



CO Highway 119
Black Hawk, CO 80422

**Request for Proposal
Atrium Stairs to North Parking Lot Project
Gilpin County School District RE-1**

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Section 1.0 – General Information

- **1.1 Purpose**

This RFP is intended to solicit proposals from contractors for furnishing and installing metal stair treads and risers, handrail, guardrail, and landings, including excavation, foundations and retaining required for the new Atrium Stairs to North Parking Lot. The project is located on the north side of the Gilpin County School, Gilpin County School District RE-1, CO Highway 119, Black Hawk, CO 80422. If a contract is issued pursuant to this RFP, the project **MUST** be fully completed by August 1, 2019.

- **1.2 Project Description**

Gilpin County School District (GCSD) Atrium Stairs to North Parking Lot Project

Purpose Described: Replace the existing wooden stairs with metal stairs in new location.

The project scope inclusions:

1. Permits, bonds and fees
2. Engineering and design calculations
3. Shop Drawings
4. Response to comments from shop drawing review.
5. Coordination with utility locate company.
6. Potholing if required for utility locates.
7. Demolition and disposal of existing wood stairs.
8. Staking for grading activities
9. Erosion control, including silt fencing.
10. Clearing and grubbing of proposed foundation areas
11. Staking for piers, retaining walls and landing pads.
12. Excavation and rock drilling for foundations for piers, retaining walls and landing pads.

- a. **NOTE: Excavation will typically be taking place in Idaho Springs Formation bedrock that includes gneiss, schist and granitic materials.**
- b. **Therefore, the design intent of the new stairs is to place the stair structure, except for the pier foundations and top and bottom landing pads (depending on grade), above grade.**

As indicated in the accompanying Request for Proposal drawings:

13. Furnish, install and finish concrete forms, concrete sub-base and concrete for all foundations, including top and bottom landing pads, piers and retaining walls.
14. Furnish and install concrete sealer.
15. Furnish, fabricate, factory finish (powder coating), delivery and installation of all

- stair components, including stair stringers, slip resistant open bar grate stair treads, open risers, handrail, open horizontal/slat design guardrail and landings.
16. Field prime prep and paint where powder-coating damaged during delivery in field installation.
 17. Clean-up and finish grade the disturbed areas of entire project work area.
 18. Planting – replace topsoil where disturbed, seed with plant material to match adjacent plant material, including native grasses.

The project scope exclusions:

19. Topographical survey. Completed by Contour Engineering in 2017

- **1.3 Bonding**

Performance and payment bonds will be required for this project. The Contractor will be required to supply one original of each performance and payment bond to GCSD. Changes to the contract that increase the Contract Price beyond the bonded level will require the Contractor to initiate an increase to the performance and payment bonds. Sample bonding language can be found in the Section 6, Sample Contract.

1.4 Building Permits, Traffic Permits and Inspection

Contractor will be responsible for obtaining and the cost of all required building permits, storm water permits and plans, traffic permits, water metering, and inspection fees associated with this project. Public school construction is permitted through the Colorado Office of Fire Prevention and Control. Contractor will also be responsible for the costs of any re-inspections and traffic control.

1.5 Project Organization

Gilpin County School District RE-1, the Owner, appoints the District Superintendent and/or his designee who will manage and act as the Owner’s Representative for the project.

1.6 Pre-Proposal Meeting

A mandatory pre-proposal meeting will be held on **January 10, 2019 at 10 a.m.** at GCSD, CO Hwy 119, Black Hawk, CO 80422. The meeting will allow the proposers the opportunity to inspect the sites, document the physical conditions with measurements/photographs, and gain a better understanding of the work to be completed. This meeting is **MANDATORY** for all contractors submitting proposals.

SECTION 2.0 PROPOSAL PROCESS

2.1 General

2.1.1 Evaluation

Proposals will be evaluated by GCSD evaluation team. The evaluation will be in

accordance with Section 3.0, Evaluation Criteria, and may include requests by the team for additional information, oral discussions, site visits, or inquiries about the contractor's experience with similar projects. The results and subsequent recommendations of that evaluation will be reported to the GCSD school superintendent for the purpose of informing the GCSD Board of Education about contractor recommendation and selection for contract award.

2.1.2 Obligation of Award The issuance of this RFP and the receipt and evaluations of proposals does not obligate GCSD to award a contract. GCSD will not pay any costs incurred in responding to this RFP. This procurement may be cancelled at any time by GCSD prior to execution of a contract without any liability to GCSD.

2.2 Submission of Proposals

2.2.1 General Requirements This Request for Proposal is GCSD's good faith effort to detail its requirements for qualified contractors to furnish and install metal stair treads and risers, handrail, guardrail, and landings including excavation, foundations, and retaining required for the new Atrium Stairs to North Parking Lot. The project is located on the north side of the Gilpin County School. Responses should be prepared simply and contain a concise description of the proposer's ability to satisfy the requirements of this RFP.

