes Bidder’s consent to the foregoing.

D. Owner shall have the right to consider information provided by sources other than Bidder. Owner shall also have the right to communicate directly with Bidder’s surety regarding Bidder’s bonds.

E. Discrepancies between the multiplication of units of Work and unit prices will be resolved in favor of the unit prices. Discrepancies between the indicated sum of any column of figures and the correct sum thereof will be resolved in favor of the correct sum. Discrepancies between written words and figures will be resolved in favor of the words.

F. Bids shall be deemed to include the written responses of the Bidder to any questions or requests for information of Owner made as part of Bid evaluation process after submission of Bid.

3.03 Reservation of Rights

A. Owner reserves the right to reject any or all nonconforming, non-responsive, unbalanced, or conditional Bids, and to reject the Bid of any Bidder as non-responsive as a result of any error or omission in the Bid, or if Owner believes that it would not be in the best interest of Project to make an award to that Bidder, whether because the Bid is not responsive or the Bidder is unqualified or of doubtful financial ability or fails to meet any other pertinent standard or criteria established by Owner. For purposes of this paragraph, an "unbalanced Bid" is one having nominal prices for some Bid items and enhanced prices for other Bid items.

B. Owner may retain Bid securities and Bid bonds of other than the Apparent Low Bidder for a period of 90 Days after award or full execution of the Contract, whichever first occurs.

C. Owner may reject any or all Bids and waive any informalities or minor irregularities in the Bids. Owner also reserves the right, in its discretion, to reject any or all Bids and to re-Bid the Project.

ARTICLE 4 - MANDATORY BID PROTEST PROCEDURES:

4.01 Submission of Written Bid Protest

A. Any Bid protest in connection with the construction contract or work described in general in Document 00 1113 (Notice Inviting Bids) must be submitted in writing to Purchasing Department address listed below, before 3:30 P.M. of the fifth Business Day following opening of the Bidders’ envelopes.

Peralta Community College District
Purchasing Department
Attn: David Bui
501 5th Avenue
Oakland, CA 94606
(510) 466-7255

Instructions to Bidders 00 2113 - 3
Merritt Learning Center / Library Renovations - Phase 2
B. The initial protest document must contain a complete statement of the basis for the protest.

C. The protest must refer to the specific portion of the document that forms the basis for the protest.

D. The protest must include the name, address, and telephone number of the person representing the protesting party.

E. Only Bidders who the Owner otherwise determines are responsive and responsible are eligible to protest a Bid; protests from any other Bidder will not be considered. In order to determine whether a protesting Bidder is responsive and responsible, Owner may evaluate all information contained in any protesting Bidder's Bid, and conduct the same investigation and evaluation as Owner is entitled to take regarding an Apparent Low Bidder.

F. The party filing the protest must concurrently transmit a copy of the initial protest document and any attached documentation to all other parties with a direct financial interest that may be adversely affected by the outcome of the protest. Such parties shall include all other Bidders who appear to have a reasonable prospect of receiving an award depending upon the outcome of the protest.

4.02 Exclusive Remedy

A. The procedure and time limits set forth in this paragraph are mandatory and are Bidder's sole and exclusive remedy in the event of Bid protest. Bidder's failure to comply with these procedures shall constitute a waiver of any right to further pursue the Bid protest, including filing a Government Code Claim or legal proceedings. A Bidder may not rely on a protest submitted by another Bidder, but must timely pursue its own protest.

ARTICLE 5 - AWARD AND EXECUTION OF CONTRACT

5.01 Notice of Award and Submittal of Executed Contract Documents

A. If Contract is to be awarded, it will be awarded to the lowest responsible responsive Bidder. Owner will issue Document 00 5100 Notice of Award. Such Award, if made, will be made within sixty (60) days after the opening of the Bid Proposals.

B. Successful Bidder must execute and submit to Owner the “Required Contract Documents and Proof of Insurance” set forth below, by 5:00 p.m. of the 20th Day following the Notice of Award.

5.02 Required Contract Documents and Proof of Insurance

A. Document 00 5200 (Agreement), fully executed by successful Bidder. Submit four originals, each bearing an original signature and initials on each page.

B. Document 00 6113.13 (Construction Performance Bond), fully executed by successful Bidder and surety, in the amount set forth in Document 00 6113.13. Submit three originals.

C. Document 00 6113.16 (Construction Labor and Material Payment Bond), fully executed by successful Bidder and surety, in the amount set forth in Document 00 6113.16. Submit three originals.

D. Document 00 6536 (Guaranty), fully executed by successful Bidder.

E. Insurance certificates and endorsements required by Document 00 7316 (Supplementary Conditions—Insurance): Submit one original set.
5.03 Failure to Execute and Deliver Documents:
A. If Bidder to whom Contract is awarded, within the period described in this Document 00 2113, fails or neglects to execute and deliver all required Contract Documents and file all required bonds, insurance certificates, and other documents, Owner may, in its sole discretion, rescind the award, recover on Bidder’s surety bond, or deposit Bidder’s cashier’s check or certified check for collection, and retain the proceeds thereof as liquidated damages for Bidder’s failure to enter into the Contract Documents. Bidder agrees that calculating the damages Owner may suffer as a result of Bidder’s failure to execute and deliver all required Contract Documents would be extremely difficult and impractical and that the amount of Bidder’s required Bid security shall be the agreed and presumed amount of Owner’s damages.
B. Upon such failure to timely deliver all required Contract Documents as set forth herein, Owner may determine the next Apparent Low Bidder and proceed accordingly. Such Award, if made, will be made within sixty (60) days after the opening of the Bid Proposals.

ARTICLE 6 - GENERAL CONDITIONS AND REQUIREMENTS

6.01 Modification of Commencement of Work:
A. Owner expressly reserves the right to modify the date for the Commencement of Work under the Contract and to independently perform and complete work related to Project. Owner accepts no responsibility to Contractor for any delays attributed to its need to complete independent work at the Site.
B. Owner shall have the right to communicate directly with Apparent Low Bidder’s proposed performance bond surety, to confirm the performance bond. Owner may elect to extend the time to receive faithful performance and labor and material payment bonds.

6.02 Conformed Project Manual:
A. Following Award of Contract, Owner may prepare a conformed Project Manual reflecting Addenda issued during bidding, which will, failing objection, constitute the approved Project Manual.

6.03 Payment Bond:
A. If the Project described in Document 00 1113 (Notice Inviting Bids) involves an expenditure in excess of twenty-five thousand dollars ($25,000), the successful Bidder must file a payment bond with and approved by Owner prior to entering upon the performance of the Work, in accordance with Civil Code § 3247.

6.04 Wage Rates:
A. Copies of the general prevailing rates of per diem wages for each craft, classification, or type of worker needed to execute the Contract, as determined by Director of the State of California Department of Industrial Relations.

6.05 Withdrawal of Bids:
A. Bidders may withdraw their Bids at any time prior to the Bid opening time fixed in this Document 00 2113, only by written request for the withdrawal of Bid filed with Owner at Purchasing Department address listed below Bidder or its duly authorized representative shall execute request to withdraw Bid.

Peralta Community College District
Purchasing Department
Attn: David Bui
501 5th Avenue
Oakland, CA 94606
(510) 466-7255
6.06 Ineligible Contractors and Subcontractors:
A. Owner shall not accept a Bid from a Bidder who is ineligible to bid or work on, or be awarded, a public works project pursuant to California Labor Code section 1777.1 or 1777.7. Bidders and the Contractor who is awarded the project contract shall not utilize, or allow work by, any subcontractor who is ineligible to bid or work on, or be awarded, a public works project pursuant to California Labor Code Section 1777.1 or 1777.7. (See California Public Contract Code Section 6109.) The California Division of Labor Standards Enforcement publishes a list of debarred contractors and subcontractors on the Internet at www.dir.ca.gov/DLSE/debar.html.

6.07 Substitutions:
A. Bidders must base their Bids on products and systems specified in Contract Documents or listed by name in Addenda. Owner will consider substitution requests only for “or equal items.” Bidders wanting to use “or equal” item(s) may submit Document 00 6325 (Substitution Request Form) no later than 35 Days after Notice of Award. As a limitation on Bidder’s privilege to request substitution of “or equal” items, Owner has found that certain items are designated as Owner standards and certain items are designated to match existing items in use on a particular public improvement either completed or in the course of completion or are available from one source. As to such items, Owner will not permit substitution. Such items are described in the Bidding Documents.

6.08 Definitions:
A. All abbreviations and definitions of terms used in this Document 00 2113 are set forth in Document 00 7200 (General Conditions) and Section 01 4200 (References and Definitions).

END OF DOCUMENT
MERRITT LEARNING CENTER / LIBRARY RENOVATION - PHASE 2

DOCUMENT 00 4113

BID FORM

TO THE BOARD OF TRUSTEES OF THE PERALTA COMMUNITY COLLEGE DISTRICT

THIS BID IS SUBMITTED BY:

____________________________________________________________________________________
(Firm/Company Name)

Re: Merritt Learning Center / Library Renovation - Phase 2, 12500 Campus Drive, Oakland, CA 94619, Project No.2324, Bid No. 12-13/23

1. The undersigned Bidder proposes and agrees, if this Bid is accepted, to enter into an agreement with THE PERALTA COMMUNITY COLLEGE DISTRICT in the form included in the Contract Documents, Document 00 5200 (Agreement), to perform and furnish all Work as specified or indicated in the Contract Documents for the Contract Sum and within the Contract Time indicated in this Bid and in accordance with all other terms and conditions of the Contract Documents.

2. Bidder accepts all of the terms and conditions of the Contract Documents, Document 00 1113 (Notice Inviting Bids), and Document 00 2113 (Instructions to Bidders), including, without limitation, those dealing with the disposition of Bid Security. This Bid will remain subject to acceptance for 60 Days after the day of Bid opening, unless there is a bid protest, then 90 days after the day of bid opening.

3. In submitting this Bid, Bidder represents that Bidder has examined all of the Contract Documents, performed all necessary Pre-Bid investigations, received the Pre-Bid conference minutes (if any), and received the following Addenda:

<table>
<thead>
<tr>
<th>Addendum Number</th>
<th>ADDENDUM DATE</th>
<th>Signature of Bidder</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

4. Based on the foregoing, Bidder proposes and agrees to fully perform the Work within the time stated and in strict accordance with the Contract Documents for the following sums of money listed in the following Schedule of Bid Prices:
SCHEDULE OF BID PRICES

All Bid items, including lump sums and unit prices, must be filled in completely. Bid items are described in Section 01 1100 (Summary of Work). Quote in figures only, unless words are specifically requested.

<table>
<thead>
<tr>
<th>ITEM</th>
<th>DESCRIPTION</th>
<th>ESTIMATED QUANTITY</th>
<th>UNIT</th>
<th>UNIT PRICE</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Allowance for unknown repairs and modifications to existing HVAC duct system to be included in bid.</td>
<td>Allowance</td>
<td>$20,000</td>
<td>$20,000</td>
<td></td>
</tr>
<tr>
<td>2.</td>
<td></td>
<td></td>
<td>$</td>
<td>$</td>
<td></td>
</tr>
<tr>
<td>3.</td>
<td></td>
<td></td>
<td>$</td>
<td>$</td>
<td></td>
</tr>
<tr>
<td>4.</td>
<td></td>
<td></td>
<td>$</td>
<td>$</td>
<td></td>
</tr>
<tr>
<td>5.</td>
<td></td>
<td></td>
<td>$</td>
<td>$</td>
<td></td>
</tr>
<tr>
<td>6.</td>
<td></td>
<td></td>
<td>$</td>
<td>$</td>
<td></td>
</tr>
<tr>
<td>7.</td>
<td>All Work of Contract Documents other than Work separately provided for under other Bid items</td>
<td></td>
<td>$</td>
<td>$</td>
<td></td>
</tr>
<tr>
<td>TOTAL</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Total Bid Price: $ 

5. Subcontractors for work included in all Bid items are listed on Document 00 4330 (Subcontractors List) submitted herewith.

6. The undersigned Bidder understands that Owner reserves the right to reject this Bid.

7. If written notice of the acceptance of this Bid, hereinafter referred to as Notice of Award, is mailed or delivered to the undersigned Bidder within the time described in Paragraph 2 of this Document 00 4113 or at any other time thereafter before it is withdrawn, the undersigned Bidder will execute and deliver the documents required by Document 00 2113 (Instructions to Bidders) within the times specified therein.

8. Notice of Award or request for additional information may be addressed to the undersigned Bidder at the address set forth below.

9. The undersigned Bidder herewith encloses cash, a cashier’s check, or certified check of or on a responsible bank in the United States, or a corporate surety bond furnished by a surety authorized to do a surety business in the State of California, in form specified in Document 00 2113 (Instructions to Bidders), in the amount of ten percent (10%) of the Total Bid Price and made payable to THE PERALTA COMMUNITY COLLEGE DISTRICT.
10. The undersigned Bidder agrees to commence Work under the Contract Documents on the date established in Document 00 7200 (General Conditions) and to complete all Work within the time specified in Document 00 5200 (Agreement).

11. The undersigned Bidder agrees that, in accordance with Document 00 7200 (General Conditions), liquidated damages for failure to complete all Work in the Contract within the time specified in Document 00 5200 (Agreement) shall be as set forth in Document 00 5200.

12. The names of all persons interested in the foregoing Bid as principals are:

IMPORTANT NOTICE: If Bidder or other interested person is a corporation, give the legal name of corporation, state where incorporated, and names of president and secretary thereof; if a partnership, give name of the firm and names of all individual co-partners composing the firm; if Bidder or other interested person is an individual, give first and last names in full.

NAME OF BIDDER: ___________________________________________________________________

licensed in accordance with an act for the registration of Contractors, and with license number:_____________________________________ Expiration: __________________.

_____________________________________________ (Principal)

_____________________________________________ (Principal)

_____________________________________________ (Principal)

I certify (or declare) under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

___________________________________________ (Signature of Bidder)

NOTE: If Bidder is a corporation, set forth the legal name of the corporation together with the signature of the officer or officers authorized to sign contracts on behalf of the corporation. If Bidder is a partnership, set forth the name of the firm together with the signature of the partner or partners authorized to sign contracts on behalf of the partnership.

Business Address: __________________________________________

__________________________________________

__________________________________________

Contractor’s Representative(s): __________________________________________ (Name/Title)

__________________________________________ (Name/Title)
MERRITT LEARNING CENTER/LIBRARY RENOVATION PHASE 2

DOCUMENT 00 4313

BOND ACCOMPANYING BID

KNOW ALL BY THESE PRESENTS:

That the undersigned ____________________________ (Name of Contractor) as Principal and the undersigned as Surety are held and firmly bound unto Owner, the Peralta Community College District, as obligee, in the penal sum of ________________ Dollars ($_________________) lawful money of the United States of America being at least ten percent (10%) of the aggregate amount of said Principal ____________________________’s base Bid, for the payment of which, well and truly to be made, we bind ourselves, our successors, executors, administrators, and assigns, jointly and severally, firmly by these presents.

WHEREAS, the said Principal is submitting a Bid for Owner Project No. 2324, Bid No. 12-13/23 Merritt Learning Center / Library Renovation - Phase 2 Project at 12500 Campus Drive, Oakland, CA 94619.

THE CONDITION OF THIS OBLIGATION IS SUCH that if the Bid submitted by the said Principal be accepted and the Contract be awarded to said Principal and said Principal shall within the required periods enter into the Contract so awarded and provide the required Construction Performance Bond, Construction Labor and Material Payment Bond, insurance certificates, Guarantee, and all other endorsements, forms, and documents required under Document 00 2000 (Instructions to Bidders), then this obligation shall be void, otherwise to remain in full force and effect.

IN WITNESS WHEREOF, the above bounden parties have executed this instrument this ______ day of ____________________________, 20___.

(Month)

(Corporate Seal)  By ________________________________

Principal

By ________________________________

Surety

(Corporate Seal)  By ________________________________

Attorney in Fact

END OF DOCUMENT
BIDDER REGISTRATION FORM

INSTRUCTIONS

In order to register to undertake work for Owner, Bidder must:

1) Fill out this registration form completely; do not leave blanks.
2) Provide certificates of insurance or a letter evidencing coverage complying with Document 00 4513 (Statement of Qualifications).

INDEPENDENT CONTRACTOR REGISTRATION

Contractor’s License # ________________________________________________

Date: ________________________ Fed I.D. # _________________________________

Full Corporate Name of Company: _______________________________________

Street Address: _______________________________________________________

Mailing Address: ______________________________________________________

Phone: ________________________ Fax: _________________________________

Name of Principal Contact: ____________________________________________

Type of Business:   _____ Sole Proprietor   _____ Partnership
                     _____ Non-Profit 501(c)(3)   _____ Corporation
                     _____ other (please explain:______________________________)

INSURANCE

Workers’ Compensation:

Carrier: ______________________________________________________________

Address: _____________________________________________________________

Phone and Fax: _______________________________________________________

Policy Number: _______________________________________________________

General Liability:

Carrier: ______________________________________________________________

Address: _____________________________________________________________
Carrier: ____________________________________________________________
Address: __________________________________________________________
Phone and Fax: ______________________________________________________
Policy Number: ______________________________________________________
Policy Limits: $ ______________________________________________________
A.M. Best Rating: ____________________________________________________

BIDDER CERTIFIES, UNDER PENALTY OF PERJURY, THAT THE FOREGOING INFORMATION IS CURRENT AND ACCURATE AND AUTHORIZES OWNER, AND ITS AGENTS AND REPRESENTATIVES TO OBTAIN A CREDIT REPORT AND/OR VERIFY ANY OF THE ABOVE INFORMATION.

________________________________________
SIGNATURE

________________________________________
DATE
SAFETY EXPERIENCE

The following statements as to the Bidder’s safety experience are submitted with the Bid, as part thereof, and the Bidder guarantees the truthfulness and accuracy of all information.

1. List Bidder’s interstate Experience Modification Rate for the last three years.

   [20_] _____  [20_] _____  [20_] _____

2. Use Bidder’s last year’s Cal/OSHA 200 log to fill in the following number of injuries and illnesses:
   a. Number of lost workday cases   _______________
   b. Number of medical treatment cases   _______________
   c. Number of fatalities   _______________

3. Employee hours worked last year   _______________

4. State the name of Bidder’s safety engineer/manager:

   Attach a resume or outline of this individual’s safety and health qualifications and experience.

I CERTIFY, UNDER PENALTY OF PERJURY, THAT THE FOREGOING INFORMATION IS CURRENT AND ACCURATE AND I AUTHORIZE OWNER, AND ITS AGENTS AND REPRESENTATIVES TO OBTAIN A CREDIT REPORT AND/OR VERIFY ANY OF THE ABOVE INFORMATION.

BIDDER:

By:  ________________________________________________
     Signature

 Its:  ________________________________________________
     Title

Date_________________________________________________

END OF DOCUMENT
Bidder submits the following information as to the subcontractors Bidder intends to employ if awarded the Contract.

<table>
<thead>
<tr>
<th>Full Name of Subcontractor and Address of Mill or Shop</th>
<th>Description of Work: Reference To Bid Items</th>
<th>Subcontractor’s License No.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

(Bidder to attach additional sheets if necessary)

END OF DOCUMENT
ARTICLE 1 – GENERAL INFORMATION

1.01 Minimum Bidder Qualifications.

A. Bidders must be duly licensed in accordance with the California Business & Professions Code and have a history of work performance sufficient to meet the requirements of a responsible bidder in the California Public Contract Code Section 1104.
B. Bidders must have three (3) years experience as a continuously operating entity engaged in the performance of similar work.
C. Bidders must demonstrate successful experience with type of work of this Project, to include, within the past year, completed two (2) projects of a similar nature and complexity with a contract dollar amount of at (i.) least 75% of the amount of Bidder’s Bid or (ii.) 125% of such amount in the aggregate.

1.02 Measurement.

A. Bidder’s compliance with the minimum qualification requirements will be measured by Bidder’s experience as an operating entity and also by the experience of the supervisory personnel who will have responsible charge of the various major components of the Work.
B. If Bidder subcontracts portions of the Work, Owner, in its determination of whether the minimum qualification requirements have been met, may consider the qualifications of the Subcontractor’s supervisory personnel.

ARTICLE 2 – REQUIRED CONTENTS OF SOQ SUBMISSION

2.01 Transmittal Letter.

A. The Transmittal Letter shall name the proposed prime contractor, its legal structure (i.e., corporation, partnership, limited partnership, joint venture). If a joint venture or partnership is proposed, Bidder shall identify partner and/or member of the joint venture and their roles and responsibilities.

2.02 Submittals:

A. Completed Questionnaire. Bidder shall include a completed Statement of Qualification Questionnaire in the form attached to this Document 00 4513 as Attachment ‘A’.
B. Resumes of Proposed Key Personnel. Bidder shall provide a resume for each named Key Personnel of Bidder, to include as necessary: Years of experience; Education - degrees, schools and years obtained; Professional Registrations; Fluency in English (Yes/No); At least two client references, including contact names, addresses and telephone numbers, and description of projects of a similar nature worked on in the past five years.
C. Audited or Reviewed Financial Statements. Include audited or reviewed financial statements for the three most recently completed fiscal years for Bidder and each member of any proposed consorting or joint venture. Also include audited or reviewed financial statements for the three most recently completed fiscal years for any parent companies) of Bidder and each member of any proposed consortium oriole venture.
D. Surety Letter re: Capability to Provide Required Performance and Payment Bonds. Bidder shall include a letter from a surety duly licensed to do business in the State of California, having a financial rating from A.M. Best Company of A-, VII or better, that the surety has agreed to provide
Bidder with the required performance and payment bonds in accordance with the requirements set forth in Documents 00 6113.13 (Construction Performance Bond) and 00 6113.16 (Construction Labor and material Payment bonds), each in the penal sum of the Contractor’s bid when submitted. Owner shall have the right to verify with the surety that the surety, based upon the Bid prices, will issue the required bonds under the conditions stated.

E. **Insurer Letter re: Capability to Provide the Required Insurance.** Bidder shall provide a letter from an insurance underwriter, having a financial rating reasonably acceptable to Owner, confirming that the insurer will provide Bidder the required coverages and amounts specified in the Contract Documents.

F. **Description of Human and Physical Resources.** Bidder shall identify, describe, and quantify for itself, the following technical information for the construction work: Description and location of manufacturing facilities, naming products and quantifying production capacity and current demand; Description of field organization(s), naming skills and equipment; Description of safety program quality control procedures, and safety experience; and

G. **License:** Evidence of a valid contractor's license and required licenses of all licensees of persons who are Key Personnel necessary to perform the Work.

H. **Litigation History.** Description of litigation history for the past three years, including names of involved parties, nature of dispute, and disposition.

2.03 **Format.**

A. The SOQ shall be clear and concise to enable management-oriented personnel to make a thorough evaluation and arrive at a sound determination as to whether the SOQ meet Owner’s requirement. To this end, the SOQ should be so specific, detailed and complete as to demonstrate clearly and fully that the Bidder has a thorough understanding of and has demonstrated knowledge of the requirements to perform the Work (or applicable portion thereof).

B. Any explanation requested by a Bidder regarding the meaning or interpretation of this Document 00 4513 must be requested in writing and with sufficient time allowed for a reply to reach Bidder before the submission of its SOQ. Oral explanations or instructions will not be binding. Any information provided to any prospective Bidder concerning this Document 00 4513 will be furnished to all prospective Bidders as an Addendum to the Bidding Documents.

STATEMENT OF QUALIFICATION QUESTIONNAIRE FOLLOWS ON NEXT PAGE
Bidders shall complete the entire Statement of Qualification Questionnaire and submit it in accordance with Document 00 2000 (Instructions to Bidders) and Document 00 4513 (Statement of Qualifications). Failure to complete the questionnaire or inclusion of any false statement(s) shall be ground for immediate disqualification.

**CONTACT INFORMATION**

Company Name: ____________________________________________

Owner of Company: __________________________________________

Contact Person: _____________________________________________

Address: ____________________________________________________

Phone: __________________ Fax: ________________________________

**PART A: GENERAL INFORMATION**

1. Does Bidder possess a valid and current California Contractor’s license for the work proposed?  
   Yes ___ No ___

2. Does Bidder have a minimum of $1,000,000 liability insurance coverage?  
   Yes ___ No ___

3. Has Bidder’s License been revoked at any time in the last five years?  
   Yes ___ No ___

4. Has Bidder been “default terminated” by an Owner (other than for convenience), or has a Surety completed a contract for Bidder within the last five years?  
   Yes ___ No ___

5. Has Bidder been convicted more than twice for failure to pay prevailing wages in the last three years?  
   Yes ___ No ___

6. Has Bidder attached copies of its reviewed or audited financial statements and accompanying notes for the last three years?  
   Yes ___ No ___

**Bidder may be disqualified if any answer to questions 1, 2, or 6 is No.**

**Bidder may be disqualified if any answer to questions 3, 4, or 5 is Yes.**

**PART B: SAFETY, PREVAILING WAGE, DISPUTES AND BONDS**

(SAFETY)

1. Has Cal/OHSA, Federal OSHA, the EPA or any Air Quality Management Owner cited Bidder in the past five years?  
   Yes ___ No ___ If yes, attach description of each citation.

2. How often does Bidder require documented safety meetings be held for:
   - Field Supervisor Weekly _____ Bi-Weekly _____ Monthly _____ Less Than Monthly _____
   - Employees Weekly _____ Bi-Weekly _____ Monthly _____ Less Than Monthly _____
   - New Hires Weekly _____ Bi-Weekly _____ Monthly _____ Less Than Monthly _____
   - Subcontractors Weekly _____ Bi-Weekly _____ Monthly _____ Less Than Monthly _____

3. How often does Bidder conduct documented safety inspections?
   - Quarterly _____ Semi-annually _____ Annually _____ Other _____

4. Does Bidder have home office safety representatives who visit/audit the job site?
   - Quarterly _____ Semi-annually _____ Annually _____ Other _____
5. What is Bidder’s Interstate Experience Modification Rate? ____________. (A rating in excess of [1] may constitute grounds for disqualification as non-responsible).

(PREVAILING WAGE PROVISIONS)

6. Has Bidder been fined, penalized or otherwise found to have violated any prevailing wage or labor code provision? If yes, attach description of each occurrence.
   Yes _____ No _____

(LICENSE PROVISIONS)

7. Has Bidder changed names or license numbers in the past 5 years? If so, please state reason for change.
   Yes _____ No _____ Reason: ________________________________________________________________

(DISPUTES)

8. Has Bidder had any claims, litigation, or disputes ending in mediation or arbitration, or termination for cause associated with any project in the past 5 years? If yes, attach description of each instance including details of total claim amount, settlement amount, and Owner’s name and phone number.
   Yes _____ No _____

(BONDING)

9. Bonding Capacity – Provide documentation from Bidder’s surety identifying the following:
   Name of bonding company/surety: _________________________________________________________
   Name of Surety Agent: ________________________________________________________________
   Surety Agent address: ________________________________________________________________
   Surety Agent phone number: __________________________________________________________
   Is surety a California-admitted surety? Yes _____ No _____
   Is surety listed in the current edition of the California Department of the Treasury’s Listing of approved sureties? Yes _____ No _____
   List surety’s A.M. Best Rating: _________________________________________________________
   What is Bidder’s total bonding capacity? ________________________________________________
   What percent does Bidder pay for bonds? _______________________________________________
PART C: EXPERIENCE OF PRIME CONTRACTOR

The nature of this Project requires prior similar experience for the firm and the Key Personnel assigned. Summarize similar project experience below and provide the detailed project information requested:

Prime Contractor. List three projects of similar size and scope to the Work of the Contract, completed in the past two (2) years, and indicate who were the superintendent, project manager and scheduler. NOTE: this listing will be used to assess compliance with the stated minimum qualifications in Paragraph 1.01B.

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Construction Cost ($)</th>
<th>Year Completed</th>
<th>Name of Project Superintendent</th>
<th>Name of Project Manager</th>
<th>Name of Project Scheduler</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

List Key Personnel that will be assigned to the Work of the current Project and their experience/training with the projects listed above:

Project Manager: ________________________________________________________________

Project Superintendent: ___________________________________________________________

Project Scheduler: _______________________________________________________________
Recent Projects.

Provide information about three (3) of its most currently completed projects. Names and references must be current and verifiable. This listing will be used to assess compliance with the stated minimum qualifications in Paragraph 1.01B. If a separate sheet is used, it must contain all of the following information:

1. Project Name: ________________________________________________________________
   Location: _____________________________________________________________________
   Owner: _______________________________________________________________________
   Owner Contact (name and phone): ________________________________________________
   Architect/Engineer: _____________________________________________________________
   Architect/Engineer Contact (name and phone number): _____________________________
   Const. Mgr. or Project Mgr. (name and phone number): _____________________________
   Description of Project, Scope of Work Performed: __________________________________
   ____________________________________________________________________________
   Total Construction Cost: _________________________________________________________
   Total Change Order Amount: ____________________________________________________
   Did Change Orders exceed 10% of original contract sum? ___________ If yes, please explain on separate sheet.
   Original Scheduled Date of Completion: _________________________________________
   Time Extensions Granted (number of Days): _______________________________________
   Actual Date of Completion: ____________________________________________________
   Number of Stop Notices filed by Subcontractors or Suppliers: _______________________

2. Project Name: ________________________________________________________________
   Location: _____________________________________________________________________
   Owner: _______________________________________________________________________
   Owner Contact (name and phone): ________________________________________________
   Architect/Engineer: _____________________________________________________________
   Architect/Engineer Contact (name and phone number): _____________________________
   Const. Mgr. Or Project Mgr. (name and phone number): _____________________________
   Description of Project, Scope of Work Performed: _________________________________
   ____________________________________________________________________________

Statement of Qualifications
Merritt Learning Center / Library Renovation - Phase 2
Total Construction Cost: ____________________________________________________________

Total Change Order Amount: ________________________________________________________

Did Change Orders exceed 10% of original contract sum? ___________ If yes, please explain on separate sheet.

Original Scheduled Date of Completion: ______________________________________________

Time Extensions Granted (number of Days): _____________________________________________

Actual Date of Completion: __________________________________________________________

Number of Stop Notices filed by Subcontractors or Suppliers: _______________________________

3. Project Name: _____________________________________________________________________

Location: _________________________________________________________________________

Owner: __________________________________________________________________________

Owner Contact (name and phone): ____________________________________________________

Architect/Engineer: _________________________________________________________________

Architect/Engineer Contact (name and phone number): __________________________________

Const. Mgr. Or Project Mgr. (name and phone number): _________________________________

Description of Project, Scope of Work Performed: _______________________________________

________________________________________________________________________________

Total Construction Cost: _____________________________________________________________

Total Change Order Amount:_________________________________________________________

Did Change Orders exceed 10% of original contract sum? ___________ If yes, please explain on separate sheet.

Original Scheduled Date of Completion: ______________________________________________

Time Extensions Granted (number of Days): _____________________________________________

Actual Date of Completion: __________________________________________________________

Number of Stop Notices filed by Subcontractors or Suppliers: _______________________________
PART D: FINANCIAL INFORMATION

1. Has Bidder ever reorganized under the protection of bankruptcy laws?
   Yes _____ No _____ If yes, please state when ______________________

2. If Bidder has had the general liability carrier identified in Document 00 4314 (Bidder Registration and Safety Experience Form) for less than 5 years, please provide additional information below for balance of the last 5 years:

   Agency Name: ____________________________________________________________________
   Contact Name: ____________________________________________________________________
   Phone Number ____________________________________________________________________
   Carrier: ___________________________________ A.M. Best Rating: _______________________
   Carrier: ___________________________________ A.M. Best Rating: _______________________
   Carrier: ___________________________________ A.M. Best Rating: _______________________

3. Has Bidder ever had insurance terminated by a carrier? Yes _____ No _____
   If yes, explain on a separate signed sheet marked with correlating cross-reference to this paragraph of the questionnaire.

Bidder hereby declares under penalty of perjury that all the information provided in this questionnaire is true and correct.

________________________________________________
SIGNATURE

________________________________________________
TITLE

END OF DOCUMENT
NON-COLLUSION AFFIDAVIT

PUBLIC CONTRACT CODE §7106

NON-COLLUSION AFFIDAVIT TO BE EXECUTED BY BIDDER AND SUBMITTED WITH BID

STATE OF CALIFORNIA )
COUNTY OF ) ss.

______________________________________________, being first duly sworn,

(Name of Principal of Bidder)

deposes and says that he or she is ____________________________________________, (Office of Affiant)

of ____________________________________________________________, the party

(Name of Bidder)

making the foregoing Bid, that the Bid is not made in the interest of, or on behalf of, any undisclosed
person, partnership, company, association, organization, or corporation; that the Bid is genuine and not
collusive or sham; that Bidder has not directly or indirectly induced or solicited any other bidder to put in a
false or sham Bid, and has not directly or indirectly colluded, conspired, connived or agreed with any
bidder or anyone else to put in a sham Bid, or that anyone shall refrain from bidding, and that the Bidder
has not in any manner, directly or indirectly, sought by agreement, communication or conference with
anyone to fix the Bid price of Bidder or any other bidder, or to fix any overhead, profit or cost element of
the Bid price, or of that of any other bidder, or to secure any advantage against Owner, or anyone
interested in the proposed contract; that all statements contained in the Bid are true; and further, that
Bidder has not, directly or indirectly, submitted its Bid price or any breakdown thereof, or the contents
thereof, or divulged information or data relative thereto, or paid, and will not pay, any fee to any
corporation, partnership, company association, organization, Bid depository, or to any member or agent
thereof to effectuate a collusive or sham Bid.

Executed under penalty of perjury under the laws of the State of California:

______________________________________________

(Name of Bidder)

______________________________________________

(Signature of Principal)

Subscribed and sworn before me _____________________________________________

This _____________ day of ____________________________, 201__

Notary Public of the State of _____________________________________________

In and for the County of ________________________________________________
NOTE: If Bidder is a partnership or a joint venture, this affidavit must be signed and sworn to by every member of the partnership or venture.

NOTE: If Bidder [including any partner or venturer of a partnership or joint venture] is a corporation, this affidavit must be signed by the Chairman, President, or Vice President and by the Secretary, Assistant Secretary, Chief Financial Officer, or Assistant Treasurer.

NOTE: If Bidder’s affidavit on this form is made outside the State of California, the official position of the person taking such affidavit shall be certified according to law.

END OF DOCUMENT
The undersigned Bidder certifies to Owner as set forth in sections 1 through 5 below.

1. **STATEMENT OF CONVICTIONS**
   
   By my signature hereunder, I hereby swear, under penalty of perjury, that no more than one final, unappealable finding of contempt of court by a Federal Court has been issued against Bidder within the past two years because of failure to comply with an order of a Federal Court or to comply with an order of the National Labor Relations Board.

2. **CERTIFICATION OF WORKER'S COMPENSATION INSURANCE**
   
   By my signature hereunder, as the Contractor, I certify that I am aware of the provisions of Section 3700 of the Labor Code which require every employer to be insured against liability for worker's compensation or to undertake self-insurance in accordance with the provisions of that Code, and I will comply with such provisions before commencing the performance of the work of this Contract.

3. **CERTIFICATION OF PREVAILING WAGE RATES AND RECORDS**
   
   By my signature hereunder, as the Contractor, I certify that I am aware of the provisions of Section 1773 of the California Labor Code, which requires the payment of prevailing wage on public projects. Also, that the Contractor and any subcontractors under the Contractor shall comply with California Labor Code §1776, regarding wage records, and with California Labor Code §1777.5, regarding the employment and training of apprentices. It is the Contractor’s responsibility to ensure compliance by any and all subcontractors performing work under this Contract.

4. **CERTIFICATION OF COMPLIANCE WITH PUBLIC WORKS CHAPTER OF LABOR CODE**
   
   By my signature hereunder, as the Contractor, I certify that I am aware of Sections 1777.1 and 1777.7 of the California Labor Code and Contractor and Subcontractors and am eligible to bid and work on public works projects.

5. **CERTIFICATION OF ADEQUACY OF CONTRACT AMOUNT**
   
   By my signature hereunder, as the Contractor, pursuant to Labor Code Section 2810(a), I certify that, if awarded the Contract based on the undersigned’s Bid, the Contract will include funds sufficient to allow the Contractor to comply with all applicable local, state, and federal laws or regulations governing the labor or services to be provided. I understand that the County will be relying on this certification if it awards the Contract to the undersigned.

**BIDDER:**

________________________________________

(Name of Bidder)

Date: ______________________, [201]  
By: __________________________

(Signature)

Name: __________________________

(Print Name)

Its: __________________________

(Title)

END OF DOCUMENT
MERRITT LEARNING CENTER / LIBRARY RENOVATION - PHASE 2

DOCUMENT 00 5100

NOTICE OF AWARD

Dated ________________________________

TO:____________________________________

ADDRESS:________________________________

CONTRACT NO.: ______________________________

CONTRACT FOR: Peralta Community College District, Merritt College Library: Phase II 12500 Campus Drive, Oakland, CA 94619

The Contract Sum of your contract is ______________________________________________________

_____________________________________________________________ Dollars ($_____________).

1. Five copies of the proposed Contract Documents listed below accompany this Notice of Award.

2. You must comply with the following conditions precedent by [5:00 p.m.] of the [20th Day] following the date of this Notice of Award, that is, by [Day of the Week, Month Day, 201__].
   a. Deliver to Owner [four] fully executed counterparts of Document 00 5200 (Agreement). Each copy of Document 00 5200 (Agreement) must bear your original signature on the signature page and your initials on each page.
   b. Deliver to Owner three originals of Document 00 6113.13 (Construction Performance Bond), executed by you and your surety.
   c. Deliver to Owner three originals of Document 00 6113.16 (Construction Labor and Material Payment Bond), executed by you and your surety.
   d. Deliver to Owner original set of the insurance certificates with endorsements required under Document 00 7316 (Supplementary Conditions – Insurance).
   e. Deliver to Owner four original copies of Document 00 6536 (Guaranty), each executed by you.

3. Failure to comply with these conditions within the time specified will entitle Owner to consider your Bid abandoned, to annul this Notice of Award, and to declare your Bid security forfeited.

4. Within [21 Days] after you comply with the conditions in Paragraph 2 of this Document 00 5100, Owner will return to you one fully signed counterpart of Document 00 5200 (Agreement) with 4 copies of the Project Manual (including Specifications and Drawings) and 4 sets of full-size Drawings.

5. Before you may start any Work at the Site, you must attend a preconstruction conference. The preconstruction conference may be arranged through Gary Banks, (510) 587-7892. Questions regarding bonds and insurance may be directed to Gary Banks.
6. Upon commencement of the Work, you and each of your Subcontractors shall certify and provide Owner copies of payroll records on forms provided by the Division of Labor Standards Enforcement, in accordance with California Labor Code §1776.

OWNER

BY: ____________________________
    (Title)

____________________________________
    (Print Name)

ATTEST: ____________________________
    Secretary

____________________________________
    (Print Name)

AUTHORIZED BY [CITY / COUNTY / DISTRICT] RESOLUTION:

NO: ____________________________

ADOPTED: ____________________________, [201__]

[Copy of Resolution Attached]

END OF DOCUMENT
MERRITT LEARNING CENTER / LIBRARY RENOVATION - PHASE 2

DOCUMENT 00 5200

AGREEMENT

THIS AGREEMENT, dated this [date] day of [Month], [201__], by and between [Name of Contractor] whose place of business is located at [Address of Contractor] (“Contractor”), and Peralta Community College District acting under and by virtue of the authority vested in Owner by the laws of the State of California.

WHEREAS, Owner, by its Resolution No. [insert number] adopted on the [date] day of [Month, Year] awarded to Contractor the following Contract:

Project No. 2324, Bid No. 12-13/23

Merritt Learning Center / Library Renovation - Phase 2 Project
at
12500 Campus Drive
Oakland, CA 94619

NOW, THEREFORE, in consideration of the mutual covenants hereinafter set forth, Contractor and Owner agree as follows:

ARTICLE 1 - SCOPE OF WORK OF THE CONTRACT

1.01 Work of the Contract
   A. Contractor shall complete all Work specified in the Contract Documents, in accordance with the Specifications, Drawings, and all other terms and conditions of the Contract Documents.

1.02 Price for Completion of the Work
   A. Owner shall pay Contractor the following Contract Sum (Contract Sum) for completion of Work in accordance with Contract Documents as set forth in Contractor’s Bid, attached hereto.
   B. The Contract Sum includes all allowances (if any).

ARTICLE 2 - COMMENCEMENT AND COMPLETION OF WORK

2.01 Commencement of Work
   A. Contractor shall commence Work on the date established in the Notice to Proceed.
   B. Owner reserves the right to modify or alter the Commencement Date.

2.02 Completion of Work
   A. Contractor shall achieve Substantial Completion of the entire Work within 70 Days from the Commencement Date.
   B. Contractor shall achieve Final Completion of the entire Work 90 Days from the Commencement Date.

ARTICLE 3 - PROJECT REPRESENTATIVES

3.01 Owner’s Project Manager
   The Chancellor (or his/her designee) shall act as Owner’s Representative in all matters relating to the Contract Documents.

3.02 Owner’s Chancellor on behalf of its Board of Trustees, and in accordance with District Board Policies and Administrative Procedures, shall have final authority over all matters pertaining to the
Contract Documents and shall have sole authority to modify the Contract Documents on behalf of Owner, to accept work, and to make decisions or actions binding on Owner, and shall have sole signature authority on behalf of Owner. The Chancellor, at his/her discretion, may delegate some portion of Chancellor’s authority to Owner’s Vice Chancellor of General Services or other representative.

3.03 Contractor’s Project Manager
A. Contractor has designated [_______ or other] as its Project Manager to act as Contractor’s Representative in all matters relating to the Contract Documents.

3.04 Architect/Engineer
A. NBBJ Architects furnished the Plans and Specifications and shall have the rights assigned to Architect/Engineer in the Contract Documents.
B. Architect/Engineer has designated Kristoffer Tendall as its project manager, to act as its representative for receiving and making communications authorized under the Contract Documents.

ARTICLE 4 - LIQUIDATED DAMAGES FOR DELAY IN COMPLETION OF WORK

4.01 Liquidated Damage Amounts
A. As liquidated damages for delay Contractor shall pay Owner Five Hundred dollars ($500.00) for each Day that expires after the time specified herein for Contractor to achieve Substantial Completion of the entire Work, until achieved.
B. As liquidated damages for delay Contractor shall pay Owner One Thousand Hundred dollars ($1000.00) for each Day that expires after the time specified herein for Contractor to achieve Final Completion of the entire Work, until achieved.

4.02 Scope of Liquidated Damages
A. Measures of liquidated damages shall apply cumulatively.
B. Limitations and stipulations regarding liquidated damages are set forth in Document 00 7200 (General Conditions).

ARTICLE 5 - CONTRACT DOCUMENTS

5.01 Contract Documents consist of the following documents, including all changes, Addenda, and Modifications thereto:

<table>
<thead>
<tr>
<th>Division</th>
<th>Section</th>
<th>Title</th>
</tr>
</thead>
<tbody>
<tr>
<td>INTRODUCTORY INFORMATION</td>
<td></td>
<td></td>
</tr>
<tr>
<td>00 01 01</td>
<td></td>
<td>Title Page</td>
</tr>
<tr>
<td>00 01 10</td>
<td></td>
<td>Table of Contents</td>
</tr>
<tr>
<td>00 01 15</td>
<td></td>
<td>Drawing List</td>
</tr>
<tr>
<td>BIDDING REQUIREMENTS</td>
<td></td>
<td></td>
</tr>
<tr>
<td>00 11 13</td>
<td></td>
<td>Notice Inviting Bids</td>
</tr>
<tr>
<td>00 21 13</td>
<td></td>
<td>Instructions to Bidders</td>
</tr>
<tr>
<td>BID FORMS AND BID SUBMITTALS</td>
<td></td>
<td></td>
</tr>
<tr>
<td>00 41 13</td>
<td></td>
<td>Bid Form</td>
</tr>
<tr>
<td>00 43 13</td>
<td></td>
<td>Bond Accompanying Bid</td>
</tr>
<tr>
<td>00 43 14</td>
<td></td>
<td>Bidder Registration Form</td>
</tr>
<tr>
<td>00 43 30</td>
<td></td>
<td>Subcontractors List</td>
</tr>
<tr>
<td>00 45 13</td>
<td></td>
<td>Statement of Qualifications</td>
</tr>
</tbody>
</table>
Non-Collusion Affidavit
Bidder Certifications

Notice of Award
Agreement
Construction Performance Bond
Construction Labor and Material Payment Bond
Escrow Agreement for Security Deposits in Lieu of Retention
Substitution Request Form
Release of Claims
Guaranty

General Conditions
Labor Compliance Program
Supplementary Conditions
Small Local Business Enterprise
Apprenticeship Program
Project Labor Agreement
Addenda

Summary of the Work
Measurement and Payment
Modification Procedures
Project Meetings
Progress Schedules and Submittals
Submittals
Regulatory Requirements
References and Definitions
Commissioning and Contract Closeout
Environmentally Sustainable Procurement Construction

Metal Fabrications
Custom Casework
Joint Sealants - Storefront
Joint Sealants - General
Hollow Metal Doors and Frames
Gypsum Wallboard
Painting
General Specialties

Merritt Learning Center / Library Renovation - Phase 2
APPENDIX 1: Leak Mitigation Report from Axix, dated 10/28/2012

LIST OF DRAWINGS

A0.00 TITLE SHEET & GENERAL NOTES / REQUIREMENTS
A1.0 SITE PLAN
A2.0 FIRST FLOOR PLAN
A3.0 SECOND FLOOR PLAN
A4.0 THIRD FLOOR PLAN
A5.0 EXTERIOR ELEVATIONS
A6.0 EXTERIOR ELEVATIONS
A7.0 FIRST FLOOR MECHANICAL PLAN
A8.0 SECOND FLOOR MECHANICAL PLAN
A9.0 THIRD FLOOR MECHANICAL PLAN

5.02 There are no Contract Documents other than those listed above. The Contract Documents may only be amended, modified or supplemented as provided in Document 00 7200 (General Conditions).

ARTICLE 6 - MISCELLANEOUS

6.01 Terms and abbreviations used in this Agreement are defined in Document 00 7200 (General Conditions) and Section 01 4200 (References and Definitions) and will have the meaning indicated therein.

6.02 It is understood and agreed that in no instance are the persons signing this Agreement for or on behalf of Owner or acting as an employee, agent, or representative of Owner, liable on this Agreement or any of the Contract Documents, or upon any warranty of authority, or otherwise, and it is further understood and agreed that liability of Owner is limited and confined to such liability as authorized or imposed by the Contract Documents or applicable law.

6.03 In entering into a public works contract or a subcontract to supply goods, services or materials pursuant to a public works contract, Contractor or Subcontractor offers and agrees to assign to the awarding body all rights, title and interest in and to all causes of action it may have under Section 4 of the Clayton Act (15 U.S.C. §15) or under the Cartwright Act (Chapter 2 (commencing with §16700) of Part 2 of Division 7 of the Business and Professions Code), arising from purchases of goods, services or materials pursuant to the public works contract or the subcontract. This assignment shall be made and become effective at the time Owner tenders final payment to Contractor, without further acknowledgment by the parties.

6.04 Copies of the general prevailing rates of per diem wages for each craft, classification, or type of worker needed to execute the Contract, as determined by Director of the State of California Department of Industrial Relations, are deemed included in the Contract Documents and on file at Owner's Office, and shall be made available to any interested party on request. Pursuant to California Labor Code §§ 1860 and 1861, in accordance with the provisions of Section 3700 of the Labor Code, every contractor will be required to secure the payment of compensation to his employees. Contractor represents that it is aware of the provisions of Section 3700 of the Labor Code which require every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that Code, and Contractor shall comply with such provisions before commencing the performance of the Work of the Contract Documents.

6.05 This Agreement and the Contract Documents shall be deemed to have been entered into in the County of [____], State of California, and governed in all respects by California law (excluding Agreement
Merritt Learning Center / Library Renovation - Phase 2

00 5200 - 4
choice of law rules). The exclusive venue for all disputes or litigation hereunder shall be in the Superior Court for the County of [____].

IN WITNESS WHEREOF the parties have executed this Agreement in quadruplicate the day and year first above written.

CONTRACTOR: [CONTRACTOR’S NAME]

By: ______________________________
   (Signature)

Its: _______________________________
   (Signature)

Title (If Corporation: Chairman, President or Vice President)

OWNERS: Peralta Community College District

By: ______________________________
   (Signature)

_______________________________
   (Print Name)

_______________________________
   (Title)

Attest: ___________________________
   Secretary

_______________________________
   (Print Name)

APPROVED AS TO FORM AND LEGALITY
THIS __ DAY OF _____, 2013

By: ______________________________
   Attorney for Owner

_______________________________
   (Print Name)

RESOLUTION NO. ____________________

END OF DOCUMENT
CONSTRUCTION PERFORMANCE BOND

KNOW ALL PERSONS BY THESE PRESENTS:

1.01 THAT WHEREAS, The Peralta Community College District ("Owner"), a public agency of the State of California, has awarded to (Name of Contractor) as Principal Contract Number ____________ dated the _____ day of ____________, 20___ (the "Contract"), titled THE ____________ PROJECT in the amount of $_______, which Contract is by this reference made a part hereof, for the work of the following Contract:

(Describe Contract Work)

1.02 AND WHEREAS, Principal is required to furnish a bond in connection with the Contract, guaranteeing the faithful performance thereof;

1.03 NOW, THEREFORE, we, the undersigned Principal and (Name of Surety) as Surety are held and firmly bound unto Owner in the sum of 100% OF THE CONTRACT PRICE to be paid to Owner or its successors and assigns; for which payment, well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors, and assigns, jointly and severally, firmly by these presents.

1.04 THE CONDITION OF THIS OBLIGATION IS SUCH, that if Principal, or its heirs, executors, administrators, successors, or assigns approved by Owner, shall promptly and faithfully perform the covenants, conditions, and agreements of the Contract during the original term and any extensions thereof as may be granted by Owner, with or without notice to Surety, and during the period of any guarantees or warranties required under the Contract, and shall also promptly and faithfully perform all the covenants, conditions, and agreements of any alteration of the Contract made as therein provided, notice of which alterations to Surety being hereby waived, on Principal's part to be kept and performed at the time and in the manner therein specified, and in all respects according to their true intent and meaning, and shall indemnify, defend, protect, and hold harmless Owner as stipulated in the Contract, then this obligation shall become and be null and void; otherwise it shall be and remain in full force and effect.

1.05 No extension of time, change, alteration, modification, or addition to the Contract, or of the work required thereunder, or work or actions by Owner to mitigate the damages resulting from any breach in performance by Contractor, shall release or exonerate Surety on this bond or in any way affect the obligation of this bond; and Surety does hereby waive notice of any such extension of time, change, alteration, modification, or addition.

1.06 Whenever Principal shall be and declared by Owner in default under the Contract, Surety shall promptly remedy the default, or shall promptly, and in no event later than thirty (30) days from notice:

A. Undertake through its agents or independent contractors (but having qualifications and experience reasonably acceptable to Owner), to complete the Contract in accordance with its terms and conditions and to pay and perform all obligations of Principal under the Contract, including without limitation, all obligations with respect to warranties, guarantees, indemnities, and the payment of liquidated damages; or
B. Obtain a bid or bids for completing the Contract in accordance with its terms and conditions, and, upon determination by Owner of the lowest responsible bidder, arrange for a contract between such bidder and Owner and make available as work progresses (even though there should be a default or a succession of defaults under the contract or contracts of completion arranged under this paragraph) sufficient funds to pay the cost of completion less the balance of the Contract Sum, and to pay and perform all obligations of Principal under the Contract, including, without limitation, all obligations with respect to warranties, guarantees, and the payment of liquidated damages; but, in any event, Surety’s total obligations hereunder shall not exceed the amount set forth in the third paragraph hereof. The term “balance of the Contract Sum,” as used in this paragraph, shall mean the total amount payable by Owner to the Principal under the Contract and any amendments thereto, less the amount paid by Owner to Principal.

1.07 Surety’s obligations hereunder are independent of the obligations of any other surety for the performance of the Contract, and suit may be brought against Surety and such other sureties, jointly and severally, or against any one or more of them, or against less than all of them without impairing Owner’s rights against the others.

1.08 Surety may not use Contractor to complete the Contract absent Owner’s Consent. Owner shall have the right in its sole discretion to continue the work of the Contract, as necessary following a default and/or termination, as necessary to prevent risks of personal injury, property damage or delay to the Project.

1.09 No right of action shall accrue on this bond to or for the use of any person or corporation other than Owner or its successors or assigns.

1.10 Surety shall join in any proceedings brought under the Contract upon Owner’s demand, and shall be bound by any judgment.

1.11 Correspondence or claims relating to this bond shall be sent to Surety at the address set forth below.

IN WITNESS WHEREOF, we have hereunto set our hands this ______ day of ____________, 20____.

CONTRACTOR AS PRINCIPAL   SURETY

Company:  (Corp. Seal)   Company:  (Corp. Seal)

Signature:_____________________________    Signature:_____________________________

Name and Title:_________________________    Name and Title:________________________

Address:_______________________________    Address:_______________________________

_____________________________________

END OF DOCUMENT
MERRITT LEARNING CENTER / LIBRARY RENOVATION - PHASE 2

DOCUMENT 00 6113.16

CONSTRUCTION LABOR AND MATERIAL PAYMENT BOND

KNOW ALL PERSONS BY THESE PRESENTS:

1.01 THAT WHEREAS, The Peralta Community College District ("Owner") has awarded to (Name of Contractor) as Principal Contract Number _______ dated the _____ day of ____________, 20___ (the "Contract"), titled THE _______ PROJECT in the amount of $_______, which Contract is by this reference made a part hereof, for the work of the following Contract:

Merritt College Library: Phase II Project

A. AND WHEREAS, Principal is required to furnish a bond in connection with the Contract to secure the payment of claims of laborers, mechanics, material suppliers, and other persons as provided by law;

B. NOW, THEREFORE, we, the undersigned Principal and (Name of Surety) _______ as Surety, are held and firmly bound unto Owner in the sum of 100% OF THE CONTRACT PRICE ($_______), for which payment well and truly to be made we bind ourselves, our heirs, executors, administrators, successors, and assigns, jointly and severally, firmly by these presents.

C. THE CONDITION OF THIS OBLIGATION IS SUCH, that if Principal, or its executors, administrators, successors, or assigns approved by Owner, or its subcontractors shall fail to pay any of the persons named in California Civil Code §3181, or amounts due under the State of California Unemployment Insurance Code with respect to work or labor performed under the Contract, or for any amounts required to be deducted, withheld, and paid over to the State of California Employment Development Department from the wages of employees of Principal and subcontractors pursuant to Section 13020 of the State of California Unemployment Insurance Code with respect to such work and labor, that Surety will pay for the same in an amount not exceeding the sum specified in this bond, plus reasonable attorneys’ fees, otherwise the above obligation shall become and be null and void.

D. This bond shall inure to the benefit of any of the persons named in California Civil Code §3181, as to give a right of action to such persons or their assigns in any suit brought upon this bond. The intent of this bond is to comply with the California Mechanic’s Lien Law.

E. Surety, for value received, hereby expressly agrees that no extension of time, change, modification, alteration, or addition to the undertakings, covenants, terms, conditions, and agreements of the Contract, or to the work to be performed thereunder, shall in any way affect the obligation of this bond; and it does hereby waive notice of any such extension of time, change, modification, alteration, or addition to the undertakings, covenants, terms, conditions, and agreements of the Contract, or to the work to be performed thereunder.

F. Surety’s obligations hereunder are independent of the obligations of any other surety for the payment of claims of laborers, mechanics, material suppliers, and other persons in connection with Contract; and suit may be brought against Surety and such other sureties, jointly and severally, or against any one or more of them, or against less than all of them without impairing Owner’s rights against the other.

G. Correspondence or claims relating to this bond shall be sent to Surety at the address set forth below.
IN WITNESS WHEREOF, we have hereunto set our hands this ____ day of ____________, 20___.

CONTRACTOR AS PRINCIPAL
Company: (Corp. Seal)
Signature
Name
Title
Street Address
City, State, Zip Code

SURETY
Company: (Corp. Seal)
Signature
Name
Title
Street Address
City, State, Zip Code

END OF DOCUMENT
ESCROW AGREEMENT FOR SECURITY DEPOSIT IN LIEU OF RetENTION

California Public Contract Code §22300

THIS ESCROW AGREEMENT (“Escrow Agreement”) is made and entered into this ___ day of ____________, 201__, by and between the Peralta Community College District, (“Owner”), whose address is 333 East 8th Street, Oakland, CA 94606, (Name of Contractor) (“Contractor”), whose place of business is located at (Contractor’s Address) ________________________, and [ ] Owner, as escrow agent OR [ ] (Name of Bank) ________________________, a state or federally chartered bank in the State of California, whose place of business is located at ________________________ (Name of Bank) (“Escrow Agent”).

For the consideration hereinafter set forth, Owner, Contractor and Escrow Agent agree as follows:

1. Pursuant to California Public Contract Code §22300, Contractor has the option to deposit securities with Escrow Agent as a substitute for retention earnings required to be withheld by Owner pursuant to Contract Number _________ entered into between Owner and Contractor for The Merritt Learning Center / Library Renovation - Phase 2 Project located at 12500 Campus Drive, Oakland, CA 94619 in the amount of $_________ dated __________, 201__ (the “Contract”). Alternatively, on written request of Contractor, Owner shall make payments of the retention earnings directly to Escrow Agent. When Contractor deposits the securities as a substitute for Contract earnings, Escrow Agent shall notify Owner within ten Days of the deposit. The market value of the securities at the time of substitution shall be at least equal to the cash amount then required to be withheld as retention under terms of Contract between Owner and Contractor. Securities shall be held in name of ____________________________, and shall designate Contractor as the beneficial owner.

2. Owner shall make progress payments to Contractor for those funds which otherwise would be withheld from progress payments pursuant to Contract provisions, provided that Escrow Agent holds securities in form and amount specified in Paragraph 1 of this Document 00 6290.

3. When Owner makes payment(s) of retention earned directly to Escrow Agent, Escrow Agent shall hold said payment(s) for the benefit of Contractor until the time that the escrow created under this Escrow Agreement is terminated. Contractor may direct the investment of the payments into securities. All terms and conditions of this Escrow Agreement and the rights and responsibilities of the parties shall be equally applicable and binding when Owner pays Escrow Agent directly.

4. Contractor shall be responsible for paying all fees for the expenses incurred by Escrow Agent in administering the Escrow Account, and all expenses of Owner. Such expenses and payment terms shall be determined by Owner, Contractor, and Escrow Agent.

5. Interest earned on securities or money market accounts held in escrow and all interest earned on that interest shall be for sole account of Contractor and shall be subject to withdrawal by Contractor at any time and from time to time without notice to Owner.

6. Contractor shall have the right to withdraw all or any part of the principal in the Escrow Account only by written notice to Escrow Agent accompanied by written authorization from Owner to Escrow Agent that Owner consents to withdrawal of amount sought to be withdrawn by Contractor.
7. Owner shall have the right to draw upon the securities in event of default by Contractor. Upon seven Days written notice to Escrow Agent from Owner of the default, Escrow Agent shall immediately convert the securities to cash and shall distribute the cash as instructed by Owner.

8. Upon receipt of written notification from Owner certifying that the Contract is final and complete, and that Contractor has complied with all requirements and procedures applicable to the Contract, Escrow Agent shall release to Contractor all securities and interest on deposit less escrow fees and charges of the Escrow Account. The escrow shall be closed immediately upon disbursement of all moneys and securities on deposit and payments of fees and charges.

9. Escrow Agent shall rely on written notifications from Owner and Contractor pursuant to Paragraphs 5 through 8, inclusive, of this Document 00 6290 and Owner and Contractor shall hold Escrow Agent harmless from Escrow Agent’s release and disbursement of securities and interest as set forth.

10. Names of persons who are authorized to give written notice or to receive written notice on behalf of Owner and on behalf of Contractor in connection with the foregoing, and exemplars of their respective signatures are as follows:

<table>
<thead>
<tr>
<th>ON BEHALF OF OWNER:</th>
<th>ON BEHALF OF CONTRACTOR:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Title</td>
<td>Title</td>
</tr>
<tr>
<td>Name</td>
<td>Name</td>
</tr>
<tr>
<td>Signature</td>
<td>Signature</td>
</tr>
<tr>
<td>Address</td>
<td>Address</td>
</tr>
<tr>
<td>City/State/Zip Code</td>
<td>City/State/Zip Code</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>ON BEHALF OF ESCROW AGENT:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Title</td>
</tr>
<tr>
<td>Name</td>
</tr>
<tr>
<td>Signature</td>
</tr>
<tr>
<td>Address</td>
</tr>
<tr>
<td>City/State/Zip Code</td>
</tr>
</tbody>
</table>

IN WITNESS WHEREOF, the parties have executed this Escrow Agreement by their proper officers on the date first set forth above.

**OWNER**

**CONTRACTOR**

<table>
<thead>
<tr>
<th>Title</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Title</th>
</tr>
</thead>
</table>
At the time the Escrow Account is opened, Owner and Contractor shall deliver to Escrow Agent a fully executed counterpart of this Document 00 6290.
PERALTA COMMUNITY COLLEGE DISTRICT
MERRITT LEARNING CENTER / LIBRARY RENOVATION - PHASE 2

DOCUMENT 00 6325

SUBSTITUTION REQUEST FORM

To: The Peralta Community College District, Owner

<table>
<thead>
<tr>
<th>PROJECT:</th>
<th>Contractor:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owner Project No:</td>
<td></td>
</tr>
</tbody>
</table>

Substitution Request By: Firm:

<table>
<thead>
<tr>
<th>Transmittal Record</th>
<th>Attn:</th>
<th>Firm:</th>
<th>Date Sent:</th>
<th>Date Rec’d:</th>
<th>Date Due:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contractor to Owner</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Contractor to Architect</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Owner / Architect to Consultant</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Architect to Owner Representative</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Owner Representative to Contractor</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

We hereby submit for your consideration the following product instead of the specified item for the Project:

<table>
<thead>
<tr>
<th>Section / Drawing</th>
<th>Article</th>
<th>Specified Item</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Proposed Substitution:

We have (a) attached manufacturer’s literature, including complete technical data and laboratory test results, if applicable, (b) attached an explanation of why proposed substitution is a true equivalent to specified item, (c) included complete information on changes to Contract Documents that the proposed substitution will require for its proper installation, and (d) filled in the blanks below:
Contractor to complete questions that follow and certifies to the accuracy of all answers:

A. Does the substitution affect dimensions shown on Drawings? Yes ___ / No ___. If No, please explain proposed mitigation and why substitution is equivalent to originally specified item:

B. Will the undersigned pay for changes to the building design, including engineering and detailing costs caused by the requested substitution? Yes ___ / No ___. If No, please state reasons explain why substitution is equivalent to originally specified item:

C. What effect does the substitution have on other trades? No effect: ___ / Some effect ___. If substitution will affect other trades, please explain the effect and why substitution is equivalent to originally specified item:

D. Will substitution cause change to Project Schedule, or to critical delivery dates? Add? Shorten? If the substitution will add to schedule dates or affect critical activities, please explain why substitution is equivalent to originally specified item:

E. Please describe differences between proposed substitution and specified item? Please explain and identify any and all differences, and please explain why substitution is equivalent to originally specified item:

F. What is the Cost Differential to Contractor in original specified item and proposed substitution including all mark-ups? [If substitution requested during bid period, skip this question.]

G. Are Manufacturer’s guarantees for the proposed item the same as for item specified? Yes ____; No_____. If No, please explain why substitution is equivalent to originally specified item:
Substitution Request Form

Merritt Learning Center / Library Renovation – Phase 2

H. Contractor accepts full responsibility for delays caused by redesign of other items of the Work necessitated by substitution? Yes ___ / No ___. If No, please state reasons and explain why substitution is equivalent to originally specified item:

I. Contractor states that the function, appearance and quality are equivalent or superior to the specified item? Yes ___ / No ___. If No, please explain why substitution is equivalent to originally specified item:

We certify that the function, appearance, and quality of the proposed substitution are equivalent or superior to those of the specified item, except as we may specifically state otherwise in this request.

Submitted by: ___________________________ Signature: ___________________________
Firm: ___________________________ Date: ___________________________
Address: ___________________________ Phone/ Fax: ___________________________
Remarks: _____________________________________________

Consultant Response: ___________________________ Owner Representative Response: ___________________________
  o Accepted
  o Not Accepted
  o Accepted As Noted
  o Received Too Late

Remarks: ___________________________ Remarks: ___________________________
________________________________________________________________________
By: ___________________________ By: ___________________________

END OF DOCUMENT
THIS AGREEMENT AND RELEASE OF ANY AND ALL CLAIMS (“Agreement and Release”), made and entered into this [date] day of [Month], [200__], by and between the Peralta Community College District (“District”), and [Name of Contractor] (“Contractor”), whose place of business is at [Address of Contractor].

RECITALS
A. District and Contractor entered into Contract Number [insert number] (the “Contract”) for construction of the Peralta Community College District [Project Name] at [School Name] located at [School Street Address], [City], California.
B. The Work under the Contract has been completed.

AGREEMENT

NOW THEREFORE, it is mutually agreed between District and Contractor as follows:

1. Contractor will not be assessed liquidated damages except as detailed below:
   - Original Contract Sum $ ______________________________
   - Modified Contract Sum $ ______________________________
   - Payment to Date $ ______________________________
   - Liquidated Damages $ ______________________________
   - Payment Due Contractor $ ______________________________

2. Subject to the provisions of this Agreement and Release, District will forthwith pay to Contractor the sum of [________________________________________________________ Dollars and ______________ Cents ($____________________)] under the Contract, less any amounts withheld under the Contract or represented by any Notice to Withhold Funds on file with District as of the date of such payment.

3. Contractor acknowledges and hereby agrees that there are no unresolved or outstanding claims in dispute against District arising from the Contract, except for the claims described in Paragraph 4 of this Document 00650. It is the intention of the parties in executing this Agreement and Release that this Agreement and Release shall be effective as a full, final and general release of all claims, demands, actions, causes of action, obligations, costs, expenses, damages, losses and liabilities of Contractor against District, and all its agents, employees, consultants, inspectors, representatives, assignees and transferees, except for the Disputed Claims set forth in Paragraph 4 of this Document 00650. Nothing in this Agreement and Release shall limit or modify Contractor’s continuing obligations described in Paragraph 6 of this Document 00650.
4. The following claims submitted under Document 00700 (General Conditions), Article 12, are disputed (hereinafter, the “Disputed Claims”) and are specifically excluded from the operation of this Agreement and Release.

[Insert information in Chart below, affix attachment if necessary]

<table>
<thead>
<tr>
<th>CLAIM NO.</th>
<th>DATE SUBMITTED</th>
<th>DESCRIPTION OF CLAIM</th>
<th>AMOUNT OF CLAIM</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

5. Consistent with California Public Contract Code §7100, Contractor hereby agrees that, in consideration of the payment set forth in Paragraph 2 of this Document 006500, Contractor hereby releases and forever discharges District, and all of its agents, employees, consultants, inspectors, assignees and transferees from any and all liability, claims, demands, actions or causes of action of whatever kind or nature arising out of or in any way concerned with the Work under the Contract.

6. Guarantees and warranties for the Work, and any other continuing obligation of Contractor, shall remain in full force and effect as specified in the Contract Documents.

7. Contractor shall immediately defend, indemnify and hold harmless District, any of the District’s Representatives, Project Manager, and all of their agents, employees, consultants, inspectors, assignees and transferees, from any and all claims, demands, actions, causes of action, obligations, costs, expenses, damages, losses and liabilities that may be asserted against them by any of Contractor’s suppliers and/or Subcontractors of any tier and/or any suppliers to them for any and all labor, materials, supplies and equipment used, or contemplated to be used in the performance of the Contract, except for the Disputed Claims set forth in Paragraph 4 of this Document 00650.

8. Contractor hereby waives the provisions of California Civil Code §1542, which provide as follows:

A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS WHICH THE CREDITOR DOES NOT KNOW OR SUSPECT TO EXIST IN HIS FAVOR AT THE TIME OF EXECUTING THE RELEASE, WHICH IF KNOWN BY HIM, MUST HAVE MATERIALLY, AFFECTED HIS SETTLEMENT WITH THE DEBTOR.

9. The provisions of this Agreement and Release are contractual in nature and not mere recitals and shall be considered independent and severable, and if any such provision or any part thereof shall be at any time held invalid in whole or in part under any federal, state, county, municipal or other law, ruling, or regulation, then such provision, or part thereof shall remain in force and effect only to the extent permitted by law, and the remaining provisions of this Agreement and Release shall also remain in full force and effect, and shall be enforceable.
10. Contractor represents and warrants that it is the true and lawful owner of all claims and other matters released pursuant to this Agreement and Release, and that it has full right, title and authority to enter into this instrument. Each party represents and warrants that it has been represented by counsel of its own choosing in connection with this Agreement and Release.

11. All rights of District shall survive completion of the Work or termination of the Contract, and execution of this Agreement and Release.

* * CAUTION: THIS IS A RELEASE - READ BEFORE EXECUTING * *

PERALTA COMMUNITY COLLEGE DISTRICT

By: _____________________________________________________________
    Signature

Name: ___________________________________________________________
    Print

Its: _____________________________________________________________
    Title

ATTEST:

_______________________________________________________________
    Secretary

_______________________________________________________________
    Print

[CONTRACTOR]

By: _____________________________________________________________
    Signature

Name: ___________________________________________________________
    Print

Its: _____________________________________________________________
    Title

[CONTRACTOR]
GUARANTY

TO: The Peralta Community College District ("Owner"), for construction of the Merritt Learning Center / Library Renovation - Phase 2 located at 12500 Campus Drive, Oakland, CA 94619.

The undersigned guarantees all construction performed on this Project and also guarantees all material and equipment incorporated therein.

Contractor hereby grants to Owner for a period of one year following the date of Final Acceptance of the Work completed, or such longer period specified in the Contract Documents, its unconditional warranty of the quality and adequacy of all of the Work including, without limitation, all labor, materials and equipment provided by Contractor and its Subcontractors of all tiers in connection with the Work.

Neither final payment nor use nor occupancy of the Work performed by the Contractor shall constitute an acceptance of Work not done in accordance with this Guaranty or relieve Contractor of liability in respect to any express warranties or responsibilities for faulty materials or workmanship. Contractor shall remedy any defects in the Work and pay for any damage resulting therefrom, which shall appear within one year, or longer if specified, from the date of Final Acceptance of the Work completed.

If within one year after the date of Final Acceptance of the Work completed, or such longer period of time as may be prescribed by laws or regulations, or by the terms of Contract Documents, any Work is found to be Defective, Contractor shall promptly, without cost to Owner and in accordance with Owner's written instructions, correct such Defective Work. Contractor shall remove any Defective Work rejected by Owner and replace it with Work that is not Defective, and satisfactorily correct or remove and replace any damage to other Work or the work of others resulting therefrom. If Contractor fails to promptly comply with the terms of such instructions, or in an emergency where delay would cause serious risk of loss or damage, Owner may have the Defective Work corrected or the rejected Work removed and replaced. Contractor shall pay for all claims, costs, losses and damages caused by or resulting from such removal and replacement. Where Contractor fails to correct Defective Work, or defects are discovered outside the correction period, Owner shall have all rights and remedies granted by law.

Inspection of the Work shall not relieve Contractor of any of its obligations under the Contract Documents. Even though equipment, materials, or Work required to be provided under the Contract Documents have been inspected, accepted, and estimated for payment, Contractor shall, at its own expense, replace or repair any such equipment, material, or Work found to be Defective or otherwise not to comply with the requirements of the Contract Documents up to the end of the guaranty period.

All abbreviations and definitions of terms used in this Agreement shall have the meanings set forth in the Contract Documents.

The foregoing Guaranty is in addition to any other warranties of Contractor contained in the Contract Documents, and not in lieu of, any and all other liability imposed on Contractor under the Contract Documents and at law with respect to Contractor’s duties, obligations, and performance under the Contract Documents. In the event of any conflict or inconsistency between the terms of this Guaranty and any warranty or obligation of the Contractor under the Contract Documents or at law, such inconsistency or conflict shall be resolved in favor of the higher level of obligation of the Contractor.
Date: _______________________________, 20___

Contractor’s name

By: _______________________________
    Signature

Print Name

Title

Street Address

City, State, Zip code

END OF DOCUMENT
# General Conditions

## Article 1 - Interpretation of Contract Documents

<table>
<thead>
<tr>
<th>Paragraph</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.01</td>
<td>1</td>
</tr>
<tr>
<td>1.02</td>
<td>1</td>
</tr>
</tbody>
</table>

## Article 2 - Pre-Bid Investigations

<table>
<thead>
<tr>
<th>Paragraph</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>2.01</td>
<td>1</td>
</tr>
<tr>
<td>2.02</td>
<td>2</td>
</tr>
<tr>
<td>2.03</td>
<td>2</td>
</tr>
</tbody>
</table>

## Article 3 - Subcontractors

<table>
<thead>
<tr>
<th>Paragraph</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>3.01</td>
<td>3</td>
</tr>
<tr>
<td>3.02</td>
<td>3</td>
</tr>
</tbody>
</table>

## Article 4 - Drawings and Specifications

<table>
<thead>
<tr>
<th>Paragraph</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>4.01</td>
<td>3</td>
</tr>
<tr>
<td>4.02</td>
<td>3</td>
</tr>
<tr>
<td>4.03</td>
<td>4</td>
</tr>
<tr>
<td>4.04</td>
<td>4</td>
</tr>
</tbody>
</table>

## Article 5 - Commencement of the Work

<table>
<thead>
<tr>
<th>Paragraph</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>5.01</td>
<td>4</td>
</tr>
<tr>
<td>5.02</td>
<td>5</td>
</tr>
</tbody>
</table>

## Article 6 - Contractor's Organization and Equipment

<table>
<thead>
<tr>
<th>Paragraph</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>6.01</td>
<td>5</td>
</tr>
<tr>
<td>6.02</td>
<td>5</td>
</tr>
<tr>
<td>6.03</td>
<td>5</td>
</tr>
<tr>
<td>6.04</td>
<td>5</td>
</tr>
<tr>
<td>6.05</td>
<td>5</td>
</tr>
<tr>
<td>6.06</td>
<td>6</td>
</tr>
</tbody>
</table>

## Article 7 - Owner's Administration of Work

<table>
<thead>
<tr>
<th>Paragraph</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>7.01</td>
<td>6</td>
</tr>
<tr>
<td>7.02</td>
<td>6</td>
</tr>
<tr>
<td>7.03</td>
<td>6</td>
</tr>
<tr>
<td>7.04</td>
<td>7</td>
</tr>
<tr>
<td>7.05</td>
<td>7</td>
</tr>
<tr>
<td>7.06</td>
<td>7</td>
</tr>
</tbody>
</table>

## Article 8 - Contractor's Prosecution and Progress of the Work

<table>
<thead>
<tr>
<th>Paragraph</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>8.01</td>
<td>7</td>
</tr>
<tr>
<td>8.02</td>
<td>8</td>
</tr>
<tr>
<td>8.03</td>
<td>8</td>
</tr>
<tr>
<td>8.04</td>
<td>9</td>
</tr>
<tr>
<td>8.05</td>
<td>9</td>
</tr>
<tr>
<td>8.06</td>
<td>9</td>
</tr>
</tbody>
</table>

## Article 9 - Warranty, Guaranty, and Inspection of Work

<table>
<thead>
<tr>
<th>Paragraph</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>9.01</td>
<td>9</td>
</tr>
<tr>
<td>9.02</td>
<td>10</td>
</tr>
<tr>
<td>9.03</td>
<td>11</td>
</tr>
<tr>
<td>9.04</td>
<td>12</td>
</tr>
<tr>
<td>9.05</td>
<td>12</td>
</tr>
<tr>
<td>9.06</td>
<td>12</td>
</tr>
<tr>
<td>9.07</td>
<td>13</td>
</tr>
<tr>
<td>9.08</td>
<td>13</td>
</tr>
</tbody>
</table>

## Article 10 - Modifications of Contract Documents

<table>
<thead>
<tr>
<th>Paragraph</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>13</td>
</tr>
</tbody>
</table>
## General Conditions

<table>
<thead>
<tr>
<th>Article</th>
<th>Title</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>10.01</td>
<td>Owner’s Right To Direct Changed Work</td>
<td>13</td>
</tr>
<tr>
<td>10.02</td>
<td>Required Documentation For Changed Work</td>
<td>14</td>
</tr>
<tr>
<td>10.03</td>
<td>Procedures And Pricing Of Changed Work</td>
<td>14</td>
</tr>
<tr>
<td>11.01</td>
<td>Time Allowances</td>
<td>14</td>
</tr>
<tr>
<td>11.02</td>
<td>Excusable Delay And Inexcusable Delay Defined</td>
<td>14</td>
</tr>
<tr>
<td>11.03</td>
<td>Notice Of Delay</td>
<td>15</td>
</tr>
<tr>
<td>11.04</td>
<td>Compensable Time Extensions</td>
<td>15</td>
</tr>
<tr>
<td>11.05</td>
<td>Non-Compensable Time Extensions</td>
<td>15</td>
</tr>
<tr>
<td>11.06</td>
<td>Adverse Weather</td>
<td>15</td>
</tr>
<tr>
<td>11.07</td>
<td>Liquidated Damages</td>
<td>16</td>
</tr>
<tr>
<td>12.01</td>
<td>Obligation to File Claims for Disputed Work</td>
<td>16</td>
</tr>
<tr>
<td>12.02</td>
<td>Form And Contents Of Claim</td>
<td>17</td>
</tr>
<tr>
<td>12.03</td>
<td>Administration During/After Claim Submission</td>
<td>17</td>
</tr>
<tr>
<td>12.04</td>
<td>Compliance</td>
<td>17</td>
</tr>
<tr>
<td>13.01</td>
<td>Contractor To Locate Underground Facilities</td>
<td>18</td>
</tr>
<tr>
<td>13.02</td>
<td>Contractor To Protect Underground Facilities</td>
<td>18</td>
</tr>
<tr>
<td>13.03</td>
<td>Concealed Or Unknown Conditions</td>
<td>19</td>
</tr>
<tr>
<td>13.04</td>
<td>Notice Of Hazardous Waste Or Materials Conditions</td>
<td>20</td>
</tr>
<tr>
<td>14.01</td>
<td>Laws And Regulations</td>
<td>21</td>
</tr>
<tr>
<td>14.02</td>
<td>Permits And Taxes</td>
<td>21</td>
</tr>
<tr>
<td>14.03</td>
<td>Communications And Information Distribution</td>
<td>21</td>
</tr>
<tr>
<td>14.04</td>
<td>Suspension Of Work</td>
<td>22</td>
</tr>
<tr>
<td>14.05</td>
<td>Termination Of Contract For Cause</td>
<td>22</td>
</tr>
<tr>
<td>14.06</td>
<td>Termination Of Contract For Convenience</td>
<td>22</td>
</tr>
<tr>
<td>14.07</td>
<td>Contingent Assignment Of Subcontracts</td>
<td>23</td>
</tr>
<tr>
<td>14.08</td>
<td>Remedies And Contract Integration</td>
<td>23</td>
</tr>
<tr>
<td>14.09</td>
<td>Interpretation</td>
<td>24</td>
</tr>
<tr>
<td>14.10</td>
<td>Patents</td>
<td>24</td>
</tr>
<tr>
<td>14.11</td>
<td>Substitution For Patented And Specified Articles</td>
<td>24</td>
</tr>
<tr>
<td>14.12</td>
<td>Interest Of Public Officers</td>
<td>24</td>
</tr>
<tr>
<td>14.13</td>
<td>Limit Of Liability</td>
<td>25</td>
</tr>
<tr>
<td>15.01</td>
<td>Use Of Site/Sanitary Rules</td>
<td>25</td>
</tr>
<tr>
<td>15.02</td>
<td>Protection Of Work, Persons, And Property</td>
<td>25</td>
</tr>
<tr>
<td>15.03</td>
<td>Responsibility For Safety And Health</td>
<td>26</td>
</tr>
<tr>
<td>15.04</td>
<td>Emergencies</td>
<td>26</td>
</tr>
<tr>
<td>15.05</td>
<td>Use Of Roadways And Walkways</td>
<td>26</td>
</tr>
<tr>
<td>15.06</td>
<td>Nondiscrimination</td>
<td>27</td>
</tr>
<tr>
<td>15.07</td>
<td>Prevailing Wages And Working Hours</td>
<td>27</td>
</tr>
<tr>
<td>15.08</td>
<td>Environmental Controls</td>
<td>28</td>
</tr>
<tr>
<td>15.09</td>
<td>Shoring Safety Plan</td>
<td>28</td>
</tr>
</tbody>
</table>
ARTICLE 1 - INTERPRETATION OF CONTRACT DOCUMENTS

1.01 Interpretation Of Documents
A. Contract Documents are complementary; what is called for by one is as binding as if called for by all.
B. Individual Contract Documents subdivide at first level into Articles, and then into paragraphs.

1.02 Order Of Precedence Of Documents
A. In the case of discrepancy or ambiguity in the Contract Documents, the following order of precedence shall prevail:
   1. Modifications in inverse chronological order (i.e., most recent first), and in the same order as specific portions they are modifying;
   2. Agreement Forms (Document 00 5200), and terms and conditions referenced therein;
   3. Supplementary General Conditions (Document 00 7201 et seq), if included;
   4. General Conditions (Document 00 7200);
   5. Division 1 Specifications, if included;
   6. Drawings and Technical Specifications (Division 2 and above);
   7. Written numbers over figures, unless obviously incorrect;
   8. Figured dimensions over scaled dimensions;
   9. Large-scale Drawings over small-scale Drawings.
B. Any conflict between Drawings and Technical Specifications (Division 2 and above) will be resolved in favor of the document of the latest date (i.e., the most recent document), and if the dates are the same or not determinable, then in favor of Specifications.
C. Any conflict between a bill or list of materials shown in the Contract Documents and the actual quantities required to complete Work required by Contract Documents, will be resolved in favor of the actual quantities.
D. All Technical Specifications included in the Project manual shall be included within the Contract Documents unless identified otherwise.

ARTICLE 2 - PRE-BID INVESTIGATIONS

2.01 Pre-Bid Investigations Required
A. Prior to and as a condition of submitting a Bid and executing Document 00 5200 (Agreement), Contractor shall make reasonable efforts to investigate fully the Work of the Contract. Contractor shall visit the Site, examine thoroughly and understand fully the nature and extent of the Contract Documents, Work, Site, locality, actual conditions and as-built conditions.
B. Contractor’s investigation shall include, without limitation, requesting and thoroughly examining of all reports of exploration and tests of subsurface conditions, as-built drawings, drawings, product specification(s) or reports, made available by Owner for contracting purposes or during Contractor’s pre-bid investigations, of existing above ground and (to the extent applicable) below ground conditions (together, “Existing Conditions Data”), including, as applicable, Underground Facilities, geotechnical data, as-built data, utility surveys, record documents of all types, hazardous materials surveys, or similar materials which may appear or be referenced in the Project Manual or the in the Contract Documents, and all local conditions, and federal, state and local laws and regulations that in any manner may affect cost, progress, performance or furnishing of Work or which relate to any aspect of the means, methods, techniques, sequences or procedures of construction to be employed by Contractor and safety precautions and programs incident thereto.
C. Contractor’s investigations shall consider fully the fact that Existing Conditions Data is in many cases based on information furnished to Owner by others (e.g., the prior owner or builders), and that due to their age or their chain of custody since preparation, may not meet current industry standards for accuracy. Contractor shall also: (i.) provide Owner with prompt written notice of all conflicts, errors, ambiguities, or discrepancies of any type, that it discovered in or among the
Contract Documents and the Existing Conditions Data, and (ii.) subject to Owner’s approval, conduct any such additional or supplementary examinations, investigations, explorations, tests, studies and data compilations, concerning conditions (surface, subsurface, and Underground Facilities) at or contiguous to the Site or otherwise, which Contractor may deem necessary in order to perform and furnish the Work in accordance with the terms and conditions of Contract Documents.

D. During performance of the Contract, Contractor will be charged with knowledge of all information that it should have learned in performing these pre-bid investigations and other obligations, and shall not be entitled to Change Orders (time or compensation) due to any information, error, inconsistency, omission, or conditions that Contractor should have known as a part of this Work. Contractor shall be responsible for the resultant losses, including, without limitation, the cost of correcting Defective Work.

2.02 Limited Reliance Permitted On Owner's Existing Conditions Data

A. Regarding aboveground and as-built conditions shown on the Contract Documents or supplied by Owner, such information has been compiled in good faith, however, Owner does not expressly or impliedly warrant or represent that such information is correctly shown or indicated, or otherwise complete for construction purposes. Contractor must independently verify such information as part of its pre-bid investigations, and where conditions are not reasonably verifiable or discrepancies are indentified, bring such matters to Owner's attention through written question issued during the bid period. In executing Document 00 5200 (Agreement), Contractor shall rely on the results of its own independent investigation and shall not rely on Owner-supplied information regarding aboveground conditions and as-built conditions, and Contractor shall accept full responsibility for its verification work sufficient to complete the Work as intended.

B. Regarding subsurface conditions other than Underground Facilities shown on the Contract Documents or otherwise supplied by Owner, Contractor may rely only upon the general accuracy of actual reported depths, actual reported character of materials, actual reported soil types, actual reported water conditions, or actual obstructions shown or indicated in the Contract Documents. Owner is not responsible for the completeness of any subsurface condition information, Contractor’s conclusions or opinions drawn from any subsurface condition information, or subsurface conditions that are not specifically shown. (For example, Owner is not responsible for soil conditions in areas contiguous to areas where a subsurface condition is shown.)

2.03 Pre-Bid Investigation Requirements For Excavation And Utilities Relocation Projects

A. As part of its pre-bid investigations for Projects involving excavation and/or relocation of existing utilities, Contractor shall make reasonable efforts to verify information regarding Underground Facilities, including but not limited to, requesting additional information or verification of information as necessary.

B. Because of the nature and location of Owner and the Project, the existence of Underground Facilities is deemed inherent in the Work of the Contract, as is the fact that Underground Facilities are not always accurately shown or completely shown on as-built records, both as to their depth and location. Contractor shall, therefore, take care to note the existence and potential existence of Underground Facilities, in particular, above and below grade structures, drainage lines, storm drains, sewers, water, gas, electrical, chemical, hot water, and other similar items and utilities. Contractor shall carefully consider all supplied information, request additional information Contractor may deem necessary, and visually inspect the Site for above ground indications of Underground Facilities (such as, for example not by way of limitation, the existence of existing service laterals, appurtenances or other types of utilities, indicated by the presence of an underground transmission main or other visible facilities, such as buildings, new asphalt, meters and junction boxes, on or adjacent to the Site). Contractor shall also consider local underground conditions and typical practices for Underground Facilities, either through its own direct knowledge or through its subcontractors, and fully consider this knowledge in assessing the existing information and the reasonableness of its reliance.
ARTICLE 3 - SUBCONTRACTORS

3.01 Subcontractor Listing Law

A. Contractor shall comply with the Subcontractor Listing law, California Public Contract Code §§4101 et seq. Contractor shall not substitute any other person or firm in place of any Subcontractor listed in the Bid except as may be allowed by law.

B. Subcontractors shall not assign or transfer their subcontracts or permit them to be performed by any other contractor without Owner’s written approval. At Owner’s request, Contractor shall provide Owner with a complete copy of all executed subcontracts or final commercial agreements with Subcontractors and/or suppliers.

3.02 Subcontracts

A. Subcontract agreements shall preserve and protect the rights of Owner under the Contract Documents so that subcontracting will not prejudice such rights. To the extent of the Work to be performed by a Subcontractor, Contractor shall require the Subcontractor’s written agreement (1) to be bound to the terms of Contract Documents and (2) to assume vis-à-vis Contractor all the obligations and responsibilities that Contractor assumes toward Owner under the Contract Documents. (These agreements include for example, and not by way of limitation, all warranties, claims procedures and rules governing submittals of all types to which Contractor is subject under the Contract Documents.)

B. Contractor shall provide for the assignment to Owner of all rights any Subcontractor (of any tier) may have against any manufacturer, supplier, or distributor for breach of warranties and guarantees relating to the Work performed by the Subcontractor under the Contract Documents. Subcontracts shall provide and acknowledge Owner as an intended third-party beneficiary of each subcontract and supply contract (of any tier).

ARTICLE 4 - DRAWINGS AND SPECIFICATIONS

4.01 Intent Of Drawings And Specifications

A. Contractor shall interpret words or phrases used to describe Work (including services), materials, or equipment that have well-known technical or construction industry or trade meaning in accordance with that meaning. Drawings’ intent specifically includes the intent to depict construction that complies with all applicable laws, codes and standards.

B. As part of the “Work,” Contractor shall provide all labor, materials, equipment, machinery, tools, facilities, services, employee training and testing, hoisting facilities, Shop Drawings, storage, testing, security, transportation, disposal, the securing of all necessary or required field dimensions, the cutting or patching of existing materials, notices, permits, documents, reports, agreements and any other items required or necessary to timely and fully complete Work described and the results intended by Contract Documents and, in particular, Drawings and Specifications. Divisions and Specification Sections and the identification on any Drawings shall not control Contractor in dividing Work among Subcontractors or suppliers or delineating the Work to be performed by any specific trade.

C. Contractor shall perform reasonably implied parts of Work as “incidental work” although absent from Drawings and Specifications. Incidental work includes any work not shown on Drawings or described in Specifications that is necessary or normally or customarily required as a part of the Work shown on Drawings or described in Specifications. Incidental work includes any work necessary or required to make each installation satisfactory, legally operable, functional, and consistent with the intent of Drawings and Specifications or the requirements of Contract Documents. Contractor shall perform incidental work without extra cost to Owner. Incidental work shall be treated as if fully described in Specifications and shown on Drawings, and the expense of incidental work shall be included in price Bid and Contract Sum.

4.02 Checking Of Drawings And Specifications

A. Before undertaking each part of Work, Contractor shall carefully study and compare Contract Documents and check and verify pertinent figures shown in the Contract Documents and all applicable field measurements. Contractor shall be responsible for any errors that might have
been avoided by such comparison. Figures shown on Drawings shall be followed; Contractor shall not scale measurements. Contractor shall promptly report to Owner, in writing, any conflict, error, ambiguity or discrepancy that Contractor may discover. Contractor shall obtain a written interpretation or clarification from Owner before proceeding with any Work affected thereby. Contractor shall provide Owner with a follow-up correspondence every ten Days until it receives a satisfactory interpretation or clarification.

4.03 Interpretation Of Drawings And Specifications

A. A typical or representative detail on Drawings shall constitute the standard for workmanship and material throughout corresponding parts of Work. Where necessary, and where reasonably inferable from Drawings, Contractor shall adapt such representative detail for application to such corresponding parts of Work. The details of such adaptation shall be subject to prior approval by Owner. Repetitive features shown in outline on Drawings shall be in exact accordance with corresponding features completely shown.

B. Should any discrepancy appear or any misunderstanding arise as to the import of anything contained in Drawings and Specifications, or should Contractor have any questions or requests relating to Drawings or Specifications, Contractor shall refer the matter to Owner, in writing, with a copy to the Architect/Engineer. Owner will issue with reasonable promptness written responses, clarifications or interpretations as Owner may determine necessary, which shall be consistent with the intent of and be reasonably inferable from Contract Documents. Such written clarifications or interpretations shall be binding upon Contractor. If Contractor believes that a written response, clarification or interpretation justifies an adjustment in the Contract Sum or Contract Time, Contractor shall give Owner prompt written notice. If the parties are unable to agree to the amount or extent of the adjustment, if any, then Contractor shall perform the Work in conformance with Owner’s response, clarification, or interpretation and may make a written claim for the adjustment as provided in Article 12.

C. The following general specifications shall apply wherever in the Specifications, or in any directions given by Owner in accordance with or supplementing Specifications, it is provided that Contractor shall furnish materials or manufactured articles or shall do Work for which no detailed specifications are shown. Materials or manufactured articles shall be of the best grade, in quality and workmanship, obtainable in the market from firms of established good reputation. If not ordinarily carried in stock, the materials or manufactured articles shall conform to industry standards for first class materials or articles of the kind required, with due consideration of the use to which they are to be put. Work shall conform to the usual standards or codes, such as those cited herein, for first class work of the kind required. Contractor shall specify in writing to Owner the materials to be used or Work to be performed under this Paragraph ten Business Days prior to furnishing such materials or performing such Work.

4.04 Use Of Drawings And Specifications.

A. Drawings, Specifications and other Contract Documents were prepared for use for Work of Contract Documents only. No part of Contract Documents shall be used for any other construction or for any other purpose except with the written consent of Owner. Any unauthorized use of Contract Documents is prohibited and at the sole liability of the user.

ARTICLE 5 - COMMENCEMENT OF THE WORK

5.01 Submission Of Required Schedules

A. Contractor shall submit to Owner in draft for review and discussion at the Preconstruction Conference, and in final prior to the first payment application, the following schedules:

1. Schedule of Values
2. Progress Schedule, and

B. No progress payment shall be due or owing to Contractor until such schedules are submitted to and acceptable to Owner and/or Architect/Engineer as meeting the requirements of the Contract.
Documents. In Owner’s sole discretion, Owner may elect to instead withhold a portion of any progress payment for unacceptable compliance with contract requirements for such schedules.

C. Owner’s acceptance of Contractor’s schedules will not create any duty of care or impose on Owner any responsibility for the sequencing, scheduling or progress of Work nor will it interfere with or relieve Contractor from Contractor’s full responsibility therefore.

5.02 Commencement Date Of Contract Time

A. The Contract Time will commence to run on the 60th Day after the issuance of the Notice of Award or, if a Notice to Proceed is given, on the date indicated in the Notice to Proceed.

B. Owner may give a Notice to Proceed at any time within 60 Days after the Notice of Award. Contractor shall not do any Work at the Site prior to the date on which the Contract Time commences to run.

ARTICLE 6 - CONTRACTOR’S ORGANIZATION AND EQUIPMENT

6.01 Contractor’s Legal Address

A. Address and facsimile number given in Contractor’s Bid are hereby designated as Contractor’s legal address and facsimile number. Contractor may change its legal address and facsimile number by notice in writing, delivered to Owner, which in conspicuous language advises Owner of a change in legal address or facsimile number, and which Owner accepts in writing. Delivery to Contractor’s legal address or depositing in any post office or post office box regularly maintained by the United States Postal Service, in a wrapper with postage affixed, directed to Contractor at legal address, or of any drawings, notice, letter or other communication, shall be deemed legal and sufficient service thereof upon Contractor. Facsimile to Contractor’s designated facsimile number of any letter, memorandum, or other communication on standard or legal sized paper, with proof of facsimile transmission, shall be deemed legal and sufficient service thereof upon Contractor.

6.02 Contractor’s Superintendents Or Forepersons

A. Contractor shall at all times be represented on Site by one or more superintendents or forepersons authorized and competent to receive and carry out any instructions that Owner may give, and shall be liable for faithful observance of instructions delivered to Contractor or to authorized representative or representatives on Site.

6.03 Proficiency In English

A. Supervisors, security guards, safety personnel and employees who have unescorted access to the Site shall possess proficiency in the English language in order to understand, receive and carry out oral and written communications or instructions relating to their job functions, including safety and security requirements.

6.04 Contractor’s And Subcontractors’ Employees

A. Contractor shall employ, and shall permit its Subcontractors to employ, only competent and skillful personnel to do Work. If Owner notifies Contractor that any of its employees, or any of its Subcontractors’ employees on Work is incompetent, unfaithful, disorderly or profane, or fails to observe customary standards of conduct or refuses to carry out any provision of the Contract Documents, or uses threatening or abusive language to any person on Work representing Owner, or violates sanitary rules, or is otherwise unsatisfactory, and if Owner requests that such person be discharged from Work, then Contractor or its Subcontractor shall immediately discharge such person from Work and the discharged person shall not be re-employed on the Work except with consent of Owner.

6.05 Contractor’s Use Of The Site

A. Contractor shall not make any arrangements with any person to permit occupancy or use of any land, structure or building within the limits of the Work, for any purpose whatsoever, either with or without compensation, in conflict with any agreement between Owner and any Owner, former Owner or tenant of such land, structure or buildings. Contractor may not occupy Owner-owned
property outside the limit of the Work as indicated on the Drawings unless it obtains prior approval from Owner.

6.06 Contractor's Site Office
A. Unless expressly provided otherwise in the Contract Documents, Contractor shall provide a site office staffed by a resident project manager or job superintendent.

ARTICLE 7 - OWNER'S ADMINISTRATION OF WORK
7.01 Owner's Representative(s)
A. Owner's Representative(s) will have limited authority to act on behalf of Owner as set forth in the Contract Documents.
B. Except as otherwise provided in these Contract Documents or subsequently identified in writing by Owner, Owner will issue all communications to Contractor through Owner's Representative, and Contractor shall issue all communications to Owner through Owner's Representative in a written document delivered to Owner.
C. Should any direct communications between Contractor and Owner's consultants, architects or engineers not identified in Article 2 of Document 00 5200 (Agreement) occur during field visits or by telephone, Contractor shall immediately confirm them in a written document copied to Owner.

7.02 Owner's Observation Of The Work
A. Work shall be performed under Owner's general observation and administration. Contractor shall comply with Owner's directions and instructions in accordance with the terms of Contract Documents, but nothing contained in these General Conditions shall be taken to relieve Contractor of any obligations or liabilities under the Contract Documents. Owner's failure to review or, upon review, failure to object to any aspect of Work reviewed, shall not be deemed a waiver or approval of any non-conforming aspect of Work.
B. Subject to those rights specifically reserved in the Contract Documents, Owner will not supervise, or direct, or have control over, or be responsible for, Contractor's means, methods, techniques, sequences or procedures of construction, or the safety precautions and programs incident thereto, or Contractor's failure to comply with laws and regulations applicable to the furnishing or performance of Work. Owner will not be responsible for Contractor's failure to perform or furnish the Work in accordance with Contract Documents.

7.03 Architect/Engineer's Observation Of Work
A. Owner may engage an Architect/Engineer, an independent consultant or Project Manager (collectively for purposes of this Paragraph, "Project Manager/Architect") to assist in administering the Work. If so engaged, Project Manager/Architect will advise and consult with Owner, but will have authority to act on behalf of Owner only to extent provided in the Contract Documents or as set forth in writing by Owner. Project Manager/Architect will not be responsible for and will not have control or charge of construction means, methods, techniques, sequences or procedures of construction, or the safety precautions and programs in connection with Work. Project Manager/Architect will not be responsible for or have control over the acts or omissions of Contractor, Subcontractors or their agents or employees, or any other persons performing Work.
B. Project Manager/Architect may review Contractor's Submittals, such as Shop Drawings, Product Data, and Samples, but only for conformance with design concept of Work and with information given in the Contract Documents.
C. Project Manager/Architect may visit the Site at intervals appropriate to stage of construction to become familiar generally with the progress and quality of Work and to determine in general if Work is proceeding in accordance with Contract Documents. Based on its observations, Project Manager/Architect may recommend to Owner that it disapproves or rejects Work that Project Manager/Architect believes to be Defective or will not produce a complete Project that conforms to Contract Documents or will prejudice the integrity of the design concept of the completed Project as a functioning whole as indicated by Contract Documents. Owner will also have authority to require special inspection or testing of Work, whether or not the Work is fabricated, installed or completed.
D. Project Manager/Architect may conduct inspections to recommend to Owner the dates that Contractor has achieved Substantial Completion and Final Acceptance, and will receive and forward to Owner for review written warranties and related documents required by Contract Documents.

7.04 Owner’s And Architect/Engineer’s Exercise Of Contract Responsibilities
A. Owner, Project Manager, Architect/Engineer and all Owner’s representatives, in performing their duties and responsibilities under the Contract Documents, accept no duties, responsibilities or duty of care, nor may the same be implied or inferred, towards Contractor, any Subcontractor, sub-Subcontractor or supplier, except those set forth expressly in the Contract Documents.

7.05 Owner’s Right Of Access To The Work
A. During performance of Work, Owner and its agents, consultants, and employees may at any time enter upon Work, shops or studios where any part of the Work may be in preparation, or factories where any materials for use in Work are being or are to be manufactured, and Contractor shall provide proper and safe facilities for this purpose, and shall make arrangements with manufacturers to facilitate inspection of their processes and products to such extent as Owner’s interests may require. Other contractors performing work for Owner may also enter upon Work for all purposes required by their respective contracts. Subject to the rights reserved in the Contract Documents, Contractor shall have sole care, custody, and control of the Site and its Work areas.

7.06 Owner’s Right Of Separate Construction
A. Owner may perform with its own forces, construction or operations related to the Project, or the Site during Contractor's operations. Owner may also award separate contracts in connection with other portions of the Project or other construction or operations, on the Site or areas contiguous to the Site, under conditions similar to these Contract Documents, or may have utility Owners perform other work.
B. Contractor shall adjust its schedule and fully coordinate with and shall afford all other contractors, utility districts and Owner (if Owner is performing work with its own forces), proper and safe access to the Site, and reasonable opportunity for the installation and storage of their materials. Contractor shall ensure that the execution of its Work properly connects and coordinates with others' work, do all cutting, fitting and patching of the Work that may be required to make its several parts come together properly and integrate with such other work, and shall cooperate with them to facilitate the progress of the Work.
C. To the extent that any part of Contractor’s Work is to interface with work performed or installed by other contractors or utility owners, Contractor shall inspect and measure the in-place work. Contractor shall promptly report to Owner in writing any defect in in-place work that will impede or increase the cost of Contractor’s interface unless corrected.

ARTICLE 8 - CONTRACTOR’S PROSECUTION AND PROGRESS OF THE WORK
8.01 Contractor To Supervise The Work
A. Subject to those rights specifically reserved in the Contract Documents, Contractor shall supervise, direct, have control over, and be responsible for, Contractor’s means, methods, techniques, sequences or procedures of construction, safety precautions and programs incident thereto, and compliance with laws and regulations applicable to the furnishing or performance of Work.
B. Contractor shall keep on the Site at all times during Work progress a competent resident Superintendent, who shall not be replaced without Owner's express written consent. The Superintendent shall be Contractor’s representative at the Site and shall have complete authority to act on behalf of Contractor. All communications to and from the Superintendent shall be as binding as if given to or by Contractor.
C. Contractor shall supervise, inspect, and direct Work competently and efficiently, devoting the attention and applying such personal skills and expertise as may be required and necessary to perform Work in accordance with Contract Documents. Contractor shall be solely responsible for
and have control and charge of construction means, methods, techniques, sequences and procedures, safety precautions and programs in connection with the Work. Contractor shall be responsible to see that the completed Work complies accurately with Contract Documents.

D. Contractor is fully responsible for Contractor's own acts and omissions. Contractor is responsible for all acts and omissions of its Subcontractors, suppliers, and other persons and organizations performing or furnishing any of the Work, labor, materials, or equipment under a direct or indirect contract with Contractor.

E. Contractor shall conduct monthly Contractor Safety Committee meetings, and weekly toolbox safety talks.

8.02 Contractor To Maintain Cost Data

A. Contractor shall maintain full and correct information as to the number of workers employed in connection with each subdivision of Work, the classification and rate of pay of each worker in form of certified payrolls, the cost to Contractor of each class of materials, tools and appliances used by Contractor in Work, and the amount of each class of materials used in each subdivision of Work. Contractor shall provide Owner with monthly summaries of this information. If Contractor maintains or is capable of generating summaries or reports comparing actual Project costs with Bid estimates or budgets, Contractor shall provide Owner with a copy of such report upon Owner's request.

B. Contractor shall maintain daily job reports recording all significant activity on the job, including the number of workers on Site, Work activities, problems encountered and delays. Contractor shall provide Owner with copies for each Day Contractor works on the Project, to be delivered to Owner either the same Day or the following morning before starting work at the Site. Contractor shall take pre-construction and monthly progress photographs of all areas of the Work. Contractor shall maintain copies of all correspondence with Subcontractors and records of meetings with Subcontractors.

C. Owner shall have the right to audit and copy Contractor's books and records of any type, nature or description relating to the Project (including but not limited to financial records reflecting in any way costs claimed on the Project), and to inspect the Site, including Contractor’s trailer, or other job Site office, and this requirement shall be contained in the subcontracts of Subcontractors working on Site. By way of example, Owner shall have the right to inspect and obtain copies of all Contract Documents, planning and design documents, Bid proposal and negotiation documents, cost records and job cost variance reports, design modification proposals, value engineering or other cost reduction proposals, revisions made to the original design, job progress reports, photographs, and as-built drawings maintained by Contractor. Owner and any other applicable governmental entity shall have the right to inspect all information and documents maintained hereunder at any time during the Project and for a period of five years following Final Completion, in accordance with the provisions of Section 8546.7 of the California Government Code. This right of inspection shall not relieve Contractor of its duties and obligations under the Contract Documents. This right of inspection shall be specifically enforceable in a court of law, either independently or in conjunction with enforcement of any other rights in the Contract Documents.

8.03 Contractor To Supply Sufficient Workers And Materials

A. Unless otherwise required by Owner under the terms of Contract Documents, Contractor shall at all times keep on the Site materials and employ qualified workers sufficient to prosecute Work at a rate and in a sequence and manner necessary to complete Work within the Contract Time. This obligation shall remain in full force and effect notwithstanding disputes or claims of any type.

B. At any time during progress of Work should Contractor directly or indirectly (through Subcontractors) refuse, neglect, or be unable to supply sufficient materials or employ qualified workers to prosecute the Work as required, then Owner may require Contractor to accelerate the Work and/or furnish additional qualified workers or materials as Owner may consider necessary, at no cost to Owner. If Contractor does not comply with the notice within three Business Days of date of service thereof, Owner shall have the right (but not a duty) to provide materials and qualified workers to finish the Work or any affected portion of Work, as Owner may elect. Owner may, at its discretion, exclude Contractor from the Site, or portions of the Site or separate work.
elements during the time period that Owner exercises this right. Owner will deduct from moneys due or which may thereafter become due under the Contract Documents, the sums necessary to meet expenses thereby incurred and paid to persons supplying materials and doing Work. Owner will deduct from funds or appropriations set aside for purposes of Contract Documents the amount of such payments and charge them to Contractor as if paid to Contractor. Contractor shall remain liable for resulting delay, including liquidated damages and indemnification of Owner from claims of others.

C. Exercise by Owner of the rights conferred upon Owner in this subparagraph is entirely discretionary on the part of Owner. Owner shall have no duty or obligation to exercise the rights referred to in this subparagraph and its failure to exercise such rights shall not be deemed an approval of existing Work progress or a waiver or limitation of Owner’s right to exercise such rights in other concurrent or future similar circumstances. (The rights conferred upon Owner under this subparagraph are, like all other such rights, cumulative to Owner’s other rights under any provision of the Contract Documents.)

8.04 Contractor To Maintain Project Record Documents

A. Contractor shall maintain in a safe place at the Site one record copy of all Drawings, Specifications, Addenda, Contract Modifications, Change Orders, Work Directives, Force Account orders, and written interpretations and clarifications in good order and annotated to show all as-built changes made during construction. These Project Record Documents, together with all approved Samples and a counterpart of all approved Shop Drawings, shall be maintained and available to Owner for reference. Upon completion of the Work, Contractor shall deliver to Owner, the Project Record Documents, Samples and Shop Drawings and as-built drawings.

B. Throughout Contractor’s performance of the Work of the Project, Contractor shall maintain construction records to include: shop drawings; product data/material data sheets; samples; submittal; purchases; materials; equipment; inspections; applicable handbooks; applicable codes and standards; maintenance and operating manuals and instructions; RFI Log; Submittal Log; other related documents and revisions which arise out of the Construction Contracts. Contractor shall maintain records of principal building layout lines, elevations for the bottom of footings, floor levels, and key site elevations (certified by a qualified surveyor or professional engineer). Contractor shall make all records available to Owner. At the completion of the Project, Contractor shall deliver all such records to the Owner to have a complete set of record as-built drawings.

8.05 Contractor To Not Disrupt Owner Operation

A. Contractor shall schedule and execute all Work in a manner that does not interfere with or disrupt Owner operations, including but not limited to, parking, utilities (electricity, gas, water), noise, access by employees and administration, access by vendors, physicians, patients and any other person or entity using Owner facilities or doing business with Owner. Contractor shall produce and supply coordination plans and requests to Owner, following Owner procedures, for all necessary interference of construction with Owner, which Owner will reasonably cooperate with.

8.06 Contractor To Provide Temporary Facilities And Controls

A. Unless expressly provided otherwise in the Contract Documents, Contractor shall provide all temporary utilities (including without limitation electricity, water, natural gas), lighting, heating, cooling and ventilating devices, telephone, sanitary facilities, barriers, fences and enclosures, tree and plant protection, fire protection, pollution, erosion, Storm Water Pollution Prevention controls, noise and traffic control, and any other necessary services required for construction, testing or completion of the Work.

ARTICLE 9 - WARRANTY, GUARANTY, AND INSPECTION OF WORK

9.01 Warranty And Guaranty

A. General Representations and Warranties: Contractor represents and warrants that it is and will be at all times fully qualified and capable of performing every Phase of the Work and to complete Work in accordance with the terms of Contract Documents. Contractor warrants that all construction services shall be performed in accordance with generally accepted professional standards and shall be performed in a workmanlike manner and shall be substantially in accordance with the plans and specifications.
standards of good and sound construction practices and all requirements of Contract Documents. Contractor warrants that Work, including but not limited to each item of materials and equipment incorporated therein, shall be new, of suitable grade of its respective kind for its intended use, and free from defects in design, engineering, materials, construction and workmanship. Contractor warrants that Work shall conform in all respects with all applicable requirements of federal, state and local laws, applicable construction codes and standards, licenses, and permits, Drawings and Specifications and all descriptions set forth therein, and all other requirements of Contract Documents. Contractor shall not be responsible, however, for the negligence of others in the specification of specific equipment, materials, design parameters and means or methods of construction where that is specifically shown and expressly required by Contract Documents.

B. Extended Guarantees: Any guarantee exceeding one year provided by the supplier or manufacturer of any equipment or materials used in the Project shall be extended for such term. Contractor expressly agrees to act as co-guarantor of such equipment and materials and shall supply Owner with all warranty and guarantee documents relative to equipment and materials incorporated in the Project and guaranteed by their suppliers or manufacturers.

C. Environmental and Toxics Warranty: The covenants, warranties and representations contained in this Paragraph are effective continuously during Contractor’s Work on the Project and following cessation of labor for any reason including, but not limited to, Project completion. Contractor covenants, warrants and represents to Owner that:

1. To Contractor’s knowledge after due inquiry, no lead or Asbestos-containing materials were installed or discovered in the Project at any time during Contractor’s construction thereof. If any lead or Asbestos-containing materials were discovered, Contractor made immediate written disclosure to Owner.

2. To Contractor’s knowledge after due inquiry, no electrical transformers, light fixtures with ballasts or other equipment containing PCBs are or were located on the Project at any time during Contractor’s construction thereof.

3. To Contractor’s knowledge after due inquiry, no storage tanks for gasoline or any other toxic substance are or were located on the Project at any time during Contractor’s construction thereof. If any such materials were discovered, Contractor made immediate written disclosure to Owner.

4. Contractor’s operations concerning the Project are and were not in violation of any applicable environmental federal, state, or local statute, law or regulation dealing with hazardous materials substances or toxic substances and no notice from any governmental body has been served upon Contractor claiming any violation of any such law, ordinance, code or regulation, or requiring or calling attention to the need for any Work, repairs, construction, alteration, or installation on or in connection with the Project in order to comply with any such laws, ordinances, codes, or regulations, with which Contractor has not complied. If there are any such notices with which Contractor has complied, Contractor shall provide Owner with copies thereof.