All bids shall be submitted in sealed envelopes, addressed to the superintendent, plainly marked as "bid," and include the date and time of the bid opening. Bids shall be opened in public by appropriate district officials or employees on the date and the time specified, and all bidders shall be invited to be present. The Board reserves the right to reject any or all bids and to accept that bid which is judged to be in the best interest of the District. All qualified bids will cover the full scope of work.

All contracts and all open market orders shall be awarded to the lowest responsible qualified supplier, taking into consideration the quality of materials (services) desired and their contribution to program goals. The bidder to whom an award is made shall be required to submit to the District proof of liability insurance and when appropriate, proof of workers' compensation insurance, and may be required to enter into a written contract with the District. Any written contract shall include a provision requiring a criminal background check for any person providing direct services to students under the contract, including, but not limited to transportation, instruction or food service as required by law. The contracting entity shall be responsible for any costs associated with the background check.

2.2.2 Notification of Intent to Submit

If you intend to submit a proposal for this RFP, please notify the GCSD School Superintendent, Dr. David MacKenzie by e-mail prior to the Pre-proposal walk. Failure

to notify GCSD of the intent to submit will preclude your Firm from receiving addendums, schedule changes, and pertinent information related to this RFP. Dr. MacKenzie's e-mail address is dmackenzie@gilpin.k12.co.us

Response Due Date Your proposals must be received no later than **12:00 P.M. on January 24, 2019**. Each respondent is solely responsible for the timely delivery of its response. **Failure to meet the RFP response due date and time deadline will result in rejection of the response.**

Response Costs – GCSD will not be liable for costs incurred by the respondent in preparation, delivery, and/or presentation of their response.

Delivery Instructions – The proposal bids must be either mailed or hand-delivered to the Superintendent, David MacKenzie, in the District Office Gilpin County Schools, Gilpin County School District RE-1, CO Highway 119, Black Hawk, CO 80422 no later than **12:00 P.M. on January 24, 2019**.

2.2.3 Questions and Inquiries

Any questions regarding this RFP, technical requirements, design, etc., should be directed BY E-MAIL ONLY to Dr. David MacKenzie dmackenzie@gilpin.k12.co.us Questions and clarifications will be addressed and responses will be forwarded to all proposers' to assure consistency in the proposal process.

2.2.4 Amendments or Withdrawal

Proposers may amend or withdraw a proposal any time prior to the time and date established for submission of proposals.

2.2.5 RFP Schedule

Deadlines for this proposal are as follows:

January 10, 2019	Pre-proposal meeting/tour site	10 a.m.
January 17, 2019	Last day for questions	
January 24, 2019	Proposals Due	12 p.m.
January 24, 2019	Open Bids in Public Meeting	12 p.m.
January 31, 2019	Anticipated Selection of Contractor	
February 5, 2019	Anticipated Contract Award	
August 1, 2019	Project Completion	

2.3 PROPOSAL FORMAT

2.3.1 Requested Information

Proposals should contain the following and be presented in a format that incorporates

numbered dividers to create 10 **SECTIONS** of your proposal:

- **SECTION 1**-A statement of qualifications that clearly and accurately demonstrate the specialized knowledge and experience required for the services under consideration
- **SECTION 2**-Discussion of approach to minimize impacts to GCSD. In particular, a brief plan should be submitted that describes how you will allow the school and some portion of the parking lot to remain open at all times, except when construction at entry drives will necessitate closure. The narrative should include the expected duration of any required closures.
- **SECTION 3**-The copy of the firm's Safety Program and e-mod rate
- **SECTION 4**-Copy of Certificate of Good Standing with the Secretary of State
- **SECTION 5**-The firm's quality control process and how it's implemented
- **SECTION 6**-Costs in format described in Section 2.4
- **SECTION 7**-Proposed project timeline assuming **February 5, 2019** is date of contract award.

2.3.2 Required Company Data

SECTION 8-Proposals are required to contain the following information:

COMPANY NAME: CONTACT NAME:
COMPANY ADDRESS: STATE: ZIP:
CITY: STATE: ZIP:
PHONE NUMBER:
EMERGENCY PHONE:
FAX Number:
CONTRACTOR LIC. # STATE: TAX ID# (TIN):
NUMBER OF YEARS IN BUSINESS:
E-MAIL ADDRESS: WEB ADDRESS:
WHO WILL BE THE CONTRACTOR'S SIGNATORY:

2.3.3 Business References

SECTION 9-Proposals should list at minimum three (3) current business references where the Company has provided similar services on similar projects:

1) Business Name: Contact Name:
Address:
Phone number:

2) Business Name: Contact Name:
Address:
Phone number:

3) Business Name:
 Address:
 Phone number:

Contact Name:

2.4 Fee Format

SECTION 10-Please list costs and fee's in the proposal to match the following format. Please note that this project will require performance and payment bonds and those fees, along with permit and inspection costs, should be included in your costing. See sample contract for further information on bonding.