9.02 Inspection Of Work

A. Work and materials, and manufacture and preparation of materials, from beginning of construction until Final Completion and acceptance of Work, shall be subject to inspection and rejection by Owner, its agents, representatives or independent contractors retained by Owner to perform inspection services, or governmental agencies with jurisdictional interests. Contractor shall provide them proper and safe conditions for such access and advise them of Contractor’s Site safety procedures and program so that they may comply therewith as applicable. Upon request or where specified, Owner shall be afforded access for inspection at the source of supply, manufacture or assembly of any item of material or equipment, with reasonable accommodations supplied for making such inspections.

B. Contractor shall furnish, in such quantities and sizes as may be required for proper examination and tests, Samples or test specimens of all materials to be used or offered for use in connection with Work. Contractor shall prepare Samples or test specimens at its expense and furnish them to Owner. Contractor shall submit all Samples in ample time to enable Owner to make any
necessary tests, examinations, or analyses before the time it is desired to incorporate the material into the Work.

C. Contractor shall give Owner timely notice of readiness of Work for all required inspections, tests or approvals, and shall cooperate with inspection and testing personnel to facilitate required inspections or tests.

D. If applicable laws or regulations of any public body having jurisdiction require any Work (or part thereof) specifically to be inspected, tested or approved by an employee or other representative of such public body, Contractor shall assume full responsibility for arranging and obtaining such inspections, tests or approvals, and furnish Owner with the required certificates of inspection, or approval. Owner will pay the cost of initial testing and Contractor shall pay all costs in connection with any follow-up or additional testing. Contractor shall also be responsible for arranging and obtaining and shall pay all costs in connection with any inspections, tests or approvals required for the acceptance of materials or equipment to be incorporated in the Work, or of materials, mix designs, or equipment submitted for approval prior to Contractor's purchase thereof for incorporation in the Work.

E. If Contractor covers any Work, or the work of others, prior to any required inspection, test or approval without written approval of Owner, Contractor shall uncover the Work at Owner's request. Contractor shall bear the expense of uncovering Work and replacing Work. In any case where Contractor covers Work contrary to Owner's request, Contractor shall uncover Work for Owner's observation or inspection at Owner's request. Contractor shall bear the cost of uncovering Work.

F. Whenever required by Owner, Contractor shall furnish tools, labor and materials necessary to make examination of Work that may be completed or in progress, even to extent of uncovering or taking down portions of finished Work. Should Work be found unsatisfactory, cost of making examination and of reconstruction shall be borne by Contractor. If Work is found to be satisfactory, Owner, in manner herein prescribed for paying for alterations, Modifications, and extra Work, except as otherwise herein specified, will pay for examination.

G. Inspection of the Work by or on behalf of Owner, or Owner's failure to do so, shall not under any circumstances be deemed a waiver or approval of any non-conforming aspect of the Work. Contractor shall have an absolute duty, in the absence of a written Change Order signed by Owner, to perform Work in conformance with the Contract Documents and to immediately correct Defective Work immediately upon Contractor's knowledge.

H. Any inspection, evaluation, or test performed by or on behalf of Owner relating to the Work is solely for the benefit of Owner, and shall not be relied upon by Contractor. Contractor shall not be relieved of the obligation to perform Work in accordance with the Contract Documents, nor relieved of any guaranty, warranty, or other obligation, as a result of any inspections, evaluations, or tests performed by Owner, whether or not such inspections, evaluations, or tests are permitted or required under the Contract Documents. Contractor shall be solely responsible for testing and inspecting Work already performed to determine whether such Work is in proper condition to receive later Work.

9.03 Correction Of Defective Work

A. Owner may direct Contractor to correct any Defective Work or remove it from the Site and replace it with Work that is not Defective and satisfactorily correct or remove and replace any damage to other Work or the work of others resulting from the correction or removal. Contractor shall be responsible for any and all claims, costs, losses and damages caused by or resulting from such correction or removal. A Change Order will be issued incorporating the necessary revisions in the Contract Documents with respect to the Work and the Contract Sum. If the parties are unable to agree to the amount of an appropriate decrease in the Contract Sum, Owner may decide the proper amount or, in its discretion may elect to leave the Contract Sum unchanged and deduct from monies due Contractor, all such claims, costs, losses and damages caused by or resulting from the correction or removal. If Contractor disagrees with Owner's calculations, it may make a claim as provided in Article 12 of this Document 00 7200. Owner's rights under this Paragraph shall be in addition to any other rights it may have under the Contract Documents or by law.

B. If Contractor fails to supply sufficient skilled workers, suitable materials or equipment, or to furnish or perform the Work in such a way that the completed Work will conform to Contract Documents,
9.04 Acceptance And Correction Of Defective Work By Owner

A. Owner may in its sole discretion elect to accept Defective Work. Contractor shall pay all claims, costs, losses and damages attributable to Owner’s evaluation of and determination to accept such Defective Work. If Owner accepts any Defective Work prior to final payment, a Change Order will be issued incorporating the necessary revisions in the Contract Documents with respect to the Work and the Contract Sum. If the parties are unable to agree to the amount of an appropriate decrease in the Contract Sum, Owner may deduct from monies due Contractor, all claims, costs, losses, damages, expenses and liabilities attributable to the Defective Work. If Contractor disagrees with Owner’s calculations, Contractor may make a claim as provided in Article 12 of this Document 00 7200. If Owner accepts any Defective Work after final payment, Contractor shall pay to Owner, an appropriate amount as determined by Owner.

B. Owner may correct and remedy deficiency if, after five Days’ written notice to Contractor, Contractor fails to correct Defective Work or to remove and replace rejected Work; or provide a plan for correction of Defective Work acceptable to Owner; or perform Work in accordance with Contract Documents. In connection with such corrective and remedial action, Owner may exclude Contractor from all or part of the Site; take possession of all or part of Work and suspend Contractor’s Work related thereto; take possession of all or part of Contractor’s tools, appliances, construction equipment and machinery at the Site; and incorporate in Work any materials and equipment stored at the Site or for which Owner has paid Contractor but which are stored elsewhere. Contractor shall allow Owner, its representatives, agents, employees, and other contractors and Project Manager/Architect’s consultants’ access to the Site to enable Owner to exercise the rights and remedies under this Paragraph. Contractor shall be responsible for all claims, costs, losses, damages, expenses and liabilities incurred or sustained by Owner in exercising such rights and remedies. A Change Order will be issued incorporating the necessary revisions in the Contract Documents with respect to Work and the Contract Sum. If the parties are unable to agree to the amount of an appropriate decrease in the Contract Sum, Owner may deduct from moneys due Contractor, all claims, costs, losses and damages caused by or resulting from the correction or removal. If Contractor disagrees with Owner’s calculations, Contractor may make a claim as provided in Article 12.

9.05 Rights Upon Inspection, Correction Or Acceptance

A. Contractor shall not be allowed an extension of Contract Time because of any delay in the performance of Work attributable to the exercise by Owner of its rights and remedies under this Article. Where Owner exercises its rights under this Article, it retains and may still exercise all other rights it has by law or under the Contract Documents including, but not limited to, the right to terminate Contractor’s right to proceed with the Work under the Contract Documents for cause and/or make a claim or back charge where a Change Order cannot be agreed upon.

B. Inspection by Owner or its authorized agents or representatives shall not relieve Contractor of its obligation to have furnished material and workmanship in accordance with Contract Documents. Payment for Work completed through periodic progress payments, final payment or otherwise shall not operate to waive Owner’s right to require full compliance with Contract Documents and shall in no way be deemed as acceptance of any defective Work paid therefor. Contractor’s obligation to complete the Work in accordance with Contract Documents shall be absolute, unless Owner agrees otherwise in writing.


A. In order that Owner may determine whether Contractor has complied or is complying with requirements of Contract Documents not readily enforceable through inspection and tests of Work and materials, Contractor shall at any time, when requested, submit to Owner properly authenticated documents or other satisfactory proofs of compliance with all applicable requirements.
B. Before commencing any portion of Work, Contractor shall inform Owner in writing as to time and place at which Contractor wishes to commence Work, and nature of Work to be done, in order that proper provision for inspection of Work may occur, and to assure measurements necessary for record and payment. Information shall be given to Owner a reasonable time in advance of time at which Contractor proposes to begin Work, so that Owner may complete necessary preliminary work without inconvenience or delay to Contractor.

9.07 Correction Period And Project Warranty Period:

A. If within one year after the date of Final Acceptance, or such longer period of time as may be prescribed by laws, regulations or by the terms of Contract Documents or any extended warranty or guaranty, any Work (completed or incomplete) is found to be Defective, Contractor shall promptly without cost to Owner and in accordance with Owner’s written instructions, correct such Defective Work. Contractor shall remove any Defective Work rejected by Owner and replace it with Work that is not Defective, and satisfactorily correct or remove and replace any damage to other Work or the work of others resulting therefrom. If Contractor fails to promptly comply with the terms of such instructions, or in an emergency where delay would cause serious risk of loss or damage, Owner may have the Defective Work corrected or the rejected Work removed and replaced. Contractor shall pay for all claims, costs, losses and damages caused by or resulting from such removal and replacement. Where Contractor fails to correct Defective Work, or defects are discovered outside the correction period, Owner shall have all rights and remedies granted by law.

B. In special circumstances where a part of the Work is occupied or a particular item of equipment is placed in continuous service before Final Acceptance of all the Work, the correction period for that part of Work or that item may start to run from an earlier date if so provided by Change Order.

C. Where Defective Work or rejected Work (and damage to other Work resulting therefrom) has been corrected, removed, or replaced under this provision after the commencement of the correction period, the correction period hereunder with respect to such Work shall be extended for an additional period of one year after such correction or removal and replacement has been satisfactorily completed.

9.08 No Waiver

A. Neither recordation of Final Acceptance nor final certificate for payment nor provision of the Contract nor partial or entire use or occupancy of premises by Owner shall constitute acceptance of Work not done in accordance with Contract Documents nor relieve Contractor of liability in respect to express warranties or responsibility for faulty materials or workmanship. 

B. If, after installation, operation, or use of materials or equipment to be provided under Contract proves to be unsatisfactory to Owner, Owner shall have right to operate and use materials or equipment until said materials and equipment can, without damage to Owner, be taken out of service for correction or replacement. Period of use of Defective materials or equipment pending correction or replacement shall in no way decrease guarantee period required for acceptable corrected or replaced items of materials or equipment.

C. Nothing in the Contract Documents shall be construed to limit, relieve, or release Contractor’s, Subcontractors’, and equipment suppliers’ liability to Owner for damages sustained as result of latent defects in materials or equipment caused by negligence of Contractor, its agents, suppliers, employees, or Subcontractors.

ARTICLE 10 - MODIFICATIONS OF CONTRACT DOCUMENTS

10.01 Owner’s Right To Direct Changed Work.

A. Owner may, without notice to the sureties and without invalidating the Contract, make changes in the Work (“Changed Work”), including without limitation: alterations, deviations, additions to, or deletions from Contract Documents; increase or decrease the quantity of any item or portion of the Work; expand, reduce or otherwise change the Contract Time; delete any item or portion of the Work; and require extra Work. Contractor shall perform such Work under applicable provisions of the Contract Documents, unless specifically provided otherwise at the time the
change is ordered. In the case of any ordered extra Work, Owner reserves the right to furnish all or portions of associated labor, material, and equipment, which Contractor shall accept and use without payment for costs, markup, profit, or otherwise for such Owner-furnished labor, materials, and equipment.

B. If Changed Work is of such a nature as to increase or decrease the time or cost of any part of Work, price fixed in Contract shall be increased or decreased by amount as the Contractor and Owner may agree upon as reasonable and proper allowance for increase or decrease in cost of Work using the cost guidelines set forth in this Article, and absent such agreement, then as Owner may direct (with Contractor retaining its rights under Article 12 herein).

10.02 Required Documentation For Changed Work
A. Changes affecting the Contract Time or Contract Sum of the Work shall be set forth in a written Change Order or Change Directive that shall specify:
   1. The Work performed in connection with the change to be made;
   2. The amount of the adjustment of the Contract Sum, if any, and the basis for compensation for the Work ordered; and
   3. The extent of the adjustment in the Contract Time, if any.
B. A Change Order or Change Directive will become effective when signed by Owner, notwithstanding that Contractor has not signed it. A Change Order will become effective without Contractor's signature, provided Owner indicates same thereon (by indicating it as a “unilateral change order”).
C. All changes in any plans and specifications approved by any authority with jurisdiction may also require addenda or change orders approved by that authority.
D. Where Owner requests, a performance bond rider covering the changed Work must be executed and delivered to Owner before proceeding with the changed Work or shortly in time thereafter.

10.03 Procedures And Pricing Of Changed Work
A. Procedures for changed work and pricing of changed work, claims and all forms of extra compensation, are set forth in Section 01 2600 (Modification Procedures).

ARTICLE 11 - TIME ALLOWANCES
11.01 Time Allowances
A. Time is of the essence. Contract Time may only be changed by Change Order, and all time limits stated in the Contract Documents are to mean that time is of the essence.

11.02 Excusable Delay And Inexcusable Delay Defined.
A. Excusable Delay. Subject to the provisions on Notice of Delay below, Contract Time may be adjusted in an amount equal to the time lost due to:
   1. Changes in the Work ordered by Owner ("Changes");
   2. Acts or neglect by Owner, Architect, any Owner Representative, utility owners or other contractors performing other work, not permitted or provided for in the Contract Documents, provided that Contractor has performed its responsibilities under the Contract Documents (including but not limited to pre-bid investigations) ("Acts or Neglect"); or
   3. Fires, floods, epidemics, abnormal weather conditions beyond the parameters otherwise set forth in this Article, earthquakes, civil or labor disturbances, or acts of God (together, “force majeure events”), provided damages resulting therefrom are not the result of Contractor's failure to protect the Work as required by Contract Documents ("Force Majeure").
B. Inexcusable Delay. Contract Time shall not be extended for any period of time where Contractor (and/or any Subcontractor) is delayed or prevented from completing any part of the Work due to a cause that is within Contractor's risk or responsibility under the Contract Documents. Delays attributable to or within the control of a Subcontractor, or its subcontractors, or supplier, are deemed delays within the control of Contractor.
C. **Float.** Float shall be treated as a Project resource. Contractor shall not be entitled to a time extension for impacts that consume float, but do not impact the critical path.

11.03 **Notice Of Delay**

A. Within seven Days of the beginning of any delay (excepting adverse weather delays), Contractor shall notify Owner in writing, by submitting a notice of delay that shall describe the anticipated delays resulting from the delay event in question. If Contractor requests an extension of time, Contractor shall submit a TIE within ten days of the notice of delay. Owner will determine all claims and adjustments in the Contract Time. No claim for an adjustment in the Contract Time will be valid and such claim will be waived if not submitted in accordance with the requirements of this subparagraph. In cases of substantial compliance with the seven-day notice requirement here (but not to exceed twenty-one days from the beginning of the delay event), Owner may in its sole discretion recognize a claim for delay accompanied with the proper TIE, provided Contractor also shows good faith and a manifest lack of prejudice to Owner from the late notice.

11.04 **Compensable Time Extensions**

A. Subject to other applicable provisions of the Contract Documents, Contractor may be entitled to adjustment in Contract Sum in addition to Contract Time for:

1. Excusable delay caused solely by Changes in the Work ordered by Owner, as provided above, and/or
2. Excusable delay caused solely by Acts or Neglect by Owner or other person, as provided above.

11.05 **Non-Compensable Time Extensions**

A. Subject to other applicable provisions of the Contract Documents, Contractor may be entitled to adjustment in Contract Time only, without adjustment in Contract Sum, for

1. Periods of excusable delay caused solely by weather or Force Majeure events as provided above in this Article, or
2. Periods of concurrent delay, where delay results from two or more causes, one of which is compensable (resulting from Changes or Acts or Neglect as set forth above in this Article), and the other of which is non-compensable or unexcusable, such as: acts or neglect of Contractor, Subcontractors or others for whom Contractor is responsible; other acts, omissions and conditions which would not entitle Contractor to adjustment in Contract Time; adverse weather; and/or actions of Force Majeure as provided above in this Article.

11.06 **Adverse Weather**

A. Adverse weather delays may be allowed only if the number of workdays of adverse weather exceeds the parameters listed or referenced immediately below in this subparagraph and Contractor proves that adverse weather actually caused delays to work on the critical path. Contractor shall give written notice of intent to claim an adverse weather day within one Day of the adverse weather day occurring.

B. Claims for extension of time for rain delay will not be granted unless the number of days of work is prevented by rain exceeds 110% of the average number of rain days expected for the period of the Contract Time, based on the records of the National Oceanic & Atmospheric Administration (NOAA) weather station closest to the Project Site, as measured and reported by NOAA. (For example, for California, Oregon and Washington, these figures are contained in the “>=0.10 inch” column at the applicable weather station’s “General Climate Summary Table” for “Precipitation” at http://www.wrcc.dri.edu/Climsum.html), pro-rated in the individual month Contractor starts and finishes Work. Delays due to adverse weather conditions will not be allowed for weather conditions that fall within these parameters.

C. In order to qualify as an adverse weather delay with respect to the foregoing parameters, (i.) daily rainfall must exceed .1 inch, and/or (ii.) daily snowfall must exceed 1.0 inch or more, at the NOAA station located closest to the Project site, as measured and reported by NOAA. Notwithstanding these allowances, Contractor shall at all times employ all available mitigation measures to enable Work to continue, Contractor shall take reasonable steps to mitigate potential weather delays,
such as dewatering the Site, lime treatment, and covering Work and material that could be affected adversely by weather. Failure to do so shall be cause for Owner to not grant a time extension due to adverse weather, where Contractor could have avoided or mitigated the potential delay by exercising reasonable care.

D. Contractor shall include the foregoing precipitation parameters as a monthly activity in its progress schedule. As Work on the critical path is affected by precipitation, Contractor shall notify Owner and request that the days be moved to the affected activities. Any adverse weather days remaining shall be considered Project float available to either Owner or Contractor.

E. Adverse weather delay for precipitation shall be recognized for the actual period of time Contractor proves it was delayed by precipitation exceeding the specified parameters. For example, and not by way of limitation, if precipitation exceeding the specified parameters does not in fact delay Contractor’s progress on the critical path, then no time extension shall be recognized; and conversely, if Contractor proves to Owner’s satisfaction that precipitation exceeding the specified parameters causes delay to Contractor for a period longer than the number of precipitation days incurred (e.g., if it rains or snows during grading work), then Contractor shall be entitled to a time extension equal to the actual period of such delay.

F. During unfavorable weather, wet ground, or other unsuitable construction conditions, Contractor shall employ best practices to protect the Work, manage the construction site and rainwater during inclement weather. Persons performing the Work shall examine surfaces to receive their Work and shall report in writing to Contractor, with copy to Owner representative and the Architect conditions detrimental to the Work. Failure to examine and report discrepancies makes the Contractor responsible, at no increase in Contract Sum, for corrections Owner may require. Commencement of Work constitutes acceptance of surface.

11.07 Liquidated Damages

A. Time is of the essence. Execution of Contract Documents by Contractor shall constitute its acknowledgement that Owner will actually sustain damages in the form of Contract administration expenses (such as Project management and consultant expenses) in the amount fixed in the Contract Documents for each and every Day during which completion of Work required is delayed beyond expiration of time fixed for completion plus extensions of time allowed pursuant to provisions hereof.

B. Contractor and Owner agree that because of the nature of the Project, it would be impractical or extremely difficult to fix the amount of such actual damages incurred by Owner because of a delay in completion of all or any part of the Work. Contractor and Owner agree that specified measures of liquidated damages shall be presumed to be the amount of such damages actually sustained by Owner, and that because of the nature of the Project, it would be impracticable or extremely difficult to fix the actual damages.

C. Liquidated damages for delay shall cover administrative, overhead, interest on bonds, and general loss of public use damages suffered by Owner as a result of delay. Liquidated damages shall not cover the cost of completion of the Work, damages resulting from Defective Work, lost revenues or costs of substitute facilities, or damages suffered by others who then seek to recover their damages from Owner (for example, delay claims of other contractors, subcontractors, tenants, or other third-parties), and defense costs thereof. Owner may deduct from any money due or to become due to Contractor subsequent to time for completion of entire Work and extensions of time allowed pursuant to provisions hereof, a sum representing then-accrued liquidated damages.

ARTICLE 12 - CLAIMS BY CONTRACTOR

12.01 Obligation to File Claims for Disputed Work

A. Should it appear to Contractor that the Work to be performed or any of the matters relative to the Contract Documents are not satisfactorily detailed or explained therein, or should any questions arise as to the meaning or intent of the Contract Documents, or should any dispute arise regarding the true value of any work performed, work omitted, extra work that the Contractor may be required to perform, time extensions, payment to the Contractor during performance of this Contract, performance of the Contract, and/or compliance with Contract procedures, or should
Contractor otherwise seek extra time or compensation FOR ANY REASON WHATSOEVER, then Contractor shall first follow procedures set forth in the Contract (including but not limited to other Articles of this Document 00 7200 and Section 01 2600.) If a dispute remains, then Contractor shall give written notice to Owner that expressly invokes this Article 12. Owner shall decide the issue in writing within 15 days; and Owner's written decision shall be final and conclusive. If Contractor disagrees with Owner's decision, or if Contractor contends that Owner failed to provide a decision timely, then Contractor's SOLE AND EXCLUSIVE REMEDY is to promptly file a written claim setting forth Contractor's position as required herein.

12.02 Form And Contents Of Claim
A. Contractor's written claim must identify itself as a “Claim” under this Article 12 and must include the following: (1) a narrative of pertinent events; (2) citation to contract provisions; (3) theory of entitlement; (4) complete pricing of all cost impacts; (5) a time impact analysis of all time delays that shows actual time impact on the critical path; (6) documentation supporting items 1 through 5; a verification under penalty of perjury of the claim's accuracy. The Claim shall be submitted to Owner within thirty (30) calendar days of receiving Owner's written decision, or the date Contractor contends such decision was due, and shall be priced like a change order according to Section 01 2600, and must be updated monthly as to cost and entitlement if a continuing claim. Routine contract materials, for example, correspondence, RFI, Change Order requests, or payment requests shall not constitute a claim. Contractor shall bear all costs incurred in the preparation and submission of a claim.

12.03 Administration During/After Claim Submission
A. Owner may render a final determination based on the Claim or may in its discretion conduct an administrative hearing on Contractor's claim, in which case Contractor shall appear, participate, answer questions and inquiries, and present any further evidence or analysis requested by Owner prior to rendering a final determination. Should Owner take no action on the Claim within 45 days of submission, it shall be deemed denied.
B. Notwithstanding and pending the resolution of any claim or dispute, Contractor shall diligently prosecute the disputed work to final completion in accordance with Owner's determination.
C. After their submission, claims less than $375,000 shall also be subject to the Local Agency Disputes Act.

12.04 Compliance
A. The provisions of this Article 12 constitute a non-judicial claim settlement procedure that, pursuant to Section 930.2 of the California Government Code, shall constitute a condition precedent to submission of a valid Government Code Claim under the California Government Code. Contractor shall bear all costs incurred in the preparation, submission and administration of a claim. Any claims presented in accordance with the Government Code must affirmatively indicate Contractor's prior compliance with the claims procedure herein and the previous dispositions under Paragraph 12.3 above of the claims asserted. Pursuant to Government Code Section 930.2, the one-year period in Government Code section 911.2 shall be reduced to 150 days from either accrual of the cause of action, substantial completion or termination of the contract, whichever occurs first; in all other respects, the Government Code shall apply unchanged.
B. Failure to submit and administer claims as required in Article 12 shall waive Contractor's right to claim on any specific issues not included in a timely submitted claim. Claim(s) or issue(s) not raised in a timely protest and timely claim submitted under this Article 12 may not be asserted in any subsequent litigation, Government Code Claim, or legal action.
C. Owner shall not be deemed to waive any provision under this Article 12, if at Owner's sole discretion, a claim is administered in a manner not in accord with this Article 12. Waivers or modifications of this Article 12 may only be made a signed change order approved as to form by legal counsel for both Owner and Contractor; oral or implied modifications shall be ineffective.
ARTICLE 13 - UNDERGROUND CONDITIONS

13.01 Contractor To Locate Underground Facilities.

A. During construction, Contractor shall comply with Government Code Sections 4216 to 4216.9, and in particular Section 4216.2 which provides, in part: “Except in an emergency, every person planning to conduct any excavation shall contact the appropriate regional notification center at least two working days, but no more than 14 calendar days, prior to commencing that excavation, if the excavation will be conducted in an area which is known, or reasonably should be known, to contain subsurface installations other than the underground facilities owned or operated by the excavator, and, if practical, the excavator shall delineate with white paint or other suitable markings the area to be excavated. The regional notification center shall provide an inquiry identification number to the person who contacts the center and shall notify any member, if known, who has a subsurface installation in the area of the proposed excavation.”

B. Contractor shall contact USA, and schedule the Work to allow ample time for the center to notify its members and, if necessary, for any member to field locate and mark its facilities. Contractor is charged with knowledge of all subsurface conditions reflected in USA records. Prior to commencing excavation or trenching work, Contractor shall provide Owner with copies of all USA records secured by Contractor. Contractor shall advise Owner of any conflict between information provided in Document 00 3000 (Geotechnical Data and Existing Conditions), the Drawings and that provided by USA records. Contractor's excavation shall be subject to and comply with the Contract Documents.

C. Contractor shall also investigate the existence of existing service laterals, appurtenances or other types of utilities, indicated by the presence of an underground transmission main or other visible facilities, such as buildings, new asphalt, meters and junction boxes, on or adjacent to the Site, even if not shown or indicated in Document 00 3000 (Geotechnical Data and Existing Conditions), the Drawings or that provided by USA records. Contractor shall immediately secure all such available information and notify Owner and the utility owner, in writing, of its discovery.

13.02 Contractor To Protect Underground Facilities.

A. At all times during construction, all operating Underground Facilities shall remain in operation, unless the Contract Documents expressly indicate otherwise. Contractor shall maintain such Underground Facilities in service where appropriate; shall repair any damage to them caused by the Work; and shall incorporate them into the Work, including reasonable adjustments to the design location (including minor relocations) of the existing or new installations. Contractor shall take immediate action to restore any in service installations damaged by Contractor’s operations.

B. Prior to performing Work at the Site, Contractor shall lay out the locations of Underground Facilities that are to remain in service and other significant known underground installations indicated by the Underground Facilities Data. Contractor shall further locate, by carefully excavating with small equipment, potholing and principally by hand, all such utilities or installations that are to remain and that are subject to damage. If additional utilities whose locations are unknown are discovered, Contractor shall immediately report to Owner for disposition of the same. Additional compensation or extension of time on account of utilities not shown or otherwise brought to Contractor’s attention, including reasonable action taken to protect or repair damage, shall be determined as provided in this Document 00 7200.

C. If during construction, an Underground Facility is uncovered or revealed at or contiguous to the Site which was not shown or indicated in the materials supplied by Owner for bidding or in information on file at USA or otherwise reasonably available to Contractor, then Contractor shall, promptly after becoming aware thereof and before further disturbing conditions affected thereby (and in no event later than seven Days), and prior to performing any Work in connection therewith (except in an emergency), identify the owner of such Underground Facility and give written notice to that owner and to Owner. During such time, Contractor shall be responsible for the safety and protection of such Underground Facility.

D. The cost of all of the following will be included in the Contract Sum and Contractor shall have full responsibility for (a) reviewing and checking all available information and data including, but not limited to, information made available for bidding and information on file at USA; (b) locating all Underground Facilities shown or indicated in the Contract Documents, available information, or
indicated by visual observation including, but not limited to, and by way of example only, engaging qualified locating services and all necessary backhoeing and potholing; (c) coordination of the Work with the owners of such Underground Facilities during construction; and (d) the safety and protection of all such Underground Facilities and repairing any damage thereto resulting from the Work.

E. Consistent with California Government Code §4215, as between Owner and Contractor, Owner will be responsible for the timely removal, relocation, or protection of existing main or trunk line utility facilities located on the Site only if such utilities are not identified in the Contract Documents or information made available for bidding. Owner will compensate for the cost of locating and repairing damage not due to Contractor’s failure to exercise reasonable care, removing and relocating such main or trunk line utility facilities not indicated in the Contract Documents or information made available for bidding with reasonable accuracy, and equipment on the Project necessarily idled during such Work. Contractor shall not be assessed liquidated damages for delay in completion of the Project, when such delay was caused by the failure of Owner or the utility to provide for removal or relocation of such utility facilities.

13.03 Concealed Or Unknown Conditions

A. If either of the following conditions is encountered at Site when digging trenches or other excavations that extend deeper than four feet below the surface, Contractor shall give a written Notice of Differing Site Conditions to Owner promptly before conditions are disturbed, except in an emergency as set forth in this Document 00 7200, and in no event later than seven Days after first observance of:

1. Subsurface or Latent physical conditions which differ materially from those indicated in the Contract Documents; or
2. Unknown physical conditions of an unusual nature or which differ materially from those ordinarily encountered and generally recognized as inherent in work of the character provided for in the Contract Documents.

B. In response to Contractor’s Notice of Differing Site Conditions under this Paragraph, Owner will investigate the identified conditions, and if they differ materially and cause increase or decrease in Contractor’s cost of, or time required for, performance of any part of the Work, Owner will negotiate the appropriate change order following the procedures set forth in the Contract Documents. If Owner determines that physical conditions at the Site are not Latent or are not materially different from those indicated in Contract Documents or that no change in terms of the Contract Documents is justified, Owner will so notify Contractor in writing, stating reasons (with Contractor retaining its rights under Article 12 of this Document 00 7200.)

C. Contractor shall not be entitled to any adjustment in the Contract Sum or Contract Time regarding claimed Latent or materially different Site conditions (whether above or below grade) if Contractor knew or should have known of the existence of such conditions at the time Contractor submitted its Bid, failed to give proper notice, or relied upon information, conclusions, opinions or deductions of the kind that the Contract Documents preclude reliance upon.

D. Regarding Underground Facilities, Contractor shall be allowed an increase in the Contract Sum or an extension of the Contract Time, or both, to the extent that they are attributable to the existence of any Underground Facility that is owned and was built by Owner only where the Underground Facility:

1. Was not shown or indicated in the Contract Documents or in the information supplied for bidding purposes or in information on file at USA; and
2. Contractor did not know of it; and
3. Contractor could not reasonably have been expected to be aware of it or to have anticipated it from the information available. (For example, if surface conditions such as pavement repairs, valve covers, or other markings, indicate the presence of an Underground Facility, then an increase in the Contract Sum or an extension of the Contract Time will not be due, even if the Underground Facility was not indicated in the Contract Documents, in the information supplied to Contractor for bidding purposes, in information on file at USA, or otherwise reasonably available to Contractor.)
E. Contractor shall bear the risk that Underground Facilities not owned or built by Owner may differ in nature or locations shown in information made available by Owner for bidding purposes, in information on file at USA, or otherwise reasonably available to Contractor. Underground Facilities are inherent in construction involving digging of trenches or other excavations on Owner’s Project, and Contractor is to apply its skill and industry to verify the information available.

F. Contractor’s compensation for claimed Latent or materially different Site conditions shall be limited to the actual, reasonable, incremental increase in cost of that portion of the Work, resulting from the claimed Latent or materially different Site conditions. Such calculation shall take into account the estimated value of that portion of the Work and the actual value of that portion of the Work, using for guidance Contractor’s or its subcontractor’s bid amount and actual amounts incurred for that portion of the Work and the reasonable expectation (if any) of differing or difficult site conditions in the Work area based on the available records and locale of the Work. For example, if Contractor excavates in an area unexpected, then such costs would be recoverable entirely; while if Contractor extends an existing excavation, then such costs would be recoverable if the resulting excavation costs in that work area exceeded the reasonable expectations therefore.

13.04 Notice Of Hazardous Waste Or Materials Conditions

A. Contractor shall give a written Notice of Hazardous Materials Condition to Owner promptly, before any of the following conditions are disturbed (except in an emergency as set forth in this Document 00 7200), and in no event later than 24 hours after first observance of any:

1. Material that Contractor believes may be hazardous waste or hazardous material, as defined in Section 25117 of the Health and Safety Code (including, without limitation, Asbestos, lead, PCBs, petroleum and related hydrocarbons, and radioactive material) that is required to be removed to a Class I, Class II, or Class III disposal site in accordance with provisions of existing law (“hazardous material”); or

2. Other material that may present an imminent substantial danger to persons or property exposed thereto in connection with Work at the Site (“other materials”).

B. Except as otherwise provided in the Contract Documents or as provided by applicable law, Contractor shall not be required to give any notice for the disturbance or observation of any such hazardous materials or other materials where such matter is disturbed or observed as part of the scope of Work under the Contract Documents (such as hazardous waste or hazardous material investigation, remediation or disposal activities which are identified as the subject of Work under the Contract Documents), where Contractor complies with all requirements in the Contract Documents and applicable law respecting such materials.

C. Contractor’s Notice of Hazardous Materials Condition shall indicate whether the hazardous materials or other materials were shown or indicated in the Contract Documents to be within the scope of Work, and whether the hazardous materials or other materials were brought to the Site by Contractor, its Subcontractors, suppliers, or anyone else for whom Contractor is responsible.

D. Contractor shall not be entitled to any adjustment in the Contract Sum or Contract Time regarding claimed hazardous waste or materials if:

1. Contractor knew of the existence of such hazardous materials or other materials at the time Contractor submitted its Bid; or

2. Contractor should have known of the existence of such hazardous material or other materials as a result of its having the responsibility to obtain additional or supplementary examinations, investigation, explorations, tests, studies, and data concerning the conditions at or contiguous to the Site prior to submitting its Bid; or

3. Contractor failed to give the written notice within the required timeframe set forth below.

E. If Owner determines that conditions involve hazardous materials or other materials and that a change in Contract Document terms is justified, Owner will issue either a Request for Proposal or Construction Change Directive under the procedures described in the Contract Documents. If Owner determines that conditions do not involve hazardous materials or other materials or that no change in Contract Document terms is justified, Owner will notify Contractor in writing, stating the reasons for its determination.
F. In addition to the parties’ other rights under this Document 00 7200, if Contractor does not agree to resume Work based on a reasonable belief that it is unsafe, or does not agree to resume Work under special conditions, Owner may order the disputed portion of Work deleted from the Work, or performed by others, or Owner may invoke its right to terminate Contractor’s right to proceed under the Contract Documents in whole or in part, for convenience or for cause as the facts may warrant.

G. If Contractor does not agree with any Owner determination of any adjustment in the Contract Sum or Contract Time under this Article, Contractor may make a claim as provided in Article 12 of this Document 00 7200.

ARTICLE 14 - LEGAL AND MISCELLANEOUS

14.01 Laws And Regulations

A. Contractor shall keep fully informed of and shall comply with all laws, ordinances, regulations and orders of any properly constituted authority affecting the Contract Documents, Work and persons connected with Work, and shall protect and indemnify Owner and its officers, employees, consultants and agents against any claim or liability, including attorney’s fees, arising from or based on violation of law, ordinance, regulation or order, whether by Contractor or by Subcontractors, employees or agents. Authorized persons may at any time enter upon any part of Work to ascertain compliance of all applicable laws, ordinances, regulations and orders.

14.02 Permits And Taxes

A. Contractor shall procure all permits and licenses applicable to the Work (including environmental matters to the extent applicable); pay all charges and fees, including fees for street opening permits; comply with, implement and acknowledge effectiveness of all permits; initiate and cooperate in securing all required notifications or approvals therefore; and give all notices necessary and incident to due and lawful prosecution of Work, unless otherwise provided herein. Owner will pay applicable building permits, sanitation and water fees for the completed construction, except as otherwise provided in the Contract Documents. Contractor shall pay all sales and/or use taxes levied on materials, supplies, or equipment purchased and used on or incorporated into Work, and all other taxes properly assessed against equipment or other property used in connection with Work, without any increase in the Contract Sum. Contractor shall make necessary arrangements with proper authorities having jurisdiction over roads, streets, pipelines, navigable waterways, railroads, and other works in advance of operations, even where Owner may have already obtained permits for the Work.

14.03 Communications And Information Distribution

A. All communications recognized under the Contract Documents shall be in writing, in the form of a serialized document, by type of communication. For example, RFI’s shall be serialized beginning with RFI No. 1; payment applications shall be serialized beginning with Payment Application No. 1, submittals shall be serialized per specification section and transmitted with transmittal sheets beginning with Transmittal No. 1; and correspondence shall be serialized beginning with letter No. 1. Contractor may propose other record management and identification systems or protocols, intended to facilitate orderly transmittal of project information, storage and retrieval of such information, which Owner will review consistent with these stated objectives, and accept or reject in its sole discretion.

B. Documents Requiring Signatures. All documents requiring signatures for approval prior to implementing action, as stipulated in other portions of Contract Documents, shall require a manually signed, serialized letter delivered to the other party at its address for notice otherwise specified in the Contract Documents, either personally or by mail.

C. Electronic data transfer of such correspondence will serve to expedite preliminary concurrence of information, only. Receipt of “hard copy” signature on forms is required prior to implementing action or work as the conditions may require. For example, change orders and authorizations for extra cost, require signatures. A party may acknowledge receipt of PDF copies of required correspondence by e-mail, but in the absence of such acknowledgment, mail or personal delivery is required.
D. All emails shall be copied to Owner’s and Contractor’s Project Representative. Owner reserves the right to preclude e-mail communication, in whole or in part, as Project needs may require. Communication between Owner and Contractor shall not be via Twitter, Facebook, or other types of instant text message systems. Any such communications shall be inadmissible for any purpose related to this Contract.

14.04 Suspension Of Work

A. Owner may, without cause, order Contractor in writing to suspend, delay or interrupt Work in whole or in part for such period of time as Owner may determine. An adjustment shall be made for increases in cost of performance of Work of the Contract Documents caused by any such suspension, delay or interruption, calculated using the measures set forth in Section 01 2600 (Modification Procedures). No adjustment shall be made to extent that performance is, was or would have been so suspended, delayed or interrupted by another cause for which Contractor is responsible.

14.05 Termination Of Contract For Cause

A. The Contractor shall be in default of the Contract Documents and Owner may terminate the Contractor's right to proceed under the Contract Documents, for cause, in whole or in part, should the Contractor commit a material breach of the Contract Documents and not cure such breach within ten (10) calendar days of the date of notice from Owner to the Contractor demanding such cure; or, if such breach is curable but not curable within such ten (10) day period, within such period of time as is reasonably necessary to accomplish such cure. (In order for the Contractor to avail itself of a time period in excess of 10 calendar days, the Contractor must provide Owner within the ten (10) day period with a written plan acceptable to Owner that demonstrates actual resources, personnel and a schedule to promptly cure said breach, and then diligently commence and continue such cure according to the written plan).

B. In the event of termination by Owner for cause as provided herein, the Contractor shall deliver to Owner possession of the Work in its then condition, including but not limited to, all designs, engineering, Project records, cost data of all types, plans and specifications and contracts with vendors and subcontractors, all other documentation associated with the Project, and all construction supplies and aids dedicated solely to performing the Work which, in the normal course of construction, would be consumed or only have salvage value at the end of the construction period. The Contractor shall remain fully liable for the failure of any Work completed and materials and equipment provided through the date of such termination to comply with the provisions of the Contract Documents. The provisions of this Section shall not be interpreted to diminish any right which Owner may have to claim and recover damages for any breach of the Contract Documents or otherwise, but rather, the Contractor shall compensate Owner for all loss, cost, damage, expense, and/or liability suffered by Owner as a result of such termination and/or failure to comply with the Contract Documents.

C. In the event a termination for cause is later determined to have been made wrongfully or without cause, then the termination shall be treated as a termination for convenience, and the Contractor shall have no greater rights than it would have had following a termination for convenience. Any Contractor claim arising out of a termination for cause shall be made in accord with Article 12 herein. No other loss, cost, damage, expense or liability may be claimed, requested or recovered by the Contractor.

14.06 Termination Of Contract For Convenience

A. Owner may terminate performance of the Work under the Contract Documents in accordance with this clause in whole, or from time to time in part, whenever Owner shall determine that termination is in Owner's best interest. Termination shall be effected by Owner delivering to the Contractor notice of termination specifying the extent to which performance of the Work under the Contract Documents is terminated, and the effective date of the termination.

B. Contractor shall comply strictly with Owner's direction regarding the effective date of the termination, the extent of the termination, and shall stop work on the date and to the extent specified.
C. Contractor shall be entitled to a total payment on account of the Contract work so terminated measured by (i.) the actual cost to Contractor of Work actually performed, up to the date of the termination, with profit and overhead limited to twelve percent (12%) of actual cost of work performed, up to but not exceeding the actual contract value of the work completed as measured by the Schedule of Values and Progress Schedule, (ii.) offset by payments made and other contract credits. In connection with any such calculation, however, Owner shall retain all rights under the Contract Documents, including but not limited to claims, indemnities, or setoffs.

D. Under no circumstances may Contractor recover legal costs of any nature, nor may Contract recover costs incurred after the date of the termination.

14.07 Contingent Assignment Of Subcontracts

A. Contractor hereby assigns to Owner each Subcontract for a portion of the Work, provided that:

1. The assignment is effective only after Owner's termination of Contractor's right to proceed under the Contract Documents (or portion thereof relating to that Subcontract) as set forth herein.

2. The assignment is effective only for the Subcontracts which Owner expressly accepts by notifying the Subcontractor in writing;

3. The assignment is subject to the prior rights, if any, of the Surety, obligated by Document 00 6113.13 (Construction Performance Bond) provided under the Contract Documents, where the Surety exercises its rights to complete the Contract;

4. After the effectiveness of an assignment, Contractor shall, at its sole cost and expense (except as otherwise provided in this Document 00 7200), sign all instruments and take all actions reasonably requested by Owner to evidence and confirm the effectiveness of the assignment in Owner; and

5. Nothing in this Paragraph shall modify or limit any of Contractor's obligations to Owner arising from acts or omissions occurring before the effectiveness of any Subcontract assignment, including but not limited to all defense, indemnity and hold-harmless obligations arising from or related to the assigned Subcontract.

14.08 Remedies And Contract Integration

A. Subject to Contract Documents provisions regarding Contractor claims, claim review, and claim resolution, and subject to the limitations therein, the exclusive jurisdiction and venue for resolving all claims, counter claims, disputes and other matters in question between Owner and Contractor arising out of or relating to Contract Documents, any breach thereof or the Project shall be the applicable court of competent jurisdiction located in the State and County where the Project is located. All Owner remedies provided in the Contract Documents shall be taken and construed as cumulative and not exclusive; that is, in addition to each and every other remedy herein provided; and in all instances Owner shall have any and all other equitable and legal rights and remedies which it would have according to law.

B. The Contract Documents, any Contract Modifications and Change Orders, shall represent the entire and integrated agreement between Owner and Contractor regarding the subject matters hereof and thereof and shall constitute the exclusive statement of the terms of the parties’ agreement. The Contract Documents, and any Contract Modifications and Change Orders, shall supersede any and all prior negotiations, representations or agreements, written or oral, express or implied, that relate in any way to the subject matter of the Contract Documents or written Modifications. Owner and Contractor represent and agree that, except as otherwise expressly provided in the Contract Documents, they are entering into the Contract Documents and any subsequent written Modification in sole reliance upon the information set forth or referenced in the Contract Documents or Contract Modifications; the parties are not and will not rely on any other information, which shall be inadmissible in any proceeding to enforce these documents.

C. Either party’s waiver of any breach or failure to enforce any of the terms, covenants, conditions or other provisions of the Contract Documents at any time shall not in any way affect, limit, modify or waive that party’s right thereafter to enforce or compel strict compliance with every term, covenant, condition or other provision hereof, any course of dealing or custom of the trade or oral representations notwithstanding.
D. Neither acceptance of the whole or any part of Work by Owner nor any verbal statements on behalf of Owner or its authorized agents or representatives shall operate as a waiver or modification of any provision of the Contract Documents, or of any power reserved to Owner herein nor any right to damages provided in the Contract Documents.

14.09 Interpretation.

A. Should any part, term or provision of this Agreement or any of the Contract Documents, or any document required herein or therein to be executed or delivered, be declared invalid, void or unenforceable, all remaining parts, terms and provisions shall remain in full force and effect and shall in no way be invalidated, impaired or affected thereby. If the provisions of any law causing such invalidity, illegality or unenforceability may be waived, they are hereby waived to the end that this Agreement and the Contract Documents may be deemed valid and binding agreements, enforceable in accordance with their terms to the greatest extent permitted by applicable law. In the event any provision not otherwise included in the Contract Documents is required to be included by any applicable law, that provision is deemed included herein by this reference (or, if such provision is required to be included in any particular portion of the Contract Documents, that provision is deemed included in that portion).

B. Contract Documents shall not be construed to create a contractual relationship of any kind between (1) Project Manager or any Owner’s representative and Contractor; (2) Owner and/or its Representatives and a Subcontractor, sub-Subcontractor, or supplier of any Project labor, materials, or equipment; or (3) between any persons or entities other than Owner and Contractor.

14.10 Patents

A. Fees or claims for any patented invention, article or arrangement that may be used upon or in any manner connected with performance of the Work or any part thereof shall be included in the Bid price for doing the Work. Contractor shall defend, indemnify and hold harmless Owner and each of its officers, employees, consultants and agents, including, but not limited to, the Board and each Owner’s Representative, from all damages, claims for damages, costs or expenses in law or equity, including attorney’s fees, arising from or relating to any claim that any article supplied or to be supplied under the Contract Documents infringes on the patent rights, copyright, trade name, trademark, service mark, trade secret or other intellectual property right of any person or persons or that the person or entity supplying the article does not have a lawful right to sell the same. Such costs or expenses for which Contractor agrees to indemnify and hold harmless the above indemnities include but are not limited to any and all license fees, whether such fees are agreed by any indemnitee or ordered by a court or administrative body of any competent jurisdiction.

14.11 Substitution For Patented And Specified Articles

A. Except as noted specifically in the instructions to Bidders or in Contract Documents, whenever in Specifications, material or process is designated by patent or proprietary name or by name of manufacturer, such designation shall be deemed to be used for purpose of facilitating description of material and process desired, and shall be deemed to be followed by the words “or Approved Equal” and Contractor may offer any substitute material or process that Contractor considers “equal” in every respect to that so designated and if material or process offered by Contractor is, in opinion of Owner, Equal in every respect to that so designated, its use will be approved. However, Contractor may utilize this right only by timely submitting Document 00 6325 (Substitution Request Form) as provided in Document 00 2000 (Instructions to Bidders). A substitution will be approved only if it is a true “or equal” item in every aspect of its design and quality, including but not limited to its dimensions, weights, service requirements, durability, functioning, impact on contiguous construction elements, overall schedule and design.

14.12 Interest Of Public Officers

A. No representative, officer, or employee of Owner no member of the governing body of the locality in which the Project is situated, no member of the locality in which Owner was activated, and no other public official of such locality or localities who exercises any functions or responsibilities with respect to the Project, during the tenure of the official or for one year thereafter, shall, as
principal, agent, attorney or otherwise, be directly or indirectly interested, in the Contract
Documents or the proceeds thereof.

14.13 Limit Of Liability
A. OWNER, AND EACH OF ITS OFFICERS, BOARD MEMBERS, EMPLOYEES, CONSULTANTS
AND AGENTS INCLUDING, BUT NOT LIMITED TO, PROJECT MANAGER AND EACH OTHER
OWNER REPRESENTATIVE, SHALL HAVE NO LIABILITY TO CONTRACTOR FOR SPECIAL,
CONSEQUENTIAL, OR INCIDENTAL DAMAGES, EXCEPT TO THE LIMITED EXTENT THAT
THESE CONTRACT DOCUMENTS OR APPLICABLE PUBLIC CONTRACTING STATUTES
MAY SPECIFY THEIR RECOVERY.

ARTICLE 15 - WORKING CONDITIONS AND PREVAILING WAGES

15.01 Use Of Site/Sanitary Rules
A. All portions of the Work shall be maintained at all times in neat, clean and sanitary condition.
Contractor shall furnish toilets for use of Contractor’s and Subcontractors’ employees on the Site
where needed, and their use shall be strictly enforced. All toilets shall be properly secluded from
public observation, and shall be located, constructed and maintained subject to Owner’s
approval.
B. Contractor shall confine construction equipment, the storage of materials and equipment and the
operations of workers to the Site and land areas identified in and permitted by Contract
Documents and other land and areas permitted by applicable laws and regulations, rights of way,
permits and easements or as designated by Owner, and shall not unreasonably encumber the
premises with construction equipment or other materials or equipment. Contractor shall assume
full responsibility for any damage to any such land or area, any improvement located thereon, or
to Owner or occupant thereof resulting from the performance of Work.
C. During the progress of the Work, Contractor shall keep the Site and the Project free from
accumulations of waste materials, rubbish and other debris resulting from the Work. At the
completion of the Work, Contractor shall clean the site, remove all waste materials, rubbish and
debris from and about the Site as well as all tools, appliances, construction equipment and
machinery and surplus materials. Contractor shall leave the premises clean and ready for
occupancy by Owner at Substantial Completion of Work. Contractor shall restore to original
condition all property not designated for alteration by Contract Documents.
D. Contractor shall not load nor permit any part of any structure or pavement to be loaded in any
manner that will endanger the structure or pavement, nor shall Contractor subject any part of
Work or adjacent property to stresses or pressures that will endanger it. Contractor shall conduct
all necessary existing conditions investigation regarding structural, mechanical, electrical or any
other system existing, shall perform Work consistent with such existing conditions, and shall have
full responsibility for insufficiencies or damage resulting from insufficiencies of existing systems,
equipment or structures to accommodate performing the Work.

15.02 Protection Of Work, Persons, And Property
A. Contractor shall be responsible for initiating, maintaining and supervising all safety and site
security precautions and programs in connection with Work, and shall develop and implement a
site security and safety plan throughout construction. Contractor shall comply with all safety
requirements specified in any safety program established by Owner, or required by state, federal
or local laws and ordinances. Contractor shall be responsible for all theft or damage to Work,
property or structures, and all injuries to persons, either on the Site or constituting the Work (e.g.,
materials in transit), arising from the performance of Work of the Contract Documents from a
cause.
B. Contractor shall comply with all applicable laws and regulations of any public body having
jurisdiction for safety of persons or property or to protect them from damage, injury or loss; and
shall erect and maintain all necessary safeguards for such safety and protection. Contractor shall
notify Owners of adjacent property and of Underground Facilities and utility Owners when
prosecution of the Work may affect them, and shall cooperate with them in the protection,
removal, relocation and replacement of their property.
C. Contractor shall remedy all damage, injury or loss to any property referred to above in this Article, caused, directly or indirectly, in whole or in part, by Contractor, any Subcontractor, supplier, or any other person or organization directly or indirectly employed by any of them to perform or furnish any Work or anyone for whose acts any of them may be liable. Contractor's duties and responsibility for safety and for protection of Work shall continue until such time as all the Work is completed and Final Acceptance of the Work. Owner and its agents do not assume any responsibility for collecting any indemnity from any person or persons causing damage to Contractor's Work.

D. Contractor shall designate a qualified and experienced safety representative at the Site whose duties and responsibilities shall be the prevention of accidents and the maintaining and supervising of safety precautions and programs.

E. Owner may, at its option, retain such moneys due under the Contract Documents as Owner deems necessary until any and all suits or claims against Contractor for injury to persons or property shall be settled and Owner receives satisfactory evidence to that effect.

F. Work within the right-of-way lines of the city and/or Owner and/or State shall be done in accordance with the standards and specifications of the controlling agency. Permit for such work shall be obtained and paid for by the Contractor before executing the work within such right-of-ways.

15.03 Responsibility For Safety And Health

A. Contractor shall ensure that its and each tier of Subcontractors’ employees, agents and invitees comply with applicable health and safety laws while at the Site. These laws include the Occupational Safety and Health Act of 1970 and rules and regulations issued pursuant thereto, and Owner's safety regulations as amended from time to time. Contractor shall comply with all Owner directions regarding protective clothing and gear.

B. Contractor shall be fully responsible for the safety of its and its Subcontractors’ employees, agents and invitees on the Site. Contractor shall notify Owner, in writing, of the existence of hazardous conditions, property or equipment at the Site that are not under Contractor’s control. Contractor shall be responsible for taking all the necessary precautions against injury to persons or damage to the property of Contractor, Subcontractors or persons from recognized hazards until the responsible party corrects the hazard.

C. Contractor shall confine all persons acting on its or its Subcontractors’ behalf to that portion of the Site where Work under the Contract Documents is to be performed, Owner-designated routes for ingress and egress thereto, and any other Owner-designated area. Except those routes for ingress and egress over which Contractor has no right of control, within such areas, Contractor shall provide safe means of access to all places at which persons may at any time have occasion to be present.

15.04 Emergencies

A. In emergencies affecting the safety or protection of persons or Work or property at the Site or adjacent thereto, Contractor, without special instruction or authorization from Owner, is obligated to act to prevent threat and damage, injury or loss, until directed otherwise by Owner. Contractor shall give Owner prompt written notice if Contractor believes that any significant changes in Work or variations from Contract Documents have been caused thereby. If Owner determines that a change in the Contract Documents is required because of the action taken by Contractor in response to such an emergency, a Change Order or Construction Change Directive will be issued to document the consequences of such action.

15.05 Use Of Roadways And Walkways

A. Contractor shall not unnecessarily interfere with use of any roadway, walkway or other facility for vehicular or pedestrian traffic. Before beginning any interference and only with Owner's prior concurrence, Contractor may provide detour or temporary bridge for traffic to pass around or over the interference, which Contractor shall maintain in satisfactory condition as long as interference continues. Unless otherwise provided in the Contract Documents, Contractor shall bear the cost of these temporary facilities.
15.06 Nondiscrimination

A. No person or entity shall discriminate in the employment of persons upon public works because of race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, marital status, sexual preference, or gender of such persons, except as provided in Section 12940 of the California Government Code. Every contractor for public works violating the provisions of Section 1735 of the California Labor Code is subject to all the penalties imposed for a violation of Chapter 1, Part 7, Division 2 of the California Labor Code.

15.07 Prevailing Wages And Working Hours

A. Contractor shall pay to persons performing labor in and about Work provided for in the Contract Documents an amount equal to or more than the general prevailing rate of per diem wages for (1) work of a similar character in the locality in which the Work is performed and (2) legal holiday and overtime work in said locality. The per diem wages shall be an amount equal to or more than the stipulated rates contained in a schedule that has been ascertained and determined by the Director of the State Department of Industrial Relations and Owner to be the general prevailing rate of per diem wages for each craft or type of workman or mechanic needed to execute this Contract. Contractor shall also cause a copy of this determination of the prevailing rate of per diem wages to be posted at each Site.

B. Contractor shall forfeit, as a penalty to Owner, Fifty Dollars ($50.00) for each laborer, workman, or mechanic employed in performing labor in and about the Work provided for in the Contract Documents for each Day, or portion thereof, that such laborer, workman or mechanic is paid less than the said stipulated rates for any Work done under the Contract Documents by him or her or by any Subcontractor under him or her, in violation of Articles 1 and 2 of Chapter 1 of Part 7 of Division II of the California Labor Code. The sums and amounts which shall be forfeited pursuant to this Paragraph and the terms of the California Labor Code shall be withheld and retained from payments due to Contractor under the Contract Documents, pursuant to this Document 00 7200 and the California Labor Code, but no sum shall be so withheld, retained or forfeited except from the final payment without a full investigation by either the State Department of Industrial Relations or by Owner. The Labor Commissioner pursuant to California Labor Code §1775 shall determine the final amount of forfeiture.

C. Contractor shall insert in every subcontract or other arrangement which Contractor may make for performance of Work or labor on Work provided for in the Contract, provision that Subcontractor shall pay persons performing labor or rendering service under subcontract or other arrangement not less than the general prevailing rate of per diem wages for work of a similar character in the locality in which the Work is performed, and not less than the general prevailing rate of per diem wages for holiday and overtime work fixed in the California Labor Code.