Description/Item	Lump Sum	Unit	Total
Prepare and submit Shop Drawings including corrections to redlines from Shop Drawing Review	LS		
Permitting Tasks and Fees	LS		
Demolition of Existing Wooden Stairs	LS		
Clear and Grub of Foundation Areas	LS		
Coordination with Utility Locate Company, Potholing for Utility Locates	LS		
Provide materials, fabrication, and finishing of metal stair treads and risers, handrail, guardrail and landings	LS		
Installation of and installation of metal stair treads and risers, handrail, guardrail and landings	LS		
Excavate and pour top and bottom landings	LS		
Seed and Mulch over disturbed slopes	1	AC	
Contingency (10%)			
TOTAL			

Change Orders

	Overhead and Profit on <u>Direct Labor</u>	Overhead and Profit on <u>Materials</u>	Overhead and Profit on <u>Subcontractors</u>
Additive Change Order	_____ %	_____ %	_____ %
Deductive Change Order	_____ %	_____ %	_____ %

Labor, Material and Equipment Rates

Bidder to provide labor rates (dollars per hour) that include labor, taxes, and burdens but are exclusive of overhead and profit. These rates will be used for calculating any applicable changes in project scope and shall remain in force for the duration of the project.

Description	Standard Labor or Material Rate	Overtime Rate
Project Manager		
Foreman		
Equipment Operator		
Truck Driver		
Laborer		

SECTION 3.0 EVALUATION CRITERIA

Responses will be evaluated by GCSD during the evaluation period. Additional information may be requested. GCSD reserves the right to check both references offered in the response and also any other references, regardless of the source. GCSD will be the sole judge of the completeness of all information requested and submitted by respondents. GCSD may also request interviews with prospective contractors.

Rejection of Responses -GCSD reserves the right to make all decisions regarding this procurement, including, without limitation, the right to decide whether a response does or does not substantially comply with RFP requirements or bidding procedures and requirements. The GCSD reserves the right to reject any proposal, to further negotiate with Contractor, to waive informalities and minor irregularities in proposals received, to accept any portion of the proposal if deemed to be in the best interest of the GCSD to do so, to reissue the RFP to other potential bidders and/or to cancel this project at any time prior to the signing of the contract.

Selection Criteria -A contractor will be selected based upon the contractor’s experience with similar projects, the ability to complete the project in a timely manner, the completeness of their submittal and the ability of the contractor to meet the needs of GCSD as well as cost. This determination will be made solely by GCSD. Cost is not the only factor in selection by GCSD and responses will be weighted as follows;

- 50% - Cost
- 25% - Contractor’s experience, qualifications and references
- 25% - Ability of Contractor to meet GCSD needs

SECTION 4.0 GENERAL CONDITIONS

4.1 Service Interruptions

Building Access-School is in session Monday through Thursday and the campus is in use up to 9 p.m. each night. Additionally, employees and students use the building consistently throughout the day and night on Friday, Saturday, and Sunday. The last day of school for the 2018/2019

school year is May 30, 2019. Beginning on June 1, 2019, pedestrian and vehicle traffic will greatly reduce in volume until August 2, 2019.

It is anticipated that the **Atrium Stairs to North Parking Lot Project** will not require closures of the Fire Lane on the North side of the school. The work shall be performed so that access to the facility and parking is available while the work is in progress. Any anticipated closures will be discussed and scheduled with the Contractor and the GCSD Representative upon award of the contract for the project. The existing wooden stairs are to remain for pedestrian use until the completion of the new metal stairs.

It is understood that parking on the north side of the campus as well as drive through access on the north side may be limited while the project is under construction. However, the contractor should minimize the impact to parking and driving vehicles. This will include, as necessary and at the contractor's cost, providing items and services such as traffic flaggers, traffic control devices and signage, and barriers to areas under construction.

4.2 Project Safety and Access

4.2.1 Safety during Construction

The construction equipment and area will be required to be secured in a manner that protects the public and employees from recognized safety and vehicle hazards. The Contractor will be responsible for assuring that physical barriers required to prevent vehicle and pedestrian hazards remain intact until completion of the project.

4.2.2 OSHA Compliance

The Contractor will be required to conduct operations in a manner that is consistent and compliant with OSHA safety requirements.

4.2.3 Access to Job Site

GCSD will provide access to equipment staging areas and with approval from the GCSD Representative. GCSD may provide an outdoor area for temporary material storage and/or equipment.

4.2.4 Toilet Facilities

The Contractor is responsible for providing temporary sanitary toilet facilities on the job site. The Contractor shall comply with all applicable State, Federal and local regulations including the Colorado Department of Labor requirements. Site facilities provided shall include portable sanitary facilities. These facilities shall be located so as to minimize effect on students, staff, local residents, and pedestrians and shall comply with all ordinances. In general, the school facilities will not be used by the Contractors employees.

4.3 Work Hours

The Contractor will be required to comply with work hours identified in Gilpin County noise

ordinances. Work conducted outside those hours which results in a complaint or issued violation will incur a \$250 per occurrence penalty assessed by GCSD and will be deducted from the overall contract price. This penalty will be in addition to any fines/penalties assessed by Gilpin County.

4.4 Schedule and Manning the Project

The Contractor will be required by contract to submit a construction schedule and commit the necessary resources to complete the job within that schedule. Weather delays that cause the termination of operations will be permitted but it will be required that project have the necessary resources to immediately resume work when conditions allow continuation of work activities.

4.5 Trash, Debris and Excess Materials

4.4.1 GCSD Owned Dumpsters

The Contractor will not dispose of any trash or construction materials in GCSD owned dumpsters or trash cans. If the Contractor desires a roll-off container on site for trash, they will notify GCSD Representative for location assignment. The cost of such containers will be entirely the Contractor's expense and responsibility.

4.4.2 Removal of Construction Debris and Materials

Construction debris, excavated soils or excess materials that will not be re-used on site will be removed from the site by the Contractor within 48 hours.

4.4.3 Concrete Wash Out

There are no areas available for concrete washout at the school. The contractor must utilize mobile washout containers. The Contractor will be responsible for the expense, scheduling and removal of any wash out container.

4.5 Utilities, Locates and Pot Holing

4.5.1 Utility Locates

Contractor will be responsible for locating public utilities to include water, sewer, electric, gas and communications. GCSD will be responsible for locating private utilities such as irrigation and private electrical lines. This will require 3 business days notice to the GCSD Representative.

4.5.2 Pot Holing

Contractor will be responsible for pot holing located utilities to verify the exact depth to avoid damage. Contractor will notify GCSD Representative of any utilities that must be moved or relocated as a result of this project prior to disconnecting or removing. Any utilities, lines, or structures that were located and subsequently damaged because of negligence or lack of pot holing verification by the Contractor will be repaired/replaced at the Contractors expense.

4.5.3 Existing Utilities and Structures

The Contractor shall be responsible for any damage to and for the maintenance and protection of, existing utilities and structures.

SECTION 6.0 CONTRACT REQUIREMENTS AND SAMPLE CONTRACTS

Written Contract, Background Check

The bidder to whom an award is made shall be required to enter into a written contract with the district. Any written contract shall include a provision requiring a criminal background check for any person providing direct services to students under the contract, including but not limited to transportation, instruction or food service as required by law. The contracting entity shall be responsible for any costs associated with the background check.

Bonding

This project will require performance and payment bonds and the cost for such bonds will be the Contractor's sole responsibility; sample bonding language is in Section 24 (c) of the Sample Contract.

Good Standing with State of Colorado

Before a contract will be issued, a selected contractor must be duly registered and in good standing with the Colorado Secretary of State as is appropriate for the company's particular form of entity. Failure to include a Certificate of Good Standing from the Colorado Secretary of State with your submission may result in your proposal being disqualified.

Sample Contract/Agreement

The GCSD anticipates execution of a Contract similar in form to the sample attached below. All respondents must clearly indicate in their proposal response any exception to the contract language and terms proposed in such sample.

SAMPLE CONSTRUCTION AGREEMENT

THIS CONSTRUCTION AGREEMENT ("Agreement") is made and entered into _____ 201_, between the GILPIN COUNTY SCHOOL DISTRICT RE-1 (hereinafter referred to as the "Owner"), and _____ (hereinafter referred to as the "Contractor"), in connection with the construction of the following Project, together with all work appurtenant thereto: **Atrium Stairs to North Parking Lot Project** on the north side of the Gilpin County Schools location at Colorado Highway 119, Black Hawk, Colorado 80422 (collectively referred to hereinafter as the "Project").

In consideration of the compensation to be paid to the Contractor and of the mutual agreements herein contained, the parties agree as follows:

CA-1.00 SCOPE OF THE WORK

The Contractor will furnish all tools, equipment, machinery, supplies, superintendence, insurance, transportation and other construction accessories, services and facilities specified or required to be incorporated in and form a permanent part of the completed work. In addition, the Contractor shall provide and perform all necessary labor in a first-class and workmanlike manner and in accordance with the conditions and prices stated in the Bid Proposal and the requirements, stipulations, provisions and conditions of the Contract Documents, as defined in the attached General Conditions. The Contractor shall further perform, execute, construct and complete all things mentioned to be done by the Contractor and all work included in and covered by the Owner's official award of this contract to the Contractor, such award being based on the acceptance by the Owner of the Contractor's bid, or part thereof.

CA-2.00 THE CONTRACT DOCUMENTS

The Contract Documents shall consist of this Construction Agreement, which Agreement shall incorporate by this reference all of the instruments set forth in the General Conditions, GC -1.00 CONTRACT DOCUMENTS, as fully as if they were set forth in this Agreement in full.

CA-3.00 TIME OF COMPLETION

The Contractor agrees to commence work under this Agreement by no later than _____ 2019 and to finally complete all work by no later than August 1, 2019.

CA-4.00 LIQUIDATED DAMAGES

The Contractor understands and agrees that final completion of the entire project within the time provided is an essential feature of this Agreement and that the Owner will sustain substantial damages, the amount of which is not possible to accurately determine at the time of contracting, if the work is not so completed. In view of this, the Contractor, therefore, agrees to proceed with

due diligence, taking all precautions and making all necessary arrangements to insure the final completion of the work within the prescribed time. The Contractor further agrees that his failure to finally and fully complete the work within the time allowed shall be considered as a breach of the Agreement and entitle the Owner to collect liquidated damages in the sum of One Thousand and 00/100 Dollars (\$1,000.00) for each calendar day beyond the time of completion set forth above and the date when the entire Project is finally complete, as defined in the General Conditions of the Agreement. There is no requirement of the District to notify the Contractor that it is not in compliance with the agreed upon Contract Schedule.