D. Contractor stipulates that it shall comply with all applicable wage and hour laws, including without limitation, California Labor Code §§ 1776 and 1810-1815. Failure to so comply shall constitute a default under this Contract.

E. Contractor and its Subcontractors shall be responsible for compliance with Labor Code §§ 1810-1815.

1. Eight hours of labor performed in execution of the Contract constitutes a legal day’s work. The time of service of any workman employed on the Project is limited and restricted to 8 hours during any one calendar day, and 40 hours during any one calendar week.

2. Contractor and its Subcontractors shall keep an accurate record showing the name of and actual hours worked each calendar day and each calendar week by each worker employed by him or her in connection with the Project. The record shall be kept open at all reasonable hours to the inspection Owner and to the Division of Labor Standards Enforcement.

3. Contractor or its Subcontractors shall, as a penalty to Owner, forfeit twenty-five dollars ($25) for each worker employed in the execution of the Contract Documents by the respective Contractor or Subcontractor for each calendar day during which the worker is required or permitted to work more than 8 hours in any one calendar day and 40 hours in any one calendar week in violation of the provisions of Labor Code §§ 1810-1815.
4. Work performed on the Project by employees of Contractor or its Subcontractors in excess of 8 hours per day, and 40 hours during any one week, shall be permitted upon compensation for all hours worked in excess of 8 hours per day at not less than 1 1/2 times the basic rate of pay.

F. Contractor and its Subcontractors shall be responsible for compliance with Labor Code Section 1776.

1. Contractor and Subcontractors must keep accurate payroll records, showing the name, address, social security number, work classification, straight time and overtime hours worked each day and week, and the actual per diem wages paid to each journeyman, apprentice, worker, or other employee employed by him or her in connection with the Work of the Contract Documents. Each payroll record shall contain or be verified by a written declaration as required by Labor Code Section 1776.

2. The payroll records enumerated above must be certified and shall be available for inspection at all reasonable hours at the principal office of the Contractor as required by Labor Code Section 1776.
   a. Contractor shall inform Owner of the location of records enumerated above, including the street address, city and county, and shall, within five working days, provide a notice of a change of location and address.
   b. Contractor or Subcontractor has 10 days in which to comply subsequent to receipt of a written notice requesting the records enumerated above. In the event that the Contractor or Subcontractor fails to comply with the ten-day period, he or she shall, as a penalty to Owner on whose behalf the contract is made or awarded, forfeit $25.00 for each calendar day, or portion thereof, for each worker, until strict compliance is effectuated. Upon the request of the Division of Apprenticeship Standards or the Division of Labor Standards Enforcement, these penalties shall be withheld from progress payments then due. Contractor is not subject to a penalty assessment pursuant to this Paragraph due to the failure of a Subcontractor to comply with this Paragraph.

3. Contractor shall also deliver certified payrolls to Owner with each Application for Payment as set forth above in this Document 00 7200 (General Conditions).

15.08 Environmental Controls

A. Contractor shall comply with all rules, regulations, ordinances, and statutes that apply to any Work performed under the Contract Documents including, without limitation, any toxic, water, stormwater management and soil pollution controls and air pollution controls specified in California Government Code §11017. Contractor shall be responsible for insuring that Contractor’s Employees, Subcontractors, and the public are protected from exposure to airborne hazards or contaminated water, soil, or other toxic materials used during or generated by activities on the Site or associated with the Project.

15.09 Shoring Safety Plan

A. Any conflict between this Paragraph and Division 2 of the Specifications shall be resolved in favor of the most stringent requirement.

B. At least five Days in advance of any excavation five feet or more in depth, Contractor shall submit to Owner a detailed plan showing the shoring, bracing and sloping design (including calculations) and other provisions to be made for worker protection from the hazard of caving ground during the excavation, as required by California Labor Code §6705. A civil or structural engineer registered in California shall prepare and sign any plan that varies from the shoring system standards established by the State Construction Safety Orders.

C. During the course of Work, Contractor shall be responsible for determining where sloping, shoring, and/or bracing is necessary and the adequacy of the design, installation, and maintenance of all shoring and bracing for all excavation, including any excavation less than five feet in depth. Contractor will be solely responsible for any damage or injuries that may result from excavating or trenching. Owner’s acceptance of any drawings showing the shoring or
bracing design or Work schedule shall not relieve Contractor of its responsibilities under this Paragraph.

D. Appoint a qualified supervisory employee who shall be responsible to determine the sloping or shoring system to be used depending on local soil type, water table, stratification, depth, etc.

END OF DOCUMENT
Contractor and Subcontractors are responsible for complying with each and every applicable prevailing wage law and the Owner’s Labor Compliance Program.

**ARTICLE 1 - LABOR COMPLIANCE PROGRAM**

1.01 In accordance with California Labor Code §1771.7, Owner has established a Labor Compliance Program. This Labor Compliance Program is applicable to construction projects using funds from the Kindergarten-University Public Education Facilities Bond Acts of 2002, 2004 or 2006.

1.02 Owner received initial approval for its Labor Compliance Program from the California Department of Industrial Relations on [insert date].

1.03 All Contractors and Subcontractors providing workers or performing work on the Project shall comply with the Labor Compliance Program.

1.04 All Contractors and Subcontractors providing workers or performing work on the Project shall comply with all applicable wage and hour laws.

**ARTICLE 2 - CONTACT INFORMATION**

2.01 Owner’s Labor Compliance Program is administered by Padilla & Associates Inc., located at 1050 Marina Village Parkway, Suite 101-A, Alameda, CA 94501. (Compliance Administrator) The telephone number for the Compliance Administrator is Alex Dobrin, (310) 279-8830. All inquiries, questions or requests for assistance with regard to Owner’s Labor Compliance Program should be directed to the Compliance Administrator unless Owner directs otherwise.

**ARTICLE 3 - WAGE RATES**

3.01 Contractor shall post the applicable prevailing wage rates at each Project construction site.

**ARTICLE 4 - NO DUTY TO CONTRACTOR OR SUBCONTRACTOR**

4.01 The duty of Owner to carry out its Labor Compliance Program runs solely to the Director of the California Department of Industrial Relations and not to any worker, contractor, subcontractor or other party.

**ARTICLE 5 - MANDATORY PRE-JOB CONFERENCE**

5.01 Owner shall conduct a Pre-Job Conference at 10am on Tuesday, June 4, 2013 at PCCD Department of General Services, 333 East 8th Street, Oakland, CA 94606 to discuss federal and state labor law requirements applicable to the Project.

5.02 All Contractors and Subcontractors must attend this Mandatory Pre-Job Conference and sign an attendance roster as a condition to participating in the Project.

**ARTICLE 6 - PAYMENT OF PREVAILING WAGE RATES**

6.01 Contractor shall pay to persons performing labor in and about Work provided for in the Contract Documents an amount equal to or more than the general prevailing rate of per diem wages for (1) work of a similar character in the locality in which the Work is performed and (2) legal holiday and overtime work in said locality. The per diem wages shall be an amount equal to or more than the stipulated rates contained in a schedule that has been ascertained and determined by the
Director of the State Department of Industrial Relations and Owner to be the general prevailing rate of per diem wages for each craft or type of workman or mechanic needed to execute this Contract.

6.02 Contractor shall insert in every subcontract or other arrangement which Contractor may make for performance of Work or labor on Work provided for in the Contract, a provision that each Subcontractor shall pay persons performing labor or rendering service under subcontract or other arrangement not less than the general prevailing rate of per diem wages for work of a similar character in the locality in which the Work is performed, and not less than the general prevailing rate of per diem wages for holiday and overtime work fixed in the California Labor Code.

6.03 The Contractor is responsible for ascertaining and complying with all current general prevailing wage rates for each craft, classification, or type of worker needed to execute the Contract including any rate changes that take effect during the term of the Contract.

6.04 The Contractor shall insert in every subcontract or other arrangement which Contractor may make for performance of Work or labor on Work provided for in the Contract, a provision that each Subcontractor shall ascertain and comply with all current general prevailing wage rates for each craft, classification, or type of worker needed to perform the Work, including any rate changes that take effect during the term of such contract.

6.05 The limited exemption from paying prevailing wage rates pursuant to California Labor Code §1771.5 shall be applied to this Contract if the exemption criteria set forth therein are met.

ARTICLE 7 - LABOR CODE COMPLIANT PAYROLL RECORDS

7.01 Contractor must maintain accurate payroll records showing the name, address, social security number and work classification of each employee and owner performing Work on the Project. Contractor’s payroll records shall also set forth the straight time and overtime hours worked each day and each week, the fringe benefits and the actual per diem wage paid to each owner, journeyman, apprentice worker or other employee employed in connection with the Project.

7.02 Each of Contractor’s payroll record shall be verified by a written declaration that it is made under penalty of perjury and stating that the information contained in the payroll record is true and correct and that the Contractor has complied with the requirements of California Labor Code §§1771, 1811 and 1815 for any Work performed by the Contractor’s employees on the Project.

7.03 The Contractor shall insert in every subcontract or other arrangement which Contractor may make for performance of Work or labor on Work provided for in the Contract, a provision that each Subcontractor shall maintain accurate payroll records showing the name, address, social security number and work classification of each employee and owner performing Work on the Project. Subcontractor’s payroll records shall also set forth the straight time and overtime hours worked each day and each week, the fringe benefits and the actual per diem wage paid to each owner, journeyman, apprentice worker or other employee employed in connection with the Project.

7.04 The Contractor shall insert in every subcontract or other arrangement which Contractor may make for performance of Work or labor on Work provided for in the Contract, a provision that each Subcontractor shall verify by a written declaration that it is made under penalty of perjury and stating that the information contained in the payroll record is true and correct and that the Subcontractor has complied with the requirements of California Labor Code §§1771, 1811 and 1815 for any Work performed by the Subcontractor’s employees on the Project.

ARTICLE 8 - PAYROLL RECORD AVAILABILITY

8.01 The Contractor shall make available for inspection at all reasonable hours at the principal office of the Contractor, or shall furnish a certified copy, of all Contractor’s payroll records for its employees employed in connection with the Work upon request by an employee, employee representative, Owner, the Compliance Administrator or any other Owner representative, The Division of Labor Standards.
8.02 The Contractor shall insert in every subcontract or other arrangement which Contractor may make for performance of Work or labor on Work provided for in the Contract, a provision that each Subcontractor shall make available for inspection at all reasonable hours at the principal office of the Subcontractor, or shall furnish a certified copy of all Subcontractor's payroll records for its employees employed in connection with the Work upon request by an employee, employee representative, Owner, the Compliance Administrator or any other Owner representative, The Division of Labor Standards.

8.03 If the principal office of the Contractor or Subcontractor is more than twenty-five miles from the Project site, upon request from Owner, the Compliance Administrator or any other Owner representative or a worker employee, Contractor or Subcontractor shall make a certified copy of all Contractor's or Subcontractor's payroll records for its employees employed in connection with the Work available for inspection at Owner’s office located at [address].

ARTICLE 9 - SUBMISSION OF WEEKLY PAYROLL RECORDS

9.01 Contractor shall submit to the Compliance Administrator a certified copy of all the Contractor's payroll records for its employees employed in connection with the Work on a weekly basis. The certified payroll records for the preceding week shall be submitted on the Wednesday of the following week. In the event that a legal holiday falls on Wednesday, the certified payroll records shall be submitted on the next business day.

A. If there was no work performed during a given week, Contractor's certified payroll record shall be annotated: “no work” for that week.
B. Contractor shall mark “final” on its last submitted payroll for the Project.

9.02 The Contractor shall insert in every subcontract or other arrangement which Contractor may make for performance of Work or labor on Work provided for in the Contract, a provision that each Subcontractor shall submit to the Compliance Administrator a certified copy of all the Subcontractor's payroll records for its employees employed in connection with the Work on a weekly basis. The certified payroll records for the preceding week shall be submitted on the Wednesday of the following week. In the event that a legal holiday falls on Wednesday, the certified payroll records shall be submitted on the next business day.

A. If there was no work performed during a given week, Subcontractor’s certified payroll record shall be annotated: “no work” for that week.
B. Subcontractor shall mark “final” on its last submitted payroll for the Project.

ARTICLE 10 - AUDIT AND INVESTIGATION OF COMPLIANCE

10.01 Owner may conduct reasonable investigation of Contractor’s and/or Subcontractor’s compliance with the requirements of California Labor Code §§1771, 1775, 1777..5, 1811, 1813 and 1815 and any other applicable state or federal labor law. Not more than ten days after a written or oral request from Owner, Compliance Administrator or any other Owner representative, Contractor and/or Subcontractor shall provide legible copies of time cards, personnel sign in sheets, daily logs payroll registers, paycheck stubs, cancelled paychecks or any other document requested to authenticate or corroborate compliance with prevailing wage rate laws. Contractor and/or Subcontractor shall make the originals of the requested documents available for inspection upon request by Owner, the Compliance Administrator or any other Owner representative at all reasonable hours at the principal office of the Contractor or Subcontractor or if the principal office of the Contractor or Subcontractor is more than 25 miles from the Project site, at Owner’s office located at Department of General Services, 333 East 8th Street, Oakland, CA 94606.

10.02 Contractor and/or Subcontractor shall assist Owner, the Compliance Administrator or any other Owner representative with any investigation or audit of Contractor and/or Subcontractor regarding compliance with the prevailing wage rate laws.

10.03 Contractor and/or Subcontractor shall make its employees available for interviews by Owner, the Compliance Administrator or any other Owner representative.
10.04 Neither Contractor nor Subcontractor shall take retaliatory measures against any worker on the Project for informing Owner or Compliance Administrator or Owner representative of, or responding to, any monitoring, investigation or audit of any violation or suspected violation of the prevailing wage rate laws.

10.05 Contractor shall insert in every subcontract or other arrangement which Contractor may make for performance of Work or labor on Work provided for in the Contract, the same terms as set forth in this Document 00 7300 Paragraphs 10 and each subpart thereto.

ARTICLE 11 - INADEQUATE OR DELINQUENT PAYROLL RECORDS

11.01 Payment under this Contract shall not be made when Contractor or Subcontractor payroll records are delinquent or inadequate.

11.02 Payroll records shall be considered delinquent if they are not submitted in compliance with Paragraph 9 of this Document 00 7300.

11.03 Payroll records shall also be considered delinquent if they are not submitted within ten days of any written request by Owner or Compliance Administrator or other Owner representative.

11.04 Payroll records shall be considered inadequate if one or more of the following conditions exists:
   A. The record lacks the information required by California Labor Code §1776; or
   B. The record contains the information required by California Labor Code §1776 but is not certified, or is certified by someone that is not an agent of the Contractor; or
   C. A nonconforming record remains uncorrected for one payroll period after Owner or its designee has given Contractor notice of inaccuracies detected by Owner or its designee.

ARTICLE 12 - NAME AND ADDRESS OF BONDING COMPANY

12.01 Contractor shall provide Owner with the name and address of any bonding company issuing a bond that secures the payment of wages by the Contractor. If the name or address of any such bonding company changes over the term of this Contract, Contractor shall provide the new name and/or address of the bonding company to Owner in writing within ten days of such change. The writing shall be clearly identified as “Notice of Change in Bonding Company For Payment of Wages.”

12.02 The Contractor shall insert in every subcontract or other arrangement which Contractor may make for performance of Work or labor on Work provided for in the Contract, a provision that each Subcontractor shall provide Owner with the name and address of any bonding company issuing a bond that secures the payment of wages by the Subcontractor. If the name or address of any such bonding company changes over the term of the Project, Subcontractor shall provide the new name and/or address of the bonding company to Owner in writing within ten days of such change. The writing shall be clearly identified as “Notice of Change in Bonding Company For Payment of Wages.”

ARTICLE 13 - NOTICE TO BONDING COMPANY

13.01 Contractor acknowledges and agrees that in the event that Owner or its Compliance Administrator or any other Owner representative, provides notice of withholding contract payment to the Contractor or Subcontractor, a copy of the notice may also be served on any of Contractor's or Subcontractor's bonding companies that issued a bond to securing payment of wages.

13.02 The Contractor shall insert in every subcontract or other arrangement which Contractor may make for performance of Work or labor on Work provided for in the Contract, a provision that each Subcontractor shall acknowledges and agrees that in the event that Owner or its Compliance Administrator or any other Owner representative, provides notice of withholding contract payment to the Contractor or Subcontractor, a copy of the notice may also be served on any of Contractor's or Subcontractor's bonding companies that issued a bond to securing payment of wages.
ARTICLE 14 - NOTICE OF WITHHOLDING

14.01 Owner shall provide Contractor with notice of withholding contract payments.

14.02 Owner shall provide Contractor and Subcontractor with notice of withholding if withholding is due to Subcontractor.

ARTICLE 15 - REQUEST FOR REVIEW

15.01 The exclusive and only means for Contractor or Subcontractor to receive review of a decision by Owner to withhold payment for violations of the prevailing wage requirements is through the procedure set forth herein.

15.02 Contractor or Subcontractor may contest a finding that it has violated the prevailing wage requirement laws by submitted a writing clearly identified as “Request for Review” to Owner’s Labor Compliance Program personnel as identified in Paragraph 2 of this Document 00 7300 within sixty (60) days after service of the Notice to Withhold of Contract Payments.

15.03 The Request for Review must clearly identify the Notice of Withholding Contract Payments from which review is sought, including the date of the Notice of Withholding Contract Payments or it shall include a copy of the Notice of Withholding Contract Payments as an attachment.

15.04 The Request for Review must contain a complete statement of the basis for the protest.

15.05 The Request for Review must refer to the specific portion of the Notice to Withhold that forms the basis for the protest.

15.06 The Request for Review must include the name, address, and telephone number of the person representing the protesting party.

15.07 Contractor shall insert in every subcontract or other arrangement which Contractor may make for performance of Work or labor on Work provided for in the Contract, the same terms as set forth in this Document 00 7300 Paragraphs 15, 16 and 17 and each subpart thereto.

ARTICLE 16 - FAILURE TO REQUEST REVIEW SHALL RESULT IN FINAL JUDGMENT

16.01 Failure by the Contractor to submit a timely Request for Review may result in a final order which shall be binding on the Contractor, and which shall also be binding, with respect to the amount due, on the bonding company issuing a bond that secures the payment of wages by the Contractor and a surety on the bond.

16.02 Failure by the Subcontractor to submit a timely Request for Review may result in a final order which shall be binding on the Subcontractor, and which shall also be binding, with respect to the amount due, on the bonding company issuing a bond that secures the payment of wages by the Subcontractor and a surety on the bond.

ARTICLE 17 - NO INTERIM PAYMENT OF WITHHELD CONTRACT PAYMENTS

17.01 Pending a final order, or the expiration of the time period for seeking review of the Notice of Withholding of Contract Payments, Owner shall not disburse any Contract payments that have been withheld.

ARTICLE 18 - FAILURE TO COMPLY WITH LABOR LAWS MAY RESULT IN PENALTIES

18.01 Failure by Contractor or Subcontractor to pay every employee performing Work prevailing wages may result in the Contractor and/or Subcontractor being prohibited from bidding on public works projects for up to three years.

18.02 Failure by Contractor or Subcontractor to pay every employee performing Work prevailing wages may result in the Contractor and/or Subcontractor being prohibited from being awarded public works projects for up to three years.
18.03 Failure by Contractor or Subcontractor to pay every employee performing Work prevailing wages may result in a forfeiture of the unpaid wages by the Contractor or Subcontractor.

18.04 Failure by Contractor or Subcontractor to pay every employee performing Work prevailing wages may result in a forfeiture of up to $50.00 per each calendar day, or portion thereof, for each worker paid less than the prevailing wage rates.

18.05 Failure by Contractor or Subcontractor to submit certified copies of payroll records within ten days of a written request from Owner, the Compliance Administrator or any other Owner representative may result in a forfeiture of up to $25.00 per each calendar day, or portion thereof, for each worker until strict compliance is effectuated.

18.06 Failure by Subcontractor to pay every employee performing Work prevailing wages may result in withholdings, penalties and forfeitures being assessed against Contractor.

ARTICLE 19 - CONTRACTOR MUST MONITOR SUBCONTRACTOR COMPLIANCE

19.01 Contractor shall monitor the payment of the specified general prevailing rate of per diem wages to employees by each Subcontractor by periodically reviewing the certified payroll records of each Subcontractor.

ARTICLE 20 - CORRECTIVE ACTION BY CONTRACTOR REGARDING SUBCONTRACTOR

20.01 Once the Contractor is aware that any Subcontractor has failed to pay its workers the specified prevailing rate of wages, the Contractor shall diligently take corrective action to halt or rectify the failure, including but not limited to, retaining sufficient funds due the Subcontractor for Work performed on the Project.

ARTICLE 21 - AFFIDAVIT PRIOR TO FINAL PAYMENT TO SUBCONTRACTOR

21.01 Prior to making final payment to any Subcontractor for Work performed on the Project, Contractor shall obtain an affidavit signed under penalty of perjury from each Subcontractor that each Subcontractor has paid the specified general prevailing rate of per diem wages to its employees on the Project and any amounts due under California Labor Code §1813.

ARTICLE 22 - NOTICE OF PRIOR VIOLATIONS OF THE PREVAILING WAGE RATES

22.01 Contractor shall promptly notify Owner if Contractor has been barred from bidding for or working on public works projects for any reason.

22.02 Contractor shall promptly notify Owner if Contractor or a firm, corporation, partnership, or association in which the contractor has any interest has been found to have willfully violated the prevailing wage rate laws.

22.03 Contractor shall promptly notify Owner if Contractor or a firm, corporation, partnership, or association in which the contractor or has any interest has been found to have violated the public works chapter of the California Labor Code with an intent to defraud.

22.04 The term "any interest" shall have the meaning set forth in California Labor Code §1777.1(f) or any amendment thereto.

22.05 Notice shall be given by the Contractor to Owner before bidding closes or if Contractor is unaware until after bidding has closed, before the Contract is awarded or if the Contractor is unaware until after the Contract has been awarded then before it is executed and if the Contractor is unaware until after the Contract has been executed then not more than five calendar days after Contractor has notice of any kind that it has been found to have willfully violated the prevailing wage rate laws or found to have violated the public works chapter of the California Labor Code with an intent to defraud.

ARTICLE 23 - DEFINITIONS
23.01 All abbreviations and definitions of terms used in this Document 00 7300 are set forth in this Document 00 7300 or in Document 00 7200 (General Conditions) and Section 01 4200 (References and Definitions).

END OF DOCUMENT
ARTICLE 1 - INSURANCE

1.01 At or before the date specified in Document 00 2000 (Instructions to Bidders), Contractor shall furnish to Peralta Community College District, ("Owner") satisfactory proof that Contractor has taken out for the entire period covered by the Contract the following classes of insurance in the form and with limits and deductibles specified below, unless otherwise specified in Contract Documents:

A. Comprehensive General Liability Insurance covering claims for personal injury, bodily injury and property damage arising out of the Work and in a form providing coverage not less than that of a Standard Commercial General Liability Insurance policy ("Occurrence Form"). Such insurance shall provide for all operations and include independent contractors, products liability, completed operations for one year after Final Completion and acceptance of the final payment for the Work, contractual liability, and coverage for explosion, collapse, and underground hazards. The limits of such insurance shall not be coverage of less than $1,000,000 each occurrence, $2,000,000 general aggregate limit, and $2,000,000 aggregate for products and completed operations. The policies shall be endorsed to provide Broad Form Property Damage Coverage.

B. Comprehensive Automobile Liability Insurance covering all owned, non-owned, and hired vehicles. Such insurance shall provide coverage not less than the standard Comprehensive Automobile Liability policy with limits not less than $1,000,000 each person Bodily Injury, $1,000,000 each occurrence Bodily Injury, and $1,000,000 each occurrence Property Damage.

C. All-Risk Course of Construction Insurance including damage to property owned by Owner, Contractor or third parties caused by fire. Insurance shall be in the amount of 100 percent of the completed value of the Work to be performed under this Contract. Deductible shall not exceed $10,000.00. Each loss shall be borne by Contractor.

D. Workers’ Compensation Insurance for all persons whom the Contractor may employ in carrying out Work contemplated under Contract Documents, in accordance with the Act of Legislature of State of California, known as “Workers’ Compensation Insurance and Safety Act,” approved May 26, 1913, and all acts amendatory or supplemental thereto, in the statutory amount.

E. [Option] Environmental Impairment Liability Insurance covering bodily injury and property damage utilizing an occurrence policy form, in an amount no less than $1,000,000 combined single limit for each occurrence.

1.02 All policies of insurance shall be placed with insurers acceptable to Owner. The insurance underwriter(s) for all insurance policies except Workers’ Compensation shall have an A. M. Best Company rating of [A-, VIII] or better, unless otherwise specified in Contract Documents. Required minimum amounts of insurance may be increased should conditions of Work, in opinion of Owner, warrant such increase. Contractor shall increase required insurance amounts upon direction by Owner.

1.03 Required Endorsements: The policies required under Document 00 7200 (General Conditions) and this Document 00 7316 shall be endorsed as follows:

A. Name Owner, its elected and/or appointed governing body and boards, employees, representatives, consultants, and agents, and Project Manager as additional insureds, but only with respect to liability arising out of the activities of the named insured.

B. Each such policy shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limit of the insurance company’s liability required hereunder.

C. Insurance shall be primary to Owner and no other insurance or self-insured retention carried or held by Owner shall be called upon to contribute to a loss covered by insurance for the named insured.
SMALL LOCAL BUSINESS ENTERPRISE and
SMALL EMERGING LOCAL BUSINESS ENTERPRISE PROGRAM

The District is committed to ensure equal opportunity and equitable treatment in awarding and managing its public contracts and has established an annual overall program goal of twenty-five percent participation for small local businesses. To facilitate opportunities for small local business, the District will use a maximum 5% bidding preference for SLBE and SELBE firms. The preference is only used for computation purposes to determine the winning bidder, the contract is awarded at the actual bid amount. Please review the following guidelines to see if your firm qualifies for the preference.

The 5% bidding preference for an SLBE and SELBE firms are for construction, personal and professional services, goods and services, maintenance, repairs, and operations where responsibility and quality are equal. The preference will be 5% of the bid amount of the lowest responsive responsible bidder, and may not exceed $50,000.00 for any bid.

A Non-SLBE/SELBE Prime Contractor who utilizes 25% of total bid amount, with SLBE or SELBE subcontractors (who meet the District's Definition of an SLBE and SELBE), can also receive a maximum of 4% bidding preference, not to exceed $50,000.00 for any bid. (See below Subcontractors section.)

Definitions:

SLBE: A Small Local Business Enterprise is a business that has not exceeded gross annual revenue of 8.5 million dollars for a construction firm, or 6 million dollars for goods and non-professional services firm, or 3 million dollars for architecture, engineering and professional services firm, for the past three consecutive years and meets the below geographic location requirements.

SELBE: A Small Local Emerging Business Enterprise is a business that has not exceeded gross annual revenue of 1.5 million dollars for the past three consecutive years and meets the below geographic location requirements.

Commercially Useful Function: Shall mean a business is directly responsible for providing the materials, equipment, supplies or services to the District as required by the contract solicitation. The business performs work that is normal for its business services and carries out its obligation by actually performing, managing, or supervising the work involved. The business is not Commercially Useful if its role is limited to that of an extra participant in a transaction, contract, or project through which funds are passed in order to obtain the appearance of SLBE or SELBE participation.

Geographic Location Requirements:

- The business must be located at a fixed, established commercial address located in the District's market area of Albany, Alameda, Berkeley, Emeryville, Oakland, or Piedmont, and not a temporary or movable office, a post office box, or a telephone answering service.

- If the business has an office outside of the District's market area as well as an office within the market area, the office within the District's market area must be staffed on a full time permanent basis with someone employed by the business.

- If requested, the business that has an office outside of the District's market area must provide proof of one or more past contracts citing the business address (such as contracts to perform work, to rent space or equipment, or for other business services) was within the District’s market area at least one (1) year prior to the date of contract award. The one-
year requirement does not apply to businesses whose sole establishment is located within the District’s market area.

**Subcontractors:**

Non-SLBE/SELBE Prime Contractors who use subcontractors, who meet the district definitions of SLBE and SELBE, may receive a maximum of 4% bidding preference if the following conditions are met:

1. 25% of total bid amount is with Subcontractors who meet the District’s definition of an SLBE and SELBE. The Prime Contractor must list each Subcontractor on the Subcontractor List form, clearly identifying the SLBE and SELBE status and the Dollar Amount of work each subcontractor will perform.

2. The Subcontractors must provide a Commercially Useful Function.

3. The Prime Contractor must maintain the Subcontractor percentages (based on the quoted dollar amounts) indicated in the Subcontractor List form at the time the Contract is awarded and throughout the term of the Contract.

4. The Prime Contractor must fill out sign the SLBE/SELBE Self Certification Affidavit and return it with the bid documents, and 48 hours after the bid opening the Prime Contractor must submit signed SLBE/SELBE Self Certification Affidavit from each of the SLBE and SELBE subcontractors listed in the Subcontractor form. The Subcontractor must agree to provide the requested documentation to verify the SLBE/SEBLE status.

5. No Substitutions can be made to the SLBE and SELBE subcontractor without the prior written approval of the District. The District will approve a subcontractor substitution on the following conditions:
   a. A written statement from the subcontractor agreeing to the substitution.
   b. When the subcontractor has been given a reasonable opportunity to execute the subcontract, yet fails to, or refuses to execute the subcontract, or refuses to satisfy contractual obligations.
   c. When the subcontractor becomes insolvent.
   d. When the District determines the work performed by the subcontractor is not in accordance with the contract agreement, or the subcontractor is substantially and unduly delaying or disrupting the progress of work.

Firms that meet the District criteria for an SLBE and SELBE can complete the below self-certification affidavit signed under penalty of perjury. Firms claiming SLBE and SELBE status in the self-certification affidavit will be required to submit proof of residency and revenue 48 hours after bid opening. Such proof shall consist of a copy of a contract to perform work, to rent space or equipment, or for other business services, executed from their local address, and the firm’s tax returns for the past three consecutive years.
SLBE/ SELBE SELF CERTIFICATION AFFIDAVIT

I certify under penalty of perjury that my firm meets the District’s definition of a Small Local Business Enterprise or a Small Emerging Local Business Enterprise and resides in the geographic location of the District’s market area and qualifies for the below preference. The maximum preference will be five percent of the bid amount of the lowest responsible bidder, and may not exceed $50,000.00 for any bid. The preference is only used for computation purposes to determine the winning bidder; the contract is awarded at the actual bid amount. The District’s Contract Compliance Office will determine whether this requirement has been fulfilled. Bidders may only claim one of the below preferences.

<table>
<thead>
<tr>
<th>Certification Status</th>
<th>Preference</th>
<th>Preference Claimed (check only one)</th>
</tr>
</thead>
<tbody>
<tr>
<td>SLBE</td>
<td>5% of lowest bid</td>
<td></td>
</tr>
<tr>
<td>SELBE</td>
<td>5% of lowest bid</td>
<td></td>
</tr>
<tr>
<td>25% of Subcontractors are SLBE/SELBE</td>
<td>4% of lowest bid</td>
<td></td>
</tr>
<tr>
<td>Not Applicable</td>
<td>None</td>
<td></td>
</tr>
</tbody>
</table>

1. I acknowledge and am hereby advised that upon a finding of perjury with the claims made in this self certification affidavit the District is authorized to impose penalties which may include any of the following:
   a) Refusal to certify the award of a contract
   b) Suspension of a contract
   c) Withholding of funds
   d) Revision of a contract for material breach of contract
   e) Disqualification of my firm from eligibility for providing goods and services to the Peralta Community College District for a period not to exceed five (5) years

2. I acknowledge and have been advised and hereby agree that my firm will be required to provide proof (and if applicable, my SLBE and SELBE Subcontractors will provide proof) of the status claimed on this self-certification affidavit 48 hours after bid opening. Proof of status claimed includes tax returns from the previous three years and past contracts to determine the size and geographical location of my firm.

3. I declare that the above provisions are attested to under penalty of perjury under the laws of the State of California.

Bid Number: _________________   Bid Name: ____________________________________

Signed ___________________________________________   Date __________________________

Printed or typed name ___________________________   Title __________________________

Name of Company ___________________________   Telephone ___________________________   Fax ___________________________
ARTICLE 1 - COMPLIANCE REQUIRED

1.01 Contractor and Subcontractors shall comply with the requirements of California Labor Code §§1776, 1777.5, and 1777.6 concerning the employment of apprentices by Contractor or Subcontractors. Willful failure to comply may result in penalties, including loss of the right to Bid on or receive public works contracts.

ARTICLE 2 - CERTIFICATION OF APPROVAL

2.01 California Labor Code §1777.5, as amended, requires a Contractor or Subcontractor employing tradespersons in any apprenticeable occupation to apply to the joint apprenticeship committee nearest the site of a public works project and which administers the apprenticeship program in that trade for a certification of approval. The certificate shall also fix the ratio of apprentices to journeypersons that will be used in performance of the Contract. The ratio of work performed by apprentices to journeypersons in such cases shall not be less than one hour of apprentices work for every five hours of labor performed by journeypersons (the minimum ratio for the land surveyor classification shall not be less than one apprentice for each five journeypersons), except:

A. When unemployment for the previous three month period in the area exceeds an average of 15 percent;
B. When the number of apprentices in training in the area exceeds a ratio of one to five;
C. When a trade can show that it is replacing at least 1/30 of its membership through apprenticeship training on an annual basis state-wide or locally; or
D. Assignment of an apprentice to any work performed under a public works contract would create a condition which would jeopardize his or her life or the life, safety, or property of fellow employees or the public at large or if the specific task to which the apprentice is to be assigned is of such a nature that training cannot be provided by a journeyperson.

ARTICLE 3 - FUND CONTRIBUTIONS

3.01 Contractor is required to make contributions to funds established for administration of apprenticeship programs if Contractor employs registered apprentices or journeypersons in any apprenticeable trade on such contracts and if other contractors on the public works site are making such contributions.

ARTICLE 4 - APPRENTICESHIP STANDARDS

4.01 Information relative to apprenticeship standards, wage schedules, and other requirements may be obtained from the Director of the California Department of Industrial Relations, or from the Division of Apprenticeship Standards and its branch offices.
DOCUMENT 00 8250

PROJECT LABOR AGREEMENT

See attached.

END OF DOCUMENT
PERALTA COMMUNITY
COLLEGE DISTRICT

CONSTRUCTION
PROJECT LABOR AGREEMENT

JULY 21, 2009
# PROJECT LABOR AGREEMENT

## TABLE OF CONTENTS

<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>Preamble</td>
<td>2</td>
</tr>
<tr>
<td>Recitals</td>
<td>2</td>
</tr>
<tr>
<td><strong>ARTICLE 1</strong></td>
<td></td>
</tr>
<tr>
<td>Definitions</td>
<td>3</td>
</tr>
<tr>
<td><strong>ARTICLE 2</strong></td>
<td></td>
</tr>
<tr>
<td>Purpose</td>
<td>5</td>
</tr>
<tr>
<td><strong>ARTICLE 3</strong></td>
<td></td>
</tr>
<tr>
<td>Scope of Agreement</td>
<td>5</td>
</tr>
<tr>
<td><strong>ARTICLE 4</strong></td>
<td></td>
</tr>
<tr>
<td>Effect of Agreement</td>
<td>8</td>
</tr>
<tr>
<td><strong>ARTICLE 5</strong></td>
<td></td>
</tr>
<tr>
<td>Subcontracts</td>
<td>9</td>
</tr>
<tr>
<td><strong>ARTICLE 6</strong></td>
<td></td>
</tr>
<tr>
<td>Work Stoppages, Strikes, Sympathy Strikes and Lockouts</td>
<td>10</td>
</tr>
<tr>
<td><strong>ARTICLE 7</strong></td>
<td></td>
</tr>
<tr>
<td>Prejob Meeting</td>
<td>13</td>
</tr>
<tr>
<td><strong>ARTICLE 8</strong></td>
<td></td>
</tr>
<tr>
<td>Nondiscrimination</td>
<td>13</td>
</tr>
<tr>
<td><strong>ARTICLE 9</strong></td>
<td></td>
</tr>
<tr>
<td>Union Recognition</td>
<td>14</td>
</tr>
<tr>
<td><strong>ARTICLE 10</strong></td>
<td></td>
</tr>
<tr>
<td>Referral</td>
<td>14</td>
</tr>
<tr>
<td><strong>ARTICLE 11</strong></td>
<td></td>
</tr>
<tr>
<td>Wages and Benefits</td>
<td>15</td>
</tr>
<tr>
<td><strong>ARTICLE 12</strong></td>
<td></td>
</tr>
<tr>
<td>Grievance Arbitration Procedure</td>
<td>17</td>
</tr>
<tr>
<td><strong>ARTICLE 13</strong></td>
<td></td>
</tr>
<tr>
<td>Safety &amp; Health</td>
<td>18</td>
</tr>
<tr>
<td><strong>ARTICLE 14</strong></td>
<td></td>
</tr>
<tr>
<td>Compliance</td>
<td>18</td>
</tr>
<tr>
<td><strong>ARTICLE 15</strong></td>
<td></td>
</tr>
<tr>
<td>Jurisdiction Disputes</td>
<td>19</td>
</tr>
<tr>
<td><strong>ARTICLE 16</strong></td>
<td></td>
</tr>
<tr>
<td>Local Hiring Program</td>
<td>21</td>
</tr>
<tr>
<td><strong>ARTICLE 17</strong></td>
<td></td>
</tr>
<tr>
<td>Management Rights</td>
<td>24</td>
</tr>
<tr>
<td><strong>ARTICLE 18</strong></td>
<td></td>
</tr>
<tr>
<td>Savings Clause</td>
<td>25</td>
</tr>
<tr>
<td><strong>ARTICLE 19</strong></td>
<td></td>
</tr>
<tr>
<td>Miscellaneous Provisions</td>
<td>25</td>
</tr>
<tr>
<td><strong>ARTICLE 20</strong></td>
<td></td>
</tr>
<tr>
<td>Term</td>
<td>26</td>
</tr>
<tr>
<td>Signature Page</td>
<td>26</td>
</tr>
<tr>
<td><strong>Attachment A</strong></td>
<td></td>
</tr>
<tr>
<td>Letter of Assent</td>
<td>30</td>
</tr>
<tr>
<td><strong>Attachment B</strong></td>
<td></td>
</tr>
<tr>
<td>Letter of Understanding Addressing Local Business Utilization</td>
<td>31</td>
</tr>
<tr>
<td><strong>Attachment C</strong></td>
<td></td>
</tr>
<tr>
<td>Side Letter Agreement and Signature Pages</td>
<td>32</td>
</tr>
<tr>
<td><strong>Attachment D</strong></td>
<td></td>
</tr>
<tr>
<td>Letter of Understandings Addressing Term of Agreement</td>
<td>36</td>
</tr>
<tr>
<td><strong>Attachment E</strong></td>
<td></td>
</tr>
<tr>
<td>Letter of Understanding Addressing Helmets to Hard Hats</td>
<td>37</td>
</tr>
</tbody>
</table>
PERALTA COMMUNITY COLLEGE DISTRICT
CONSTRUCTION
PROJECT LABOR AGREEMENT

PREAMBLE

This Project Labor Agreement ("Agreement") is entered into this 21st day of July, 2009 by and between the Peralta Community College District (hereinafter, the "District" and the Building and Construction Trades Council of Alameda County, AFL-CIO (the "Council") and the Unions signatory to this Agreement, collectively referred to as the "Unions" or "Signatory Unions", with respect to the new construction work within the scope of this Agreement as hereinafter defined.

It is understood by the parties to this Agreement that when this Agreement is executed by the Chancellor after authorization by the District’s Governing Board, it will become the policy of the District that the construction work covered by this Agreement shall be contracted exclusively to Contractors who agree to be bound by the terms of this Agreement through execution of it or the Letter of Assent (Attachment A), No practice, understanding or agreement between Contractor(s) and a Union party which is not provided for in this Agreement will be binding on any other party on Projects covered by this Agreement unless endorsed in writing by the District PLA Program Manager.

This Agreement is not intended to replace, interfere, abrogate, diminish or modify existing local or national collective bargaining agreements in effect during the duration of the Program, insofar as a legally binding agreement exists between the Contractor/Employer(s) and the affected Union(s) except to the extent that the provisions of this Agreement are inconsistent with said collective bargaining agreements, in which event, the provisions of this Agreement shall prevail.

The District, through its District PLA Program Manager, on staff or under contract, shall administer this Agreement and shall monitor compliance with it by all Contractors. For purposes of this Agreement, each Contractor recognizes and appoints the District PLA Program Manager as its agent, with full, independent authority to implement and administer this Agreement, and, when and if appropriate or necessary, negotiate amendments to this Agreement. Together with the Union parties, the District shall be considered a “negotiating party” of this Agreement. None of the terms of this Agreement, including specifically this agency designation and the Recitals set out below, shall be interpreted to cause or have the effect of creating a joint or single employer relationship between the District and any Contractor or between Contractors on this Project.

RECITALS

WHEREAS, the Peralta Community College District ("District") is considering the development and construction of various project(s) throughout the District in connection with its PLA covered Projects; and

WHEREAS, it is essential that the construction work required in connection with the PLA covered Projects be done in an efficient and economical manner so as to secure optimum
productivity and to eliminate delays in the construction operations, thus ensuring timely completion in the work undertaken by the contractors; and

WHEREAS, the District desires to enter into a project labor agreement ("Project Labor Agreement") with appropriate building and construction trade councils and related unions to be implemented and enforced on certain projects covered by the PLA; and

WHEREAS, it is the District's intent to negotiate and enter into a Project Labor Agreement with the appropriate building and construction trades council and related unions to ensure all contractors performing work on the project(s) comply with all requirements under the California Labor Code applicable to the project(s), including, but not limited to, prevailing wages and apprenticeship; and

WHEREAS, it is the intent and purpose of the Project Labor Agreement to provide, establish and put into practice effective methods for the settlement of labor disputes which may arise on the project(s) covered without strike, lockout, work stoppage, or slowdown, to the end that the project(s) shall be assured continuity of operation; and

WHEREAS, the District desires to authorize its Chancellor or his designee to negotiate and execute a Project Labor Agreement with the appropriate building and construction trades council and related unions to take any and all action necessary to further the District's interests in negotiating the Project Labor Agreement; and

WHEREAS, The parties agree that one of the primary purposes of this Agreement is to avoid the tensions that might arise on the Project if union and nonunion workers of different employers were to work side by side on the Project thereby leading to labor disputes that could delay completion of the Project, and

WHEREAS, the District reserves the right to control the site at which the Project will be constructed, and the right to coordinate project construction work and scheduling, including, where appropriate, setting uniform start times, and approving the necessity for and the times of shift work.

NOW, THEREFORE, IT IS AGREED BETWEEN AND AMONG THE PARTIES HERETO, AS FOLLOWS:

ARTICLE 1
DEFINITIONS

1.1 "Agreement" means this Project Labor Agreement.

1.2 "District" means the Peralta Community College District and the administrative staff under its Chancellor.

1.3 "Contractor(s)" means any individual, firm, partnership or corporation, or combination thereof, including joint ventures, which is an independent business enterprise and has entered into a contract with the District or any of its Contractors or subcontractors of any tier, with respect to the construction of any part of the PLA Program under contract terms and conditions approved by the District and which incorporate this Agreement.
1.4 "Construction Contract" means the public works or improvement contracts which have been approved and signed by the District and which are part of the PLA Program.

1.5 "PLA Program " means the PLA-eligible Project(s) that are all Covered Work which are all those construction contracts funded in whole or in part by bond funding, State grants, tax increment funding and all other funding that is allocated for construction and may be more generally known as public funding and identified by the District as part of the PLA Program and the construction of which was awarded to a contractor during the term of this Agreement.

1.6 "Project" is an individual construction Project that is a part of the PLA Program and designated to be covered by this Agreement.

1.7 "Union(s)" means the Building and Construction Trades Council of Alameda County, AFL-CIO ("Council") and any other labor organization signatory to this Agreement, acting in their own behalf and on behalf of their respective affiliates and member organizations whose names are subscribed hereto and who have through their officers executed this Agreement ("Signatory Unions").

1.8 "Master Agreement" means the Master Collective Bargaining Agreement of each craft Union signatory hereto covering the corresponding work between a bona fide contractor group or representative and the signatory Unions having jurisdiction over the work on the Project and that are identified and agreed to by the District PLA Program Manager and the Unions.

1.9 "District PLA Program Manager" means the person(s) and/or business entity designated by the District to oversee all phases of construction on the PLA Program and is:

1.10 "District Project Manager(s)" means the person(s) selected by the District on one or more campuses to oversee and/or inspect construction activity, as agents of the District. They will not be engaged in construction work, and their relationship to this Agreement, if any, will be through the District.

The initial term of this Agreement shall be for five (5) years, commencing with the acceptance of this agreement by both parties. At the end of this initial period, this Agreement will be reviewed and considered for extension or renewal with modifications if appropriate. The term of this Agreement will be automatically extended for additional successive five (5) year terms unless the District, prior to the expiration of any such term and, after meeting with the Council and the Unions, finds in a public hearing that the work performed has been unsatisfactory, and gives the Council and Unions notice that it will not renew this Agreement.

1.11 This Agreement shall remain in effect for any Construction Contract awarded under this Agreement but not completed by the end of the term for the duration of that Contract.

1.12 "Local area resident" means Alameda County residents of Alameda, Albany, Berkeley, Emeryville, Piedmont and especially the City of Oakland.
ARTICLE 2
PURPOSE

2.1 The purpose of this Agreement is to promote efficiency of construction operations and provide for peaceful, efficient, and binding procedures for settlement of labor disputes and grievances without strikes or lockouts, thereby promoting the public interest in assuring the timely and economical completion of the PLA covered Projects. The PLA Program is intended to increase the educational opportunities and raise student achievement through the improvement of academic learning and health and safety conditions on the campuses of the District by the development of campus facilities for students, faculty and staff.

2.2 Further, the purpose of this Agreement is to ensure that all Contractors performing work on all PLA-covered Projects will comply with all requirements under the California Labor Code and utilize resources available in the local area, including those provided by minority and women-owned enterprises.

2.3 In so doing, the parties to this Agreement establish the foundation to promote the public interest, to provide a safe work place, to ensure high quality construction, to ensure uninterrupted construction, and to secure optimum productivity, on-schedule performance and the satisfaction of the Peralta Community College District.

ARTICLE 3
SCOPE OF AGREEMENT

3.1 Covered Work: This Agreement covers, without limitation, all on-site construction, demolition, alteration, painting or repair of buildings, structures and other works and related activities for a Project that is within the craft jurisdiction of one of the Unions and that is directly or indirectly part of the Project, including, without limitation, pipelines (including those in linear corridors built to serve the Project), site preparation, survey work, soils and material inspection and testing, demolition of existing structures, and all construction, demolition or improvements required to be performed as a condition of approval by any public agency. On-site work includes work done or necessary for a Project or in temporary yards or areas adjacent to and dedicated to the Project, and at any on-site batch plant constructed solely to supply materials to the Project, when those sites are dedicated exclusively to the project. The furnishing of supplies, equipment or materials which are stockpiled for later use shall in no case be considered subcontracting, however, this Agreement shall cover and the appropriate Prevailing Wage Rate shall be paid to those workers delivering ready-mix concrete, asphalt, aggregate, sand or other fill materials that will be directly incorporated into the construction process as well as the off-hauling of debris and excess fill and/or mud shall be covered by the terms and conditions of this Agreement. Employers (including brokers), of drivers hauling such materials shall provide certified payroll records to the awarding body within ten (10) days of written request or as required by the bid specifications.

3.2 Project Description: The Agreement shall govern the award of all Construction Contracts and applies to all Covered Work which are all those construction contracts funded in whole or in part by bond funding, State grants, tax increment funding and all other funding that is allocated for construction and may be more generally known as
public funding and identified by the District as part of the PLA Program. "Exhibit A", attached to this Agreement and incorporated herein by reference, is a list of covered Projects of the current Construction Contracts covered by this Agreement and such list shall be supplemented from time to time, when necessary during the term of this Agreement. The District has the absolute right to combine, consolidate, add, or cancel Project(s) or portions of Project(s) identified as part of the PLA Program. Should the District remove any Project listed in "Exhibit A" from the Program and thereafter authorize that construction work be commenced on the Project, the Project shall be performed under the terms of this Agreement. Once a construction Project is completed, it is no longer covered by this Agreement. For the purposes of this Agreement, a Project shall be considered completed upon the filing by the District of a Notice of Completion to the Contractor.

Further, the District may prohibit some or all work on certain days or during certain hours of the day to accommodate the ongoing operations of the District's education facilities and/or to mitigate the effect of the ongoing Project work on the businesses and residents in the neighborhood of the Project site; and/or require such other operational or schedule changes that it may deem necessary, in its sole judgment, to effectively maintain its primary mission and to remain a good neighbor to those in the area of its campuses. Such schedule changes shall be in accordance with the Master Agreement requirements. In order to permit the Contractor(s) and Union(s) to make appropriate scheduling plans, the District will provide the PLA Program Manager, the affected Contractor(s) and Union(s) with reasonable notice of any changes it requires pursuant to this Article.

3.3 **Most Favored Nations Clause:** No provision not contained within this Agreement shall be recognized or applied if it may be construed to apply exclusively or predominantly to work covered by this Agreement only.

3.4 **Exclusions:**

(a) The Agreement shall be limited to construction work on the PLA Program and is not intended to, and shall not govern any construction work performed at the District at anytime prior to the effective date, or after the expiration or termination of the Agreement, except as noted in Section 1.11 above that this Agreement shall continue in effect on any Project awarded under this Agreement but not completed by the end of the term of this Agreement for the duration of that Contract.

(b) The Parties acknowledge that the District may utilize $500,000 of funding annually to perform maintenance work on maintenance and operations projects for the duration of this Agreement.

Contractors or subcontractors with "excluded contracts" shall not be subject to the terms of this Agreement but shall meet all State and Federal laws and regulatory requirements governing construction for the project where they are performing work. All excluded contractors will meet the Certified Payroll requirements within the 10 day period required by State Law for submittal of requested Certified Payroll information. The District shall supply the Union(s) with the
inspector’s log and all other documents used for oversight of the project when such information is requested.

It is further agreed that, other than the $500,000 per year maintenance exclusion, the following seven projects are the only projects that shall be excluded from the Agreement.

1. Laney: Smart Media, Project # 02314
2. Laney: Buildings F&G Computer Labs, Project # 02314
3. Laney: Photo Lab Gallery Lighting, Project # 02314
4. Merritt: Swing Space (A129), Project #
5. Merritt: Horticulture Department Improvements, Project # 02303-110
6. District Wide: ADA Upgrades, Project # unassigned
7. District Wide: Elevator Cabs, controls and finishes upgrades, Project # 02326

(c) The Agreement is not intended to, and shall not affect the operation or maintenance of the District.

(d) This Agreement shall not apply to a Contractors’ executives, managerial employees, engineering employees, supervisors above the classification of general foreman, or any office and clerical employees.

(e) This Agreement shall not apply to employees of the District.

(f) This Agreement is not intended to, and shall not affect equipment and machinery owned or controlled and operated by the District for work not covered by this Agreement.

(g) This Agreement excludes all off-site manufacture and handling of equipment, machinery or materials (except for aggregates, sand or other fill material which are either directly incorporated into the construction process, or directly removed from the site of construction)

(h) Offsite maintenance of leased equipment and on-site supervision of such work is excluded from the Agreement.

(i) The Agreement is not intended to, and shall not affect any work by employees of the District or its contractors involved in general maintenance, emergency repair, and/or cleaning work, except as specifically covered by this Agreement.

(j) In accordance with 3.4(b) and in emergency situations, at the sole option of the District, the Agreement shall not apply to contracts awarded under the Public Contracts Code §20654 and §20655, or any emergency public works resolutions or any project using federal funds where prohibited by law.

(k) Work covered by the Agreement within the craft jurisdiction of the Elevator Constructors will be performed under the terms of the National Agreement of the International Union of Elevator Constructors except that Articles 6, 10,14 and 15 of the Agreement shall prevail and be applied to such work.
(l) It is the legal obligation of the District to obtain the most competitive bids while maintaining the conditions of the Agreement. To ensure that a competitive bid is received from a range of general contractors, the Building and Construction Trades Council of Alameda County, AFL-CIO shall assist the District in soliciting interested parties in bidding on the Project(s). Additionally, the District recognizes that multiple subcontractor quotations of bids ensure the most competitive overall bid. The Building and Construction Trades Council of Alameda County, AFL-CIO shall assist the District in encouraging and soliciting local and other subcontractors in bidding to interested general contractors. The District reserves the right, without reservation, to reject all bids and re-bid the Project.

ARTICLE 4
EFFECT OF AGREEMENT

4.1 By executing this Agreement, the Unions and the District agree to be bound by each and all of the provisions of this Agreement. The provisions of this Agreement shall apply to all covered work, notwithstanding the provisions of any other local, area and/or national agreements which may conflict with or differ from the terms of this Agreement. The District and each Signatory Union shall agree upon the local collective bargaining agreement to be designated as the applicable Master Agreement for work covered by this Agreement. Where a subject covered by the provisions of this Agreement is also covered by a Master Agreement, the provisions of this Agreement shall prevail. Where a subject is covered by the provisions of a Master Agreement and is not covered by this Agreement, the provisions of the Master Agreement shall prevail. Any dispute as to the applicable source between this Agreement and any Master Agreement for determining the wages, hours and working conditions of employees on this Project shall be resolved under the procedures established in Article 12. This Agreement represents the complete understanding of the parties, and no Contractor is or will be required to sign any other agreement with a signatory union as a condition of performing work within the scope of this Agreement. No practice, understanding or agreement between a Contractor and a Union party which is not specifically set forth in this Agreement will be binding on any other party unless endorsed in writing by the District or the District's PLA Program Manager.

4.2 This Agreement shall only be binding on the signatory parties hereto and shall not apply to the parents, affiliates, subsidiaries, or other ventures of any such party.

4.3 Each Contractor(s) shall alone be liable and responsible for its own individual acts and conduct and for any breach or alleged breach of this Agreement.

4.4 It is mutually agreed by the parties that any liability by a Signatory Union(s) to this Agreement shall be several and not joint. Any alleged breach of this Agreement by a signatory Union(s) shall not affect the rights, liabilities, obligations and duties between the signatory Contractor(s) and the other Union(s) party to this Agreement.
ARTICLE 5
SUBCONTRACTS

5.1 The District, PLA Program Manager, and/or Contractors, as appropriate, have the absolute right to award contracts or subcontracts on this Project notwithstanding the existence or non-existence of any collective bargaining agreements between the prospective contractor and any union party, and provided that such contractor is willing, ready and able to comply with this Agreement. Such contractor shall execute a Letter of Assent, should it be awarded work covered by this Agreement.

5.2 Subcontractors of any tier shall become a party to this Agreement by signing the Letter of Assent (Attachment A). By signing the Letter of Assent, a subcontractor to a Contractor does not thereby establish any contractual relationship with the District, except for this Agreement, and the District shall not become party to nor become responsible for the performance of the construction subcontract between the Contractor and its subcontractor(s).

5.3 The District and each Contractor(s) agree that neither it nor any of its subcontractors will subcontract any work to be done on PLA covered Projects except to a person, firm, or corporation who is or becomes party to the Agreement. Any Contractor(s) working on the Project shall, as a condition to working on the Project, become signatory to and perform all work under the terms of this Agreement.

5.4 A subcontractor is defined as any person, firm or corporation who agrees under contract with the Contractor(s), or a subcontractor of the Contractor, to perform on the Project, any part or portion of the construction work covered by the Construction Contract, including the operating of construction equipment, performance of labor and/or installation of materials. Trucking firms are included as subcontractors when hauling materials in the execution of the Project as provided for in Article 3.1.