CA-5.00 CONTRACT SUM

The Owner shall pay to the Contractor for performance of the work encompassed by this Agreement, and the Contractor will accept as full compensation therefore, the lump sum of _____, subject to adjustment as provided by the Contract Documents, to be paid by progress payments in the manner provided for in the Contract Documents. The amount of money appropriated by the Owner for the Project is equal to or in excess of the Contract Sum.

CA-6.00 REPRESENTATIONS

The Contractor shall not extend the credit or faith of the Owner to any other persons or organizations.

CA-7.00 ASSIGNMENT

The Contractor shall not assign any of his rights or obligations nor any moneys due or to become due under this Agreement without the express written consent of the Owner. Upon any assignment even though consented to by the Owner, the Contractor shall remain liable for the performance of the work under this Agreement.

CA-8.00 PARTIAL INVALIDITY

If any provisions of this Agreement are finally determined by a court of competent jurisdiction to be in violation of any statute or rule of law of the State of Colorado, then such provisions shall be deemed null and void to the extent that they may violate applicable law, but without invalidating the remaining provisions hereof.

CA-9.00 WAIVER

Unless expressly made by the Board of Education of the Owner in writing, no waiver of any breach of any one of the agreements, terms, conditions, or covenants of this Agreement by the Owner shall be deemed or imply or constitute a waiver of any other agreement, term, condition, or covenant of this Agreement. The failure of the Owner to insist on strict performance of any

agreement, term, condition, or covenant, herein set forth, shall not constitute or be construed as a waiver of the Owner's rights thereafter to enforce any other default; neither shall such failure to insist upon strict performance be deemed sufficient grounds to enable the Contractor to forego or subvert or otherwise disregard any other agreement, term, condition, or covenant of this Agreement.

CA-10.00 ENTIRE AGREEMENT

This Agreement, together with the Contract Documents as defined above in CA-2.00 THE CONTRACT DOCUMENTS herein, constitute the entire agreement of the parties hereto. No modification, change, or alteration of the within Agreement shall be of any legal force or effect unless in writing, signed by all the parties hereto.

CA-11.00 COUNTERPARTS

The Agreement may be executed in several counterparts and each such counterpart shall be deemed an original.

CA-12.00 GOVERNING LAW

Venue for any and all legal actions regarding or arising out of the transaction covered herein shall be solely in the District Court in and for Gilpin County, State of Colorado. This transaction shall be governed by the laws of the State of Colorado.

CA-13.00 ATTORNEY'S FEES

In the event it becomes necessary for either party to enforce any provisions or breach of this Agreement by commencing litigation, the prevailing party in such action shall be entitled to collect, as part of any judgment entered, its reasonable expert witness and attorney's fees and costs.

CA-14.00 AUTHORIZED REPRESENTATIVE

The Contractor designates _____ as the "Contractor Representative." The Contractor Representative shall have the authority to bind the Contractor and shall be present at the work site as necessary to assure the Contractor's satisfactory performance. The Contractor Representative shall also be responsible for advising the Owner of the status of the Work and for assuring frequent and effective communication with the Owner and agrees to comply promptly and fully with the reasonable requests and directives issued by the Owner from time to time. The Contractor shall not replace the Contractor Representative unless: (a) the Owner requests a replacement or (b) the Contractor terminates the employment of the Contractor Representative and provides a satisfactory substitute. In the event the Owner is not satisfied with the management, supervision or other performance of the Contractor Representative, the Owner may

require that the Contractor designate another individual to serve as the Contractor Representative. The Owner must approve a substitute Contractor Representative and, in the event no substitute is acceptable, the Owner may terminate this Contract.

CA-15.00 NOTICES

All notices, requests, demands, and other communications given or to be given under this Agreement shall be in writing and shall be deemed to have been duly given when served if served personally, or on the second day after mailing if mailed by first-class mail, registered or certified, postage prepaid, and properly addressed to the party to whom notice is to be given as set forth below.

If to Owner: Gilpin County School District RE-1
 Attention: Superintendent
 10595 Colorado Highway 119
 Black Hawk, Colorado 80422

If to Contractor: To the individual at the address set forth in the signature block below.

Either party may change its address for purposes of notice by giving written notice to the other party in accordance with this paragraph.

[Signature Page Is Next Page.]

IN WITNESS WHEREOF, the parties have executed this Agreement on the day and year first above written and shall extend to and bind the parties, their successors, assigns and personal representatives.

GILPIN COUNTY SCHOOL DISTRICT RE-1

President, Board of Education

Attest:

Secretary/Treasurer

By: _____

Its: _____
Title

Attest:

Secretary

Address:

GILPIN COUNTY SCHOOL DISTRICT RE-1

GENERAL CONDITIONS OF THE CONSTRUCTION AGREEMENT

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GC-1.00 CONTRACT DOCUMENTS

All Work under the Construction Agreement shall be accomplished in accordance with the Contract Documents, which shall consist of the Proposal, Notice of Award, Notice to Proceed, Performance Bond, Labor and Material Payment Bond, Construction Agreement, the General Conditions of the Construction Agreement (“General Conditions”), Supplementary General Conditions, Drawings and Specifications, tests and engineering data, approved Change Orders, Contractor’s Requests for Payment, Architect’s Certificates, and all addenda issued by the Owner or Architect prior to execution of the Construction Agreement and all modifications issued by the Owner or Architect after execution of the Construction Agreement. To the extent not inconsistent with the Construction Agreement, the Contract Documents shall include the General Conditions, the Owner’s Request for Proposals, and, as applicable, the Supplementary General Conditions, and the Management Plan and Fee Proposal.

GC-2.00 DEFINITIONS

With respect to the Contract Documents, the following definitions and understandings shall control:

2.01 “Contract” or “Contract Documents” shall include all of the items enumerated in GC-1.00 above.

2.02 “Owner” shall mean Gilpin County School District RE-1, and shall include its duly authorized representatives.

2.03 “Contractor” shall mean the corporation, company, partnership, firm, entity, or individual named and designated as such in the Construction Agreement, and any persons or entities acting on its behalf.

2.04 “Subcontractor” shall mean any corporation, partnership, entity, or individual having a direct contract with the Contractor or another subcontractor for performing Work and/or furnishing labor or material on the Project covered by the Contract.

2.05 “Architect” shall mean the corporation, partnership, entity or individual named and designated as “architect” or “engineer” in the Construction Agreement, if any, and any persons or entities acting on the Architect’s behalf and within the scope of the particular duties properly entrusted to them in each case.

2.06 “Notice to Contractor” shall be deemed to have been duly served if made in writing and delivered in person to the individual or to a member of the firm or to an officer of the corporation for which it is intended, or if sent by registered or certified mail, to Contractor’s last known business address.

2.07 “The Work” shall mean the construction and services required by the Contract Documents for completion of the Project, and includes all labor, materials, equipment and services provided or to be provided by the Contractor to fulfill the

Contractor's obligations, whether on or off the Project site, and all labor, materials equipment and services provided or to be provided by subcontractors, sub-subcontractors, or any other entity for whom the Contractor is responsible.

2.08 "The Project" is the total construction designed by the Architect, if applicable, of which the Work performed under the Contract Documents may be the whole or a part.

2.09 The "date of final completion" and "finally completed" shall mean the date when construction is certified by the Architect and/or Owner to be finally completed in accordance with the Contract Documents, as modified by any Change Orders processed under the terms of GC-17.00 below and when the Owner has fully accepted the Project for the use for which it was intended. Such date will be set forth on a letter of acceptance issued by the Owner.

2.10 "Drawings" or "plans" shall mean all (a) drawings furnished by the Owner and/or Architect as a basis for the award of Contract and for construction of the Project; (b) supplementary drawings furnished by the Owner and/or Architect to clarify and to define in greater detail the intent of the Contract drawings and specifications; (c) drawings submitted by the successful Contractor as may be required after the Contract is awarded; (d) drawings furnished by the Owner and/or Architect to the Contractor during the progress of the Work; and (e) engineering data and drawings submitted by the Contractor during the progress of the Work, provided such drawings are acceptable to the Architect and/or Owner.

2.11 "Specifications" are the written technical information concerning materials, components, systems, equipment, and manner of installation as indicated on the drawings or plans and which state the quality, performance, and characteristics to be achieved by application of construction methods. The "specifications" also include the Public School Facility Capital Construction Guidelines established by the Public School Capital Construction Assistance Board created under C.R.S. § 22-43.7-106(1), if applicable.

2.12 "Change Order" shall mean a written order to the Contractor signed by the Owner or its authorized agent issued after the execution of the Construction Agreement, authorizing a change in the Work and/or adjustment in the Guaranteed Maximum Price ("GMP") or the contract time schedule. Each adjustment in the GMP resulting from a Change Order shall clearly separate the amount attributable to the Cost of the Work and the Contractor's Fee.

GC-3.00 ORAL STATEMENTS

It is understood and agreed that the written terms and provisions of the Contract Documents shall supersede all oral statements of the Owner, Architect, Contractor and their representatives, and that oral statements shall not be effective or be construed as being a part of this Contract.

GC-4.00 REFERENCE STANDARDS

Reference to the standards of any technical society, organization, or association, or to codes of local or state authorities, shall mean the latest standard, code, specification, or tentative standard adopted and published as of the date of execution of the Construction Agreement, unless specifically stated otherwise.