5.5 The Contractor(s) has the primary obligation for performance of all conditions of this Agreement. This obligation cannot be relieved, evaded or diminished by subcontracting. Should the Contractor(s) elect to subcontract, the Contractor(s) shall continue to have such primary obligation.

5.6 A Contractor(s) who provides in the subcontract that the subcontractor will pay the wages and benefits and will observe the hours and all other terms and conditions of this Agreement and who requires its subcontractor(s) to execute a Letter of Assent, shall not be liable for any delinquency by such subcontractor in the payment of any wages or fringe benefits provided herein, except as may be required by State or Federal law.

(a) The Contractor(s) will give written notice and a copy of the Letter of Assent to the Council of any subcontract involving the performance of work covered by this Agreement within either five (5) days of entering such subcontract or before the subcontractor commences work on the Project, whichever occurs first, and shall specify the name and address of the subcontractor. Written notice at a Preconstruction Conference shall be deemed written notice under this provision for those subcontractors listed at the Prejob Meeting only.
(b) Thereafter, if such subcontractor should become delinquent in the payment of any wages or benefits as above specified, the Trust Fund shall immediately give written notice thereof to the Contractor(s) and to the subcontractor specifying the nature and amount of such delinquency.

(c) The provision of this Section 5.6 shall be applied only to the extent permitted by law and, notwithstanding any other provision of the Agreement, no aspect of the subcontractors' clause, including its enforcement, may be enforced by or subject to strike or picketing.

(d) If the Contractor(s) selects the subcontractor(s) and is signatory to a Master Agreement that provides the higher level contractor shall remain liable for the defaults of the subcontractor, nothing in this Agreement shall interfere with the Contractor(s)' responsibilities and liabilities under the Master Agreement.

5.7 (a) With regard to any employer that is independently signed to any Master Labor Agreement ("MLA"), this Project Labor Agreement shall in no way supersede or prevent the enforcement of any subcontracting clause contained in such MLA, except as specifically set forth in subsection (b) of this section. Any such subcontracting clause in an MLA shall remain and be fully enforceable between each Union and its signatory employers, and no provision of this Project Labor Agreement shall be interpreted and/or applied in any manner that would give this Project Labor Agreement precedence over subcontracting obligations and restrictions that exist between Unions and their respective signatory employers under an MLA, except as specifically set forth in subsection (b) of this section.

(b) If a Union (hereafter "aggrieved union") believes that an assignment of work on this Project has been made improperly by a contractor or subcontractor, even if that assignment was as a result of another Union's successful enforcement of the subcontracting clause in its MLA, as permitted by subsection (a) of this section, the aggrieved union may submit a claim under the jurisdictional resolution process contained in Article 15 of this Project Labor Agreement, and the decision rendered as part of that process shall be enforceable to require the contractor or subcontractor that made the work assignment to assign that work prospectively to the aggrieved union. An award made to a Union under the subcontracting clause of its MLA, as permitted pursuant to subsection (a) of this section, shall be valid and fully enforceable by that Union unless it conflicts with a jurisdictional award made pursuant to this Project Labor Agreement. If the award made under the MLA conflicts with the jurisdictional award, the award of any damages under the former shall be null and void ab initio.

ARTICLE 6
WORK STOPPAGES, STRIKES, SYMPATHY STRIKES AND LOCKOUTS

6.1 The Unions, District and Contractor(s) agree that for the duration of this Agreement:

(a) There shall be no strikes, sympathy strikes, work stoppages, picketing, handbilling or otherwise advising the public that a labor dispute exists, or slowdowns or disruptions of any kind, for any reason, by the Union(s) or employees employed on a Project, at the job site of the Project or at any other facility of the District because of a dispute on a Project or other projects involving
a contractor or subcontractor, of any tier, or due to any labor dispute arising at
the project site or any other District site. Disputes arising between the Union(s)
and Contractor(s) on other District projects are not governed by the terms of this
Agreement, except that the existence of such disputes or actions taken in
furtherance of such disputes may not be used to affect work on projects covered
by this Agreement. A Union may withhold labor (but not picket) due to a
Contractor's or subcontractor's failure to make Trust Fund contributions or failure
to meet its payroll on this Project, and such withholding of labor shall not be
considered a violation of this Article. In the case of non-payment of Trust Fund
contributions, a Union shall give the General Contractor and the District
Representative five (5) business days notice prior to withholding labor from the
Contractor or Sub-contractor during which time, the General Contractor shall
have the opportunity to cure the default.

(b) As to employees employed on a Project, there shall be no lockout of any kind by
a Contractor(s) covered by the Agreement.

(c) If a Master Agreement between a contractor(s) and the Union(s) expires before
the Contractor(s) completes the performance of a Construction Contract and the
Union or contractor(s) gives notice of demands for a new or modified Master
Agreement, the Union(s) agrees that it will not strike the Contractor(s) on said
contract for work covered under the Agreement and the Union(s) and the
Contractor(s) agree that the expired collective bargaining agreement shall
continue in full force and effect for work covered under the Agreement until a new
or modified Master Agreement is reached between the Union(s) and Contract
Employer. If the new or modified Master Agreement reached between the
Union(s) and contractor(s) provides that any terms of compensation of the
Master Agreement shall be uniformly retroactive for all contractors bound to the
Master Agreement, the Contractor(s) agrees to comply with any retroactive terms
of the new or modified Master Agreement which is applicable to employees
employed on a Project during the interim period within seven (7) days.

6.2 Any party to the Agreement may institute the following procedure, in lieu of or in addition
to any other action at law or equity, when a breach of this Article is alleged to have
occurred:

(a) A party invoking this procedure shall notify Gerald McKay, as the permanent
arbitrator, or, Thomas Angelo, as the alternate under this procedure. In the event
that the permanent arbitrator is unavailable at any time, the alternate will be
contacted. If neither is available, then a selection shall be made from the list of
arbitrators in Article 12.2. Notice to the arbitrator shall be by the most expeditious
means available, with notices by e-mail, facsimile or telephone to the party
alleged to be in violation and to the Building and Construction Trades Council of
Alameda County, AFL-CIO.

(b) Upon receipt of said notice, the designated arbitrator named above or his/her
alternate will designate a place for, schedule and hold a hearing within twenty-
four (24) hours.
(c) The arbitrator shall notify the parties by facsimile or telephone of the place and time for the hearing. Said hearing shall be completed in one session, which, with appropriate recesses at the arbitrator's discretion, shall not exceed twenty-four (24) hours unless otherwise agreed upon by all parties. A failure of any party to attend said hearings shall not delay the hearing of evidence or the issuance of any award by the arbitrator.

(d) The sole issue at the hearing shall be whether or not a violation of this Article of the Agreement has occurred. The arbitrator shall have no authority to consider any matter of justification, explanation or mitigation of such violation or to award damages, which issue is reserved for court proceedings, if any. The award shall be issued in writing within three (3) hours after the close of the hearing, and may be issued without a written opinion. If any party desires a written opinion, one shall be issued within fifteen (15) days, but its issuance shall not delay compliance with or enforcement of the award. If the arbitrator determines there exists a violation of this Article the arbitrator shall order cessation of the violation of this Article and other appropriate relief and such award shall be served on all parties by hand or registered mail upon issuance.

(e) The award shall be final, binding and non-revisable as to the merits. Such award may be enforced by any Court of competent jurisdiction upon the filing of this Agreement and all other relevant documents referred to above in the following manner. Written notice of the filing of such enforcement proceedings shall be given to the other party in the proceeding to obtain a temporary order enforcing the arbitrator's award as issued under Section 6.2 (d) of this Article, all parties waive the right to a hearing and agree that such proceedings may be ex parte. Such agreement does not waive any party's right to participate in a hearing for a final order or enforcement. The Court's order or orders enforcing the arbitrator's award shall be served on all parties by hand or delivered by certified mail.

(f) Any rights created by statute or law governing arbitration proceedings inconsistent with the above procedure or which interfere with compliance are waived by the parties.

(g) The costs of the arbitration, including the fee and expenses of the Arbitrator, shall be borne by the losing party.

(h) The District PLA Program Manager is a party of interest in all proceedings arising under this Article and shall be sent contemporaneous copies of all notifications required by these Articles, and at its option, may participate as a full party in any proceeding initiated under these articles.

(i) If the arbitrator determines in accordance with this article that a work stoppage has occurred, the respondent Union(s) shall, within eight (8) hours of receipt of the award, direct all the employees they represent on the Project to immediately return to work. If the craft(s) involved does not return to work by the beginning of the next regularly scheduled shift following such eight (8) hour period after receipt of the arbitrator's award, and the respondent Union(s) have not complied with their obligation to immediately instruct, order, and use their best efforts to cause a cessation of the violation and return of the employees they represent to
work, the respondent Union(s) shall each pay a sum as liquidated damages to the District, and each shall pay an additional sum per shift for each shift thereafter on which the craft(s) has not returned to work.

Similarly, if the arbitrator determines in accordance with this article that a lock-out has occurred, the respondent Contractor(s) shall, within eight (8) hours of receipt of the award, return all of the affected employees to work on the Project, or otherwise correct the violation as found by the arbitrator. If the respondent Contractor(s) do not take such action by the beginning of the next regularly scheduled shift following the eight (8) hour period, each respondent Contractor(s) shall pay a sum as liquidated damages to the affected Union(s) (to be apportioned among the affected employees and the benefit funds to which contributions are made on their behalf, as appropriate and designated by the Arbitrator) and each shall pay an additional sum per shift for each shift thereafter in which compliance by the respondent Contractor(s) has not between completed.

The Arbitrator shall retain jurisdiction to determine compliance with this article and to establish the appropriate sum of liquidated damages, which shall not be less than one thousand dollars ($1,000.00) nor more than fifteen thousand dollars ($15,000.00) for each shift.

**ARTICLE 7**
**PRE-JOB MEETING**

7.1 A pre-job meeting shall be held at the Building Trades offices prior to the commencement of each Construction Contract to establish the scope of work in each Contractor's Construction Contract. It shall be the responsibility of the Prime Contractor(s) to set such meeting. The District will notify the Union(s) of award of all covered projects prior to commencement of work. Such pre-job meeting shall be attended by a representative each from the participating Contractor(s) and Union(s) and the District PLA Program Manager. When a Construction Contract has been let to a Contractor, a pre-job meeting shall be required unless waived by agreement of the Council, the Contractor and the District.

7.2 All work assignments shall be disclosed by each Contractor at the pre-job meeting. The Contractor(s) shall notify the District PLA Program Manager at least two weeks before starting work under the Agreement, and the District PLA Program Manager shall coordinate the scheduling of the pre-job meeting with the Council, the Contractor(s) and the affected Union(s).

**ARTICLE 8**
**NONDISCRIMINATION**

8.1 The Union(s) and Contractor(s) shall not discriminate against any employee or applicant for employment because of race, creed, color, sex, sexual orientation, national origin, age, religion, disability as identified in the Americans with Disabilities Act, union or non-union membership or any other basis recognized by law.
ARTICLE 9
UNION RECOGNITION

9.1 The Contractor(s) recognize the Union(s) as the sole bargaining representative of all craft employees working within the scope of the Agreement. The Parties acknowledge that the collective bargaining relationship so established is a "pre-hire" relationship permitted by Section 8(f) of the National Labor Relations Act, except that this provision does not change any pre-existing Section 9(a) collective bargaining relationship that exists between any Contractor and Union parties to this Agreement.

9.2 No employee covered by the Agreement can be required to join any Union as a condition of being first employed on the Project; provided, however, that an employee who is a member of the referring Union at the time of the referral shall maintain that membership while employed on a Project subject to this Agreement. All employees shall, however, on or before the 8th day of consecutive or cumulative employment on the Project pay the uniform initiation fees and dues of the applicable craft Union and shall comply with the Union Recognition provision for the period during which they are performing Project construction work on the property of the District. The Contractor(s) agree to deduct initiation fees, Union dues or representation fees from the pay of any employee who executes a voluntary authorization for such deductions and to remit the dues and fees to the applicable Union or Council.

ARTICLE 10
REFERRAL

10.1 The selection of craft foremen and general foremen shall be entirely the responsibility of the Contractor(s), it being understood that in the selection of such foremen, the Contractor(s) will give first consideration to the qualified individuals available in the local area. Foremen and general foremen shall take orders from the designated Contractor(s) representatives.

The Unions shall be the first source of referral of employees to the Project and the contractor(s) agree to be bound by the lawful hiring hall rules and procedures of the respective Union(s). Contractors agree to be bound by the hiring practices of the respective Unions, including the hiring of apprentices, and to utilize their registration facilities and referral systems when workers are available, capable and willing to work on PLA covered projects.

10.2 The Contractor(s) shall have the unqualified right to select and hire directly all supervisors above general foreman it considers necessary and desirable, without such persons being referred by the Union(s).

10.3 In the event that referral facilities maintained by the Unions are unable to fill the requisition of a Contractor(s) for employees within a forty-eight (48) hour period (Saturday, Sundays and Holidays excluded) after such requisition is made by the Contractor(s), the Contractor(s) shall be free to obtain work persons from any source. Unions will exert their utmost efforts to recruit sufficient numbers of skilled craft persons to fulfill the requirements of the Contractor(s). The parties to this Agreement support the development of increased numbers of skilled construction workers from the residents of Alameda County; residents of Alameda, Albany, Berkeley, Emeryville, Piedmont and especially
the City of Oakland; to meet the needs of the PLA Program and the requirements of the industry generally. Toward that end, the Unions agree to encourage the referral and utilization, to the extent permitted by law and the hiring hall procedures, of qualified Alameda County residents as journeymen and apprentices on this PLA Program and, consistent with the State-approved Apprenticeship Standards, encourage entrance into such apprenticeship and training programs as may be offered by the Peralta Community College District or operated by the signatory Unions.

10.4 The Parties recognize the District's commitment to provide opportunities to participate on the Project to emerging small business enterprises that may not have previously had a relationship with the Unions signatory to this Agreement. To ensure that such enterprises will have an opportunity to employ their "core" employees on this Project, the parties agree that in those situations where a Contractor not a party to a current collective bargaining agreement with the signatory Union having jurisdiction over the affected work is a successful bidder, the Contractor may request by name, and the local will honor, referral of persons who have applied to the local union for Project work and who demonstrate the following qualifications:

(a) possess any license required by state or federal law for the Project work to be performed;

(b) have worked a total of at least one thousand (1000) hours in the construction craft during the prior three (3) years;

(c) were on the Contractor's active payroll for at least ninety (90) out of the one-hundred eighty (180) calendar days prior to the contract award; and

(d) have the ability to perform safely the basic functions of the applicable trade.

(e) The Union will refer to such Contractor one journeyman employee from the hiring hall out-of-work list for the affected trade or craft, and will then refer one of such Contractor's "core" employees as a journeyman and shall repeat the process, one and one, until such Contractor's crew requirements are met or until such Contractor has hired five (5) "core" employees, whichever occurs first. Thereafter, all additional employees in the affected trade or craft shall be hired exclusively from the hiring hall out-of-work list(s). For the duration of the Contractor's work the ratio shall be maintained and when the Contractor's workforce is reduced, employees shall be reduced in the same ratio of core employees to hiring hall referrals as was applied in the initial hiring.

ARTICLE 11
WAGES AND BENEFITS

11.1 All Contractors, agree to pay contributions to the established vacation, pension and other form of deferred compensation plan, apprenticeship, and health benefit Trust Funds established by the applicable Master Agreement(s) for each hour worked on the Project in the amounts designated in the Master Agreements of the appropriate local Unions for all of those benefits and contributions contained in the applicable prevailing wage determination. The Contractor(s) shall not be required to pay contributions to any
other trust funds that are not contained in the published prevailing wage determination to satisfy their obligation under this Article except those Contractor(s) who are signatory to the Master Agreements with the respective trades shall continue to pay all trust fund contributions as outlined in such Master Agreements.

11.2 By signing a Letter of Assent binding this Agreement, the Contractor(s) adopt and agree to be bound by the written terms of the legally established Trust Agreements, specifying the detailed basis on which payments are to be made into, and benefits paid out of, such Trust Funds.

11.3 **Wages, Hours, Terms and Conditions of Employment:** The wages, hours, classifications and other terms and conditions of employment on a Project shall be governed by the Master Agreement of the respective craft Unions, copies of which shall be on file with the District, to the extent such Master Agreement is consistent with the applicable prevailing wage determination and this Agreement.

(a) At all times while working under the Agreement, the Contractor(s) is obligated to make compensation payments and benefit contributions to or on behalf of the employee in a total amount no less than required by the applicable prevailing wage.

(b) Each Contractor and subcontractor shall be required to certify in writing that it has paid all wages and benefit contributions due and owing prior to receipt of its final payment and/or retention.

(c) Contractors of whatever tier shall make regular and timely contributions required by this section in the amounts set forth in the appropriate prevailing wage determination and on the time schedule required by the Master Agreement. Delinquency in remission of contributions is a breach of this Agreement. If a Contractor or subcontractor is delinquent in any such contributions, the Union or the Trust Fund shall provide timely notification to District or the District PLA Program Manager after efforts by the Fund to resolve the delinquency have been exhausted, and provide documentary evidence of the delinquency endorsed by the Fund. Upon such notification, the District or the District PLA Program Manager will attempt to resolve the delinquency among the Contractor or subcontractor, the Union and the Fund. If the delinquency is not resolved within ten (10) working days thereafter, the Contractor, in the case of a delinquent subcontractor, shall withhold an amount to cover the delinquency from any retained funds otherwise due and owing to the subcontractor and shall not release such withholding until the subcontractor is in compliance, provided, however, that if the delinquent amount is undisputed in whole or in part between the Fund and the delinquent subcontractor, the Contractor shall issue a joint check payable to the Fund and the subcontractor in the amount of the undisputed delinquency. In the case of a delinquent prime Contractor, the District or the District PLA Program Manager shall withhold, in an appropriate amount, any funds due and owing to the Contractor. Pursuant to the announced commitment of the District, and to the extent permitted by law, the Contractor shall be subject to withholding of retained amounts which may only be released upon the Contractor's resolution of the delinquency as evidenced by a written statement endorsed by the Fund. Where there is no dispute as to the amount of the delinquency, retained amounts may be released by a joint check payable to the Contractor and the Fund in the amount of any undisputed delinquency.
ARTICLE 12
GRIEVANCE ARBITRATION PROCEDURE

12.1 Any dispute alleging violation of this Agreement, including the applicable Master Agreement, but excluding jurisdictional disputes and alleged violations of Article 6, shall be considered a grievance and resolved in accordance with the procedures set forth herein. A signatory Contractor and Union shall agree to resolve a grievance that involves solely the interpretation of the Master Agreement under the grievance and arbitration provisions of the Master Agreement. A grievance shall be considered null and void if not brought in writing and delivered to both the involved party and Program Manager within ten (10) working days after the incident that initiated the alleged grievance was discovered. The term 'working days' as used in this section shall exclude Saturdays, Sundays or holidays regardless of whether any work is actually performed on such days.

12.2 **Grievances shall be settled according to the following procedures:**

**Step 1:** Within five (5) business days after the receipt of the written notice of the grievance, the Business Representative of the involved Local Union or Council, or its designee, or the representative of the employee, and the representative of the involved Contractor(s) shall confer and attempt to resolve the grievance.

**Step 2:** In the event that the representatives are unable to resolve the dispute within the five (5) business days after its referral to Step 1, either involved party may submit it within five (5) business days to the Grievance Committee, which shall meet within five (5) business days after such referral (or such longer time as is mutually agreed upon by all representatives on the Grievance Committee), to confer in an attempt to resolve the grievance.

The Grievance Committee shall be comprised of one (1) representative of the District; one (1) representative of the District PLA Program Manager; and two (2) representatives of the Alameda County Building and Construction Trades Council. If the dispute is not resolved within such time (five (5) business days after its referral or such longer time as mutually agreed upon), it may be referred within five (5) business days thereafter by either party to Step 3.

**Step 3:** Within five (5) business days after referral of a dispute to Step 3, the representatives shall choose a mutually agreed upon arbitrator for final and binding arbitration. The parties agree that an arbitrator shall be selected by the alternate striking method from the following list noted. The selection party who shall strike the first name shall be selected by the toss of a coin.

1. Barbara Kong-Brown
2. Thomas Angelo
3. William Riker
4. Gerald McKay
5. Jerri-Lou Cossack

The decision of the Arbitrator shall be binding on all parties. The Arbitrator shall have no authority to change, amend, add to or detract from any provisions of the Agreement. The expense of the Arbitrator shall be borne by the losing party. The Arbitrator shall arrange for a hearing on the earliest available date from the date of his/her selection. A decision shall be given to the parties within five (5) calendar days after completion of the hearing unless such time is extended by mutual agreement. A written opinion may be requested by a party from the presiding Arbitrator.

The time limits specified in any step of the Grievance Procedure set forth in Section 12.2 may be extended by mutual agreement of the parties initiated by the written request of one party to the other, at the appropriate step of the Grievance Procedure. However, failure to process a grievance, or failure to respond in writing within the time limits provided above, without an agreed upon extension of time, shall be deemed a waiver of such grievance without prejudice, or without precedent to the processing of and/or resolution of like or similar grievances or disputes.

In order to encourage the resolution of disputes and grievances at Steps 1 and 2 of this Grievance Procedure, the parties agree that such settlements shall not be precedent setting.

**ARTICLE 13**
**SAFETY AND HEALTH**

13.1 In accordance with the requirements of the Occupational Safety and Health Act, it shall be the exclusive responsibility of each Contractor on the job site to ensure safe working conditions for its employees and their compliance with any safety rules contained herein or established by the District, its representatives, and/or the Contractor(s). Nothing in this Agreement shall be interpreted to make the Unions liable for safety violations that may occur on the Project. It is understood that the employees have an individual obligation to use diligent care to perform their work in a safe manner and to protect themselves and the property of the Contractor(s) and the District. An employee’s failure to satisfy his/her obligation under this article will subject him/her to corrective action.

13.2 In order to minimize any disturbance to the student population, Contractors’ employees are to restrict their presence to the Project site and not visit other areas of the campus to the extent possible of carrying out their duties.

**ARTICLE 14**
**COMPLIANCE**

14.1 It shall be the responsibility of the Contractor(s) and Union(s) to investigate and monitor compliance with the provisions of the Agreement contained in Article 11. Nothing in this agreement shall be construed to interfere with or supersede the usual and customary
legal remedies available to the Unions and/or employee benefit Trust Funds to collect
delinquent Trust Fund contributions from Contractors on the Project.

14.2 The District, through the services of the District PLA Program Manager, shall monitor
compliance enforcement measures to ensure the Contractor(s) compliance with the
Construction Contract conditions of the Agreement.

14.3 The parties to this Agreement intend to ensure the best possible harmony in labor-
management relations on the Project and recognize that the Administrator shall strive to
encourage the Parties toward that end.

In an effort to achieve that labor-management harmony the Parties shall establish a four
(4) person Joint Administrative Committee. This Committee shall be comprised of two (2)
representatives selected by the Administrator and two (2) from the Unions, one of whom
will be a representative from the Council. Each representative shall designate an
alternate who shall serve in his or her absence for any purpose contemplated by this
Agreement. The Committee will be co-chaired by the Administrator and the
representative from the Council.

The Joint Administrative Committee shall meet as required to review the implementation
of the Agreement and the progress of the Project and resolve problems and/or
grievances by majority vote with such resolutions to be binding on all signatories of the
Agreement as provided herein. Any question regarding the meaning, interpretation, or
application of the provisions of this Agreement shall be first referred directly to the Joint
Administrative Committee for resolution. The Joint Administrative Committee will meet
upon the call of either co-chair, upon provision of sufficient notice of the issue to be
discussed.

ARTICLE 15
JURISDICTIONAL DISPUTES

15.1 The Contractor/Employer(s) shall assign work on the basis of traditional craft
jurisdictional lines.

15.2 There shall be no strikes, picketing, sympathy strikes, leafletting or work disruption or
stoppages of any kind because of jurisdictional disputes.

15.3 When conflicting claims for work on the Project are submitted to a Contractor/Employer,
the dispute shall be resolved pursuant to agreed upon Jurisdictional Dispute Procedures,
as adopted by the National Building & Construction Trades Department, or by the
Mechanical Allied Crafts (MAC), or by the Northern California Basic Crafts Alliance
(NCBCA) Jurisdictional Dispute Resolution Procedures. It is understood by the parties
that these Procedures might be amended from time to time. In the event a jurisdictional
dispute arises between two or more Unions affiliated with the National Building &
Construction Trades Department, such dispute shall be resolved by the procedure set
forth in the Plan for the Settlement of Jurisdiction Disputes in the Construction Industry.
In the event a jurisdictional dispute arises between two or more Unions affiliated with the
MAC, such dispute shall be resolved under the MAC Procedure. In the event a
jurisdictional dispute arises between two or more Unions affiliated with the NCBCA, such
dispute shall be resolved under the NCBCA Procedure.
15.4 In the event a jurisdictional dispute arises between two or more Unions that are not stipulated to the same jurisdictional dispute resolution procedure, the dispute shall be handled in accordance with and resolved as follows:

15.5 In the event a jurisdictional dispute arises while the parties are attempting to negotiate an alternative resolution mechanism either party may refer the jurisdictional dispute to the General Presidents of the affected unions, and if the General Presidents cannot resolve the dispute within five (5) business days of the dispute being referred to them for resolution, the dispute shall be resolved as follows:

15.6 The dispute shall be submitted to arbitration before an arbitrator selected from the Panel of Permanent Arbitrators for resolution. The Panel of Permanent Arbitrators shall be composed of: David Nevins, Gerald McKay, Robert Hirsch, William Riker and Barry Winograd. The Arbitrator shall be selected by alternately striking the names of Arbitrators from the list of five (5) permanent Arbitrators. The order of striking names from the list of arbitrators shall be determined by a coin toss, the winner of which shall decide whether they wish to strike first or second. Such striking shall take place within three (3) days. If a party does not respond within three (3) days, this means any Arbitrator from the list is acceptable. The remaining Arbitrator shall serve as the Arbitrator who shall hear the dispute on an expedited basis, but in no case longer than seven (7) days, and resolve the dispute. The Arbitrator shall render his decision within three (3) days of the hearing.

15.7 In rendering his decision, the Arbitrator shall determine:

1. First, whether a previous agreement of record or applicable agreement, including a disclaimer agreement, between the National and International Unions to the dispute governs;

2. Only if the Arbitrator finds that the dispute is not covered by an appropriate or applicable agreement of record or agreement between the crafts to the dispute, he shall then consider the established trade practice in the industry and prevailing practice in the locality. Where there is a previous decision of record governing the case, the Arbitrator shall give equal weight to such decision of record, unless the prevailing practice in the locality in the past ten (10) years favors one craft. In that case, the Arbitrator shall base his decision on the prevailing practice in the locality. Except, that if the Arbitrator finds that a craft has improperly obtained the prevailing practice in the locality through raiding, the undercutting of wages or by the use of vertical agreements, the Arbitrator shall rely on the decision of record and established trade practice in the industry rather than the prevailing practice in the locality.

3. Only if none of the above criteria is found to exist, the Arbitrator shall then consider that because efficiency, cost or continuity and good management are essential to the well being of the industry, the interests of the consumer or the past practices of the employer shall not be ignored.

4. The Arbitrator shall comply with the Code of Professional Responsibility for Arbitrators of Labor Management Disputes jointly adopted by the National Academy of Arbitrators, the American Arbitration Association and the Federal Mediation and
Conciliation Service. The Arbitrator shall set forth the basis for his decision and shall explain his findings regarding the applicability of the above criteria. If lower-ranked criteria are relied upon, the Arbitrator shall explain why the higher-ranked criteria were not deemed applicable. The Arbitrator's decision shall only apply to the job in dispute.

5. Agreements of record are applicable only to the parties signatory to such agreements. Decisions of record are applicable to all trades.

6. The Arbitrator is not authorized to award back pay or any other damages for a misassignment of work. Nor may any party to this Plan bring an independent action for back pay or any other damages, based upon a decision of an Arbitrator.

7. Each party to the arbitration shall bear its own expense for the arbitration and agrees that the fees and expenses of the Arbitrator shall be borne by the losing party or parties.

15.8 ENFORCEMENT

1. Any decision or interpretation rendered by an arbitrator shall be immediately accepted and complied with by all parties subject to this Agreement. If a party fails to accept and comply with a decision or interpretation rendered by an arbitrator, any party to the dispute may seek court enforcement of the decision or ruling.

2. The Arbitrator shall have no authority to undertake any action to enforce his decision after a hearing beyond informing the affected parties of his decision. Rather, it shall be the responsibility of the prevailing party to seek appropriate enforcement of a decision. The prevailing party in any enforcement proceeding shall be entitled to recover its reasonable costs and attorney fees from the non-prevailing party. In the event the Arbitrator is made a party to, or is otherwise required to participate in any such enforcement proceedings for whatever reason, the non-prevailing party shall bear all reasonable costs, attorney fees, and any other expenses incurred by the Arbitrator in those proceedings.

15.9 If there is a strike, sympathy strike, work stoppage, slowdown, picketing or otherwise advising the public that a labor dispute exists or interference with the progress of the Project by reason of a jurisdictional dispute, the Contractor/Employer (who has complied with the Arbitrator's decision) affected by said Union conduct, shall have the right to seek full legal redress in the Courts of California, including injunctive relief and damages.

ARTICLE 16
LOCAL HIRING PROGRAM

16.1 The objective of the District in creating a Local Hiring Program is to enhance and encourage employment opportunities for local area residents to enable effective pathways into the construction industry and into Union Apprenticeship programs. To that end, as part of the Agreement, the District establishes goals for the hiring and retention of local area residents.
16.2 Local Hiring Program Goals

(a) Hiring Priority:

1. Fifty percent (50%) of all hours worked on covered projects, on a craft by craft basis will be worked by local area residents as defined in Article 1, Section 1.12, if such workers are available, capable and willing to work on the project and dispatched through the utilization of the normal hiring hall procedures.

2. (i) Subject to any restrictions contained in law, the Parties agree to a goal that apprentices will perform twenty percent (20%) of the total craft work hours unless an applicable Schedule A provides for a greater percentage. The Union agrees to cooperate with the Contractor in furnishing apprentices as requested and they shall be properly supervised and paid in accordance with provisions contained within the Schedule A.

(ii) The parties agree to a goal that only local area residents as defined in Article 1, Section 1.12 shall be utilized as apprentices. The Contractor shall make good faith efforts to reach this goal through the utilization of normal hiring hall and apprentice procedures and, when appropriate, the identification of potentially qualified apprentices through community-based organizations working in collaboration with the apprentice programs. The Unions are committed to working with the contractors and community-based organizations to reach these goals.

(iii) All apprentices referred to Contractors under this Agreement shall be enrolled in State of California approved Joint Apprenticeship Programs.

16.3 (a) Contractors may achieve up to fifty percent (50%) compliance with these local hiring goals and timelines through the employment, of local area resident journeymen, existing apprentices and newly indentured resident apprentices on non-District projects during the time period that the Contractors are working on District Projects.

16.4 Good Faith Efforts:

A Contractor and its subcontractors must take the following good faith steps to demonstrate that it has made every effort to reach the local hiring goals of the District. The contractor shall attend scheduled pre-job meetings held by the PLA Program Manager pertaining to work they will performed. The contractor must submit written workforce projections and projected work hours on a craft by craft basis.

(a) Within seven calendar days after the Notice to Proceed, the Contractor shall meet with the PLA Program Manager to present its plan for reaching the local hiring goals.

(b) The Contractor shall notify the PLA Program Manager by US mail or email, if a Union hiring hall cannot, upon request of the contractor, dispatch local area residents, as defined herein. It shall be the responsibility of the contractor to retain all evidence of such good faith efforts.
(c) The contractor shall use the “Name Call,” “Rehire” or other available hiring hall procedures to reach goals.

(d) The contractor shall use local CBOs working in collaboration with the apprentice programs for recruiting local residents to apprentice programs specified in section 16.2,(c), if a union cannot provide local area residents as requested, and in conformity with the collectively bargained union hiring hall agreement.

16.5 Consequences for Non-Compliance with Goals

(a) The PLA Program Manager in coordination with District staff and the Local Hiring Committee shall consider allegations of non-conformance with the goals. If there is a determination that a Contractor has not complied with the goals or demonstrated good faith efforts to do so, the PLA Program Manager will refer the issue to the Local Hiring Committee for review.

(b) If the Local Hiring Committee (see 16.6) finds a Contractor to be in apparent non-compliance, it will be referred to arbitration in accordance to step 3 of the grievance arbitration procedure upon direction by the Committee.

(c) At any time during the process of compliance review, the Contractor can negotiate a settlement with the Local Hiring Committee.

16.6 Local Hiring Committee

(a) The Parties agree to various provisions of the Agreement to attempt to achieve the inclusion of local area residents in the employment opportunities created by the covered work. In order to implement and monitor the progress of these provisions, the District and the Unions, in recognition of their mutual commitment to and the partnership they have established, to achieve those goals, shall form a Local Hiring Committee composed of participants mutually agreed upon by both Parties.

(b) The Local Hiring Committee will serve as the central forum and deliberative body for representatives of all interested or affected parties to exchange information and ideas concerning the operation and results of the District's local hiring program and the ongoing role of this Agreement as an integral component of the local hire program. As part of these responsibilities, the Committee will assess the obstacles to success for achieving inclusion of local workers in the construction opportunities. The Committee shall make program recommendations to overcome obstacles to effective local hiring.

(c) The Local Hiring Committee will be comprised of three (3) representatives of the community one of whom will be primarily involved in preparatory training for prospective construction applicants, three (3) representatives from the Unions, three (3) Contractor representatives, one (1) representative from the PLA Program Manager and one (1) representative from the Council.

(d) The Committee shall establish its rules of procedure.

(e) Committee meeting will be chaired by the District and the Council on a rotating basis.

16.7 Local Hiring Committee Meetings

(a) The Committee will meet monthly at the call of the Chair.
(b) The PLA Program Manager will establish agenda topics with input from the Committee and send notices of meetings with the agenda in advance of the meetings.

(c) The Committee will receive reports and consider work progress and practices, pre-apprentice recruitment, training and referral, apprentice development and utilization, contractor compliance with local hire goals and other issues of concern to the Program.

(d) The PLA Program Manager and the contractors shall report monthly on progress for these issues and provide ongoing workforce projections for each trade.

16.8 Monitoring and Reporting

The PLA Program Manager will assist the District in monitoring compliance with all local hiring policies and will report to the Local Hiring Committee. This monitoring will include attending progress meetings, site visits, monitoring of progress payments, utilization and verification of performance forms. Forms specific to this monitoring process will be developed. Monthly reports will be submitted to the District.

ARTICLE 17
MANAGEMENT RIGHTS

17.1 The Contractor retains the full and exclusive authority for the management of its operations and shall be responsible for the management and prosecution of the work consistent with the provisions of this Agreement. Except as expressly limited by other provisions of this Agreement and the attached applicable Master Agreement(s), the Contractor retains the right to direct the workforce, including the hiring, promotion, transfer within a contract, layoff, discipline or discharge for just cause of its employees; the selection of foremen; the assignment and schedule of work; the promulgation of reasonable work rules; and, the requirement of overtime work, the determination of when it will be worked and the number and identity of employees engaged in such work. No rules, customs, or practices which limit or restrict productivity, efficiency or the individual and/or joint working efforts of employees shall be permitted or observed. The Contractor may utilize any methods or techniques of construction. The lawful manning provisions of the applicable Master Agreement shall be recognized.

17.2 There shall be no limitation or restriction by a signatory Union upon a Contractor's choice of materials or design, nor, regardless of source or location, upon the full use and utilization of equipment, machinery, packaging, pre-cast, pre-fabricated, pre-finished, or pre-assembled materials, tools, or other labor saving devices. This Agreement covers all on-site fabrication work over which the District, Contractor(s) or subcontractor(s) possess the right of control (including work done for the Project in any temporary yard or area near the Project.) This Agreement also covers all off-site fabrication work traditionally performed by any of the Unions, that is directly or indirectly part of the Project, provided such off-site fabrication work is covered by a provision of a local Master Labor Agreement or local addenda to a national agreement of the applicable Union(s). All of the work described in this paragraph is within the scope of this Agreement and is referred to as “Covered Work.”

The on-site installation, incorporation or application of all items shall be performed by the craft having jurisdiction over such work; provided, however, it is recognized that
installation of manufactured items may be performed by employees employed under this Agreement who may be directed by other personnel of the manufacturer in a supervisory role. For any work performed pursuant to this provision, the Contractor shall provide copies of the written warranty requirement to the Union and the District’s PLA Program Manager prior to the commencement of work.

17.3 The use of new technology, equipment, machinery, tools and/or laborsaving devices and methods of performing work may be initiated by the Contractor from time-to-time during the Project. The Union agrees that it will not in any way restrict the implementation of such new devices or work methods. If there is any disagreement between the Contractor and the Union concerning the manner or implementation of such device or method of work, the implementation shall proceed as directed by the Contractor, and the Union shall have the right to grieve and/or arbitrate the dispute as set forth in Article 12 of this Agreement.

ARTICLE 18
SAVINGS CLAUSE

18.1 The parties agree that in the event any article, provision, clause, sentence or word of the Agreement is determined to be illegal or void as being in contravention of any applicable law, by a court of competent jurisdiction such as the Department of Industrial Relations, the Division of Apprenticeship Standards, and other applicable labor related governmental agencies the remainder of the Agreement shall remain in full force and effect. The parties further agree that if any article, provision, clause, sentence or word of the Agreement is determined to be illegal or void, by a court of competent jurisdiction or other labor related governmental authorities, the parties shall substitute, by mutual agreement, in its place and stead, an article, provision, clause, sentence or work which will meet the objections to its validity and which will be in accordance with the intent and purpose of the article, provision, clause, sentence or work in question.

18.2 The parties also agree that in the event that a decision of a court of competent jurisdiction materially alters the terms of the Agreement such that the intent of the parties is defeated, then the entire Agreement shall be null and void.

18.3 If a court of competent jurisdiction determines that all or part of the Agreement is invalid and/or enjoins the District from complying with all or part of its provisions and the District accordingly determines that the Agreement will not be required as part of an award to a Contractor(s), the Union(s) will no longer be bound by the provisions of Article 6.

ARTICLE 19
MISCELLANEOUS PROVISIONS

19.1 Counterparts: This Agreement may be executed in counterparts, such that original signatures may appear on separate pages, and when bound together all necessary signatures shall constitute an original. Facsimile signature pages transmitted to other parties to this Agreement shall be deemed equivalent to original signature.

19.2 Warranty of Authority: Each of the persons signing this Agreement represents and warrants that such person has been duly authorized to sign this Agreement on behalf of
the party indicated, and each of the parties by signing this Agreement warrants and represents that such party is legally authorized and entitled to enter into this Agreement.

19.3 **Ratification by Governing Board:** This Agreement shall not be binding on the District until it is approved by the Peralta Community College District Governing Board.

**ARTICLE 20**

TERM

20.1 The Agreement shall be included as a condition of the award of all Construction Contracts that are part of the PLA Program.

20.2 This Agreement shall become effective on the day the District Governing Board ratifies the Agreement and shall continue in full force and effect for a period of five (5) years, at which time this Agreement will be reviewed and considered for extension or renewal with modifications if appropriate. The term of this Agreement will be automatically extended for additional successive five (5) year terms unless the District, prior to the expiration of any such term and, after meeting with the Council and the Unions, finds in a public hearing that the work performed has been unsatisfactory, and gives the Council and Unions notice that it will not renew this Agreement. After the expiration of any term of this Agreement, the provisions of the Agreement shall continue to apply to those Projects subject to this Agreement until construction is completed. The parties may mutually agree in writing to amend, extend or terminate this Agreement at any time.

20.3 The parties agree to meet and confer annually, subsequent to approval of this Project Labor Agreement by the Peralta Community College District Governing Board, regarding the status of and experience with Projects covered by the Agreement and future projects to be covered by the Agreement.

**Peralta Community College District**

BY: Elhu Harris
Chancellor

DATE: 4/6/10

**Alameda County Building & Construction Trades Council AFL-CIO (Council)**

BY: Barry Luboviski
Secretary-Treasurer

DATE: 

**Asbestos Workers, Local 16**

By: Steve Steele

**Boilermakers, Local 549**

By: Frank Secreet
Bricklayers & Allied Craftsmen, Local 3

By: __________

Tom Spear

Northern California Regional Council of Carpenters on behalf of, Carpenters, Local 713, Carpenters, Local 2236, Lathers, Local 68L, Pile Drivers, Local 34, Millwrights, Local 102

By: __________

Robert Alvarado

District Council of Plasterers and Cement Masons of Northern California

By: __________

Steve Scott

Cement Masons, Local 300

By: __________

Steve Scott

Plasterers, Local 66

By: __________

Chester Murphy, Jr.

Electrical Workers, Local 595

By: __________

Victor Uno

Elevator Constructors, Local 8

By: __________

Pat McGarvey

Laborers District Council on behalf of, Hod Carriers, Local 166, Laborers, Local 67, Laborers, Local 304

By: __________

Jose Moreno
Hod Carriers, Local 166

By: [Signature]

Sam Robinson

Laborers, Local 67

By: [Signature]

Victor Para

Laborers, Local 304

By: [Signature]

Jose Zapien

Operating Engineers, Local 3

By: [Signature]

Russ Burns

District Council Ironworkers of the State of California and Vicinity

By: [Signature]

Joe Standley

Ironworkers, Local 378

By: [Signature]

Emilio Rivera

District Council 16, Painters & Allied Trades on behalf of Auto & Marine Painters, Local 1176, Carpet & Linoleum Layers, Local 12, Glaziers, Architectural Metal & Glassworkers, Local 169, Painters & Tapers, Local 3

By: [Signature]

Doug Christopher

Roofers and Waterproofers, Local 81

By: [Signature]

Doug Ziegler
Sheet Metal Workers, Local 104

By: *signature*

Bruce Word

Sign Display & Allied Crafts, Local 510

By: *signature*

Mike Hardeman

Sprinkler Fitters, Local 483

By: *signature*

Stan Smith, Jr.

Teamsters, Local 853

By: *signature*

Rome Aloise

United Association of Steamfitters, Pipefitters, Plumbers & Gasfitters, Local 342

By: *signature*

Jay Williams

United Association of Journeyman & Apprentices of the Pipe Fitting Industry, Underground Utility / Landscape, Local 355

By: *signature*

Dennis Soares
Sheet Metal Workers, Local 104

By: ________________________

Bruce Word

Sign Display & Allied Crafts, Local 510

By: ________________________

Mike Hardeman

Sprinkler Fitters, Local 483

By: ________________________

Stan Smith, Jr.

Teamsters, Local 853

By: ________________________

Rome Aloice

United Association of Steamfitters,
Pipefitters, Plumbers & Gasfitters, Local 342

By: ________________________

Jay Williams

United Association of Journeyman &
Apprentices of the Pipe Fitting Industry,
Underground Utility / Landscape, Local 355

By: ________________________

Dennis Soares
LETTER OF ASSENT

PROJECT LABOR AGREEMENT

The undersigned, as a Contractor on the Peralta Community College Project, ("Project"), subject to the Project Labor Agreement ("Agreement"), for and in consideration of the award to it of a contract to perform work on said Project, and in further consideration of the promises made in the Agreement and all attachments a copy of which was received and is acknowledged, hereby:

1.) Accepts and agrees to be bound by the terms and conditions of the Agreement, together with any and all amendments and supplements now existing or which are later made thereto only for the duration and scope of the Contractor's work on the Project.

2.) The Contractor agrees to be bound by the legally established trust agreements designated in local master collective bargaining agreements. The Contractor authorizes the parties to such local trust agreements to appoint trustees and successor trustee to administer the trust funds and hereby ratifies and accepts the trustees so appointed as if made by the Contractor.

3.) Certifies that it has no commitments or agreements which would preclude its full and complete compliance with the terms and conditions of said Agreement.

4.) Agrees to secure from any Contractor(s) (as defined in said Agreement) which are or become a subcontractor (of any tier) to it, a duly executed Agreement to be Bound in a form identical to this document.

DATED: ___________ Name of Contractor ________________________________

(Authorized Officer & Title) ______________________________

Contractor's State License #______________________________

Project Name ________________________________

Contract Number ________________________________

Name of Prime Contractor or Higher Level Subcontractor ________________________________
Attachment B

LETTER OF UNDERSTANDING ADDRESSING LOCAL BUSINESS UTILIZATION

During negotiations, the District and the Building Trades Council discussed local business participation on District projects that will be covered by the Project Labor Agreement. The District, the Building Trades Council and the Affiliates of the Council agreed that such participation will benefit the local community and insure additional opportunities for work that is not covered by the Project Labor Agreement.

It is therefore agreed that every effort will be taken to encourage all participating Contractors to use good faith efforts to obtain supplies, materials and goods from local suppliers and manufacturers. Such ancillary off site support services include fabrication of: millwork, cabinets and modular furniture, electrical components, miscellaneous ornamental iron, prefinishing of materials and also the furnishing of building materials and office supplies used during construction.

Therefore, the District, the Building Trades Council and the Unions will make every effort to encourage use of local businesses on non-covered work needed to construct the College facilities.

Sincerely,

[Signature]

Elihu Harris, Chancellor
on behalf of the Peralta Community College District

AGREED AND ACCEPTED on behalf of the Building and Construction Trades Council of Alameda County, AFL-CIO and the Local Unions signatory to the Peralta Community College District Construction Project Labor Agreement this 21 day of July 2009.

[Signature]

Barry Luboviski, Secretary-Treasurer
Building and Construction Trades Council of Alameda County, AFL-CIO
Attachment C

We, the undersigned parties agree to the two side letters, dated July 21, 2009:

"Term of Project Labor Agreement Side Letter" and
"Helmets to Hardhats Program Side Letter"

These two side letters are addendum to the Project Labor Agreement, and shall constitute the entire Agreement. The effective date of the Agreement is July 21, 2009. Mr. Barry Luboviski, Secretary-Treasurer confirms that all parties agree to the side letters, along with the Project Labor Agreement, and all Union Signatories will confirm their agreement below.

Peralta Community College District Construction

BY: __________________________
   Elihu Harris
   Chancellor

DATE: __________________________

Asbestos Workers, Local 16

BY: __________________________
   Steve Steele

Boilermakers, Local 549

BY: __________________________
   Dale Bilyeu

Bricklayers & Allied Craftsmen, Local 3

BY: __________________________
   Tom Spear

Northern California Regional Council of Carpenters on behalf of, Carpenters, Local 713, Carpenters, Local 2236, Lathers, Local 68L, Pile Drivers, Local 34, Millwrights, Local 102

BY: __________________________
   Robert Alvarado

District Council of Plasterers and Cement Masons of Northern California

BY: __________________________
   Steve Scott

Cement Masons, Local 300

BY: __________________________
   Steve Scott
Plasterers, Local 66

By: 
Chester Murphy, Jr.

Elevator Constructors, Local 8

By: 
Pat McGarvey

Hod Carriers, Local 166

By: 
Sam Robinson

Laborers, Local 304

By: 
Jose Zapier

District Council Ironworkers of the State of California and Vicinity

By: 
Joe Standley

Electrical Workers, Local 595

By: 
Victor Uno

Laborers District Council on behalf of, Hod Carriers, Local 166, Laborers, Local 67, Laborers, Local 304

By: 
Oscar De La Torre

Laborers, Local 67

By: 
Victor Parra

Operating Engineers, Local 3

By: 
Russ Burns

Ironworkers, Local 378

By: 
Emilio Rivera
Attachment C

District Council 16, Painters & Allied Trades on behalf of Auto & Marine Painters, Local 1176, Carpet & Linoleum Layers, Local 12, Glaziers, Architectural Metal & Glassworkers, Local 169, Painters & Tapers, Local 3

By: ____________________________
Doug Christopher

Sheet Metal Workers, Local 104

By: ____________________________
Bruce Word

Sprinkler Fitters, Local 483

By: ____________________________
Stan Smith, Jr.

United Association of Steamfitters, Pipefitters, Plumbers & Gasfitters, Local 342

By: ____________________________
Jay Williams

Roofers and Waterproofers, Local 81

By: ____________________________
Doug Ziegler

Sign Display & Allied Crafts, Local 510

By: ____________________________
Mike Hardeman

Teamsters, Local 853

By: ____________________________
Rome Aloise

United Association of Journeyman & Apprentices of the Pipe Fitting Industry, Underground Utility / Landscape, Local 355

By: ____________________________
Dennis Soares
Attachment C

District Council 16, Painters & Allied Trades
on behalf of Auto & Marine Painters, Local
1176, Carpet & Linoleum Layers, Local 12,
Glaziers, Architectural Metal & Glassworkers,
Local 169, Painters & Tapers, Local 3

By: ____________________________
   Doug Christopher

Sheet Metal Workers, Local 104

By: ____________________________
   Bruce Word

Sprinkler Fitters, Local 483

By: ____________________________
   Stan Smith, Jr.

United Association of Steamfitters,
Pipefitters, Plumbers & Gasfitters,
Local 342

By: ____________________________
   Jay Williams

Roofers and Waterproofers, Local 81

By: ____________________________
   Doug Ziegler

Sign Display & Allied Crafts, Local 510

By: ____________________________
   Mike Hardeman

Teamsters, Local 853

By: ____________________________
   Rome Aloise

United Association of Journeyman &
Apprentices of the Pipe Fitting Industry,
Underground Utility / Landscape, Local 355

By: ____________________________
   Dennis Soares
Attachment D

Term of Project Labor Agreement Side Letter

Chancellor Elihu Harris
Peralta Community College District
333 East 8th Street
Oakland, CA 94606

Re: Peralta Community College District Construction Project Labor Agreement: Term of Agreement

Dear Chancellor Harris:

In our negotiations of the captioned Project Labor Agreement, the District and the Unions came to agreement on the Term of the Project Labor Agreement, in Article 1, Definitions and Article 20, Term. It is clearly understood by the Unions and the District that the parties agree that Section 20.2 shall be modified as follows:

20.2 This Agreement shall become effective on the day the District Governing Board ratifies the Agreement and shall continue in full force and effect for a period of five (5) years, at which time this Agreement will be reviewed and considered for extension or renewal with modifications if appropriate. The term of this Agreement will be extended for additional successive five (5) year terms unless the District, 60 to 90 days prior to the expiration of any such term, after meeting with the Council and the Unions, gives written notice to the Council that it wishes to re-open the contract and make proposals to amend, modify, add to, or delete from the Agreement. After the expiration of any term of this Agreement, the provisions of the Agreement shall continue to apply to those Projects subject to this Agreement until construction is completed. The parties may mutually agree in writing to amend, extend or terminate this Agreement at any time.

Sincerely,

Barry Luboviski, Secretary-Treasurer,
Alameda County Building and Construction Trades Council
on behalf of the signatory Unions and Councils to the Project Labor Agreement

Chancellor Elihu Harris
Peralta Community College District

Acknowledged and agreed to this 21st day of July 2009
Attachment E

Helmets to Hardhats Program Side Letter

Chancellor Elihu Harris
Peralta Community College District
333 East 8th Street
Oakland, CA 94606

Re: Peralta Community College District Construction Project Labor Agreement: Helmets to Hard Hats

Dear Chancellor Harris:

In our negotiations of the captioned Project Labor Agreement, the District and the Unions discussed career pathways. To insure that all avenues are available to effectively reach out to potential applicants and to insure entry into the building and construction trades of men and women veterans who have served their Country and are interested in careers in the building and construction industry, we subscribe to the following:

When appropriate, the Employers and Unions will agree to utilize the services of the Center for Military Recruitment, Assessment and Veterans Employment (hereinafter “Center”) and the Center’s “Helmets to Hardhats” program to serve as a resource for preliminary orientation, assessment of construction aptitude, referral to apprenticeship programs or hiring halls, counseling and mentoring, support network, employment opportunities and other needs as identified by the parties.

We further agree that the Unions and Employers will, as a consequence of signing the Letter of Assent, coordinate with the Center to create and maintain an integrated database of veterans interested in working on Projects covered by this Agreement and which of them are interested in apprenticeship and employment opportunities made available by such Projects. To the extent permitted by law, the Unions will give credit to such veterans for bona fide, provable past experience.

Sincerely,

Barry Luboviski, Secretary-Treasurer,
Alameda County Building and Construction Trades Council
on behalf of the signatory Unions and Councils to the Project Labor Agreement

Chancellor Elihu Harris
Peralta Community College District

Acknowledged and agreed to this 21 day of July 2009.
MERRITT LEARNING CENTER / LIBRARY RENOVATION - PHASE 2

DOCUMENT 00 9113

ADDENDA

PROJECT NO. 2324, BID NO. 12-13/23

Peralta Community College District

MERRITT COLLEGE LIBRARY: PHASE II PROJECT
12500 Campus Drive, Oakland, CA 94619

[DOCUMENT TO BE COMPLETED AS ADDENDA DURING BID PERIOD]

END OF DOCUMENT
PART 1 – GENERAL

1.01 SUMMARY

A. Section includes Summary of Work and Work Restrictions including:

1. Work Covered By Contract Documents
2. Bid Item, Allowances and Alternates
3. Work Under Other Contracts
4. Future Work
5. Work Sequence
6. Work Days and Hours
7. Shutdown for Discovery of Cultural Resources
8. Cooperation of Contractor and Coordination with Other Work
9. Partial Occupancy/Utilization Requirements
10. Contractor Use of Site
11. Air Quality Standards
12. Construction Staking and Monument Protection
13. Protection of Existing Structures and Underground Facilities
14. Permits
15. Owner-Furnished Products

1.02 WORK COVERED BY CONTRACT DOCUMENTS

A. Work comprises of the construction of Owner’s Merritt College Library: Phase II Project located at, 12500 Campus Drive, Oakland CA 94619. The Work includes, without limitation, minor renovations and finish work to existing 3-story Learning Center and Library Building. The Project incorporates duct cleaning, sealant repair on existing storefront windows, some new nonstructural, non-rated partitions and doors for security, and minor electrical / lighting work. In addition, there will be refinishing of existing cabinetry, installation of some classroom accessories, accent painting, along with other minor cosmetic work.

B. The Work of this Contract comprises construction of all the Work indicated, described in the Specifications, or otherwise required by the Contract Documents. Unless provided otherwise in the Contract Documents, all risk of loss to Work covered by Contract Documents shall rest with Contractor until Final Acceptance of the Work. Cost of maintenance of systems and equipment prior to Final Acceptance will be considered as included in prices Bid and no direct or additional payment will be made therefore.

C. For all Bid items, furnish and install all Work, including connections to existing systems, indicated and described in Specifications and all other Contract Documents. Work and requirements applicable to each individual Bid item, or unit of Work, shall be deemed incorporated into the description of each Bid item (whether Lump Sum or Unit Price). Any Bid item may be deleted from the Work and Contract Sum, in total or in part, prior to or after award of Contract without compensation in any form or adjustment of other Bid items or prices therefore.
D. Allowance Work shall be done as Change Orders and as specified in Section 01 2600 (Modification Procedures). Identify Allowance Items (See Document 00 4000 [Bid Form]) work on the Progress Schedules and on Applications for Payment. The Amount given on Document 00 4000 (Bid Form) under each Allowance Item is the sum of money set aside for each Allowance Item. These amounts shall be included in the Contract Sum on the Bid Form. If the cost of Work done under any Allowance Item is less than the amount given on the Bid Form under that Allowance Item, the Contract Sum shall be reduced by the difference between the amount given in the Bid Form and the cost of Work actually done.

1.03 WORK DAYS AND HOURS
A. Work Days and hours: Monday-Friday inclusive, typically 7:00 a.m.-5:00 p.m. See paragraph B.
B. Work at the Site on weekends, holidays, or other than normal business hours is permitted with approval by Owner.

1.04 CONTRACTOR USE OF SITE
A. Confine operations at Site to areas permitted by Contract Documents, permits, ordinances, and laws. Do not unreasonably encumber Site with materials or equipment.
B. Assume full responsibility for protection and safekeeping of products stored on premises. Move any stored products that interfere with operations of Owner or other contractor.
C. Coordinate parking, storage, staging, and Work areas with Owner. Owner will provide a storage area for Contractor’s equipment and materials. Do not store construction materials in the dripline of any tree.
D. Prior to commencement of Work or excavation, Contractor and Owner shall jointly survey the area adjacent to the Project area making permanent note and record of such existing damage such as cracks, sags or other similar damage. This record shall serve as a basis for determination of subsequent damage to structures, conditions or other existing improvements due to Contractor’s operations. All parties making the survey shall sign the official record of existing damage. Cracks, sags or damage of any nature to the adjacent Project area, not noted in the original survey but subsequently noted, shall be reported immediately to Owner.
E. The Contractor shall follow all city ordinances in force during the duration of this Contract.
F. It is essential that the Contractor perform the Work with as little interference and disturbance as possible to the surrounding neighborhood.
G. When suspect materials, outside the scope of Work, are encountered during the Work or restoration process, the Contractor shall immediately contact the Project Manager for evaluation and approval of the methods for dealing with the material.

PART 2 – PRODUCTS- NOT USED

PART 3 – EXECUTION – NOT USED

END OF SECTION
PART 1 – GENERAL

1.01 SUMMARY

A. Section includes description of requirements and procedures for determining amount of Work performed and for obtaining payment for Work performed.

1.02 REFERENCES

A. California Public Contract Code
B. Code of Civil Procedures
C. Government Code

1.03 COMPOSITION AND SCOPE OF CONTRACT SUM

A. Scope of Contract Sum

1. The Contract Sum for performance of the Work under Contract Documents, or under any Bid item, allowance, or Alternate, shall include full compensation for all Work required under the Contract Documents, including without limitation, all labor, materials, taxes, transport, handling, storage, supervision, administration, and all other items necessary for the satisfactory completion of the Work, whether or not expressly specified or indicated, incidental work and unexpected expenses, and all terms, conditions, requirements and limitations set forth in the Contract Documents.

2. Contract Sum may be expressed as lump sum, unit price, GMP, allowance, or combination thereof.

B. Unit Price items

1. Quantity of Work to be paid for under any item for which a unit price is fixed in Contract Documents shall be determined by Owner based on, so far as practicable, actual number of units satisfactorily completed, as determined by Owner and certified by Contractor, within prescribed or ordered limits, and no payment will be made for Work unsatisfactorily performed or done outside of limits.

2. Unit Prices shall apply to Work covered by unit prices so long as actual quantities performed on the Project are not less than 75 percent or greater than 125 percent of the estimated quantities bid or otherwise stated in the Contract Documents. If actual quantities exceed these parameters, then the unit price shall be adjusted by an amount to reflect the Contractor’s incremental cost differential resulting from increased or decreased economies of scale.

C. Lump Sum Items

1. When estimated quantity for specific portion of Work is not indicated and/or Work is designated as lump sum, payment will be on a lump sum basis for Work satisfactorily completed in accordance with Contract Documents.

2. Payment for lump sum Work, or items of Work subject to a lump sum (e.g. without limitation, change order work), shall be made on the basis of satisfactory completion of such Work or work item, earned in progressive stages in accordance with the Contract Documents, up to but not exceeding the Contractor’s percentage completion of the Work or item.

3. Lump sum items shall be paid based upon the approved Schedule of Values, which shall be used to measure progressive payments based upon satisfactory progress towards
D. Allowance Items

1. Allowances: Allowance Work will be authorized by Owner in writing, following change order procedures to determine cost, supporting documentation and authorization to proceed. Unused allowance amounts at Contract completion shall reduce the Contract price accordingly.

1.04 PAYMENT PROCEDURES

A. Schedule of Values:

1. Within ten Days from issuance of Notice of Award and prior to the Contractor’s first Application for Payment, Contractor shall submit a detailed breakdown of its Bid by scheduled Work items and/or activities, including coordination responsibilities and Project Record Documents responsibilities. Where more than one Subcontractor comprises the work of a Work item or activity, the Schedule of Values shall show a separate line item for each subcontract. Contractor shall furnish such breakdown of the total Contract Sum by assigning dollar values (cost estimates) to each applicable Progress Schedule network activity, which cumulative sum equals the total Contract Sum. This breakdown shall be referred to as the Schedule of Values.

2. Contractor’s overhead, profit, insurance, cost of bonds (except to the extent expressly identified in a Bid item) and/or other financing, as well as “general conditions costs,” (e.g., Site cleanup and maintenance, temporary roads and access, off-Site access roads, temporary power and lighting, security, and the like), shall be prorated through all activities so that the sum of all the Schedule of Values line items equals Contractor’s total Contract Sum, less any allowances designated by Owner. Scheduling, record documents and quality assurance control shall be separate line items.

3. Owner will review the breakdown in conjunction with the Progress Schedule to ensure that the dollar amounts of this Schedule of Values are, in fact, reasonable cost allocations for the Work items listed. Upon favorable review by Owner, Owner will accept this Schedule of Values for use. Owner shall be the sole judge of fair market cost allocations.

4. Owner will reject any attempt to increase the cost of early activities, i.e., “front loading,” resulting in a complete reallocation of moneys until such “front loading” is corrected. Repeated attempts at “front loading” may result in suspension or termination of the Work for default, or refusal to process progress payments until such time as the Schedule of Values is acceptable to Owner.

B. Contractor’s Requests for Progress Payments

1. If requested by Contractor, progress payments will be made monthly, under the following conditions:

2. On or before the 25th Day of each month, Contractor shall submit to Owner five copies of an Application for Payment for the cost of the Work put in place during the period from the last Day of the previous month to the end of the current month, along with one copy of an updated Progress Schedule. Such Applications for Payment shall be for the expected total value of activities completed or partially completed, based upon Schedule of Values prices (or Bid item prices if unit price) of all labor and materials incorporated in the Work up until midnight of the last Day of that one month period, less the aggregate of previous payments. Accumulated retainage shall be shown as separate item in payment summary. Owner and Contractor will reconcile any differences in the field, based on the reconciled monthly report sheets. If Contractor is late submitting its Application for Payment, that Application may be processed at any time during the succeeding one-month period, resulting in processing of Contractor’s Application for Payment being delayed for more than a Day for Day basis.

3. Except as otherwise provided in a labor compliance program applicable to the Work (if any) or as otherwise required by Owner, concurrently with each Application for Payment, Contractor shall submit to the Owner the Contractor’s and its Subcontractors’ certified Measurement and Payment 01 2000 - 2
Merritt Learning Center / Library Renovation - Phase 2
4. No progress payment will be processed prior to Owner receiving all requested, acceptable schedule update information and certified payrolls, and in Owner's sole and absolute discretion, Owner may deny the entire Application for Payment for noncompliance.

5. Each Application for Payment shall list each Change Order and Construction Change Directive (“CCD”) executed prior to date of submission, including the Change Order/CCD Number, and a description of the Work activities, consistent with the descriptions of original Work activities. Contractor shall submit a monthly Change Order/CCD status log to Owner.

6. If Owner requires substantiating data, Contractor shall submit information requested by Owner, with cover letter identifying Project, Application for Payment number and date, and detailed list of enclosures. Contractor shall submit one copy of substantiating data and cover letter for each copy of Application for Payment submitted.

7. If Contractor fails or refuses to participate in monthly Work reconciliations or other construction progress evaluation with Owner, Contractor shall not receive current payment until Contractor has participated fully in providing construction progress information and schedule update information to Owner.

C. Owner’s Review of Progress Payment Applications

1. Owner will review Contractor’s Application for Payment following receipt and during the Progress Schedule and Billing Meeting. If adjustments need to be made to percent of completion of each activity, Owner will make appropriate notations and return to Contractor. Contractor shall revise and resubmit. All parties shall update percentage of completion values in the same manner, i.e., express value of an accumulated percentage of completion to date.

2. If Owner determines that portions of the Application for Payment are not proper or not due under the Contract Documents, then Owner may approve the other portions of the Application for Payment, and in the case of disputed items or Defective Work not remedied, may withhold up to 150 percent of the disputed amount from the progress payment.

3. Pursuant to California Public Contract Code §20104.50, if Owner fails to make any progress payment within 30 Days after receipt of an undisputed and properly submitted Application for Payment from Contractor, Owner shall pay interest to the Contractor equivalent to the legal rates set forth in subdivision (a) of Section 685.010 of the California Code of Civil Procedure. The 30-Day period shall be reduced by the number of Days by which Owner exceeds the seven-Day return requirement set forth herein.

4. As soon as practicable after approval of each Application for Payment for progress payments, Owner will pay to Contractor in manner provided by law, an amount equal to 90 percent of the amounts otherwise due as provided in the Contract Documents, or a lesser amount if so provided in Contract Documents, provided that payments may at any time be withheld if, in judgment of Owner, Work is not proceeding in accordance with Contract, or Contractor is not complying with requirements of Contract, or to comply with stop notices or to offset liquidated damages accruing or expected. In Owner’s sole discretion, if Contractor has failed to comply with either its Progress Schedule update or project record documents requirements, Owner may retain an additional 5% of any earned amounts until such requirements are satisfied.

5. Before any progress payment or final payment is due or made, Contractor shall submit satisfactory evidence that Contractor is not delinquent in payments to employees, Subcontractors, suppliers, or creditors for labor and materials incorporated into Work. This specifically includes, without limitation, conditional lien release forms for the current progress payment and unconditional release forms for past progress payments. This also includes copies of certified payroll from contractor and subcontractors for the current payment period.
D. Payment for Material and Equipment Not Yet Incorporated Into the Work

1. No payment shall be made for materials or equipment not yet incorporated into the Work, except as specified elsewhere in the Contract Documents or as may be agreed to by Owner in its sole discretion. Where Contractor requests payment on the basis of materials and equipment not incorporated in the Work, Contractor must satisfy the following conditions:

2. The materials and/or equipment shall be delivered and suitably stored at the Site or at another local location agreed to in writing, for example, a mutually acceptable bonded and insured warehouse.

3. Full title to the materials and/or equipment shall vest in Owner at the time of delivery to the Site, warehouse or other storage location. Obtain a negotiable warehouse receipt, endorsed over to Owner for materials and/or equipment stored in an off-site warehouse. No payment will be made until such endorsed receipts are delivered to Owner.

4. Stockpiled materials and/or equipment shall be available for Owner inspection, but Owner shall have no obligation to inspect them and its inspection or failure to inspect shall not relieve Contractor of any obligations under the Contract Documents. Materials and/or equipment shall be segregated and labeled or tagged to identify these specific Contract Documents.

5. After delivery of materials and/or equipment, if any inherent or acquired defects are discovered, defective materials and/or equipment shall be removed and replaced with suitable materials and/or equipment at Contractor’s expense.

6. At Contractor’s expense, insure the materials and/or equipment against theft, fire, flood, vandalism, and malicious mischief, as well as any other coverages required under the Contract Documents.

7. Contractor’s Application for Payment shall be accompanied by a bill of sale, invoice or other documentation warranting that Owner has received the materials and equipment free and clear of all liens and evidence that the materials and equipment are covered by appropriate property insurance and other arrangements to protect Owner interest therein, all of which must be satisfactory to Owner. This documentation shall include, but not be limited to, conditional releases of mechanics’ liens and stop notices from all those providing materials and equipment as to which the Application for Payment relates, as well as unconditional releases of the same from the same as to the previous Application for Payment for which they have not already been provided. Amounts previously paid for materials and equipment prior to incorporation into the Work shall be deducted from amounts otherwise due Contractor as they are incorporated.

1.05 FINAL PAYMENT

A. Final Payment

1. As soon as practicable after all required Work is completed in accordance with Contract Documents, including punchlist, testing, record documents and Contractor maintenance after Final Acceptance, Contractor shall submit its Application for Final Payment.

2. Provided Contractor has met all conditions required for Final payment, Owner will pay to Contractor, in manner provided by law, unpaid balance of Contract Sum of Work (including, without limitation, retentions), or whole Contract Sum of Work if no progress payment has been made, determined in accordance with terms of Contract Documents, less sums as may be lawfully retained under any provisions of Contract Documents or by law.

B. Final Accounting

1. Prior progress payments and change orders shall be subject to audit and correction in the final payment.

2. Contractor and each assignee under an assignment in effect at time of final payment shall execute and deliver at time of final payment, and as a condition precedent to final payment, Document 00 6530 (Agreement and Release of Claims).
1.06 SUBSTITUTION OF SECURITIES

A. Public Contract Code Section 22300. In accordance with the provisions of Public Contract Code Section 22300, substitution of securities for any moneys withheld under Contract Documents to ensure performance is permitted under following conditions:

1. At request and expense of Contractor, securities listed in Section 16430 of the Government Code, bank or savings and loan certificates of deposit, interest bearing demand deposit accounts, standby letters of credit, or any other security mutually agreed to by Contractor and Owner which are equivalent to the amount withheld under retention provisions of Contract shall be deposited with Controller or with a state or federally chartered bank in California, as the escrow agent, who shall then pay such moneys to Contractor. Upon satisfactory completion of Contract, securities shall be returned to Contractor.

2. Alternatively, Contractor may request and Owner shall make payment of retentions earned directly to the escrow agent at the expense of Contractor. At the expense of Contractor, Contractor may direct the investment of the payments into securities and receive the interest earned on the investments upon the same terms provided for securities deposited by Contractor. Upon satisfactory completion of the work of the Contract Documents, Contractor shall receive from escrow agent all securities, interest, and payments received by the escrow agent from Owner. Contractor shall then pay to each Subcontractor, not later than 20 Days after receipt of the payment, the respective amount of interest earned, net of costs attributed to retention withheld from each Subcontractor, on the amount of retention withheld to insure the performance of Contractor.

3. Contractor shall be beneficial owner of securities substituted for moneys withheld and shall receive any interest thereon.

4. Contractor may enter into an escrow agreement, form included in Contract Documents, as authorized under Public Contract Code Section 22300, specifying amount of securities to be deposited, terms and conditions of conversion to cash in case of default of Contractor, and termination of escrow upon completion of Contract Documents.

5. Public Contract Code Section 22300, in effect on Bid Day, is hereby incorporated in full by this reference and shall supersede anything inconsistent therewith.

PART 2 – PRODUCTS – NOT USED

PART 3 – EXECUTION – NOT USED

END OF SECTION
PART 1 – GENERAL

1.01 SUMMARY

A. Section includes requirements that supplement the paragraphs of Document 00 7200 (General Conditions).
B. Description of procedures for modifying the Contract Documents and determining costs for changes in contract amounts.

1.02 PROCEDURES FOR CONTRACTOR INITIATED CHANGE ORDER

A. Contractor-Initiated Change Proposal Request (CPR) and Procedures:
   1. Contractor may initiate changes by submitting a Change Proposal Request ("CPR").
   2. Whenever Contractor elects or is entitled to submit a CPR, Contractor shall prepare and submit to Owner for consideration a CPR using the form included in this Project Manual. All CPRs must contain a complete breakdown of costs of credits, deducts and extras; itemizing materials, labor, taxes, Markup and any requested changes to Contract Time. All Subcontractor Work shall be so indicated. Individual entries on the CPR form shall include applicable Schedule of Values code, with all amounts determined as provided herein. After receipt of a CPR with a detailed breakdown, Owner will act promptly thereon.
   3. If Owner accepts a CPR, Owner will prepare a Change Order for Owner and Contractor signatures.
   4. If CPR is not acceptable to Owner because it does not agree with Contractor's proposed cost and/or time, Owner will provide comments thereto. Contractor will then, within seven (7) Days (except as otherwise provided herein), submit a revised CPR.
   5. When necessity to proceed with a change does not allow Owner sufficient time to conduct a proper check of a CPR (or revised CPR), Owner may issue a Change Directive (CD) as provided below.

B. Contractor-Initiated Request for Information (RFI) Procedures, Requirements and Limitations:
   1. Contractor may submit RFIs’s for clarifications in Owner-prepared Contract Documents, which may result in the Contractor submitting a CPR.
   2. Whenever Contractor requires information regarding the Project or Owner-prepared Contract Documents, or receives a request for such information from a Subcontractor, Contractor may prepare and deliver an RFI to Owner. Contractor shall use RFI format provided on approval by Owner. Contractor shall not issue an RFI to Owner solely to clarify Contractor-prepared Construction Documents. Contractor must submit time critical RFIs at least 30 days before scheduled start date of the affected Work activity. Contractor shall reference each RFI to an activity of Progress Schedule and shall note time criticality of the RFI, indicating time within which a response is required. Contractor’s failure to reference RFI to an activity on the Progress Schedule and note time criticality on the RFI shall constitute Contractor’s waiver of any claim for time delay or interruption to the Work resulting from any delay in responding to the RFI.
   3. Contractor shall be responsible for its costs to implement and administer RFIs throughout the Contract duration. Regardless of the number of RFIs submitted, Contractor shall not be entitled to additional compensation for the effort required to submit the RFIs. Contractor shall be responsible for Owner’s administrative costs for answering RFIs where the answer could reasonably be found by reviewing the Contract Documents, as determined by
Owner; at Owner discretion, such costs may be deducted from progress payments or final payment.

4. Owner will respond within ten (10) days from receipt of RFI with a written response to Contractor. Contractor shall distribute response to all appropriate Subcontractors.

5. If Contractor is satisfied with the response and does not request a change in Contract Sum or Contract Time, then the response shall be executed without a change.

6. If Contractor believes the response is incomplete, Contractor shall issue another RFI (with the same RFI number with the letter “A” indicating it is a follow-up RFI) to Owner clarifying original RFI. Additionally, Owner may return RFI requesting additional information should original RFI be inadequate in describing condition.

C. **Time Requirements:**

1. If Contractor believes that an Owner response to an RFI, submittal or other Owner direction, results in change in Contract Sum or Contract Time, Contractor shall notify Owner with the issuance of a preliminary CPR within ten Days after receiving Owner’s response or direction, and in no event after starting the disputed work or later than the time allowed under Article 12 of Document 00 7200 (General Conditions). If Contractor also requests a time extension, or has issued a notice of delay or otherwise requests a time extension with a CPR, then Contractor shall submit the TIE required herein concurrently with the CPR and in no event later than ten Days after providing the notice of delay.

2. If Contractor requires more time to accurately identify the required changes to the Contract Sum or Contract Time, Contractor may submit an updated and final CPR and TIE within 14 days of submitting the preliminary CPR.

3. If Owner agrees with Contractor’s CPR and/or TIE, then Owner will prepare a Change Order for Owner and Contractor signatures. If Owner disagrees with Contractor, then Contractor may give notice of potential claim as provided in Article 12 of Document 00 7200 (General Conditions), and proceed thereunder.

4. Contractor must submit CPRs, notices of potential claim or Claims within the required time periods. Any failure to do so waives Contractor’s right to submit a CPR or file a Claim.

D. **Cost Estimate Information:**

1. Contractor and subcontractors shall, upon Owner’s request, permit inspection of the original unaltered cost estimates, subcontract agreements, purchase orders relating to the change, and documents substantiating all costs associated with its CPR or Claims arising from changes in the Work.

**1.03 PROCEDURES FOR OWNER INITIATED CHANGE ORDERS**

A. **Owner Initiated Change Directives (CD):**

1. Owner may, by Change Directive (“CD”) or initially by Instruction Bulletin or by following the procedures for disputed work herein, order changes in the Work within the general scope of the Contract consisting of additions, deletions, or other revisions, with or without adjustment to Contract Sum or Contract Time.

2. If at any time Owner believes in good faith that a timely Change Order will not be agreed upon using the foregoing procedures, or at any other time, Owner may issue a CD with its recommended cost and/or time adjustment (if any). Upon receipt of CD, Contractor shall promptly proceed with the change of Work involved and respond to Owner within ten (10) Days.

3. Contractor’s response must be any one of following:
   
a. Return CD signed, thereby accepting Owner response, including adjustment to time and cost (if any).

   b. Submit a (revised if applicable) Cost Proposal with supporting documentation (if applicable, reference original Cost Proposal number followed by letter A, B, etc. for each revision), if Owner so requests.

   c. Give notice of intent to submit a claim as described in Article 12 of Document 00 7200 (General Conditions), and submit its claim as provided therein.
4. If CPR or the CD provides for an adjustment to any Contract Sum, the adjustment shall be based on one of the following methods:
   a. Mutual acceptance of a lump sum properly itemized and supported by sufficient substantiating data to permit evaluation.
   b. Contractor to proceed on cost reimbursable (force account) basis while negotiating towards a firm price.
   c. Cost to be determined in a manner agreed.

5. Change Directive signed by Contractor indicates the agreement of Contractor therewith, including adjustment in Contract Sum or the method for determining them. Such agreement shall be effective immediately and shall be finalized as a Change Order. Where Owner authorizes CD work on a time and materials basis up to a maximum amount, then Contractor shall promptly advise Owner upon reaching 75% of such maximum amount, otherwise Contractor shall accept fully the risk of completing the CD work without exceeding such maximum amount.

6. If Contractor does not respond promptly or disagrees with the method for adjustment (or non-adjustment) in the Contract Sum, the method and the adjustment shall be determined by Owner on the basis of the Contract Documents and the reasonable expenditures and savings of those performing the Work attributable to the change. If the parties still do not agree on the proper adjustment due to a Change Directive, Contractor may file a Claim per Article 12 of Document 00 7200 (General Conditions) and/or Owner may direct the changed work through a unilateral change order. Contractor shall keep and present an itemized accounting in a manner consistent with the SOV, together with appropriate supporting data. Unless otherwise provided in the Contract Documents, costs for the purposes of this paragraph shall be limited to those provided herein.

7. Pending final determination of cost to Owner, Contractor may include amounts not in dispute in its Applications for Payment. The amount of credit to be allowed by Contractor to Owner for a deletion or change which results in a net decrease in the Contract Sum shall be actual net cost as confirmed by Owner. When both additions and credits covering related Work or substitutions are involved in a change, the allowance for Markup shall be figured on the basis of net increase, if any, with respect to that change.

B. Owner Initiated Change Order (CO) or Request for Proposal (RFP):
   1. Owner may initiate changes in the Work or Contract Time by issuing a Request for Proposal ("RFP") or Change Order ("CO") to Contractor.
   2. Owner may issue an RFP to Contractor. Any RFP will detail all proposed changes in the Work and request a quotation of changes in Contract Sum and Contract Time from Contractor.
   3. In response to an RFP, Contractor shall furnish a Change Proposal Request (CPR) within twenty-one (21) Business Days of Owner’s RFP. Upon approval of CPR, Owner may issue a Change Directive directing Contractor to proceed with extra Work.
   4. If the parties agree on price and time for the work, the Owner will issue a Contact Change Order. If the parties do not agree on the price or time for a CPR, Owner may either issue a CD or decide the issue per Article 12 of Document 00 7200 (General Conditions). Contractor shall perform the changed Work notwithstanding any claims or disagreements of any nature.

1.04 PROCEDURES THAT APPLY TO CONTRACTOR- AND OWNER-INITIATED CHANGE ORDERS

A. Adjustment of Schedules to Reflect Change Orders or CDs:
   1. Contractor shall revise Schedule of Values and Application for Payment forms to record each authorized Change Order or CD as a separate line item and adjust the Contract Sum as shown thereon prior to the next monthly pay period.
   2. Contractor shall revise the Progress Schedules prior to the next monthly pay period, to reflect CO or CD.
3. Contractor shall enter changes in Project Record Documents prior to the next monthly pay period.

B. **Required Documentation for Adjustments to Contract Amounts:**

1. For all changes and cost adjustments requested, Contractor shall provide documentation of change in Contract Amounts asserted, with sufficient data to allow evaluation of the proposal.
2. In all requests for compensation, cost proposals, estimates, claims and any other calculation of costs made under the Contract Documents, Contractor shall breakout and quantify costs of labor, equipment and materials identified herein, for Contractor and subcontractors of any tier.
3. Contractor shall, on request, provide additional data to support computations for:
   a. Quantities of products, materials, labor and equipment.
   b. Taxes, insurance, and bonds.
   c. Justification for any change in Contract Time and new Progress Schedule showing revision due, if any.
   d. Credit for deletions from Contract, similarly documented.
4. Contractor shall support each claim or computation for additional cost, with additional information including:
   a. Origin and date of claim or request for additional compensation.
   b. Dates and times Work was performed and by whom.
   c. Time records and wage rates paid.
   d. Invoices and receipts for products, materials, equipment and subcontracts, similarly documented.
   e. Credit for deletions from Contract, similarly documented.

C. **Responses and Disputes:**

1. For all responses for which the Contract Documents do not provide a specific time period, recipients shall respond within a reasonable time.
2. For all disputes arising from the procedures herein, Contractor shall follow Article 12 of Document 00 7200 (General Conditions).

1.05 **COST DETERMINATION FOR CHANGES IN CONTRACT AMOUNTS**

A. **Calculation of Total Cost of Extra Work:**

1. Total cost of changed Work, extra Work or of Work omitted shall be the sum of three components defined immediately below as: Component 1 (Direct Cost(s)); Component 2 (Markup); and, Component 3 (bonds, insurance, taxes)
2. Component 1: Direct Cost(s) of labor, equipment and materials, is calculated based upon actually incurred (or omitted) labor costs, material costs and equipment rental costs, as defined herein;
3. Component 2: Markup on such actually incurred Direct Costs, is applied in the percentages identified below; and
4. Component 3: Actual additional costs for any additionally required insurance, bonds, and/or taxes, defined herein, is calculated without Markup.

1.06 **MEASUREMENT OF DIRECT COST OF CONSTRUCTION (COST COMPONENT NO. 1)**

A. **Composition of Component 1 (Direct Cost of Construction):**

1. Component 1 has four subcomponents, also referred to as "LEMS":
   a. Labor (Component 1A)
   b. Equipment (Component 1B)
   c. Materials (Component 1C)
   d. Subcontractors (Component 1D)
B. Measurement of Cost of Labor (Component 1A):

1. Cost of Labor shall be calculated as: Cost of labor for workers (including forepersons when authorized by Owner) used in actual and direct performance of the subject work, whether employer is Contractor, Subcontractor or other forces, in the sum of the following:
   a. Actual Wages: Actual wages paid shall include any employer payments to or on behalf of workers for health and welfare, pension, vacation, and similar purposes.
   b. Labor surcharge: Payments imposed by local, county, state, and federal laws and ordinances, and other payments made to, or on behalf of, workers, other than actual wages as defined, such as worker's compensation insurance. Such labor surcharge shall not exceed generally accepted standards in the State for labor rates in effect on date upon which extra Work is accomplished.
   c. Cost of labor shall include no other costs, fees or charges.

2. Labor cost for operators of equipment owned and operated by Contractor or any Subcontractor, shall be no more than rates of such labor established by collective bargaining agreements for type of worker and location of Work, whether or not owner-operator (i.e., Contractor or Subcontractor) is actually covered by such an agreement.

3. Cost of labor shall be recorded and documented in certified payroll records, maintained in the form customary and/or required in the State, delivered to Owner weekly.

C. Measurement of Cost of Equipment (Component 1B):

1. Measurement of Component 1B (Cost of Equipment). Cost of Equipment shall be calculated as: Cost of Equipment used in actual and direct performance of the subject work, whether by Contractor, Subcontractor or other forces. Cost of Equipment shall be calculated as herein described.

2. For rented equipment, cost will be based on actual rental invoices, appropriate for the use and duration of the work. Equipment used on extra Work shall be of proper size and type. If, however, equipment of unwarranted size or type and cost is used, cost of use of equipment shall be calculated at rental rate for equipment of proper size and type, as determined by Owner.

3. Equipment rental cost for Contractor or Subcontractor-owned equipment, shall be determined by reference to, and not in excess of, the generally accepted standards in the State for equipment rental rates in effect on date upon which extra Work is accomplished. If there is no applicable rate for an item of equipment, then payment shall be made for Contractor- or Subcontractor-owned equipment at rental rate listed in the most recent edition of the CalTrans Standard Schedules and Specifications, and absent a rental rate therein, then the Association of Equipment Distributors (AED) book.

4. In all cases, rental rates paid shall be deemed to cover cost of fuel, oil, lubrication, supplies, small tools, necessary attachments, repairs and maintenance of any kind, depreciation, storage, insurance, and all incidentals.

5. Unless otherwise specified, manufacturer’s ratings, and manufacturer-approved modifications, shall be used to classify equipment for determination of applicable rental rates. Individual pieces of equipment or tools not listed in said publication and having a replacement value of $100 or less, whether or not consumed by use, shall be considered to be small tools and no payment will be made therefore as payment is included in payment for labor. Rental time will not be allowed while equipment is inoperative due to breakdowns.

6. For equipment on Site, rental time to be paid for equipment shall be time equipment is in operation on extra Work being performed or on standby as approved by Owner. The following shall be used in computing rental time of equipment:
   a. When hourly rates are listed, less than 30 minutes of operation shall be considered to be ½ hour of operation.
   b. When daily rates are listed, less than four hours of operation shall be considered to be ½ Day of operation.
c. Rates shall correspond to actual rates paid by Contractor, i.e., if Contractor pays lower weekly or monthly rates, then same shall be charged to Owner.

7. For equipment that must be brought to Site to be used exclusively on extra Work, cost of transporting equipment to Site and its return to its original location shall be determined as follows:
   a. Owner will pay for costs of loading and unloading equipment.
   b. Cost of transporting equipment in low bed trailers shall not exceed hourly rates charged by established haulers.
   c. Cost of transporting equipment shall not exceed applicable minimum established rates of California Public Utilities Commission or appropriate State Dept. of Transportation.
   d. Owner will not make any payment for transporting and loading and unloading equipment if equipment is used on Work in any other way than upon extra Work.
   e. Rental period may begin at time equipment is unloaded at Site of extra Work and terminate at end of the performance of the extra Work or Day on which Owner directs Contractor to discontinue use of equipment, whichever first occurs. Excluding Saturdays, Sundays, and Owner legal holidays, unless equipment is used to perform extra Work on such Days, rental time to be paid per Day shall be four hours for zero hours of operation, six hours for four hours of operation and eight hours for eight hours of operation, time being prorated between these parameters. Hours to be paid for equipment that is operated less than eight hours due to breakdowns, shall not exceed eight less number of hours equipment is inoperative due to breakdowns.

8. Employee vehicles are not part of Component 1A, rather, are included within Component 2 (Markup).

9. Equipment costs shall include no other costs, fees or charges.

D. **Measurement of Cost of Material (Component 1C):**

1. Cost of Material shall be calculated as herein described. Cost of such materials will be cost to purchaser (Contractor, Subcontractor or other forces) from supplier thereof, except as the following are applicable:
2. If cash or trade discount by actual supplier is offered or available to purchaser, it shall be credited to Owner notwithstanding fact that such discount may not have been taken.
3. For materials salvaged upon completion of Work, salvage value of materials shall be deducted from cost, less discounts, of materials.
4. If cost of a material is, in opinion of Owner, excessive, then cost of material shall be deemed to be lowest current wholesale price at which material is available in quantities concerned delivered to Site, less any discounts as provided in this Paragraph.
5. Material costs shall include no other costs, fees or charges.

E. **Measurement of Cost of Subcontractors (Component 1D):**

1. Where reimbursed or calculated per the terms of the Contract Documents, change order or Change Directive, cost of Subcontractors shall be calculated as amounts earned by Subcontractors procured in compliance with the Contract Documents and approved by the Owner, provided such subcontractor earned amounts meet the following requirements:
   a. Such amounts are earned under the terms of the Subcontracts and the Work complies with the terms of the Contract Documents;
   b. Such amounts are properly requested, documented and permitted under the terms of the subcontract(s) and the Contract Documents.
   c. Total cost to Owner of Direct Costs of Construction (labor, equipment, materials), Markup, and costs of bonds, insurance and taxes, conform to contract limitations (i.e., totals paid by Owner do not exceed the 20% Markup limitation.).
1.07 MEASUREMENT AND PAYMENT OF MARK UP (COST COMPONENT 2)

A. Markup Percentages for Changed Work (Component 2):
   1. Markup on Direct Cost of labor and materials for extra Work shall be 15%. Markup on Direct Cost of equipment for extra Work shall be 15%.
   2. When extra Work is performed by Subcontractors, regardless of the number of tiers, total Markup on “Component 1” Direct Costs shall not exceed 20%. Contractor and its Subcontractors shall divide the 20% as they may agree.
   3. Under no circumstances shall the total Markup on any extra Work exceed twenty (20) percent, stated as a percent of the Direct Cost of labor, equipment and materials. This limitation shall apply regardless of the actual number of subcontract tiers.
   4. On proposals covering both increases and decreases in Contract Sum, Markup shall be allowed on the net increase only as determined above. When the net difference is a deletion, no percentage for Markup shall be allowed, but rather an appropriate percentage deduction shall be issued in the amount of the net difference.

B. Measurement and Payment of Mark Up (Component 2):
   1. Mark Up (Component 2) provides complete compensation to Contractor for:
      a. All Contractor profit;
      b. All Contractor home-office overhead;
      c. All Contractor assumption of risk assigned to Contractor under the Contract Documents;
      d. Subject to the qualifications below regarding self-performed work, all General Conditions and General Requirements.
   2. Profit. Compensation for profit included within Component 2 (Mark Up), includes without limitation: Fees of all types, nature and description; and Profit and margins of all types, nature and description.
   3. Home Office Expenses. Compensation for home office expenses included within Component 2 (Mark Up), includes without limitation: Salaries and other compensation of any type of Contractor’s personnel (management, administrative and clerical), and all direct and indirect operating, travel, payroll, safety, storage, quality control, maintenance and overhead costs of any nature whatsoever, incurred by Contractor at any location other than the Project specific site office, including without limitation, Contractor’s principal or branch offices; insurance premiums other than those for Project specific insurance directed by the Owner in a change order; all hardware, software, supplies and support personnel necessary or convenient for Contractor’s capture, documentation and maintenance of its costs and cost accounting data and cost accounting and control systems and work progress reporting.
   4. Assumption of Risk. Compensation for Contractor’s assumption of risk under the Contract Documents, included within Component 2 (Mark Up), includes without limitation loss, cost, damage, expense or liability resulting directly or indirectly from any of the following causes (“unallowable costs”), for Contractor and subcontractors of any tier: noncompliance with the Contract Documents, fault or negligence, defective or non-comforming Work, by Contractor or any Subcontractor or Vendor of any tier or anyone directly or indirectly employed by any of them, or for whose acts or omissions any of them are responsible or liable at law or under the Contract Documents; cost overruns of any type; costs in excess of any lump sum, not to exceed amount or GMP; costs resulting from bid or “buy out” errors, unallocated scope, or incomplete transfer of scope or contract terms to subcontractors; any costs incurred by Contractor relating to a Change in the Work without a Change Order or Change Directive in accordance with the Contract Documents; costs for work or materials for which no price is fixed in the Contract Documents, unless it is expressly specified that such work or material is to be paid for as extra work.
   5. General Conditions and Division 1 General Requirements. Compensation for Contractor’s General Conditions and General Requirements Costs included within Component 2 (Mark Up), includes compensation to Contractor for: Contractor’s direct costs, without overhead
or profit, for salaries and related forms of compensation and employer’s costs for labor and personnel costs, of Contractor’s employees and subconsultant’s employees (if any), while and only to the extent they are performing Work at the Project Site. Personnel and Work compensated by this Component include without limitation: All required Project management responsibilities; all on-site services; monthly reporting and scheduling; routine field inspection of Work; general superintendence; general administration and preparation of cost proposals, schedule analysis, change orders and other supporting documentation as necessary; salaries of project superintendent, project engineers, project managers, safety manager, other manager, timekeeper, and secretaries; all cost estimates and updates thereto; development, validation and updates to the project schedule; surveying; estimating. Compensation for Contractor’s General Requirements Costs included within Component 2 (Mark Up), compensates Contractor for its “General Requirements” Costs, including without limitation: all scheduling hardware, software, licenses, equipment, materials and supplies; purchase, lease or rental, build out, procurement, supporting equipment and maintenance of temporary on-Site facilities, Project field and office trailers and other temporary facilities, office equipment and supporting utilities; platforms, fencing, cleanup and jobsite security; temporary roads, parking areas, temporary security or safety fencing and barricades, etc.; all Contractor’s motor vehicles used by any Contractor’s personnel, and all costs thereof; all health and safety requirements, required by law or Owner procedures; all surveying; all protection of Work; handling and disposal fees; final cleanup; repair or maintenance; other incidental Work; all items, activities and function similar to any of those described above; all travel, entertainment, lodging, board and the like.

6. Personnel compensated by the Markup Component do not include workers of foreman level or below in the case of self-performed work; rather, such personnel shall be treated as a Direct Cost of Construction. Costs compensated by the Markup component do not include temporary measures specifically required by the changed work, not otherwise required or ongoing in the prosecution of the Work, that commence specifically to support the changed work and conclude with the completion of the changed work. Such costs shall be treated as Direct Costs of Construction. Examples of General Requirements costs that this component may not cover are the following: temporary barricades or fencing of specific areas required specifically for the changed work; cranes required specifically for the changed work; extra security required specifically for the changed work.

1.08 MEASUREMENT AND PAYMENT OF BONDS INSURANCE TAXES (COMPONENT 3)

A. Measurement of Bonds, Insurance, Taxes (Component 3):
   1. Component 3 (Bonds, Insurance, Taxes) consists of the cost of bonds, insurance and taxes, also referred to as “BIT”. All State sales and use taxes, applicable County and applicable City sales taxes, shall be included. Federal and Excise tax shall not be included.
   2. There is no mark up on BIT.

1.09 EFFECT OF PAYMENT

A. Change Order Compensation is All Inclusive.
   1. Except as provided expressly below regarding changes that extend the Contract Time, payment of calculated cost of extra work constitutes full and complete compensation for costs or expense arising from the extra Work, and is intended to be all inclusive.
   2. Payment for Direct Cost of Construction (Component 1 or LEMS) is intended to be all-inclusive. Any costs or risks not delineated within cost of labor, equipment or materials herein, shall be deemed to be within the costs and risks encompassed by the applicable Markups and unallowable in any separate amount.
   3. Payment of Markup (Component 2) is intended to be all-inclusive. Contractor waives claims for any further or different payment of cost and risk items delineated herein, other than the allowable percentage markup on costs set forth in the Contract Documents; such separate, further or different cost or risk items shall be unallowable, waived and liquidated within the allowable percentage markup.
4. Contractor shall recover no other costs or markups on extra work of any type, nature or description.

B. Exception for Changes Extending the Contract Time.

1. Where a change in the Work extends the Contract Time, Contractor may request and recover additional, actual direct costs, provided Contractor can demonstrate such additional costs are (i.) actually incurred performing the Work, (ii.) not compensated by the Markup allowed, and (iii) directly result from the extended Contract Time. Contractor shall make such request and provide such documentation following all required procedures, documentation and time requirements in the Contract Documents, and subject to all contract limitations of liability. Contractor may not seek or recover such costs using formulas (e.g., Eichleay).

C. Limits of Liability / Accord and Satisfaction.

1. The foregoing limits of compensation apply in all cases of claims for changed Work, whether calculating Change Proposal Requests, Change Orders or CDs, or calculating claims and/or damages of all types, and applies even in the event of fault, negligence, strict liability, or tort claims of all kinds, including strict liability or negligence. Contractor may recover no other costs arising out of or connected with the performance of extra Work, of any nature.

2. Under no circumstances may Contractor claim or recover special, incidental or consequential damages against Owner, its representatives or agents, whether arising from breach of contract, negligence, strict liability or other tort or legal theory, unless specifically and expressly authorized in the Contract Documents.

3. No change in Work shall be considered a waiver of any other condition of Contract Documents. No claim shall be made for anticipated profit, for loss of profit, for damages, or for extra payment whatever, except as expressly provided for in Contract Documents.

4. Accord and Satisfaction: Every Change Order and accepted CD shall constitute a full accord and satisfaction, and release, of all Contractor (and if applicable, Subcontractor) claims for additional time, money or other relief arising from or relating to the subject matter of the change including, without limitation, impacts of all types, cumulative impacts, inefficiency, overtime, delay and any other type of claim. Contractor may elect to reserve its rights to disputed claims arising from or relating to the changed Work at the time it signs a Change Order or approves a CD, but must do so expressly in a writing delivered concurrently with the executed Change Order or approved CD, and must also submit a Claim for the reserved disputed items pursuant to Article 12 of Document 00 7200 (General Conditions) no later than thirty (30) days after Contractor’s first written notice of its intent to reserve rights. Execution of any Change Order or CD shall constitute Contractor’s representation of its agreement with this provision.

1.010 MISCELLANEOUS REQUIREMENTS

A. Owner-Furnished Materials.

1. Owner reserves right to furnish materials as it deems advisable, and Contractor shall have no claims for costs and Markup on such materials.

B. Records And Certification.

1. All charges shall be recorded daily and summarized in Change Proposal Request form attached hereto. Contractor or authorized representative shall complete and sign form each day. Contractor shall also provide with the form: the names and classifications of workers and hours worked by each; an itemization of all materials used; and a list by size type and identification number of equipment and hours operated.

2. Owner shall have the right to audit all records in possession of Contractor relating to activities covered by Contractor’s claims for modification of Contract, including CD Work. This right shall be specifically enforceable, and any failure of Contractor to voluntarily
comply shall be deemed an irrevocable waiver and release of all claims then pending that were or could have been subject to Article 12 of Document 00 7200 (General Conditions).

PART 2 – PRODUCTS – NOT USED

PART 3 – EXECUTION – NOT USED

END OF SECTION

COST PROPOSAL FORM FOLLOWS ON NEXT PAGE
COST PROPOSAL (CP)

Owner [Insert Project Name]  
Contract Number ________  

CP Number: ____________________  
Date: ________________________  
In Response To ____________________  
RFP #, etc.

To: [Insert Name of Owner]  
Attention: [______________]  
[Insert Owner’s Address]  
Phone: (___) ___-______  
Fax: (___) ___-______

From: [Insert Contractor’s Name/Address]

This Cost Proposal is in response to the above-referenced ________ [insert RFP, etc. as applicable].
Brief description of change(s): ____________________

<table>
<thead>
<tr>
<th>ITEM DESCRIPTION</th>
<th>PRIME CONTRACTOR</th>
<th>SUB 1</th>
<th>SUB 2</th>
<th>SUB 3</th>
<th>SUB 4</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>MATERIAL</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>LABOR</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>EQUIPMENT</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other (Specify) Extended Overhead</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TOTAL COST</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Subcontractor’s Overhead &amp; Profit 15 percent</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Contractor’s Overhead &amp; Profit 15 percent</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Overhead &amp; Profit to Contractor for Subcontractor’s Work 5 percent</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>(percent of Total Cost above not including any Overhead &amp; Profit – may not exceed 20%)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>GRAND TOTAL</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

REQUESTED CHANGE IN CONTRACT TIME (DAYS)
(Time Impact Evaluation Enclosed)

By Contractor:     Signature:    Date:  

Modification Procedures  
Merritt Learning Center / Library Renovation - Phase 2  
01 2600 - 11
MERRITT LEARNING CENTER / LIBRARY RENOVATION - PHASE 2

SECTION 01 3119

PROJECT MEETINGS

PART 1 – GENERAL

1.01 SUMMARY

A. Section includes description of required project meetings.

1.02 PRECONSTRUCTION CONFERENCE

A. Preconstruction Conference. Owner will call for and administer Preconstruction Conference at time and place to be announced (usually the week prior to start of Work at the Site). Contractor, all major Subcontractors, and major suppliers shall attend Preconstruction Conference. Agenda may include, but not be limited to, the following items:

1. Schedules
2. Personnel and vehicle permit procedures
3. Use of premises
4. Location of the Contractor’s on-Site facilities
5. Security
6. Housekeeping
7. Submittal and RFI procedures
8. Inspection and testing procedures, on-Site and off-Site
9. Utility shutdown procedures
10. Control and reference point survey procedures
11. Injury and Illness Prevention Program
12. Contractor’s Initial Progress Schedule
13. Contractor’s Schedule of Values
14. Contractor’s Schedule of Submittals
15. Jurisdictional agency requirements
16. Owner will distribute copies of minutes to attendees. Attendees shall have 7 Days to submit comments or additions to minutes. Minutes will constitute final memorialization of results of Preconstruction Conference.

1.03 WEEKLY PROJECT MEETINGS

A. Owner will schedule and administer weekly progress meetings throughout duration of Work. Progress meetings will be held weekly unless otherwise directed by Owner. Meetings shall be held at Owner’s Offices unless otherwise specified in Contract Documents.

1. Owner’s Representative will prepare agenda and distribute it 4 Days in advance of meeting to Contractor.
2. Participants with agenda items shall present them.
3. The Architect/Engineer and other responsible entities shall attend meetings unless otherwise specified in Contract Documents or provided by Owner.
4. Owner shall record and distribute the meeting minutes. Minutes shall be distributed by the Owner to the Contractor within 3 business days after the meeting. Contractor shall distribute the minutes to those affected by decisions made at meeting. Attendees shall have five business days to submit comments or additions to the minutes. Minutes shall constitute final memorialization of results of meeting.
5. Progress meetings shall be attended by Contractor’s job superintendent, major Subcontractors and suppliers, Owner, and others as appropriate to agenda topics for each meeting.
6. Agenda may contain the following items, as appropriate:
   a. Review, revise as necessary, and approve previous meeting minutes
   b. Review of Work progress since last meeting
   c. Status of Construction Work Schedule, delivery schedules, adjustments
   d. Submittal, RFI, and Change Order status
   e. Review of the Contractor’s safety program activities and results, including report on all serious injury and/or damage accidents
   f. Other items affecting progress of Work

1.04 PROGRESS SCHEDULE AND BILLING MEETINGS

A. A meeting will be held on approximately the 20th of each month to review the schedule update submittal and progress payment application.

B. At this meeting, at a minimum, the following items will be reviewed:
   1. Percent complete of each activity;
   2. Time impact evaluations for Change Orders and Time Extension Request;
   3. Actual and anticipated activity sequence changes;
   4. Actual and anticipated duration changes; and
   5. Actual and anticipated Contractor delays.

C. These meetings are considered a critical component of overall monthly schedule update submittal and Contractor shall have appropriate personnel attend. At a minimum, Contractor’s General Superintendent and Scheduler shall attend these meetings.

PART 2 – PRODUCTS – NOT USED

PART 3 – EXECUTION – NOT USED

END OF SECTION
PART 1 – GENERAL

1.01 SUMMARY
A. Section includes description of requirements and procedures for submitting progress schedules and submittals.

1.02 CONTRACTOR TO SUBMIT PROGRESS SCHEDULES
A. Contractor shall submit original (baseline) progress schedule two weeks prior to the first Application for Payment.
B. Baseline Progress Schedule shall show Contractor’s construction and procurement activities, including but not limited to, equipment procurement and delivery (Contractor and Owner supplied), activities with Subcontractors and suppliers, major submittal reviews, commissioning of systems, use of major equipment on site, and necessary interface with Owner and third parties required to complete the Work in a timely manner and in accordance with Contract Time.

1.03 SCHEDULE REQUIREMENTS.
A. Unless Owner agrees in writing otherwise, progress schedule shall be on Microsoft Project, Primavera P6, Suretrack, or equivalent software, as Owner may specify, which Contractor shall prepare and supply to Owner, with all datapoint entries completed for start dates, necessary work activities, durations (not longer than 21 calendar days) and logic ties.
B. Contractor’s progress schedule may be in the form of a CPM (arrow) diagram or, if Owner agrees in writing, a bar chart. The hard copies of the schedule supplied to Owner shall indicate the critical path of the Work (in red) and shall show a logical progression of the Work through completion within Contract Time.
C. Unless Owner agrees in writing otherwise, progress schedule shall also show early and late start and finish dates and total available float (float to the successor activity’s late start date) for each activity. Owner has no obligation to accept an early completion schedule.

1.04 MONTHLY UPDATES
A. Contractor’s progress schedule shall be updated monthly to reflect actual progress. The schedule shall be subject to Owner’s review and acceptance for use in monitoring Contractor’s Work and evaluating Applications for Payment.
B. Contractor shall supply Owner with an electronic copy of the updated progress schedule with each monthly payment application. Contractor shall provide Owner with three-week lookahead schedules weekly, showing in detail and activities and resources scheduled for the immediate two week period.

1.05 RECOVERY SCHEDULE
A. Owner may request a recovery schedule should Contractor fall 21 or more Days behind any schedule Milestone, which schedule shall show Contractor’s plan and resources committed to retain Contract completion dates.
B. The recovery schedule shall show the intended critical path. If Owner requests, Contractor shall also:
   1. Secure and demonstrate appropriate Subcontractor and supplier consent to the recovery Schedule.
   2. Submit a narrative explaining trade flow and construction flow changes and man-hour loading assumptions for major Work activities and/or Subcontractors.
1.06 TIME IMPACT EVALUATION ("TIE") FOR CHANGE ORDERS, TIME EXTENSIONS AND DELAYS:

A. When Contractor requests a time extension for any reason, Contractor shall submit a TIE that includes both a written narrative and a schedule diagram depicting how the changed Work or other impact affects other schedule activities. The schedule diagram shall show how Contractor proposes to incorporate the changed Work or other impact in the schedule and how it impacts the current Schedule update critical path or otherwise. Contractor is also responsible for requesting time extensions based on the TIE’s impact on the critical path. The diagram shall be tied to the main sequence of scheduled activities to enable Owner to evaluate the impact of changed Work to the scheduled critical path.

B. Contractor is responsible for all costs associated with the preparation of TIE’s, and the process of incorporating TIE’s into the current schedule update. Provide Owner with four copies of each TIE.

PART 2 – PRODUCTS – NOT USED

PART 3 – EXECUTION – NOT USED

END OF SECTION
PART 1 – PART 1 GENERAL

1.01 SUMMARY

A. Section includes description of requirements and procedures for submittals.

1.02 SCHEDULE OF SUBMITTALS

A. Contractor shall prepare for Owner's review and acceptance prior to commencement of work on the Site, for purposes of contract administration, a schedule of submittals (also referred to as a submittal register) required to complete the Work, prepared by Contractor and accepted by Owner for contract administration. Schedule of submittals shall include, for each submittal: the specification or drawing reference requiring the submittal, if applicable; the material, item, or process for which the submittal is required; the submittal number and identifying title of the submittal; the Contractor's anticipated submission date and the approval need date.

B. Contractor shall update monthly the schedule of submittals to reflect actual submission and acceptance dates for submittals. Review by Owner of schedule of submittals does not excuse Contractor of obligation to supply, schedule and coordinate all submittals required by the Contract Documents.

1.03 CONTRACTOR TO SUBMIT SHOP DRAWINGS, PRODUCT DATA AND SUBMITTALS.

A. Contractor shall review for compliance with Contract Documents, approve and submit to Owner Shop Drawings, Product Data, Samples and similar submittals required by Contract Documents.

B. Contractor shall schedule and submit concurrently submittals covering component items forming a system or items that are interrelated. Contractor shall include certifications to be submitted with the pertinent drawings at the same time.

C. Contractor shall coordinate scheduling, sequencing, preparing and processing of all submittals with performance of work so that work will not be delayed by submittal processing.

D. Submittals shall specifically identify any Work depicted that does not conform to the Contract Documents.

1.04 OWNER REVIEW OF SHOP DRAWINGS, PRODUCT DATA AND SUBMITTALS.

A. After review by Owner of each Submittal, material will be returned to Contractor with actions defined as follows:

1. NO EXCEPTIONS TAKEN - Accepted subject to its compatibility with general design concept of the Work, future Submittals and additional partial Submittals for any portions of the Work not covered in this Submittal. Does not constitute acceptance or deletion of specified or required items not shown on the Submittal.

2. MAKE CORRECTIONS NOTED (NO RESUBMISSIONS REQUIRED) - Same as item 1 above, except that minor corrections as noted shall be made by Contractor.

3. REVISE AS NOTED AND RESUBMIT - Rejected because of major inconsistencies or
4. **REJECTED - RESUBMIT** - Submitted material does not conform to Drawings and/or Specifications in major respect, i.e.: wrong size, model, capacity, or material.

B. Favorable review will not constitute acceptance by Owner of any responsibility for the accuracy, coordination, or completeness of the Submittals. Accuracy, coordination, and completeness of Submittals shall be sole responsibility of Contractor, including responsibility to back-check comments, corrections, and modifications from Owner’s review before fabrication. Contractor, Subcontractors, or suppliers may prepare Submittals, but Contractor shall ascertain that Submittals meet requirements of Contract Documents, while conforming to structural space and access conditions at point of installation. Owner’s review will be only to assess if the items covered by the Submittals will, after installation or incorporation in the Work, conform to the information given in the Contract Documents and be compatible with the design concept of the completed Project as indicated by the Contract Documents. Favorable review of Submittal, method of Work, or information regarding materials and equipment Contractor proposes to furnish shall not relieve Contractor of responsibility for errors therein and shall not be regarded as assumption of risks or liability by Owner, or any officer or employee thereof, and Contractor shall have no claim under Contract Documents on account of failure or partial failure or inefficiency or insufficiency of any plan or method of Work or material and equipment so accepted. Favorable review shall be considered to mean merely that Owner has no objection to Contractor using, upon Contractor’s own full responsibility, plan or method of Work proposed, or furnishing materials and equipment proposed.

C. Unless otherwise specified, Owner’s review will not extend to the means, methods, techniques, sequences, or procedures of construction or to safety precautions or programs incident thereto. The review and approval of a separate item as such will not indicate approval of the assembly in which the item functions.

D. Contractor shall perform no portion of the Work for which the Contract Documents require submittal and review of Shop Drawings, Product Data, Samples or similar submittals until the respective submittal has been favorably reviewed by the Owner; otherwise, any such Work is at Contractor’s sole risk.

**PART 2 – PRODUCTS – NOT USED**

**PART 3 – EXECUTION – NOT USED**

END OF SECTION
PART 1 – GENERAL

1.01 SUMMARY

A. Section includes:
   1. Regulatory requirements applicable to Contract Documents
   2. Required provisions under Local Agency Disputes Act
   3. Required references under federal law

1.02 GENERAL

A. Compliance with Laws
   1. Conform to all applicable codes, laws, ordinances, rules and regulations, which shall have full force and effect as though printed in full in these Specifications. Codes, laws, ordinances, rules, regulations and ordinances (Regulatory Requirements) are not furnished to Contractor, because Contractor is assumed to be familiar with these requirements.
   2. Any listing of Regulatory Requirements for hazardous waste abatement Work in the Contract Documents is supplied to Contractor as a courtesy and shall not limit Contractor’s responsibility for complying with all applicable Regulatory Requirements having application to the Work. Where conflict among the Regulatory Requirements or with these Specifications occurs, the most stringent requirements shall be used.
   3. Specific reference in the Specifications to codes and regulations or requirements of regulatory agencies shall mean the latest printed edition of each adopted by the regulatory agency in effect at the time of the opening of Bids, except as may be otherwise specifically stated in the Contract Documents.

B. Precedence
   1. Where specified requirements differ from Regulatory Requirements, the more stringent requirements shall take precedence. Where Drawings or Specifications require or describe products or execution of better quality, higher standard or greater size than required by Regulatory Requirements, then Drawings and Specifications shall take precedence so long as such increase is legal. Where no requirements are identified on Drawings or in Specifications, comply with all Regulatory Requirements of governing authorities having jurisdiction.
   2. Should any conditions develop not covered by the Contract Documents wherein the finished Work will not comply with current codes, a Change Order detailing and specifying the required Work shall be submitted to and approved by Owner before proceeding with the Work.

1.03 REGULATORY REQUIREMENTS

A. Applicable Codes
   1. Codes that apply to Contract Documents include all Codes applicable to construction, including, but not limited to, the following:
b. California Electrical Code (2007 Edition or latest applicable code) as amended by applicable local ordinances for all construction work.
c. California Plumbing Code (2007 Edition or latest applicable code) as amended by applicable local ordinances for plumbing, sewage disposal and health requirements.
d. California Mechanical Code (2007 Edition or latest applicable code) as amended by applicable local ordinances for all construction work.
e. International Fire Code (2006 Edition or latest applicable code) as amended by applicable local ordinances for all construction work.
f. California Administrative Code Titles 15, 19 and 24 (with California amendments), and Americans with Disabilities Act (ADA) accessibility guidelines, whichever is more stringent.
g. All State laws and City and County Ordinances, rules of the State or City or County Health Departments, rules of the National Board of Fire Underwriters and National Fire Protection Associations, and local power company regulations for mechanical and electrical work.