GC-5.00 ITEMS COVERED BY CONTRACT PRICE

Unless specifically stated otherwise, the Contractor shall accept the compensation stated in the Construction Agreement as full payment for furnishing all the materials, transportation, apparatus, temporary structures, equipment, services, fuel, energy, light, water, labor and tools, and all other things necessary for the complete and proper execution of the Work contemplated by or reasonably implied from the Contract Documents, within the time limits indicated therein. Such amount shall include any loss or damage resulting from the nature of the Work, from the elements or from any unforeseen difficulties that may be encountered; all risks of every description connected with the prosecution of the Work; all expenses incurred in consequence of any suspension or discontinuance of the Work; and all other amounts necessary for completing the Work pursuant to the Contract Documents within the time limits indicated therein.

GC-6.00 EXECUTION, CORRELATION, INTENT, AND INTERPRETATION OF CONTRACT DOCUMENTS

6.01 Execution. The Construction Agreement and other Contract Documents shall be signed in multiple copies as directed by the Owner. Within ten (10) days of Notice of Award, the Contractor shall submit to the Owner a minimum of five (5) fully executed original sets of the Construction Agreement; Performance Bond, and Labor and Material Payment Bond with original Power of Attorney; and certificates of required insurance coverage. The date of the Contract for purposes of these documents shall be the date of the Notice of Award letter. The Owner shall execute the Construction Agreement, assemble all copies, and distribute the Contract Documents. The Contractor shall not commence the construction phase of the Work until it receives the Notice to Proceed. All bonds and insurance certificates shall be submitted to the Owner prior to the award of the first subcontract.

6.02 Correlation. By executing the Construction Agreement, the Contractor represents that it has visited the Project site, familiarized itself with the local conditions under which the Work is to be performed, and correlated its observations with the requirements of the Contract Documents.

6.03 Intent. The intention of the Contract Documents is to include all labor and materials, tools, equipment, construction equipment, water, heat, utilities, transportation, and other facilities and services necessary for the proper execution and completion of the Work. Materials or Work described in words that, as applied, have a well-known technical or trade meaning shall be held to refer to such recognized meaning. The organization of the specifications into divisions, sections, and articles, as the case may be, and the arrangement

of drawings shall not control the Contractor in dividing the Work among subcontractors or in establishing the extent of Work to be performed by any trade. It is intended that even though Work is not covered under any heading, division, section, article, branch, class, or trade of the specifications, it shall nevertheless be supplied if it is required elsewhere in the Contract Documents or is reasonably inferable therefrom as being necessary to produce the intended results. The specifications and drawings are intended to supplement but not necessarily duplicate each other. Any Work exhibited in the one and not in the other shall be executed as if it had been set forth in both, so that the Work will be constructed according to the complete design as determined by the Architect and/or Owner.

6.04 Interpretation. Should anything necessary for a clear understanding of the Work be omitted from the specifications and drawings, or should the requirements appear to be in conflict, the Contractor shall secure written interpretations or instructions from the Architect and/or Owner before proceeding with the Work affected thereby. The Contractor shall secure written interpretations or instructions by submitting the Owner's form Request for Interpretation to the Architect and/or Owner. Oral requests shall not be acknowledged by the Architect and/or Owner. Additional costs incurred by the Owner as a result of unnecessary requests made by the Contractor, as determined by the Owner, shall be the responsibility of the Contractor. It is understood and agreed that the Work shall be performed according to the true intent of the Contract Documents.

6.05 Conflict in Interpretation. In the case of discrepancy or in the event of a conflict between the different Contract Documents, the documents shall take precedence in the following order:

- a. Change Orders;
- b. Written Amendments to Construction Agreement (including the GMP if applicable);
- c. Construction Agreement;
- d. General Conditions;
- e. Drawings and specifications; and
- f. Bid Documents.

Where two or more of the Contract Documents are complementary, the more detailed provision shall control over the more general provision.

6.06 Time is of the Essence. All time limits stated in the Contract Documents are of the essence of the Contract.

GC-7.00 DRAWINGS AND SPECIFICATIONS

7.01 Copies Furnished. Unless otherwise provided in the Contract Documents, the Contractor shall be furnished, free of charge, .pdf copies of all drawings and

specifications reasonably necessary for the execution of the Work and five (5) printed sets of all drawings and specifications.

7.02 Ownership of Drawings. All drawings, specifications, and copies thereof furnished by the Architect and/or Owner are the property of the Architect and/or the Owner, whether or not the Work for which they are made is performed, and are not to be used on other Work except by written agreement with the Architect and/or the Owner.

7.03 Drawings and Specifications Available on the Site. The Contractor shall maintain at the Project site for the Owner and the Architect, if any, one copy of all drawings, specifications, addenda, approved shop drawings, Change Orders, and other modifications, in good order and marked to record all changes made during construction. The Contractor shall also keep on the Project site all applicable standards, codes, and manufacturer's or other specifications referenced in the Contract Documents. The drawings, marked to record all changes made during construction, shall be delivered to the Architect and/or the Owner upon completion of the Work.

7.04 Figured Dimensions to Govern. Dimensions and elevations shown on the drawings shall be accurately followed. No Work shown on the drawings, the dimensions of which are not indicated, shall be executed until necessary dimensions have been obtained from the Architect and/or Owner.