B. Applicable Laws, Statutes, Ordinances, Rules, And Regulations

1. During prosecution of Work to be done under Contract Documents, Contractor shall comply with applicable laws, ordinances, rules and regulations, including, but not limited to, the following:

   a. Federal:
      1) Americans With Disabilities Act of 1990
      2) 29 CFR, Section 1910.1001, Asbestos
      3) 40 CFR, Subpart M, National Emission Standards for Asbestos
      4) Executive Order 11246
      5) Federal Endangered Species Act
      6) Clean Water Act

   b. State of California:
      1) California Code of Regulations, Titles 5, 8, 17, 19, 21, 22, 24 and 25
      2) California Public Contract Code
      3) California Health and Safety Code
      4) California Government Code
      5) California Labor Code
      6) California Civil Code
      7) California Code of Civil Procedure
      8) CPUC General Order 95, Rules for Overhead Electric Line Construction
      9) CPUC General Order 128, Rules for Construction of Underground Electric Supply and Communications Systems
      10) Cal/OSHA
      11) OSHA: Hazard Communications Standards
      12) California Endangered Species Act
      13) Water Code
      14) Fish and Game Code

   c. State of California Agencies:
      1) State and Consumer Services Agency
      2) Office of the State Fire Marshal
      3) Office of Statewide Health Planning and Development
      4) Department of Fish and Game
      5) All Air Quality Management Districts with jurisdiction
      6) All Regional Water Quality Control Boards with jurisdiction
      7) Division of the State Architect (if having jurisdiction)

   d. All Local Agencies with jurisdiction (cities, counties, fire departments)
C. Change Orders and Claims:
   1. The California Public Contract Code, including but not limited to Section 7105(d)(2), and the California Government Code Section 930.2 et seq., apply to all contract procedures for changes, time extensions, change orders (time or compensation) and claims. Federal law (U.S. v. Holpuch 326 U.S. 234) shall supplement California law on the enforceability of these requirements.
   2. Any change, waiver, or omission to implement contract change order and claim procedures shall have no legal effect unless expressly permitted in a fully executed change order approved by Contractor and Owner and approved as to form by their respective legal counsel.

D. Required Provisions On Contract Claim Resolution
   1. The California Public Contract Code specifies required provisions on resolving contract claims less than $375,000, which are set forth below, and constitute a part of this Contract.
   2. For the purposes of this section, “Claim” means a separate demand by Contractor of $375,000 or less for (1) a time extension, (2) payment or money or damages arising from Work done by or on behalf of Contractor arising under the Contract Documents and payment of which is not otherwise expressly provided for or the Claimant is not otherwise entitled to, or (3) an amount the payment of which is disputed by Owner. In order to qualify as a Claim, the written demand must state that it is a Claim submitted under paragraph 12 of Document 00 7200 (General Conditions) and be submitted in compliance with all requirements of Document 00 7200 (General Conditions), paragraph 12. Separate Claims which total more than $375,000 do not qualify as a “separate demand of $375,000 or less,” as referenced above, and are not subject to this section.
   3. A voucher, invoice, payment application, or other routine or authorized form of request for payment is not a Claim for purposes of this section. If such request is disputed as to liability or amount, then the disputed portion of the submission may be converted to a Claim under this section by submitting a separate claim in compliance with Contract Documents claim submission requirements.
   4. Caution. This section does not apply to tort claims and nothing in this section is intended nor shall be construed to change the time periods for filing tort claims or actions specified by Chapter 1 and Chapter 2 of Part 3 of Division 3.6 of Title 1 of the California Government Code.
   5. Procedure:
      a. The Claim must be in writing, submitted in compliance with all requirements of Document 00 7200 (General Conditions), paragraph 12, including, but not limited to, the time prescribed by and including the documents necessary to substantiate the Claim, pursuant to Document 00 7200 (General Conditions), paragraph 12.3. Claims must be filed on or before the day of final payment. Nothing in this section is intended to extend the time limit or supersede notice requirements for the filing of claims as set forth in Document 00 7200 (General Conditions), paragraph 12 or elsewhere in the Contract Documents.
      b. For Claims of fifty thousand dollars ($50,000) or less, Owner shall respond in writing within forty-five (45) days of receipt of the Claim, or Owner may request in writing within thirty (30) days of receipt of the Claim, any additional documentation supporting the Claim or relating to any defenses or claims Owner may have against Claimant. If additional information is thereafter required, it shall be requested and provided in accordance with this section upon mutual agreement of Owner and Claimant. Owner’s written response to the Claim, as further documented, shall be submitted to Claimant within fifteen (15) days after receipt of further documentation or within a period of time no greater than taken by Claimant in producing the additional information, whichever is greater.
      c. For Claims over Fifty Thousand Dollars ($50,000) and less than or equal to $375,000: Owner shall respond in writing within sixty (60) days of receipt of the Claim, or Owner may request in writing within thirty (30) days of receipt of the Claim,
any additional documentation supporting the Claim or relating to any defenses or claims Owner may have against Claimant. If additional information is thereafter required, it shall be requested and provided in accordance with this section, upon mutual agreement of Owner and Claimant; Owner’s written response to the Claim, as further documented, shall be submitted to Claimant within thirty (30) days after receipt of further documentation or within a period of time no greater than taken by Claimant in producing the additional information, whichever is greater.

d. Meet and Confer: If Claimant disputes Owner’s written response, or Owner fails to respond within the time prescribed above, Claimant shall notify Owner, in writing, either within fifteen (15) days of receipt of Owner’s response or within fifteen (15) days of Owner’s failure to timely respond, and demand an informal conference to meet and confer for settlement of the issues in dispute. Upon demand Owner will schedule a meet and confer conference within thirty (30) days for settlement of the dispute.

e. Following the meet and confer conference, if the Claim or any portion remains in dispute, Claimant may file a claim as provided in Chapter 1 (commencing with Section 900) and Chapter 2 (commencing with Section 910) of Part 3 of Division 3.6 of Title 1 of the California Government Code. For purposes of those provisions, the running of the period of time within which a claim must be filed shall be tolled from the time Claimant submits its written claim as set forth herein, until the time that Claim is denied as a result of the meet and confer process, including any period of time utilized by the meet and confer process.

E. **Compliance With Americans With Disabilities Act**

1. Contractor acknowledges that, pursuant to the Americans with Disabilities Act (ADA), programs, services and other activities provided by a public entity to the public, whether directly or through a Contractor, must be accessible to the disabled public. Contractor shall provide the services specified in the Contract Documents in a manner that complies with the ADA and any and all other applicable federal, state and local disability rights legislation. Contractor agrees not to discriminate against disabled persons in the provision of services, benefits or activities provided under the Contract Documents and further agrees that any violation of this prohibition on the part of Contractor, its employees, agents or assigns shall constitute a material breach of the Contract Documents.

F. **Compliance With IRCA**

1. Contractor acknowledges that Contractor, and all subcontractors hired by Contractor to perform services under this Agreement, are aware of and understand the immigration Reform and Control Act (“IRCA”). Contractor is and shall remain in compliance with the IRCA and shall ensure that any subcontractors hired by Contractor to perform services under this Agreement are in compliance with the IRCA. In addition, Contractor agrees to indemnify, defend and hold harmless Owner, its agents, officers and employees, from any liability, damages or causes of action arising out of or relating to any claims that Contractor’s employees, or employees of any subcontractor hired by Contractor, are not authorized to work in the United States for Contractor or its subcontractor and/or any other claims based upon alleged IRCA violations committed by Contractor or Contractor’s subcontractors.

PART 2 – PRODUCTS – NOT USED

PART 3 – EXECUTION – NOT USED

END OF SECTION
PART 1 - GENERAL

1.01 SUMMARY

A. Section Includes:
   1. Reference standards, abbreviations, symbols, and definitions used in Contract Documents.
   2. Full titles are given in this Section for standards cited in other Sections of Specifications.

1.02 REFERENCES TO STANDARDS AND SPECIFICATIONS OF TECHNICAL SOCIETIES; REPORTING AND RESOLVING DISCREPANCIES

A. References
   1. Reference to standards, specifications, manuals, or codes of any technical society, organization, or association, or to the laws or regulations of any governmental authority, whether such reference be specific or by implication, shall mean the latest standard, specification, manual, code, or laws or regulations in effect at the time of opening of Bids, except as may be otherwise specifically stated in the Contract Documents.
   2. If during the performance of the Work, Contractor discovers any conflict, error, ambiguity, or discrepancy within the Contract Documents or between the Contract Documents and any provision of any such law or regulation applicable to the performance of the Work or of any such standard, specification, manual, or code or of any instruction of any supplier, Contractor shall report it in writing at once to Owner’s Representative and Architect/Engineer, and Contractor shall not proceed with the Work affected thereby until consent to do so is given by Owner.

B. Precedence
   1. Except as otherwise specifically stated in the Contract Documents or as may be provided by Change Order, CCD, or Supplemental Instruction, the provisions of the Contract Documents shall take precedence in resolving any conflict, error, ambiguity, or discrepancy between the provisions of the Contract Documents and:
      a. The provisions of any such standard, specification, manual, code, or instruction (whether or not specifically incorporated by reference in the Contract Documents); or
      b. The provisions of any such laws or regulations applicable to the performance of the Work (unless such an interpretation of the provisions of the Contract Documents would result in violation of such law or regulation).
   2. No provision of any such standard, specification, manual, code, or instruction shall be effective to change the duties and responsibilities of Owner, Owner’s Representative, Architect/Engineer or Contractor, or any of their subcontractors, consultants, agents, or employees, from those set forth in the Contract Documents, nor shall it be effective to assign to Owner, Architect/Engineer, or any of their consultants, agents, representatives or employees any duty or authority to supervise or direct the furnishing or performance of the Work or any duty or authority to undertake responsibility inconsistent with the provisions of the Contract Documents.

C. Referenced Grades, Classes, and Types:
1. Where an alternative or optional grade, class, or type of product or execution is included in a reference but is not identified in Drawings or in Specifications, provide the highest, best, and greatest of the alternatives or options for the intended use and prevailing conditions.

D. **Edition Date of References:**
1. When an edition or effective date of a reference is not given, it shall be understood to be the current edition or latest revision published as of the date of opening Bids.
2. All amendments, changes, errata and supplements as of the effective date shall be included.

E. **ASTM and ANSI References:** Specifications and Standards of the American Society for Testing and Materials (ASTM) and the American National Standards Institute (ANSI) are identified in the Drawings and Specifications by abbreviation and number only and may not be further identified by title, date, revision, or amendment. It is presumed that Contractor is familiar with and has access to these nationally- and industry-recognized specifications and standards.

1.03 **DEFINITIONS**

A. **Meaning of Words and Phrases**
Wherever any of the words or phrases defined below, or a pronoun used in place thereof, is used in any part of the Contract Documents, it shall have the meaning here set forth. Where abbreviations and symbols are used, such abbreviations and symbols shall be given their common meaning in the construction industry. In the Contract Documents, the neuter gender includes the feminine and masculine, and the singular number includes the plural.

While Owner has made an effort to identify all defined terms with initial caps, the following definitions shall apply regardless of case unless the context otherwise requires:

1. **Addenda:** Written or graphic instruments issued prior to the opening of Bids, which clarify, correct, or change the bidding requirements or the Contract Documents. Addenda shall not include the minutes of the Pre-Bid Conference and/or Site Visit.
2. **Agreement (Document 00 5200):** Agreement is the basic Contract Document that binds the parties to construction Work. Agreement defines relationships and obligations between Owner and Contractor and by reference incorporates Conditions of Contract, Drawings, and Specifications and contains Addenda and all Modifications subsequent to execution of Contract Documents.
3. **Alternate:** Work added to or deducted from the base Bid, if accepted by Owner.
4. **Application for Payment:** Written application for monthly or periodic progress or final payment made by Contractor complying with the Contract Documents.
5. **Approved Equal:** Approved in writing by Owner as being of equivalent quality, utility and appearance.
6. **Architect/Engineer:** If used elsewhere in the Contract Documents, “Architect/Engineer” shall mean a person (or that person's firm) holding a valid California State Architect's or Engineer’s license representing the Owner in the administration of the Contract Documents. Architect/Engineer may be an employee of or an independent consultant to Owner. When Architect/Engineer is referred to within the Contract Documents and not an employee of Owner, Architect/Engineer shall be construed to include employees of Architect/Engineer and/or employees that Architect/Engineer supervises. When the designated Architect/Engineer is an employee of Owner, his or her authorized representatives on the Project will be included under the term Architect/Engineer. If Architect/Engineer is an employee of Owner, Architect/Engineer is the beneficiary of all Contractor obligations to Owner, including without limitation, all releases and indemnities. Architect/Engineer may also be referred to as Architect or Engineer.
7. Asbestos: Any material that contains more than one percent asbestos and is friable or is releasing asbestos fibers into the air above current action levels established by OSHA or Cal/OSHA.

8. Bid: The offer or proposal of the Bidder submitted on the prescribed form(s) setting forth the prices for the Work to be performed.


10. Bidding Documents: All documents comprising the Project Manual (including all documents and Specification Sections listed in Document 00 0110 [Table of Contents]), including documents supplied for bidding purposes only and Contract Documents.


12. Business Day: Any Day other than Saturday, Sunday, and the following days that have been designated as holidays by Owner. If a holiday falls on a Saturday, the preceding Friday will be the holiday. If a holiday falls on a Sunday, the following Monday will be the holiday.
   a. New Year’s Day, January 1;
   b. Martin Luther King Jr.’s Birthday, third Monday in January;
   c. Lincoln’s Birthday, February 12;
   d. Presidents' Day, third Monday in February;
   e. Memorial Day, last Monday in May;
   f. Independence Day, July 4;
   g. Labor Day, first Monday in September;
   h. Veterans’ Day, November 11;
   i. Thanksgiving Day, as designated by the President;
   j. The Day following Thanksgiving Day;
   k. Christmas Day, December 25; and
   l. Each day appointed by the Governor of California and formally recognized by the Governing Board as a day of mourning, thanksgiving, or special observance.

13. By Owner: Work that will be performed by Owner or its agents at the Owner’s expense.

14. By Others: Work that is outside scope of Work to be performed by Contractor under this Contract, which will be performed by Owner, other contractors, or other means.

15. Change Order: A written instrument prepared by Owner and signed by Owner and Contractor, stating their agreement upon all of the following:
   a. a change in the Work;
   b. the amount of the adjustment in the Contract Sum, if any; and
   c. the amount of the adjustment in the Contract Time, if any.

16. Code Inspector: A local or state agency responsible for the enforcement of applicable codes and regulations.

17. Concealed: Work not exposed to view in the finished Work, including within or behind various construction elements.

18. Construction Change Directive (“CCD”): A written order prepared and signed by Owner, directing a change in the Work and stating a proposed basis for adjustment, if any, in the Contract Sum or Contract Time, or both.

19. Contract Amount: a change order price, line item price, Contract Sum, or other price assigned to a scope of work.

20. Contract Conditions or Conditions of the Contract: Consists of two parts: General Conditions and Supplementary Conditions.
   a. General Conditions are general clauses that are common to the Owner Contracts, including Document 00 7200 (General Conditions).
b. Supplementary Conditions modify or supplement General Conditions to meet specific requirements for Contract Documents, including Document 00 7201 (Supplementary Conditions).


22. Contract Modification: Either:
   a. a written amendment to Contract signed by Contractor and Owner; or
   b. a Change Order; or
   c. a Construction Change Directive; or
   d. a written directive for a minor change in the Work issued by Owner.

23. Contract Sum: The sum stated in the Agreement and, including authorized adjustments, the total amount payable by Owner to Contractor for performance of the Work and the Contract Documents. The Contract Sum is also sometimes referred to as the Contract Price or the Contract Amount.

24. Contract Time: The number or numbers of Days or the dates stated in the Agreement to achieve Substantial Completion of the Work or designated Milestones; and/or to achieve Final Completion of the Work so that it is ready for final payment and is accepted.

25. Contractor: The person or entity identified as such in the Agreement and referred throughout the Contract Documents as if singular in number and neutral in gender. The term “Contractor” means the Contractor or its authorized representative.

26. Contractor’s Employees: Persons engaged in execution of Work under Contract as direct employees of Contractor, as Subcontractors, or as employees of Subcontractors.

27. Day: One calendar day of 24 hours measured from midnight to the next midnight, unless the word “day” is specifically modified to the contrary.

28. Defective: An adjective which, when modifying the word “Work,” refers to Work that is unsatisfactory or unsuited for the use intended, faulty, or deficient, that does not conform to the Contract Documents, or does not meet the requirements of any inspection, reference standard, test or approval referred to in the Contract Documents (including but not limited to approval of Samples and “or equal” items), or has been damaged prior to final payment (unless responsibility for the protection thereof has been assumed by Owner). Unapproved substitutions are defective. Owner is the judge of whether Work is Defective.

29. Division of State Architect: A division of the State of California providing, design and construction oversight for K–12 schools and community colleges, and developing and maintaining accessibility standards and codes utilized in public and private buildings throughout the State of California.

30. Drawings: The graphic and pictorial portions of Contract Documents, wherever located and whenever issued, showing the design, location and dimensions of the Work, generally including plans, elevations, sections, details, schedules, and diagrams.


32. Final Acceptance or Final Completion: Owner’s acceptance of the Work as satisfactorily completed in accordance with Contract Documents. Requirements for Final Acceptance/Final Completion include, but are not limited to:
   a. Final cleaning is completed.
   b. All systems having been tested and accepted as having met requirements of Contract Documents.
   c. All required instructions and training sessions having been given by Contractor.
   d. All Project Record Documents having been submitted by Contractor, reviewed by Owner, and accepted by Owner.
   e. All punch list Work, as directed by Owner, having been completed by Contractor.
f. Generally all Work, except Contractor maintenance after Final Acceptance/Final Completion, having been completed to satisfaction of Owner.

33. Force Account: Work directed to be performed without prior agreement as to lump sum or unit price cost thereof, and which is to be billed at cost for labor, materials, equipment, taxes, and other costs, plus a specified percentage for overhead and profit.

34. Exposed: Work exposed to view in the finished Work, including behind louvers, grilles, registers and various other construction elements.

35. Furnish: Supply only, do not install.

36. Indicated: Shown or noted on the Drawings.

37. Install: Install or apply only, do not furnish.

38. Latent: Not apparent by reasonable inspection, including but not limited to, the inspections and research required as a condition to bidding under Document 00 7200 (General Conditions).

39. Law: Unless otherwise limited, all applicable laws including without limitation all federal, state, and local laws, statutes, standards, rules, regulations, ordinances, and judicial and administrative decisions.

40. Material: This word shall be construed to embrace machinery, manufactured articles, materials of construction (fabricated or otherwise), and any other classes of material to be furnished in connection with Contract, except where a more limited meaning is indicated by context.

41. Milestone: A principal event specified in Contract Documents relating to an intermediate completion date or time prior to Substantial Completion of all Work.

42. Modification: Same as Contract Modification.

43. Not in Contract or "NIC": Work that is outside the scope of Work to be performed by Contractor under Contract Documents.

44. Notice of Completion: Shall have the meaning provided in California Civil Code §3093, and any successor statute.

45. Off Site: Outside geographical location of the Project.

46. Owner: Owner is defined in Document 00 5200 (Agreement).

47. Owner-Furnished, Contractor Installed: Items furnished by Owner at its cost for installation by Contractor at its cost under Contract Documents.

48. Owner’s Representative(s): See Document 00 5200 (Agreement).

49. Partial Utilization: Use by Owner of a substantially completed part of the Work for the purpose for which it is intended (or a related purpose) prior to Substantial Completion of all of the Work.

50. PCBs: Polychlorinated byphenyls.

51. Phase: A specified portion of the Work (if any) specifically identified as a Phase in Document 00 5200 (Agreement) or Document 01 1100 (Summary).

52. Product Data: That information (brochures, catalog sheets, manufacturer’s cut sheets, etc.) supplied by vendors having technical and commercial characteristics of the supplied equipment or materials and accompanying commercial terms such as warranties, instructions, and manuals.

53. Progress Report: A periodic report submitted by Contractor to Owner with progress payment invoices accompanying progress schedule. See Document 00 7200 (General Conditions).

54. Project: Total construction of which Work performed under Contract Documents may be whole or part.

55. Project Manager: If used elsewhere in the Contract Documents, “Project Manager” shall mean a person representing the Owner in the administration of the Contract Documents. Project Manager may be an employee of or an independent consultant to Owner.
Project Manager is referred to within the Contract Documents and no Project Manager has in fact been designated, then the matter shall be referred to Owner. The term Project Manager shall be construed to include employees of Project Manager and/or employees that Project Manager supervises. When the designated Project Manager is an employee of Owner, his or her authorized representatives on the Project will be included under the term Project Manager. If Project Manager is an employee of Owner Project Manager is the beneficiary of all Contractor obligations to Owner, including without limitation, all releases and indemnities.


57. Project Record Documents: All Project deliverables required under the Contract Documents, including without limitation, as built drawings; Installation, Operation, and Maintenance Manuals; and Machine Inventory Sheets.

58. Provide: Furnish and install.

59. Request for Information ("RFI"): A document prepared by Contractor requesting information regarding the Project or Contract Documents. The RFI system is also a means for Owner to submit Contract Document clarifications or supplements to Contractor.

60. Request for Proposals ("RFP"): A document issued by Owner to Contractor whereby Owner may initiate changes in the Work or Contract Time as provided in Contract Documents.


62. RFI-Reply: A document consisting of supplementary details, instructions, or information issued by Owner that clarifies or supplements Contract Documents, and with which Contractor shall comply. RFI-Replies do not constitute changes in Contract Sum or Contract Time except as otherwise agreed in writing by Owner. RFI-Replies will be issued through the RFI administrative system.

63. Samples: Physical examples of materials, equipment, or workmanship that are representative of some portion of the Work and which establish the standards by which such portion of the Work will be judged.

64. Shop Drawings: All drawings, diagrams, illustrations, schedules, and other data or information which are specifically prepared or assembled by or for Contractor and submitted by Contractor to illustrate some portion of the Work.

65. Shown: As indicated on Drawings.

66. Site: The particular geographical location of Work performed pursuant to the Contract Documents.


68. Specified: As written in Specifications.

69. Subcontractor: A person or entity that has a direct contract with Contractor to perform a portion of the Work at the Site. The term "Subcontractor" is referred to throughout the Contract Documents as if singular in number and neutral in gender and means a Subcontractor or an authorized representative of the Subcontractor. The term "Subcontractor" does not include a separate contractor or subcontractors of a separate contractor.

70. Substantial Completion: The Work (or a specified part thereof) has progressed to the point where, in the opinion of Owner as evidenced by a notice or certificate of Substantial Completion, the Work is sufficiently complete, in accordance with Contract Documents, so that the Work (or specified part) can be utilized for the purposes for which it is intended, and unperformed or incomplete work elements are minor in nature; or if no such certificate is issued, when the Work (or specified part) is complete and ready for final payment as
evidenced by written recommendation of Owner for final payment. The terms “Substantially Complete” and “Substantially Completed” as applied to all or part of the Work refer to Substantial Completion thereof.

71. Supplemental Instruction: A written directive from Owner to Contractor ordering alterations or Modifications that do not result in change in Contract Sum or Contract Time, and do not substantially change Drawings or Specifications.

72. Testing and special inspection agency: An independent entity engaged to inspect and/or test the workmanship, materials, or manner of construction of buildings or portions of buildings, to determine if such construction complies with the Contract Documents and applicable codes.

73. Underground Facilities: All pipelines, conduits, ducts, cables, wires, manholes, vaults, tanks, tunnels or other such facilities or attachments, and any encasements containing such facilities that have been installed underground to furnish any of the following services or materials: Electricity, gases, chemicals, steam, liquid petroleum products, telephone or other communications, cable television, sewage and drainage removal, traffic or other control systems, or water.

74. Unit Price Work: Shall be the portions of the Work for which a unit price is provided in Document 00 5200 (Agreement) or Section 01 1100 (Summary).

75. Work: The entire completed construction, or the various separately identifiable parts thereof, required to be furnished under the Contract Documents within the Contract Time. Work includes and is the result of performing or furnishing labor and furnishing and incorporating materials and equipment into the construction, and performing or furnishing services and furnishing documents, all as required by the Contract Documents including everything shown in the Drawings and set forth in the Specifications. Wherever the word “work” is used, rather than the word “Work,” it shall be understood to have its ordinary and customary meaning.

B. Other Defined Terms

The following terms are not necessarily identified with initial caps; however they shall have the meaning set forth below:

1. Wherever words “as directed,” “as required,” “as permitted,” or words of like effect are used, it shall be understood that direction, requirements, or permission of Owner is intended. Words “sufficient,” “necessary,” “proper,” and the like shall mean sufficient, necessary, or proper in judgment of Owner. Words “approved,” “acceptable,” “satisfactory,” “favorably reviewed,” or words of like import, shall mean approved by, or acceptable to, or satisfactory to, or favorably reviewed by Owner.

2. Wherever the word “may” or “ought” is used, the action to which it refers is discretionary. Wherever the word “shall” or “will” is used, the action to which it refers is mandatory.

PART 2 - PRODUCTS – NOT USED

PART 3 - EXECUTION – NOT USED

END OF SECTION
PART 1 - GENERAL

1.01 SUMMARY
A. Section describes requirements and procedures for:
   1. Project cleaning
   2. Testing of equipment and systems
   3. Substantial Completion
   4. Final Completion
   5. Close Out
   6. Warranties

1.02 SUBSTANTIAL COMPLETION
A. Removal of Temporary Construction Facilities and Project Cleaning.
   1. Prior to Substantial Completion inspection: remove temporary materials, equipment, services, and construction; clean all areas affected by the Work; clean and repair damage caused by installation or use of temporary facilities; restore permanent facilities used during construction to specified condition.

B. Equipment and Systems.
   1. Prior to Substantial Completion, Contractor shall start up, run for periods prescribed by Owner, operate, adjust and balance all manufactured equipment and Project systems, including but not limited to, mechanical, electrical, safety, fire, and controls.
   2. Demonstrate that such equipment and systems conform to contract standards and manufacturer’s guarantees. Where applicable, use testing protocols specified, and if the contract is silent, then consistent with manufacturer’s recommendations and industry standards.

C. Procedure for Substantial Completion
   1. When Contractor considers Work or designated portion of the Work as Substantially Complete, submit written notice to Owner, with list of items remaining to be completed or corrected and explanation of why such items do not prevent Owner’s beneficial use and occupancy of the Work for its intended purposes. Within reasonable time, Owner will inspect to determine status of completion.
   2. Should Owner determine that Work is not Substantially Complete, Owner will promptly notify Contractor in writing, listing all defects and omissions. Contractor shall remedy deficiencies and send a second written notice of Substantial Completion. Owner will reinspect the Work. If deficiencies previously noted are not corrected on reinspection, then pay the cost of the reinspection.
   3. When Owner concurs that Work is Substantially Complete, Owner will issue a written notice or certificate of Substantial Completion, accompanied by Contractor’s list of items to be completed or corrected as verified by Owner.
   4. Manufactured units, equipment and systems that require startup must have been started up and before a notice or certificate of Substantial Completion will be issued.
   5. A punch list examination will be performed upon Substantial Completion. One follow-up review of punch list items for each discipline will be provided. If further Site visits are
required to review punch list items due to incompleteness of the Work by Contractor, Contractor will reimburse Owner for costs associated with these visits.

1.03 FINAL COMPLETION

A. Requirements

1. Final Completion occurs when Work meets requirements for Owner's Final Acceptance.

B. Procedure

1. When Contractor considers Work is Finally Complete, submit written certification that:
   a. Contractor has inspected Work for compliance with Contract Documents, and all requirements for Final Acceptance have been met.
   b. Except for Contractor maintenance after Final Acceptance, Work has been completed in accordance with Contract Documents and deficiencies listed with Certificate of Substantial Completion have been corrected. Equipment and systems have been tested in the presence of Owner, and are operative.
   c. Project Record Documents are completed and turned over to Owner, and Work is complete and ready for final inspection.

2. In addition to submittals required by Contract Documents, provide submittals required by governing authorities and submit final statement of accounting giving total adjusted Contract Sum, previous payments, and sum remaining due.

3. Should Owner determine that Work is incomplete or Defective, Owner promptly will so notify Contractor, in writing, listing the incomplete or Defective items. Contractor shall promptly remedy the deficiencies and notify the Owner when it is ready for re-inspection.

C. Final Adjustments of Accounts:

1. Submit a final statement of accounting to Owner, showing all adjustments to the Contract Sum and complete and execute Document 00 6530 (Agreement and Release of Claims).

2. If so required, Owner shall prepare a final Change Order for submittal to Contractor, showing adjustments to the Contract Sum that were not previously made into a Contract Modification.

D. Warranties

1. Execute Contractor's Submittals and assemble warranty documents, and Installation, Operation, and Maintenance Manuals, executed or supplied by Subcontractors, suppliers, and manufacturers. Provide table of contents and assemble in 8½ inches by 11 inches three-ring binder with durable plastic cover, appropriately separated and organized. Assemble in Specification Section order.

2. Submit material prior to final Application for Payment. For equipment put into use with Owner's permission during construction, submit within 14 Days after first operation. For items of Work delayed materially beyond Date of Substantial Completion, provide updated Submittal within 14 Days after acceptance, listing date of acceptance as start of warranty period.

3. Warranty Forms: Submit drafts to Owner for approval prior to execution. Forms shall not detract from or confuse requirements or interpretations of Contract Documents. Warranty shall be countersigned by manufacturers. Where specified, warranty shall be countersigned by Subcontractors and installers.

4. Rejection of Warranties: Owner reserves right to reject unsolicited and coincidental product warranties that detract from or confuse requirements or interpretations of Contract Documents.

5. Term of Warranties: For materials, equipment, systems, and workmanship, warranty period shall be one year minimum from date of Final Completion of entire Work except where:
a. Detailed Specifications for certain materials, equipment or systems require longer warranty periods.
b. Materials, equipment or systems are put into beneficial use of Owner prior to Final Completion as agreed to in writing by Owner.

E. Warranty of Title:

1. No material, supplies, or equipment for Work under Contract shall be purchased subject to any chattel mortgage, security agreement, or under a conditional sale or other agreement by which an interest therein or any part thereof is retained by seller or supplier. Contractor warrants good title to all material, supplies, and equipment installed or incorporated in Work and agrees upon completion of all Work to deliver premises, together with improvements and appurtenances constructed or placed thereon by Contractor, to Owner free from any claim, liens, security interest, or charges, and further agrees that neither Contractor nor any person, firm, or corporation furnishing any materials or labor for any Work covered by Contract shall have right to lien upon premises or improvement or appurtenances thereon. Nothing contained in this paragraph, however, shall defeat or impair right of persons furnishing materials or labor under bond given by Contractor for their protection or any rights under law permitting persons to look to funds due Contractor in hands of Owner.

F. Turn-In. Contract Documents will not be closed out and final payment will not be made until all keys issued to Contractor during prosecution of Work and letters from property owners, pursuant to Contract Documents, are turned in to Owner.

G. Release of Claims. Contract Documents will not be closed out and final payment will not be due or made until Document 00 6530 (Agreement and Release of Claims) is completed and executed by Contractor and Owner.

H. Fire Inspection Coordination. Coordinate fire inspection and secure sufficient notice to Owner to permit convenient scheduling (if applicable).

I. Building Inspection Coordination. Coordinate with Owner a final inspection for the purpose of obtaining an occupancy certificate (if applicable).

PART 2 - PRODUCTS – NOT USED

PART 3 - EXECUTION – NOT USED

END OF SECTION
Peralta Community College District

ENVIRONMENTALLY SUSTAINABLE PROCUREMENT--CONSTRUCTION

It is the policy of the Peralta Community College District (Board Policy 2.40, Environmental Sustainability), to purchase products or services that help to minimize the adverse effects on human health and the environment, when compared to other products and services that serve the same purpose with comparable efficacy. The District recognizes that environmentally responsible purchasing will help create and sustain markets for environmentally sustainable products, and is committed to encouraging the procurement of products with high recycled content, FSC certified lumber, Energy Star rated equipment, low and no VOC paints, low-toxicity cleaning supplies and Green Seal approved chemicals, and will promote contracting with businesses in close proximity, to reduce our carbon footprint and to promote the District's SLBE program.

For Operation and Construction services the District is committed to:

- Utilizing LEED (Leadership in Energy and Environmental Design) or equivalent certification criteria as follows:
  - All new building projects shall qualify for at least LEED NC Silver certification and shall strive for higher levels of certification, especially where overall long-term building operations, student learning, and worker productivity savings can be realized through doing so.
  - All renovation projects over 10,000 square feet shall meet basic “LEED Existing Building” certification standards.
- Maximizing energy efficiency throughout the District, in particular, heating, cooling, lighting, information technology, mechanical, and water systems. It is the goal of the District to reduce dramatically our energy consumption for existing buildings and for all new buildings to exceed the State of California Building Code Title 24 energy efficiency requirements by no less than 35%.
- Reduction of water consumption for all uses, including for irrigation and domestic purposes.
- Waste source reduction and the re-use of materials. The District encourages all contractors to re-use and recycle as much construction and demolition debris as possible, and only when it is not feasible to do so, dispose of it in a landfill. All contractors must adhere to the District’s Construction Debris Reporting Requirements.
- Sustainable landscaping and grounds design, construction and maintenance practices which promote integrated pest management and use of drought tolerant, fire safe, and native vegetation types.

All public work projects must adhere to the District Environmental Sustainability Policy 2.40. The formal policy is available for download at www.peralta.edu; click on the District Services Center tab and then Purchasing to view the environmentally sustainable purchasing policy.

Signature

I acknowledge and agree to adhere to the District’s Environmental Sustainability policy.

Contractor Name: _______________________  Title: _______________________________

Authorized Signature: _______________________  Date:
SECTION 05500 METAL FABRICATIONS

PART 1 – GENERAL

1.1 SUMMARY

A. Section includes requirements for provision of metal fabrications, but not necessarily limited to the following:
   1. Custom fabricated ferrous metal items 16 gauge and heavier.
   2. Miscellaneous metals not specified in other Sections.
   3. Metal connectors, embeds, bolts, plates, and hangers.
   4. This Section includes galvanizing for factory and shop galvanized steel products.

B. Related Sections
   1. Section 09900 Painting: Provision of field painting of metal fabrications.

1.2 REFERENCES

   7. A385 - Recommended Practice for Providing High-Quality Zinc Coatings (Hot Dip).
   8. A500 Specification for Cold-Formed Welded and Seamless Carbon Steel Structural Tubing in Rounds and Shapes.
   9. A501 Specification for Hot Formed Welded and Seamless Carbon Steel Structural Tubing in Rounds and Shapes.
  10. A505 Standard Specification for Alloy and Structural Alloy Steel Sheet and Strip, Hot Rolled and Cold Rolled Steel Sheets and Strip.
  12. A653 Steel Sheet, Zinc-Coated (Galvanized) or Zinc-Iron Alloy-Coated by the Hot-Dip Process.
  13. A659 – Standard Specification for Commercial Steel (CS), Sheet and Strip. Carbon (0.16 Maximum to 0.25 Maximum Percent) Hot-rolled.
  14. A794 Standard Specification for Commercial Steel (CS), Sheet, Carbon 0.16 Percent Maximum to 0.25 Percent Maximum Cold Rolled.

B. AISC - American Institute of Steel Construction

C. AWS - American Welding Society.
   1. D1.1 Structural Welding Code.
1.3 SYSTEM DESCRIPTION

A. Design Requirements
   1. Design work to comply with applicable requirements of Article titled Quality Assurance, sub-Article titled Regulatory Requirements in this Section.
   2. Design work to support normally imposed loads and to comply with requirements of AISC.
   3. Built-up parts are to exhibit no warp.
   4. Weather exposed joints are to be formed to drain or exclude moisture and water.

1.4 SUBMITTALS

A. Shop Drawings: Submit drawings of metal fabrications and structural members.
   1. Indicate profiles, sizes, connection attachments, reinforcing, anchorage, size and type of fasteners and accessories.
   2. Include templates and layouts, erection drawings, elevations, and details where applicable.

B. Samples: Submit Samples of finished exterior and interior miscellaneous metal items exposed in the completed Work.

C. Design Calculations: For structurally supported fabrications, submit design calculations stamped and signed by an engineer registered in the State of California.

1.5 QUALITY ASSURANCE

A. Contractor’s Steel Fabricator's Qualifications: Fabricator is to have not less than 5 years experience in fabrication of structural steel and be able to furnish evidence of ability, facilities, proficiency of personnel and completed projects.

B. Contractor’s Steel Erector's Qualifications: Erector is to have had not less than 5 years experience in erection of structural steel and be able to furnish evidence of ability, facilities, proficiency of personnel and completed projects.

C. Welding Qualifications: Welding procedures, welders, welding operations, and tackers are to be qualified in accordance with AWS D1.1.
   1. Welders performing complete penetration beam flange to column welds are to be job qualified in accordance with AWS D1.1 procedures.
   2. Welders who have not performed welding for period of 3 or more months are to be re-qualified.
3. Welders whose work fails to pass inspection are to be re-qualified before performing further welding.
4. The Contractor is to pay re-qualifying costs.

D. Welding Inspector Qualifications
1. Welding inspectors are to be AWS certified welding inspectors (CWI) as defined in AWS Standard and Guide for Qualification and Certification of Welding Inspectors, latest edition.
2. Welding inspectors qualifications are to be submitted to the University’s Representative for approval. Inspectors are to be trained and thoroughly experienced in inspecting welding operations. Comply with AWS Section 6.1.3.

E. Allowable Tolerances
1. Straightness of Structural Members: Meet requirements of AISC1 Section M2.7.
2. Erection Tolerances
   a. Individual pieces are to be erected so that deviation from plumb, level and alignment shall not exceed 1 to 500.
   b. Displacement of centerline of columns, adjacent to elevator shaft, from established column line, are not to be more than 1 inch at any point.
   c. Displacement of centerline of exterior columns, from established column line, are not to be more than 1 inch inward, nor 2 inches away, from building line at any point.

F. Steel is to conform to requirements of CBC Chapter 22, Section 2202.2.1.

G. Regulatory Requirements
1. Seismic Requirements: Design anchorage systems to comply with CBC Chapter 16 as applicable for Seismic Zone 3.

PART 2 – PRODUCTS

2.1 GENERAL: Provide and install items complete in respect to function as intended.

2.2 MATERIALS

A. Structural Steel Shapes Plates Bars and Rods: ASTM A36.

B. Steel Plates
   1. Low and Intermediate Tensile Strength: ASTM A283.

C. Steel Sheet

D. Structural Tube Steel: ASTM A500 and A501.

E. Structural Steel Pipe: ASTM A53, Grade B.

F. Bolts, Nuts and Washers: A307 or A36.

G. Other Metals: Specialty items as indicated on the Drawings.
H. Welding Materials: Applicable AWS D1.1, type required for materials being welded. Use E70 welding electrodes for structural steel welding.

I. Painting Materials
   1. Shop Prime
      b. Primer For Ferrous Metal: Modified alkyd rust inhibitive primer.

2.3 STANDARD CATALOG PRODUCTS

A. Non-Shrink Grout
   1. Combination of metallic aggregates and Portland cement preformulated for job site mixing.

2.4 FABRICATION

A. Verify dimensions on Project Site prior to shop fabrication.
B. Fabricate items with joints neatly fitted and properly secured.
C. Fit and shop assemble in largest practical sections, for delivery to Project Site.
D. Welded Construction
   1. Weld in accordance with AISC and AWS D1.1, and UBC Chapter 27.
   2. Grind exposed welds smooth and flush with adjacent finished surfaces.
   3. Butt welds and groove welds of structural steel to be complete penetration welds.
E. Exposed Mechanical Fastenings: Flush countersunk screws or bolts unobtrusively located consistent with design of structure, except if specifically noted otherwise.
F. Make exposed joints flush butt type hair line joints where mechanically fastened.
G. Supply components required for proper anchorage of metal fabrications. Fabricate anchorage and related components of same material and finish as metal fabrication, unless otherwise specified.

2.5 FINISHES

A. Surface Preparation
   1. Thoroughly clean mill scale, rust, dirt, grease and other foreign matter from ferrous metal prior to galvanizing, hot phosphate treatment or painting.
   2. Where hand cleaning methods are not adequate, clean in accordance with SSPC-SP1, SSPC-SP2, SSPC-SP-3, SSPC-SP6 or SSPC-SP7 as required.
   3. Completely eliminate burrs, rough spots and pitting from normally exposed ferrous metal items.

B. Painting
   1. General
      a. Apply prime paint materials in accordance with manufacturer's instructions and recommendations.
      b. Permit thorough drying before shipment.
c. Spot paint abrasions and field connections after assembly.

2. Galvanizing Repair Paint: Apply paint having minimum dry film thickness of 2 mils.

3. Prime Paint: Apply paint having minimum dry film thickness of 1.5 mils minimum.

4. Bituminous Coating for Protection of Dissimilar Materials: Apply at least two coats, minimum 5 mils total thickness.

5. Finish Painting: As specified in Section 09900 Painting.

C. Galvanizing

1. Hot-dip galvanize products after fabrication in accordance with the following, as applicable.
   a. ASTM A123.
   b. ASTM A153.
   c. ASTM A385.

2. Mark galvanized products with the name of the galvanizer, the applicable ASTM designation, and the weight of the zinc coating.

3. Galvanize fabricated items complete, or in the largest practicable sections.

4. Galvanizing shall be at the rate of 2.0 ounces per square foot, minimum.

5. Galvanized items that are to be painted shall be wash-primed within six hours of galvanizing.

   Touch-up galvanized items with zinc-rich paint.

D. Finish Schedule.

1. Ferrous Metal Interior Items
   a. Concealed: Clean, chemically etch and shop-apply one prime coat.
   b. Exposed: Clean, treat with hot phosphate, chemically etch, and shop apply one prime coat.

2. Ferrous Metal, Exterior Items
   a. Concealed: Clean and hot-dip galvanize in accordance with galvanizing standards.
   b. Exposed
      1) As scheduled in Finish Schedule on the Drawings.
      2) If indicated to be galvanized, galvanize in accordance with galvanizing standards.
      3) If indicated to be galvanized and painted galvanize in accordance with galvanizing standards. Chemically etch and shop-apply one prime-coat and finish coats as specified in Section 09900.
   c. Hardware Including Fasteners (Bolts, Nuts, Washers and Similar Type Items): Finish to match item fastened.

2.6 SOURCE QUALITY CONTROL

A. The District's Testing Agency will continuously inspect welding in factories or shops of fabricated items in accordance with applicable requirements of CBSC CBC Chapter 17.

PART 3 – EXECUTION

3.1 ERECTION

A. Install items square and level, accurately fitted and free from distortion or defects.

B. Make provision for erection stresses by temporary bracing. Keep work in alignment.
C. Replace items damaged in course of installation.

D. Perform field welding in accordance with AWS D1.1.

E. After installation, wash and spot solvent clean field welds. Touch-up field welds and scratched and damaged prime painted surfaces. Use primer same as shop primer, unless otherwise recommended by primer manufacturer.

F. Supply necessary setting templates, to facilitate construction of other Work.

G. Erection tolerances for structural steel shall be in accordance with AISC Code of Standard Practice.

3.2 FIELD QUALITY CONTROL

A. Inspections: The District's Testing Agency will continuously inspect welding in field of fabricated items in accordance with applicable requirements of CBSC CBC Chapter 17.

END OF SECTION 05500
SECTION 06410 CUSTOM CASEWORK

PART 1 – GENERAL

1.1 SUMMARY

A. Section includes requirements for provision of wood veneer covered custom casework.

B. Related Sections
   1. Section 06100 Finish Carpentry: Wood support framing and blocking systems
   2. Section 06210 Solid Surface Countertops: Provision of solid surface countertops.
   3. Division 15 Mechanical: Sinks and other plumbing fixtures and fittings for elements located in casework, including rough-in and connection to such fixtures.
   4. Division 16 Electrical: Electrical fixtures and fittings for elements located in casework, including rough-in and connection to such fixtures.

1.2 REFERENCES

   1. A208.1 Mat Formed Wood Particle Board.


C. BHMA - Builders Hardware Manufacturers Association.
   1. A156.18 American National Standard for Materials and Finishes.

D. CBSC - California Building Standards Commission

E. NEMA - National Electrical Manufacturers Association.
   1. LD-3 High-Pressure Decorative Laminates.

F. WIC - Woodwork Institute.

1.3 SYSTEM DESCRIPTION

A. Performance Requirements

1.4 SUBMITTALS

A. Product Data: Submit manufacturer's literature completely describing products, including hinges and locks.

B. Shop Drawings: Submit drawings at large scale, including methods of fabrication and construction, and methods of attachment to adjacent Work.
   1. Verify dimensions for District supplied appliances prior to preparation of Shop Drawings.
C. Samples
   1. Plastic laminate, for color and pattern selection.
   2. Other samples as requested.

1.5 QUALITY ASSURANCE

A. Contractor’s Fabricators Qualifications
   1. Equipped for and experienced in Work equal to standard specified; able to
      evidence such experience to the District’s Representative’s satisfaction.
   2. The documents require high quality millwork suitable for commercial use. WI
      standards set the general intent of the documents.
   3. For Contractor’s Fabricators Who Are WIC Licensee: Submit certificates of
      compliance required under Article titled Source Quality Control in this Section
      prior to delivery of casework items to Project Site.
   4. For Contractor’s Fabricators Who Are Not WIC Licensee
      a. Such fabricators are to prior to beginning Work of this Section to provide
         mock-up units in accordance with requirements of Article titled
         Submittals, subArticle titled Mock-Up in this Section.
      b. Contractor is to furnish to District’s Representative’s, prior to installation,
         a certificate of reinspection by WI indicating that items in question meet
         requirements of WIC grade specified.
      c. The foregoing shall not be construed to limit the power and authority of
         the District’s Representative’s to reject any item which does not, in the
         District’s Representative’s opinion, meet with any 1 or more of the
        Specifications of this Contract.

B. Regulatory Requirements
   1. Provide wall hung cabinets, storage shelving and connections that comply with
      the following requirements.
      a. Seismic Requirements: Design anchorage systems to comply with CBC
         Chapter 16, as applicable, for seismic Zone 3.

1.6 DELIVERY, STORAGE, AND HANDLING

A. Deliver finished casework items to Project Site only after proper facilities are available for
   handling, sorting and protecting items; receiving areas are to be broom-clean; exterior
   openings are closed up; wet work and mechanical and electrical rough-ins are complete.

B. Provide temporary protective covers for items during delivery, installation and until final
   completion of the Project.

1.7 PROJECT CONDITIONS

A. Verify dimensions at Project Site. Verify details and dimensions of equipment and
   fixtures integral with casework and other items for proper fit and accurate alignment.

1.8 SEQUENCING AND SCHEDULING

A. Provide information as required for timely and proper placement of backing and support
   systems.

B. Coordinate details with other Work supporting, adjoining, or fastening to casework and
   other items.
PART 2 – PRODUCTS

2.1 MATERIALS

A. Lumber, Plywood, and Particle Board
   1. Moisture Content: Lumber and plywood are to be kiln-dried to equilibrium moisture content suitable for fabrication in shop and suitable for use intended; minimum 8 percent; maximum 12 percent.
   2. Lumber, Solid Stock, Typical: Maple, Douglas Fir or Pine.
   3. Cores
      a. Typical: Cores For Wood Veneer Covered Items: MDF-1, medium density fiberboard, ANSI 208.2.
      b. Doors: PW-1, Plywood, WIC Plywood Grade AA.

B. Hardware
   1. Hardware: Provide casework with hardware in accordance with WIC Supplement Section 1.

C. Fasteners
   1. Fasteners: Furnish necessary screws, staples, bolts, or other fastenings of proper size and type to secure items in position and, where exposed, to match finish of hardware item fastened.
   3. Unfinished Bolts, Lag Bolts (Lag Screws), Nuts And Washers: Low carbon steel standard fasteners, bolts, ASTM A307 and nuts, ASTM A563; malleable washers.

2.2 FABRICATION

A. Shop Assembly
   1. General Fabrication Requirements
      a. Shop-fabricate and assemble Work in complete units insofar as dimensions permit shipment and installation.
      b. Provide for concealed anchorage of tops and splashes.
      c. Grade: Comply with Article titled System Description in this Section.
      d. Perform corrective measures necessitated by non-compliance with WIC standards. The District's Representative's opinion shall govern discrepancies.
   2. Wood
      a. Solid Wood Members: Kerf back of solid members more than 5 inches wide or more than 1 inch nominal thickness to prevent warp or curl after installation.
      b. Nailing: Conceal nailing where possible and set nail heads for putty in exposed portions.
   3. Wood Veneer Covered Casework
      a. Fabricate plastic laminate-covered casework in accordance with requirements of Article titled System Description, sub Article titled Performance Requirements in this Section and following WIC Sections 14 as follows:
         1) Fabricate of MDF-1 core, PW-1 wood doors, with plastic laminate finish complying with grade requirements.
         2) Fabricate casework in accordance with WIC Section 14 as
follows:

a) Style A: Frameless
b) Type: II (Single length section or in such sections as access openings allow).

3) Frameless Construction
   a) Fabricate frameless and cover with wood veneer in accordance with requirements of WIC Section 14, prior to making cutouts.
   b) Band cut edges with wood veneer in accordance with requirements of WIC Section 14.

4) Door And Drawer Front Style: WIC Section 14, Flush overlay, Type I (MDF) and Section 14 Type A (Edge banding required) and style and raid type VI.

5) Door And Drawer Edge Type: WIC Section 14 Type I and Section 14 Type A

4. Casework Hardware
   a. Make provisions in accordance with accepted hardware manufacturer's templates.
   b. Fit hardware to casework and attach for smooth, trouble-free, non-binding operation using hardware manufacturer's approved fasteners.

B. Shop Finishing
   1. General: Provide items, specified in this Section of the specifications to be fabricated in accordance with WIC standards, that are shop-finished in accordance with following:
      a. Back Priming Of Wood: Back prime items that will come into contact with cementitious surfaces in accordance with requirements of WIC Section 5, Table 5-4 Article6.2.9.
      b. Exposed Wood Veneer And Trim: WIC Section 5, Table 5-1 System 4, colors as selected.
      c. Hardware
         1) At Bathrooms: BHMA A156.18 BHMA 625, polished chrome.
         2) At Other Areas, Unless Otherwise Indicated: BHMA A156.18 BHMA 626, satin chrome.
         3) Hardware Fasteners: Where exposed, to match finish of hardware item fastened.

C. Field Touch Up: Touch up damaged surfaces in accordance with requirements of WIC Section 5.

2.3 SOURCE QUALITY CONTROL

A. Inspections And Certifications
   1. General: Maintain places of fabrication open to examination by the District's Representative.
   2. Certified Compliance Certificate: Arrange for and pay costs of WIC inspections and obtain WIC Certified Compliance Certificate prior to delivery of custom casework items to Project Site.

PART 3 – EXECUTION

3.1 EXAMINATION

A. Examine surfaces scheduled to receive custom casework for conditions that would
adversely affect installation.

B. Do not install Work until unsatisfactory conditions have been corrected.

3.2 PREPARATION

A. Prior to installation verify that items to be in contact with cementitious materials have been shop-back-primed. If not back prime prior to installation.

3.3 INSTALLATION

A. General
   1. Install custom casework in accordance with reviewed Shop Drawings and requirements of WIC Appendix WIC Casework Installation Requirements.
   2. Set Work square, level, plumb with edges scribed, accurately and secure in place with fastenings, clips, braces, brackets, anchors, shims and blocks.
   3. WIC Type 1 casework is to be installed in accordance with requirements of Section 14, Article 8.

B. Anchorage of Casework: Anchorage of custom casework is to comply with requirements of Article titled Regulatory Requirements in this Section.

C. Wood Trim: Miter inside and outside corners of running trim.

3.4 ADJUSTING

A. Remove damaged, soiled, or otherwise disfigured portions and replace with new prior to final completion.

B. Adjust hardware for smooth operation.

3.5 CLEANING AND PROTECTION

A. Wash finished casework in strict accordance with manufacturer's instructions. Ensure that washed surfaces do not differ from clean unwashed portions. Any difference will be considered unsatisfactory Work.

B. Protect installations from damage until final completion.

END OF SECTION 06410
SECTION 07900
JOINT SEALANTS

PART I - GENERAL

1.01 SCOPE OF WORK

A. The Contract Requirements, General Conditions, Other Sections, Uniform Building Code, Manufacturer Requirements, and References are part of this Section as if fully repeated herein.

B. The intent of this Section is to wet seal at the window openings on elevations as shown on drawings. The work includes all exterior joints between glass and aluminum metal frame, windows to concrete wall sealant joints at the perimeter of the 2nd floor store front on the north elevation, and to include all materials, labor and equipment necessary for proper completion of the work.

C. This section includes (but is not necessarily limited to):
   1. Compatibility testing of the existing gasket/sealant.
   2. Proper preparation of joints.
   3. Installation of backer rod, bond breaker, primer and sealant as specified herein.

1.02 RELATED SECTIONS

1.03 QUALIFICATIONS

A. Manufacturer: Provide an annual training, certification, and technical support program for the Approved Contractor, along with certification of completion of the training program.

B. Contractor:
   1. Provide certification of current Approved Contractor status from the manufacturer, and completion of the manufacturer's program of instruction in the use of the specified sealant for the sealing of joints.
   2. Applicator Requirements:
      a. All applicators shall be experienced in the installation of the type of sealant required for this project for a minimum of five years.

C. The foreman shall have at least five years experience in joint sealant applications.

1.04 QUALITY ASSURANCE

JOINT SEALANTS
07900/1
A. Primer and sealant shall be from a single manufacturer, who shall also approve the backer rod.
B. Provide sealant manufacturer with a sample of the existing gaskets for a compatibility test before proceeding with installation; provide written documentation that gasket and sealant are compatible. Comply with ASTM C1401
C. Comply with all applicable regulations for public protection and employee protection. Scaffolding, if used, shall comply with both CBC and OSHA requirements.

1.05 SUBMITTALS

A. Product Data: Submit manufacturer's specifications, installation instructions, and general recommendations for each waterproofing material required. Include data substantiating that materials comply with requirements.

B. Samples:
   1. Provide color chips for sealant. Install a 6 foot mock-up of the selected color of sealant for approval by Owner's Representative. Do not begin installation of sealant until Owner's Representative has given written approval.
   2. When requested, submit results of one field adhesion test on the most recently installed sealant which has cured for at least 7 days. Grasp a 2” piece of the sealant and pull from the substrate at a 90 degree angle. Cohesive failure should occur prior to adhesive failure.

1.06 PROJECT DELIVERY, STORAGE, AND HANDLING

A. Deliver materials to project site in original unopened containers, with labels including manufacturer and product name, and designating color, expiration period for use, pot life, and curing time.

B. Store and handle materials to prevent their deterioration or damage due to moisture, temperature changes, contaminants, or other causes.

1.07 PROJECT CONDITIONS

A. Do not proceed with application under the following conditions:
   1. When ambient and substrate temperature conditions are outside the limits permitted by the manufacturer.
   2. When substrates are wet or moist due to rain, fog, condensation or other causes.
   3. When joint widths are less than allowed by the manufacturer.
   4. Protect the building, grounds, and any adjacent surfaces from damage. If tarps are used to protect grounds, remove tarps at the end of each days work.
1.07 WARRANTY:
1. Contractor: Three years, covering all labor and materials.
2. Manufacturer: 20 year or Manufacturers longest warranty available.

PART II - PRODUCTS

2.01 GENERAL
A. Provide joint sealant, primer, and backer rod which are compatible with each another and with substrates.

B. Provide sealants which meet all requirements of Type "S" ASTM C920, Grade NS, Class 50, Use A, G, M, O

C. Provide sealant in color(s) selected by the Owner.

2.02 MATERIALS
A. Cleaning agent(s): Non-staining chemical cleaner(s) acceptable to the sealant manufacturers. Cleaning agents shall not be harmful to substrates and adjacent materials.

B. Backer rod: Sof Rod By Allied Extrusion Technologies, Inc. Pre-formed, compressible, resilient, non-waxing, non-extruding strips of plastic foam material, and of size, shape and density to control sealant depth and other contributions to producing optimum sealant performance.

C. Primer: As recommended by the sealant manufacturer.


F. Bond-breaker tape: Polyethylene tape or other plastic tape as recommended by sealant manufacturer for preventing bond between sealant and joint filler or other materials at back (third) surface of joint. Provide self-adhesive tape where applicable.

PART III - EXECUTION

JOINT SEALANTS
07900/3
3.01 INSPECTION

A. Inspect joints, cracks and flashings to receive joint sealers for compliance with requirements for joint configuration, installation tolerances, and other conditions affecting performance.

B. If any condition is found which could be detrimental to the performance of the joint sealant, note such conditions immediately in writing to the Owner. Do not perform sealant work until conditions have been corrected as required.

3.02 PREPARATION

A. Remove existing sealant, backer rod, and any joint contaminant.

B. Clean substrates as necessary to provide a suitable surface for the new sealant. Verify that all joints are in acceptable condition for installation of new sealant.

C. Prime all substrates with the primer recommended by the manufacturer for the type of sealant used. Priming is required unless the manufacturer recommends against priming.

D. Allow primer to dry sufficiently before applying sealant.

3.03 INSTALLATION

A. General:
   1. Comply with the joint sealant manufacturer's printed installation instructions, except where more stringent requirements apply. Comply with ASTM-C-962 for use of joint sealants.

B. Backer rod: Install backer rod into joints so that proper depth-to-width ratio is maintained for the sealant. Do not allow voids between segments.

C. Installation of Joint Sealants:
   1. Apply sealants so as to directly contact and fully wet joint substrates.

   2. Completely fill recesses provided for each joint configuration.

   3. Provide uniform, cross-sectional shapes and depths relative to joint widths which allow optimum sealant movement capability.

   4. Mix components according to directions on the container label minimum mixing time is six (6) minutes.

   5. Immediately after sealant application and prior to the time skinning or curing begins, tool sealants to form smooth, uniform beads so as to eliminate air pockets.

JOINT SEALANTS
07900/4
6. Do not use tooling agents which discolor sealants or adjacent surfaces, or which are not approved by the sealant manufacturer.

3.04 PROTECTION, REPAIR, AND CLEANING

A. Protect joint sealants during and after curing period from contact with contaminating-substances or from damage resulting from construction operations of other causes so that they are without deterioration or damage at time of substantial completion.

B. If damage or deterioration occurs, cut out and remove damaged or deteriorated sealers immediately and reseal joints with new materials to produce joint sealer installations with repaired areas indistinguishable from the original work.

C. Clean off excess sealants or sealant smears adjacent to joints as work progresses by methods and with cleaning materials approved by the manufacturer.

END OF SECTION
SECTION 07920 JOINT SEALANTS - GENERAL

PART 1 – GENERAL

1.1 SUMMARY

A. Section includes requirements for provision of joint sealants, backing required to weatherproof, moisture proof or caulk joints.

B. Related Sections
   1. Section 07900 Glass And Glazing: Joint Sealants

1.2 REFERENCES

A. ASTM - American Society for Testing and Materials

1.3 DEFINITION: Where the word calk or caulk or mastic occurs on Drawings or in the Specifications, they shall be defined as the sealant system required for each specific condition.

1.4 SYSTEM DESCRIPTION

A. Performance Requirements
   1. Primer and sealant are to be from single manufacturer, who is also to approve backer rod.
   2. Provide elastomeric sealants, back-up and related materials capable of sealing buildings or structures against water, wind and dirt and at horizontal surfaces subject to vehicular traffic, resistant to petroleum derivatives.
   3. Review performance requirements of conditions to be sealed, including performance of back-up materials, and inform District's Representative of any obvious or assumed inappropriate materials or conditions, prior to installations.

1.5 SUBMITTALS

A. Product Data: Submit data completely describing products, including sealant chemical characteristics; performance criteria, limitations, and color availability. Include accessory items necessary for successful completion of Work and recommendations for primer.

B. Samples: Submit color samples for Architect's and District's Representative color selection where material will be visually exposed.

C. Manufacturer's Instructions: Include manufacturer's requirements for surface preparation, temperature and humidity; application equipment and procedures for sealants and primers.

D. Certificate of Compliance: Upon completion of the Work, submit certificate signed by the Contractor, stating that sealant and caulking application complies with contract requirements and manufacturer's recommendations, and is proper and adequate for conditions requiring sealants and caulking.

1.6 QUALITY ASSURANCE
A. Qualifications: Contractor shall engage installer with a minimum of 3 similar installations, within 3 successive years, with each required sealant condition for this Project, and such installer shall act as supervising mechanic.

B. Regulatory Requirements
   1. Joint Sealers: Provide sealer systems that comply with Bay Area Air Quality Management District (or other applicable agency) requirements for use of materials containing volatile organic compounds.

1.7 PROJECT CONDITIONS
A. Maintain temperature and humidity recommended by sealant manufacturer during and after installation.

1.8 DELIVERY, STORAGE AND HANDLING
A. Deliver materials in original labeled and sealed containers displaying manufacturer's name, brand name, type of sealant, color designation, expiration period for use, pot life, curing time, and mixing instructions for multi-component materials.

B. Store and handle materials to prevent their deterioration or damage due to moisture, temperature changes, contaminants or other potential detrimental causes.

1.9 SEQUENCING AND SCHEDULING
A. Schedule application only after concrete and mortar has cured and the temperature is such that joints are most likely to be normal size.

B. Coordinate the Work of this Section with Sections referencing this Section.

C. Do not paint exposed polyurethane based sealants until they have completely completed off gazing.

PART 2 – PRODUCTS
2.1 MATERIALS
A. General Requirements
   1. Provide joint sealer systems compatible with contacting membranes, liquid waterproofing systems and pre-molded joint filler materials.
   2. Provide joint sealer systems designed not to stain exposed surfaces.
   3. Manufacturer's standard color range shall permit matching of joint sealer materials to color of contacting surfaces.

B. Sealants and Caulks
   1. Type 1: ASTM C920, Type M, Grade P, Class 25, two component solvent free, moisture insensitive, flexible epoxy resin sealer, self-leveling.
      b. Use: Exterior or interior, horizontal traffic joints.
      c. Manufacturers: Sika Model No. 2c-SL, Tremco, or equal.
   2. Type 2: ASTM C920, Type M, Grade NS, Class 25, vertical joints, non-sagging polyurethane, multi-part.
      a. Color: Manufacturer's standard, to be selected by Architect from full range of colors.
3. b. Use: General exterior building sealing, cement plaster and similar conditions.
   c. Manufacturers: Sika Corp. Model No. Sikaflex 2c NS, Pecora, or equal

3. Type 3: ASTM C920, Type S, Grade NS, Class 50, single component, gun-grade non-sag, silicone sealant, with movement capability plus or minus 50 percent.
   a. Color: As selected by Architect.
   b. Use: Exterior and interior building sealing, non-porous materials.
   c. Manufacturers: Dow Corning Model No. 795 Building Sealant, Tremco, or equal

4. Type 4: ASTM C834, single component, gun-grade, paintable, acrylic-latex, water-based sealant.
   a. Color: As selected by Architect.
   b. Use: Interior building sealant.
   c. Manufacturers: Tremco Model No. 834, Sonneborn, or equal

5. Type 5: Acoustical Sealant: As specified in Section 09250 Gypsum Wall Board.

6. Type 6: ASTM C920, Type S, Grade NS, Class 25, non-sagging, non-staining, non-bleeding, single component, gun-grade, silicone rubber sealant, mold and mildew resistant, with movement capability plus or minus 25 percent.
   a. Color: White or to match adjacent surfaces.
   b. Use: Sanitary sealant.
   c. Manufacturers: Dow Corning Corp. Model No. 786 Silicone Sealant, Pecora, or equal.

7. Type 7: ASTM C1085, Type I, butyl sealant, movement capability plus or minus 5 percent.
   b. Use: For bedding thresholds and in concealed or non-working surfaces.
   c. Manufacturers: Tremco Model Butyl Sealant, Pecora, or equal.

C. Primers, Sealers, Surface Conditioners and Solvents: Non-staining and non-injurious to exposed surfaces, and solvents are to be residue-free, of types recommended by joint sealer manufacturer to suit application.

D. Typical Back-Up Material, Fillers and Joint Backing
   1. Non-staining, closed-cell flexible neoprene or polyethylene, compatible with sealant material, of sizes and shapes recommended by the sealant manufacturer for the particular joint condition.
   2. Incompressible materials or acrylic, asphalt, oil or solvent-containing materials will not be permitted.

E. Bond Breaker: Pressure-sensitive tape as recommended by joint sealer manufacturer to suit application.

F. Cleaning Materials: Non-staining and not otherwise injurious to exposed surfaces.

PART 3 – EXECUTION

3.1 EXAMINATION

A. Examine surfaces designated to receive sealants and caulks.
   1. Verify that surfaces are free from bituminous materials, form release agents, bond breakers, curing compounds, water repellents, or other special surface treatments.
   2. Verify that joints and spaces requiring sealing are at correct or normal width.
   3. Verify that concrete or plaster surfaces have properly cured.
   4. Verify that aluminum surfaces are free of protective coating.
B. Do not install sealants until unsatisfactory conditions have been corrected.

3.2 PREPARATION

A. Protect elements surrounding the Work of this Section from damage or disfiguration. Use masking tape where required to prevent contact of sealant with adjoining surfaces.

B. Prepare and size joints in accordance with manufacturer's instructions.

C. Clean out joints immediately before installing sealants, removing any loose materials and other foreign matter which might impair adhesion of sealant.

D. Verify that joint backing and release tapes are compatible with sealant.

E. Prime joint surfaces where recommended by joint sealant manufacturers. Apply primer to comply with joint sealant manufacturer’s recommendations.

F. Install packing where required to obtain manufacturer’s recommended joint depths.

3.3 INSTALLATION

A. Comply with the joint sealant manufacturer’s printed installation instructions for specific materials, except where more stringent requirements apply. Comply with ASTM C962 for use of joint sealants.

B. Backer Rod And Bond Breaker
   1. Measure joint dimensions and size materials to achieve required width and depth ratios.
   2. Install backer rod and bond breaker into joints so that proper depth-to-width ratio is maintained for the sealant. Do not allow voids between segments.

C. Installation of Joint Sealants
   1. Mix components according to directions on the container label.
   2. Apply sealant within recommended temperature ranges. Consult manufacturer when sealant cannot be applied within recommended temperature ranges.
   3. Apply sealants so as to directly contact and fully wet joint substrates.
   4. Completely fill recesses provided for each joint configuration.
   5. Provide uniform, cross-sectional shapes and depths relative to joint widths, which allow optimum sealant movement capability.
   6. Immediately after sealant application and prior to the time skinning or curing begins, tool sealant joints to concave form smooth, uniform beads so as to eliminate air pockets, remove foreign embedded matter, ridges and sags.
   7. Do not use tooling agents which discolor sealants or adjacent surfaces, or which are not approved by the sealant manufacturer.
   8. Remove masking tape immediately after tooling joints without disturbing joint seal.

3.4 LOCATIONS FOR JOINT SEALANTS

A. Review Drawings for joint sealant requirements. Inform Architect of any locations not clearly shown or otherwise in question. Intent is for all joints requiring waterproofing to be properly sealed.

3.5 CLEANING
A. Clean off excess sealants or sealant smears adjacent to joints as Work progresses by methods and with cleaning materials approved by the manufacturer.

B. If damage or deterioration occurs, cut out and remove damaged or deteriorated sealers immediately and reseal joints with new materials to produce joint sealer installations with repaired areas indistinguishable from the original Work.

C. Clean adjacent soiled surfaces.

3.6 REPAIRING
A. Repair or replace defaced or disfigured finishes caused by Work of this Section.

3.7 PROTECTION
A. Protect joint sealants during and after curing period from contact with contaminating-substances or from damage resulting from construction operations of other causes so that they are without deterioration or damage at time of final completion.

END OF SECTION 07920
SECTION 08110 HOLLOW METAL DOORS AND FRAMES

PART 1 – GENERAL

1.1 SUMMARY

A. Section includes requirements for provision of hollow metal doors and frames.

B. Products Installed But Not Furnished Under This Section
   1. Finish Hardware: Requirements for finish hardware for metal doors and frames.

C. Related Sections
   1. Section 07920 Joint Sealants: Joint sealant systems.
   2. Section 09250 Gypsum Wallboard Systems: Metal support framing and backing and gypsum board wall sheathing.
   3. Section 09900 Painting: Finish painting systems.

1.2 REFERENCES

A. ASTM - American Society for Testing and Materials
      Carbon (0.16 Maximum to 0.25 Maximum Percent) Hot-rolled.
   3. A794 Standard Specification for Commercial Steel (CS), Sheet, Carbon 0.16 Percent Maximum to 0.25 Percent Maximum Cold Rolled.

B. CBSC - California Building Standards Commission

C. HMMA - Hollow Metal Manufacturers Association
   1. 802 Manufacturing of Hollow Metal Door and Frames.
   2. 810 Hollow Metal Doors.
   3. 820 Hollow Metal Frames.
   4. 830 Hardware Preparation and Location for Hollow Metal Doors and Frames.
   5. 840 Installation and Storage of Hollow Metal Doors and Frames.

D. SDI - Steel Door Institute
   1. Section 08110 Steel Doors and Frames.
   3. 112 Zinc Coated (Galvanized/Galvannealed) Standard Steel Doors and Frames.

E. NFPA- National Fire Protection Association
   1. 80 Fire Doors and Windows.

F. UL - Underwriters’ Laboratories, Inc.
   1. BMD Building Materials Directory.

1.3 SUBMITTALS

A. Product Data: Submit manufacturer’s literature completely describing products.
B. Shop Drawings: Submit drawings showing the following referenced to scheduled door mark and hardware group.
   1. Location of door and frame type.
   2. Details of fabrication, including core construction, glass lites, louvers, weatherstripping and factory finish for each door.
   3. Cut-outs and reinforcements for hardware.
   4. Methods of installation and anchorage to adjacent construction.

C. Certificates of Compliance: Submit certificates certifying compliance with designated standards, governing codes and applicable labeling agencies.

D. Manufacturer's Instructions: Submit manufacturer's installation instructions.

1.4 QUALITY ASSURANCE

A. Conform to the requirements of HMMA 802, HMMA 810, HMMA 820, HMMA 830, HMMA 840, HMMA 861, SDI Section 08110, SDI 108 and ICBO UBCS 7-2.

1.5 DELIVERY, STORAGE, AND HANDLING

A. Packing and Shipping
   1. Before delivery, identify type and size of each door in such a way that markings will not damage finish.
   2. Preassemble door frames in shop and deliver to Project Site with spreader bar at sill, or tie them in pairs to form box.
   3. Protect doors and frames with resilient packaging sealed with heat shrunk plastic.

B. Storage and Protection
   1. Examine doors and frames upon delivery. Promptly clean scratches and disfigurements and touch up with rust inhibitive primer.
   2. Break seal on the Project Site to permit ventilation and store in accordance with manufacturer's recommendations.
   3. Store door and frames in dry area, under cover.
   4. Place doors and frames on planking or blocking, minimum 4 inches off ground and minimum 2 inches off paving and slabs.
   5. Do not stack material flat; store doors and frames in an upright position with heads uppermost.
   6. Place no more than 5 single opening or 3 multi-opening frames in a group.
   7. Provide, by means of wood strips, a minimum space of 1/4 inch between door and between frames to permit air circulation.
   8. Do not permit packaging to become wet. Remove wet packaging immediately.
   9. Remove packaging from doors prior to storing.

1.6 PROJECT CONDITIONS

A. Field Measurements
   1. Verify that field measurements are as indicated on Shop Drawings.

1.7 SEQUENCING AND SCHEDULING

A. Ensure timely delivery of reviewed hardware schedule and hardware templates such that no delay occurs in the Work.
B. Coordinate the Work with door opening construction and door hardware installation.

PART 2 – PRODUCTS

2.1 MATERIALS

A. Sheet Steel
   3. Galvanized, Hot Rolled
      a. SDI-112: ASTM A924 and A653, Class A60 for alloyed coatings.
      b. HHMA 860: ASTM A653, Class A60 for alloyed coatings.

B. Clips, Bolts, Screws and Rivets: Sized as recommended by the manufacturer.

C. Primer: Rust-inhibitive metal primer capable of being baked and compatible with finish painting system specified in Section 09900 Painting.

D. Touch-Up Paint: As recommended by manufacturer.

E. Frame Accessories
   1. Steel Channel: Minimum 12 gauge.

2.2 MANUFACTURED UNITS

A. Door Types
   1. Flush Doors
      a. Interior: SDI-108, Level III, Model 2 (extra heavy duty, seamless design, 16 gauge) or NAAMM HMMA 810 Type A and HMMA 851. Steelcraft, Ceco, Curries, or equal.

B. Door Frames
   1. Interior: SDI Section 08110 for door type specified and NAAMM HMMA 860, back welded frames, minimum 16 gauge, sizes and shapes as indicated. Steelcraft, Ceco, Curries, or equal.

2.3 FABRICATION

A. Factory Assembly
   1. Preparation
      a. Verify details; obtain copy of accepted hardware schedule, templates and other information.
      b. Verify size, design and fire-resistant rating of each opening.
      c. Coordinate details of construction with other Work supporting or adjoining frames and doors.
   2. Manufacturing Tolerances: Conform to SDI 117 as minimum.
   3. Sheet Steel Usage
      a. Cold And Hot Rolled Steel: Interior frames.
      b. Hot Rolled Galvanized: Exterior frames and doors.
   4. Doors
      a. Core Construction
      b. Edges: Bevel both edges 1/8-inch in 2 inches.
      c. Clearances: Fabricate doors in manner to comply with following clearance requirements:
1) Fire Resistive Doors: Comply with ICBO UBCS 7-2, as follows (With minus 1/16-inch clearance):
   a) Along Top Door: 1/8 inch.
   b) Along Hinge and Latch Jambs: 1/8 inch.
   c) Along Meeting Edges of Pairs Of Doors: 1/8 inch.
   d) At Bottom Edge of Single Swing Doors: 3/8 inch.
   e) At Bottom Edge of Pairs Of Doors: 1/4 inch.

2) Non-Fire and Fire Resistive Doors: Same as for fire resistive rated doors.

d. Astragals
   1) Astragals: Provide factory installed metal astragals on active leaf of double doors in accordance with UL BMD listing requirements for fire resistive ratings indicated and for exterior pairs of doors.
   2) Doors swinging in pairs and having rating of not more than 1 1/2 hours, when located within means of egress, shall not be equipped with astragals that inhibit free use of either leaf.
   3) Astragal cutouts for hardware operation will not be permitted.

e. Louvers, Screens And Frames
   1) Louvers
      a) Types: Non-Fire Resistive Type: Inverted “Y” louver, non vision.
      b) Material: Steel sheet, same type sheet as door material.
      c) Blade And Frame Gauges
         (1) Frames: Minimum 18.
         (2) Blades: Minimum 20.

f. Door Glazed Vision Panels
   1) Stops
      a) Provide fixed glazing stops on outside of exterior doors and removable stops on secure side of interior doors.
      b) Provide minimum 18 gauge sheet steel, mitered, square or rectangular stops.
      c) Securing Of Removable Stops
         (1) Secure stops to frames with flat head, countersunk, tamperproof, self-tapping sheet metal screws.

5. Frames
   a. Construction
      1) Typical: Provide hollow metal frames of integral construction type, back welded, with minimum 5/8 inch deep stop. Knock down frames are not permitted.
   b. Anchors
      1) Jamb Anchors: Provide minimum 3 per jamb, complying with following requirements.
         a) Stud Anchors: Provide anchors that extend full width of frame and have minimum of 2 holes for anchorage in each anchor.
         b) Other Types If Required: Type as required for adjacent wall construction, having minimum of 2 holes for anchorage, unless wall construction indicated does not permit such means of anchorage.
         c) Anchors for Fire Resistive Frames: Conform to the requirements of the labeling authority.
d) Floor Anchors: Provide 1 per jamb, with minimum 2 holes for anchorage, fixed type. Where floor fill occurs, terminate bottom of frames at indicted finished floor levels and support by adjustable extension clips resting on and anchored to structure.

6. Hardware Preparation
   a. Provide frames and doors with cut-outs and reinforcement for mortise hardware and reinforcement for surface mounted hardware in accordance with templates supplied by hardware manufacturers. Additionally, drill and tap as required for hardware.
   b. Make total thickness of reinforced conditions equal to nominal diameter of fasteners required by hardware items.
   c. Provide plaster guards or mortar boxes in back of hardware cut-outs in and welded to frames.
   d. Provide doors and frames having fire-resistive ratings with hardware preparation conforming to requirements of labeling authority.
   e. Welding hinges to door frames will not be permitted.
   f. Drill door frames for installation of silencers. Provide minimum number of silencers in as specified in Section 08710 Finish Hardware Article titled Manufactured Units, subArticle Silencers (Mutes). Omit at gasketed openings.

B. Factory Finishing
   1. Interior
      a. Thoroughly clean surfaces of oil, grease and other impurities, then chemically etch.
      b. Fill irregularities and sand to smooth finish surface.
      c. Apply 1 coat of manufacturer's standard rust inhibitive baked on primer.

PART 3 – EXECUTION

3.1 EXAMINATION

A. Examine accepted hardware schedules and verify proper coordination of hardware, doors and frames.

B. Examine opening locations and verify the following:
   1. Correctness of dimensions, backing or support conditions.
   2. Absence of defects that would adversely affect frame or door installation.
   3. Check door frames for size, swing, squareness, alignment, twist, and plumbness.

C. Do not start Work until unsatisfactory conditions are corrected.

3.2 INSTALLATION

A. General: Install frames and doors in accordance with reviewed Shop Drawings and manufacturer's instruction.

B. Frames
   1. Set frames accurately in position, plumb, aligned and attached securely to structure.
   2. Set frames before removing spreader bars.
   3. Install roll formed steel reinforcement channels between 2 abutting frames. Anchor to structure and floor..
C. Doors: Install at correct openings; insure smooth swing and proper closure with frame.

D. Hardware: Install finish hardware for doors in accordance with Section 08710 Finish Hardware.

3.3 TOLERANCES

A. Manufacturing and Installation Tolerances: Conform to SDI 117 as minimum.

3.4 ADJUSTING

A. Prime Coat Touch-Up: Immediately after installation, sand smooth and touch-up rust areas and other areas where prime has been damaged, with prime touch-up paint.

B. Make adjustments as required for correct function and smooth operation and balanced door movement.

3.5 PROTECTION

A. Protect doors and frames from damage to surface or profile.

END OF SECTION 08110
SECTION 09250 GYPSUM WALLBOARD

PART 1 – GENERAL

1.1 SUMMARY

A. Section includes requirements for provision of gypsum board and metal framing products, including, but not limited to the following:
   1. Metal studs.
   2. Gypsum wallboard.
   3. Backerboard for tile underlayment.
   5. Surface texture finish.
   6. Acoustical Accessories
      a. Acoustical sealant.
      b. Acoustical pads.

B. Related Sections
   1. Section 09900 Painting: Sealing and painting of textured finish.

1.2 REFERENCES

A. ASTM - American Society for Testing and Materials
   1. A446 Specification for Sheet Steel, Zinc Coated (Galvanized) by the Hot Dip Process.

B. GA - Gypsum Association
   1. 214 Levels of Gypsum Board Finish.

C. CBSC - California Building Standards Commission

1.3 SYSTEM DESCRIPTION

A. Performance Requirements
   1. University Green Product Requirements: Provide wallboard with face papers containing 100 percent recycled content paper.
2. Provide gypsum wallboard that conforms to the applicable requirements of GA 216-Recommended Specifications for the Application and Finishing of Gypsum Board.

3. Fire-rated gypsum wallboard assemblies, including materials and methods of application used, shall be listed or have approved equivalency with 1 of the following:
   a. I.C.B.O. Research Reports.
   b. Gypsum Association
   c. Underwriter's Laboratory.
   d. CBSC CBC.
   e. ICBO UBCS.

1.4 SUBMITTALS

   A. Samples: Submit two 12 by 12 inch samples of each material texture specified.

   B. Manufacturer's Instructions: Submit manufacturer's installation instructions for following:
      1. Resilient furring channels, adhesives and acoustical sealant.
      2. Fire resistive assemblies indicated on the Drawings, including:
         a. Gypsum Association Listed Assemblies
         b. U. L. Listed Assemblies
         c. CBSC CBC Listed Assemblies.

1.5 QUALITY ASSURANCE

   A. Mock-Up
      1. Provide field mock-up of texture for District’s Representative approval prior to proceeding with finish texture.
      2. Size: Provide mock-up full length of wall, location as selected by the District’s Representative.

PART 2 – PRODUCTS

2.1 MANUFACTURERS

   A. Manufacturers as follows:
      1. United States Gypsum Co., G-P Gypsum Division, or equal.

2.2 MATERIALS FOR METAL SUPPORT SYSTEMS

   A. Runner Tracks
      1. Typical: Provide tracks of same gauge, thickness and finish as studs, unless indicated otherwise on the Drawings or specified otherwise in this Section.

   B. Stud Types
      1. Typical: 25 gauge, C-shaped sections, ASTM C625, having yield strength of 33,000 psi, galvanized finish conforming to ASTM A525.
      2. As Indicated on the Drawings Or Required For Framing, Load Bearing Studs; C-shaped sections, cold-formed with punched webs and plain flanges to receive screws; fabricated from 20 gauge galvanized steel conforming to ASTM A446, Grade D, having minimum yield point of 50,000 psi.
C. Channels, Typical for Framing, Furring and Carrying Channels: Cold-rolled steel coated with rust-inhibitive material, with following minimum weights per 1000 lineal feet, subject to standard mill weight tolerances.

<table>
<thead>
<tr>
<th>Size</th>
<th>Gauge</th>
<th>Pounds</th>
</tr>
</thead>
<tbody>
<tr>
<td>3/4</td>
<td>16</td>
<td>300</td>
</tr>
<tr>
<td>1-1/2</td>
<td>16</td>
<td>475</td>
</tr>
<tr>
<td>2</td>
<td>16</td>
<td>590</td>
</tr>
</tbody>
</table>

D. Provide gypsum wallboard materials in accordance with recommendations of GA 216.

E. Adjustable Wall Furring Channels: Formed from 20 gauge galvanized steel with either plain or perforated flanges to receive screws.

F. Bracing Members: Of same material and finish as studs, thickness to suit purpose.

G. Partition Stiffeners or Bridging: Cold-rolled channel or manufacturer's standard bridging for approved stud.

H. Galvanized Finish Touch-Up Coating: Liquid zinc compound that bonds electrochemically to iron, steel and aluminum.

I. Rust Inhibitive Touch-Up Coating: ICI Dulux Model No. Dveflex 4020 DTM Flat Interior/Exterior Waterborne Primer & Finish (85xx), Pittsburg, or equal.

2.3 GYPSUM WALLBOARD

A. General
   1. Interior Wallboard: Provide gypsum wallboard materials in accordance with recommendations of GA 216.

B. Wallboard Types
   3. Type 3, Gypsum Sheathing, Georgia Pacific’s, “DensGlas Gold fireguard,” USG product or equal.

2.4 FASTENERS

A. Nails: Provide nail types as required by fire rated details as indicated on the Drawings.

B. Screws: Type S, bugle head type.
   1. 1" long at single layer wall installations.
   2. 1-1/4" long at single layer ceiling installations.
   3. 1-1/2" long at double layer wall installations.
   4. 1-1/2" long at double layer ceiling installations.

2.5 GYPSUM WALLBOARD ACCESSORIES
A. Provide gypsum wallboard accessories in accordance with GA 216.

B. Metal Accessories
   1. Model numbers are those of following manufacturers, or equal.
      a. USG
         1) Corner Reinforcement: 90 degree inside and outside corner, paper faced metal tape on bead B1XW EL.
      b. Fry Reglet
         1) J Molding: Aluminum, where called for on drawings.
         2) T Reveal Moulding: Plaster type, for use at wood ceilings, aluminum.

C. Joint Tape, Embedding and Finishing Joint Compounds: Products of 1 manufacturer conforming to ASTM C475.

D. Textured Gypsum Finish System: Manufacturers USG Model No. Spray Texture Finish Knockdown Series, G-P Gypsum Corp., or equal as required to match adjacent existing wall finish. Provide field test for University Representative approval before proceeding with further application.

2.6 ACOUSTICAL ACCESSORIES

A. Acoustical Sealant: Permanently plastic, non-skinning, non-bleeding, non-staining acoustic sealant.
   1. Color: Manufacturer’s standard.

B. Acoustical Pads: As specified in Section 16138 Boxes.

PART 3 – EXECUTION

3.1 GYPSUM BOARD INSTALLATION

A. General Requirements For Board Application
   1. Install gypsum board in accordance with the referenced standards.
   2. At Gypsum Wallboard Installations: Install gypsum wallboard corners first.
   3. Maintain alignment of finish surface for full height and length of wall.
   4. Use screws when fastening gypsum board to wood framing.
   5. Penetrations to be cut or sawn; punching will not be permitted.
   6. Gypsum wallboard cutouts for electrical boxes, plumbing pipe, flues and ductwork penetrating a wall or ceiling between units shall be scribed neatly to provide 1/4 inch opening between metal and gypsum board. Do not allow metal to contact gypsum wallboard. Seal all sides.
   7. At built-in wall or ceiling fixtures greater than 16 square inches (recessed cabinets, electric panels, lights etc.) line the cut-out with gypsum wallboard.
   8. Prior to installation of bathroom ceilings, gypsum board shall be installed at the underside of the subfloor to seal shower trap openings and water closet penetrations.
   9. Install wallboard with no vertical joints above door and window corners.

B. Place corner beads at external corners. Use longest practical lengths. Place edge trim where gypsum board abuts dissimilar materials.
C. Joint Treatment
   1. General: Apply joint treatment materials in accordance with gypsum board manufacturer's directions.
   2. Tape, fill and sand exposed joints, edges, corners, openings and fixings, to produce surface ready to receive surface finishes. Feather coats onto adjoining surfaces.
   3. Treatment Requirements: Comply with GA-214 as follows:
      a. Typical: Level 3.
      b. As Otherwise Scheduled On The Drawings: Level 4.

D. Fire-Rated Conditions
   1. General
      a. Install gypsum board as listed in fire test reports.
      b. Preserve continuity of fire ratings.
      c. Provide fire-rated enclosures for objects such as electrical outlets and junction boxes, except for electrical boxes that comply with requirements of CBSC CBC Chapter 7, Section 709.7, Exception 1; recessed cabinets and fixtures; and items of similar nature which penetrate fire-rated systems. Support enclosures from structural system; do not support enclosures from penetrating objects nor from board panels.
      d. Where adjacent interior spaces have furred ceilings of different heights, extend separating partition finish on both faces of studs to at least 4 inches above higher ceiling finish.
      e. Conform to applicable codes and authorities having jurisdiction for requirements of taping and cementing joints and fastener heads.
   2. Erect single layer fire rated gypsum board vertically, with edges and ends occurring over firm bearing.

E. Remove and re-do defective Work at no additional cost to the District.

3.2 ACOUSTICAL INSTALLATION

A. Attaching Gypsum Board
   1. Apply gypsum board of maximum practical length.

B. Fixtures: Gypsum board must be completely installed and sealed airtight prior to installation of plumbing fixtures, cabinetry, recessed wall mounted fixtures and equipment (fire hose cabinets, circuit breaker panels, etc.).

C. Calking
   1. Prior to gypsum board installations, install acoustical pads on outside surfaces of electric rough-in boxes at interior insulated walls.
   2. After gypsum board installations, perform calking of floor, wall and ceiling intersections and penetrations airtight with acoustical sealant.
   3. Calking Methods
      a. Fill holes smaller than 1 inch with fiberglass batt material prior to caulking airtight with acoustical sealant.
      b. Fill holes larger than 1 inch with fiberglass batt material, cover with 1/16 inch thick sheet lead prior to calking cracks and openings airtight with acoustical sealant.
      c. Install cover plate gaskets at electrical or other boxes at exterior walls.
3.3 FURRED GYPSUM BOARD CEILING AND SOFFIT SURFACES

A. Secure metal support framing systems with screws or by welding as indicated on the Drawings.

B. Secure gypsum board surfaces to metal framing supports.

3.4 TEXTURED GYPSUM FINISH SYSTEM APPLICATION

A. Prior to application of textured products pack tightly HVAC and other penetrations with paper.

B. Application
   1. General: Apply textured gypsum finish system materials in accordance with manufacturer’s instructions.
   2. Apply 1 textured gypsum finish from specified manufacturer’s series capable of producing following finish to be painted:
      a. Knockdown, light skip trowel at Level 3.
      b. Smooth at Level 4.

3.5 CLEANING AND PROTECTION

A. Prior to delivery of interior trim, clean spatters from surfaces, including door and window frames and tracks. Scrape and sweep floors to remove tape and texturing materials within 24 hours of application.

B. Drywall scraps are to be removed from Project Site immediately upon hanging and taping drywall.

END OF SECTION 09250
SECTION 09900 PAINTING

PART 1 – GENERAL

1.1 SUMMARY

A. Section Includes: Requirements for provision of finish painting of exposed surfaces, unless specified otherwise. Such surfaces include, but are not necessarily limited to:

1. Exposed interior items
   a. Gypsum board surfaces.
   b. Wood, finish carpentry.
   c. Concrete.
   d. Metal, ferrous, shop primed and galvanized.
   e. Aluminum and copper mechanical and electrical items.
   f. Mechanical and electrical primed equipment.

2. Exterior exposed items
   a. Portland cement plaster (Stucco).
   b. Metal, ferrous, shop primed and galvanized, except as otherwise scheduled on the Drawings.
   c. Aluminum and copper mechanical and electrical items.
   d. Mechanical and electrical primed equipment.
   e. Concrete

B. Related Sections

2. Section 08110 Hollow Metal Doors and Frames: Provision of priming of hollow metal doors and frames.
3. Section 09250 Gypsum Wallboard: Requirements for finishing and applying textured finishes for painting.

1.2 REFERENCES

A. CARB - California Air Resources Board.
   1. Rules and Regulations

B. EPA - Environmental Protection Agency.
   1. Rules and Regulations.

C. SSPC – The Society for Protective Coatings.
   1. SP-1 - Solvent Cleaning.
   2. SP-2 - Hand Tool Cleaning.
   3. SP-3 - Power Tool Cleaning.
   4. SP-6 - Commercial Blast Cleaning.

D. UL - Underwriters' Laboratory, Inc.

1.3 DEFINITIONS

A. Concealed: Means hidden from sight in chases, furred spaces, shafts, and hung ceilings or embedded in construction.

B. Exposed: Is defined as exposed to view.

1.4 SYSTEM DESCRIPTION
A. Performance Requirements
   1. Special requirements
      a. District Green Product Requirements: Paint systems provided are to be zero VOC or low VOC type paints.
      b. Paint materials shall contain no mercury or lead.
      c. Paint systems shall be 3-coat systems, designed for compatibility with substrate and desired sheen.

1.5 SUBMITTALS

A. Product Data and List; And Manufacturer's Statement Of Compatibility
   1. Submit painting systems data completely describing products, including material numbers and recommend method of application.
   2. Submit complete list of required products.
   3. Submit manufacturer's statement that components are appropriate to each painting system.
   4. Submit Certificate of Compliance stating that materials provided comply with Regulatory Requirements.

B. Samples
   1. General
      a. Identify each sample as to finish, formula, color name, number and gloss units.
      b. Continue to submit samples as specified in Articles following, until submitted samples are accepted by the District's Representative.
   2. Hand Samples: Submit such samples on minimum 8 by 8 inch white cardboard.
   3. Wood Samples: Submit samples painted on actual stock to be furnished.
   4. Portland Cement Stucco: Submit samples painted on stucco textures.
   5. Gypsum Board Textured Finishes: Submit samples painted on textured gypsum board surfaces.

1.6 QUALITY ASSURANCE

A. Regulatory Requirements
   1. Provide painting materials complying with applicable rules and regulations of CARB and EPA.

1.7 DELIVERY, STORAGE, AND HANDLING

A. Storage and Protection
   1. Deliver materials to Project Site in unbroken, sealed containers bearing brand name and number of each item. Remove immediately any item rejected by the District’s Representative.
   2. Store and handle in accordance with manufacturer's instructions.

1.8 PROJECT CONDITIONS

A. Exposed Surfaces Not to be Painted
   1. Interior spaces and surfaces specifically indicated on the Drawings to be unpainted.
   2. Exposed surfaces of areas or rooms having no indication on the Finish Schedule to be painted, such as elevator and mechanical shafts.
   3. Mechanically-finished nonferrous metals, such as chrome, cadmium plated steel, stainless steel, brass, bronze, and copper; UL labels, nameplates, tags and other identification items except exposed mechanical and electrical items.
4. Factory-finished architectural, mechanical and electrical equipment and materials; such as tile veneers; ornamental glass railings; wood ceiling and soffit extensions; solid surface countertops; custom casework; single ply roofing; sheet metal roofing; roof accessories; sealants, except those that can be painted; factory finished wood doors; integrated fire door assemblies; overhead coiling smoke containment curtain; sectional overhead doors; security screens; aluminum entrances and storefront systems: polyvinyl chloride windows; factory finished aluminum windows; finish hardware, except primed items; glass and glazing; tile; resilient floorings; carpeting; miscellaneous specialties; metal wall louvers; signage; toilet and bath accessories; appliances; and window coverings.

5. Concrete floors, except those designated to be sealed; traffic or walking decks; steps or ramps, except as specified for handicapped accessibility requirements.


B. Environmental Requirements
1. Temperature: Do not apply paint to interior or exterior surfaces when ambient temperature is less than 50 degrees F.
2. Apply paint under dry and dust-free conditions.

C. Illumination: Perform Work under adequate and approved lighting conditions.

1.9 MAINTENANCE DATA
A. Extra Materials: Provide 5 gallons of each different color of paint in new containers (not leftovers).

PART 2 – PRODUCTS
2.1 MATERIALS
A. General
1. Use only pure, unadulterated, first quality materials.
2. If manufacturer makes more than 1 quality of material, use only his best quality.
3. Conform to CARB Rules as applicable at time of paint application. Where specified material does not conform to this rule, substitute conforming material for the District’s Representative’s approval at no additional cost to the District.
4. Undercoats: By same manufacturer as finish coats.
5. Catalysts or Activators: Where required in accordance with paint manufacturer’s recommendations.
6. Manufacturer’s numbers are used to establish type and quality. Materials approved equal will be permitted.
7. Product Unsuitability Claims: Make any such claims in writing to the District’s Representative before starting Work.
8. Paint Materials: Manufacturer’s series numbers and descriptions used for reference only to establish type and quality. Manufacturer’s numbers used in Article titled “Painting Systems Schedule” in this Section are those of ICI Dulux Paints unless otherwise specified.
   a. Manufacturers: Dulux Paints Model numbers as scheduled, Dunn-Edwards, or equal.

2.2 MIXES
A. Mix materials in ventilated areas as directed. Remove empty containers, waste and contaminated rags from premises at end of working day.

B. Color-tint sealers and undercoats to correspond with finish color. Vary color of
successive coats sufficiently to distinguish between coats.

C. Obtain the District’s Representative’s approval for adjustment of color of Project Site.

D. Do not reduce any material unless directed to do so by the District’s Representative, or unless recommended by materials manufacturer.

PART 3 – EXECUTION

3.1 EXAMINATION

A. Examine receiving areas before application and verify the following:
   1. That moisture content of wood surfaces does not exceed 15 percent at time of painting when measured by moisture meter.
   2. That receiving surfaces are thoroughly dry, clean and in proper condition to assure adhesion and proper functioning of coating specified. Prior removal or equivalent protection of finish hardware, electrical switch plates and outlet covers, escutcheon plates and grilles where occurring on receiving surfaces.

B. Do not begin painting until improper conditions have been corrected. Application of prime coat will be considered acceptance of and responsibility for receiving surface.

3.2 PREPARATION

A. Protection: Properly protect floors and other adjacent Work by drop cloths or approved coverings during painting operations.

B. Surface Preparation
   1. Wood Surfaces Exposed to View or Touch
      a. Remove dirt, oil, and other foreign surfaces with mineral spirits, scrapers, or sandpaper.
      b. Except where specified resawn or rough-sawn, make smooth by sandpapering.
   2. Priming
      a. General: Prime or stain and seal wood surfaces immediately following delivery to Project Site. Apply prime coat to all edges, ends, face, underside and back side of all wood to be exposed. Additionally, back prime wood surfaces that will come into contact with cementitious materials.

C. Ferrous Metal Surfaces
   1. Remove oil and grease before painting; conform to SSPC-SP1.
   2. Mechanically clean surfaces containing rust, mill scale, and other foreign substances; conform to SSPC-SP2 SSPC-SP3, SSPC-SP6.
   3. After cleaning, apply primer on same day.

D. Primed Metal
   1. Protect from corrosion before and after installation, by treating corroded areas immediately upon detection.
   2. Abraded or Corroded Shop Coats: Wire-brush and touch up with material similar to shop coat.

E. Galvanized Metal Surfaces
   1. Solvent-clean in accordance with SSPC-SP1 and treat with phosphoric acid etch or vinyl wash.

F. Gypsum Drywall
1. Ensure clean, dry surfaces prior to application of first coat.
2. After the first coat has dried, and prior to application of finish coats, touch-up suction spots.

3.3 APPLICATION

A. General
1. Achieve finished surfaces which are free from runs, drops, ridges, waves, laps, brush marks, and variations in color, texture and finish.
2. Work in accordance with published specifications and directions of manufacturers of accepted products unless specifically noted otherwise.
3. Paint to sharp, true lines and edges; when color change occurs in same plane, paint to chalk lines or tape.
4. Ensure all surfaces, including edges, corners, crevices, welds and fastenings, receiving film thickness equivalent to that of adjacent painted surfaces.

B. Dry Film Thickness: One to 1.5 mils per coat, when measured by Elcometer over steel and Tooke Gauge over non-ferrous metal.

C. Coverage
1. Notwithstanding achievement of complete and satisfactory coverage with less than number of coats specified, apply with specified number of coats.
2. Where application of number of coats specified fails to achieve complete and satisfactory coverage, apply additional coats until achieving complete and satisfactory coverage.

D. Metal or Wood Surfaces Adjacent to Surfaces Receiving Emulsion Paints: Prime or touch up prior to application of emulsion paints.

E. Coating
1. Allow sufficient time to elapse between successive coats to permit proper drying.
2. Modify period as necessary to suit adverse weather conditions.

F. Spray Painting: Persons engaged or assisting shall wear respirators.

3.4 CLEANING AND PROTECTION

A. Upon completion of Work, remove surplus materials and rubbish, and clean off spilled or splattered paint resulting from this Work.

B. Washing Finished Surfaces
1. Wash in strict accordance with manufacturer's directions only where required to clean Work.
2. Assure washing does not produce surface difference from unwashed surface. Differences will be considered unsatisfactory Work.

3.5 PAINTING SYSTEMS SCHEDULE

A. Interior Systems
1. Gypsum Board, Public Spaces: Eggshell Finish
   a. 1st Coat: 9116 Lifemaster Interior Primer Sealer.
   b. 2nd Coat: 9300 Lifemaster Eggshell Finish
   c. 3rd Coat: 9300 Lifemaster Eggshell Finish
2. Gypsum Board, Walls And Ceilings At Restrooms And Utility Rooms: Semi-Gloss Finish
   a. 1st Coat: 1020 Ultra-Hide Acrylic Primer Interior Wood Undercoater
   b. 2nd Coat: 9200 Lifemaster Semi-Gloss Wall & Trim Enamel.
   c. 3rd Coat: 9200 Lifemaster Semi-Gloss Wall & Trim Enamel.

4. Ferrous Metal, Shop Primed; Semi-Gloss Acrylic Latex
   a. 1st Coat: 4020 Devflex DTM Waterborne Metal Primer 2.8 mils DFT
   b. 2nd Coat: 9200 Lifemaster Semi-Gloss Wall & Trim Enamel.
   c. 3rd Coat: 9200 Lifemaster Semi-Gloss Wall & Trim Enamel.

5. Ferrous and Galvanized Metal; Semi-Gloss Acrylic Latex
   a. 1st Coat: 4020 Devflex DTM Waterborne Metal Primer 2.8 mils DFT
   b. 2nd Coat: 9200 Lifemaster Semi-Gloss Wall & Trim Enamel.
   c. 3rd Coat: 9200 Lifemaster Semi-Gloss Wall & Trim Enamel.

6. Aluminum and Copper Mechanical and Electrical Items; Semi-Gloss Acrylic Latex
   a. 1st Coat: 4020 Devflex DTM Waterborne Metal Primer 2.8 mils DFT
   b. 2nd Coat: 1406 Dulux Professional Semi-Gloss Interior
   c. 3rd Coat: 1406 Dulux Professional Semi-Gloss Interior

B. Exterior Painting Systems
   1. Typical Ferrous Metal Shop Primed; Urethane Gloss Enamel
      a. 1st Coat: Touch-up: 4160 XXXX DEVGUARD 4160 Multi-Purpose Tank & Structural Primer (5205)
      b. 2nd Coat: 4328 XXXX DEVGUARD 4328 Interior/Exterior Alkyd Urethane Gloss Enamel (6000).
      c. 3rd Coat: 4328 XXXX DEVGUARD 4328 Interior/Exterior Alkyd Urethane Gloss Enamel (6000).

   2. Typical, Ferrous Metal and Galvanized Metal, Typical; Urethane Gloss Enamel
      a. 1st Coat: 4160 XXXX DEVGUARD 4160 Multi-Purpose Tank & Structural Primer (5205)
      b. 2nd Coat: 4328 XXXX DEVGUARD 4328 Interior/Exterior Alkyd Urethane Gloss Enamel (6000).
      c. 3rd Coat: 4328 XXXX DEVGUARD 4328 Interior/Exterior Alkyd Urethane Gloss Enamel (6000).

   3. Aluminum and Copper, Mechanical and Electrical Items; Gloss Acrylic Latex
      a. 1st Coat: 4020 Devflex DTM Flat Interior/Exterior Waterborne Primer & Finish (85xx)
      b. 2nd Coat: Devflex 4208 Interior/Exterior Waterborne Acrylic Gloss Enamel (84xx)
      c. 3rd Coat: Devflex 4208 Interior/Exterior Waterborne Acrylic Gloss Enamel (84xx)

   4. Mechanical and Electrical Primed Equipment: High Gloss Two Component Polyamide Epoxy
      a. 1st Coat: Touch-Up 4020 Devflex DTM Flat Interior/Exterior Waterborne Primer & Finish (85xx)
      b. 2nd Coat: Devflex Tru-Glaze-WB 4406 Waterborne Epoxy Semi-Gloss Coating (128XX)
      c. 3rd Coat: Devflex Tru-Glaze-WB 4406 Waterborne Epoxy Semi-Gloss Coating (128XX)

   5. Portland Cement Plaster (Stucco): Flat Acrylic Latex
      a. 1st Coat: Bloxfil 4000 Interior/Exterior Heavy Duty Acrylic Block Filler (52901)
      b. 2nd Coat: Devflex Tru-Glaze-WB 4406 Waterborne Epoxy Semi-Gloss Coating (128XX)
c. 3rd Coat: Devflex Tru-Glaze-WB 4406 Waterborne Epoxy Semi-Gloss Coating (128XX).

6. Exposed Concrete: Elastomeric paint to match adjacent surfaces for finish and color. Verify with the District Representative exact paint type.

3.6 COLOR SCHEDULE

<table>
<thead>
<tr>
<th>Color Number</th>
<th>Color</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>P1</td>
<td>ICI 134 White Mountain</td>
<td>All walls &amp; ceilings, equipment indicated to be painted etc u.o.n.</td>
</tr>
<tr>
<td>P2</td>
<td>ICI 161 Vulcan Grey</td>
<td>Door frames</td>
</tr>
<tr>
<td>P3</td>
<td>ICI 205 America’s Cup</td>
<td>Doors u.o.n.</td>
</tr>
<tr>
<td>P4</td>
<td>ICI Red Letter Day</td>
<td>Accent walls</td>
</tr>
<tr>
<td>P5</td>
<td>ICI 91 Summer Solstice</td>
<td>Accent walls</td>
</tr>
<tr>
<td>P6</td>
<td>ICI 88 Brass Button</td>
<td>Accent walls</td>
</tr>
</tbody>
</table>

END OF SECTION 09900
SECTION 10005 GENERAL SPECIALTIES

PART 1 – GENERAL

1.1 SUMMARY

A. Section Includes: Provision of general specialties, except as noted otherwise in this Section.
   1. Fabric Covered Tackable Wall System/Surface
   2. Marker Boards.
   3. Fire Extinguishers and Cabinets

B. Related Sections
   1. Section 09250 Gypsum Wallboard: Gypsum wallboard systems and metal stud backing/blocking as required.

1.2 SYSTEM DESCRIPTIONS

A. Performance Requirements
   1. Fire Extinguishers
      a. Provide units conforming to UL 299 and UL711.

1.3 REFERENCES


B. ICBO - International Conference of Building Officials.
   1. UBCS Uniform Building Code Standards.
      a. 7-5 Fire Tests Of Through Penetration Fire Stops.

C. UL - Underwriters' Laboratories, Inc.
   1. 299 Dry Chemical Fire Extinguishers.
   2. 711 Rating and Fire Testing of Extinguishers.

D. WH - Warnock Hersey
   1. BMD - Building Materials Directory.

1.4 SUBMITTALS

A. Product Data
   1. Fabric Covered Tackable Wall System/Surface
   2. Marker Boards

B. Shop Drawings
   1. Submit drawings for product locations and methods of attachment, capacity and location of required electrical and mechanical rough-ins and location and size of areas required for performance of maintenance operations.

C. Samples
   1. Fabric Covered Tackable Wall System/Surface: Submit 6 inch square samples for verification of material and color.
   2. Marker Boards: Submit 6 inch square samples of marker board material.
1.5 QUALITY ASSURANCE

A. Regulatory Requirements
   1. Provide fire extinguishers that have service tag affixed to them which provides proof
      that they have been inspected and serviced by licensed fire extinguisher concern.

1.6 PROJECT CONDITIONS

A. Field Measurements: Secure field measurements required for proper and adequate
   fabrication and installation of the Work. Exact measurements are the Contractor's
   responsibility.

PART 2 – PRODUCTS

2.1 MANUFACTURED UNITS.

A. Fabric Covered Tackable Wall System/Surface
   1. Fabric
      a. Type: Manufacturer FABRICMATE Systems FS-500 System, with
         integral marker board; or equal.
      b. Color: Covering to be Terratex Guilford of Maine FR-701, color to be 750
         Cement Mix.
   2. Backerboard: ½” Flametack, NRC .40.
   3. Track: FS-100, ½” with square edge.
   4. Blocking: Wood as specified in Section 06100 Rough Carpentry or metal as
      specified in Section 09250 Gypsum Wallboard.

B. Marker Boards to integrate with the Fabric Wrapped Tackable Wall System where
   required.
   1. Manufacturer: Claridge Factory-Built Marker Boards, Polyvision Traditional
      Series 100, or equal.
   2. Face Sheet: 24 gauge LCS Markerboard.
   3. Core material: 3/8” particle board.
   6. Typical Arrangement: Type A.
   7. Panel Size: As indicated on the drawings.
   8. Panel color: White, No. 32 LCS white with satin anodize aluminum trim.

C. Fire Extinguishers Size and style required by LFD to be located in existing fire hose
   cabinets, or new cabinets, or as otherwise directed by the District Representative and the
   LFD.
   1. Type: ABC, 10 pound max, verify with local Fire Department.
   2. Manufacturer: Amerex Model No. 441, Larson, or equal.
   3. Mounting Bracket: Size as required by required fire extinguisher.

   Doors and Trim, Semi-Recessed Rolled Edge 4” type, Model 2409 RA with Door Model
   Architectural Series Vertical Duo Door with Larsen-Loc, J.L. Industries, or equal.

E. Manual Projection Screens:
   1. Manual style: Luma 2 heavy duty spring roller projection screen in AV format, as
      manufactured by Draper Inc., Da-Lite, or equal.
   2. Case: White steel with matching end caps.
3. Viewing surface: Fiberglass matt white or glass beaded.
4. Size: 8’ H x 10’W, unless otherwise indicated on the Drawings.

F. Motorized Projection Screens:
   1. Motor-in-roller style: Targa motor-in-roller electric screen in AV format, as manufactured by Draper Inc., Da-Lite, or equal.
   2. Case: White steel case with matching end caps.
   3. Viewing surface: Fiberglass matt white or glass beaded.
   4. Size: 8’ H x 10’W, unless otherwise indicated on the Drawings.

PART 3 – EXECUTION

3.1 INSTALLATION

A. Comply with the manufacturer’s installation instructions and reviewed Shop Drawings.

B. Marker Boards and Fabric Wrapped Bulletin Boards: Secure to structure in accordance with requirements of Article titled General in this Section and as indicated on the Drawings.

C. Fire Extinguisher Cabinets
   1. Install in compliance with disabled access requirements.
   2. Install cabinets plumb and level in wall openings. Secure rigidly in place.

D. Install projection screens with the manufacturer’s installation instructions and reviewed shop drawings. Provide required electric power as required for motorized screens. Provide all required backing for screen attachments.

END OF SECTION 10005
Executive Summary

A. General History
As requested, Axis Construction Management, Inc. (ACMI) visited the site to observe the conditions of the north elevation of the Merritt College Library, Building L, of the Oakland campus.

ACMI was provided an exterior building elevation plan for review. No as-built drawings were available. According to management, leaks were observed during the library renovation by the Contractor. These leaks occurred on the north east elevation of the storefront type wall system. No other leak history was provided for ACMI review.

The original building was constructed in the mid 1970's.

Access was provided to the interior second floor library only. Exterior access was not available at time of inspection.

B. Findings:
1. The storefront window system consists of fixed glass panels set into aluminum frame with preformed gaskets on both side of frame. On the interior, a film was placed on the glazing.
2. ACMI observed that the exterior gaskets at the horizontal to vertical sill were deteriorated in many locations of the north storefront. The deterioration of the gaskets results in the shrinking creating gaps at the corners.
3. The storefront window system should have an internal drainage or weep system that allows the moisture to get in escape at the base of the window wall. When severe storms occur with wind driven rain, the system may not be able to handle the water and intrusion occurs.

C. Conclusion
The exterior gasket are nearing the end of there useful life. There is a likelyhood of leakage and water intrusion in high wind and heavy rain events.

D. Recommendation
1. The replacement of the exterior gaskets is recommended. There are two options:
   a. Remove the window panels and install new preformed gaskets. Gaskets are made of neoprene or silicone. Typically gaskets should perform in excess of 30 years.
   b. Leave the existing gaskets in place and wet seal the window panel to the aluminum frame continuously at each panel. ACMI recommends using silicone sealants for this application. Silicone sealants provide approximately 15 to 20 years of performance. Urethane sealant last 10 to 15 years.

End of Report
NORTH ELEVATION
NORTH ELEVATION ALUMINUM STOREFRONT FRAME TYPICAL
NORTH ELEVATION
NORTH ELEVATION
NORTH ELEVATION
NORTH ELEVATION
NORTH ELEVATION @ 1ST TO 2ND FLOOR SOFFIT
NORTH ELEVATION @ 1ST TO 2ND FLOOR SOFFIT