7.05 Contractor to Check Drawings and Schedules. The Contractor shall check and verify all dimensions, elevations, and quantities shown on the drawings and furnished to it by the Architect or Owner, and shall notify the Architect and/or Owner of any discrepancy between the drawings and the conditions on the ground, or any error or omission in drawings, or in the layout as given by stakes, points, or instructions that it may discover. Before ordering any material or doing any Work, the Contractor shall verify all measurements concerning the Project and shall be responsible for the correctness of same. No extra charge or compensation shall be allowed on account of any difference between actual dimensions and the measurements indicated on the drawings. Any difference that may be found shall be submitted to the Architect and/or Owner for consideration and written determination before proceeding with the Work. The Contractor shall not be allowed to take advantage of any error or omission in the drawings or Contract Documents. Full written instructions shall be furnished by the Architect or Owner should such error or omission be discovered, and the Contractor shall carry out such instructions as if originally specified.

7.06 Detail Drawings and Instructions. The Architect or Owner shall furnish with reasonable promptness additional instructions, by means of drawings or otherwise, necessary for the proper execution of the Work. All such drawings and instructions shall be consistent with the Contract Documents. The Work shall be executed in conformity with the Architect's or Owner's drawings and instructions, and the Contractor shall do no Work without proper drawings and instructions.

7.07 Project Record Drawings. The Contractor shall maintain a Project record set of drawings at the Project site with all changes or deviations from the original drawings neatly marked thereon in a contrasting color. The Contractor shall also maintain a Project

record set of specifications at the Project site, noting therein by appropriate section the names, models, and other distinguishing characteristics of the materials actually incorporated into the Work. This Project record set of drawings and specifications shall be updated daily as the Project progresses and shall be made available to the Owner and Architect for inspection at all times. Upon final completion of the Work and before final payment, this Project record set of drawings and specifications shall be delivered to the Architect or the Owner.

GC-8.00 SHOP DRAWINGS AND SAMPLES

8.01 Shop Drawings. “Shop drawings” are drawings, diagrams, illustrations, schedules, performance charts, brochures, manufacturer’s literature, and other data that are prepared by the Contractor or any subcontractor, manufacturer, supplier, or distributor, and that illustrate some portion of the Work.

8.02 Samples. “Samples” are physical examples furnished by the Contractor to the Owner and/or Architect to illustrate materials, finishes, equipment, or workmanship, and to establish standards by which the Work will be judged.

8.03 Contractor’s Obligations. The Contractor shall require each subcontractor to prepare, stamp with its approval, and submit to the Contractor with reasonable promptness and in orderly sequence so as to cause no delay in the Work or in the Work of any other subcontractor, all shop drawings and samples of all shop fabricated items and of all matters required by the Contract Documents. Shop drawings and samples shall properly identify specified items. At the time of submission, the subcontractor shall inform the Contractor and the Architect and/or Owner in writing of any deviation in the shop drawings or samples from the requirements of the Contract Documents. Substitutions will be allowed only in accordance with the provisions of GC-35.00 below.

a. The Contractor shall also require each subcontractor to prepare and transmit sufficient copies of all shop drawings that are specially drawn for the Project, including detailed fabrication and erection drawings, setting drawings, diagrammatic drawings, material schedules, and samples to the Contractor to meet the Project construction schedule and the subcontractors’ contract schedule, or shall present, in writing, valid reasons for any delay.

b. All shop drawings for all equipment in a given system shall be submitted at one time, each complete set in a separate brochure. Complete maintenance/warranty data are to be submitted to the Contractor and Architect and/or Owner for review and for submission to the Owner at the completion of the Work and prior to final settlement.

c. Each sheet of shop drawings shall identify the Project, subcontractor, and fabricator or manufacturer, and the date of the drawings. All shop drawings shall be numbered in sequence and each sheet shall indicate the total number of sheets in the set.

d. The shop drawings shall indicate types, gauges, and finish of all materials. Where a shop coat of paint is required, its brand name, manufacturer’s

identification number, and type shall be indicated. Sufficient data in each set of shop drawings shall be included to permit a detailed study of the system submitted and its conformance to the Contract Documents and design intent.

e. The Contractor shall review, approve, stamp, and then submit the copies, prints of shop drawings, and samples to the Architect and/or Owner for approval, with copies to the Owner. After review, the Architect and/or Owner shall have prints made for its own use and shall then return .pdf files to the Contractor with the Architect's and/or Owner's appropriate comments. Those returned for correction shall be corrected and resubmitted (when directed). Upon receiving the approved .pdf sets from the Architect and/or Owner, the Contractor shall distribute same to appropriate subcontractors, fabricators, manufacturers, and suppliers who require them for coordination of their Work.

8.04 Verification. By approving and submitting shop drawings and samples, the Contractor thereby represents that it has determined and verified all field measurements, field construction criteria, dimensions, elevations, quantities, materials, catalog numbers, and similar data, as shown on the drawings and specifications furnished by the Architect and/or Owner, or will do so, and that it has checked and coordinated each shop drawing and sample with the requirements of the Work and of the Contract Documents.

8.05 Architect/Owner Review. The Architect and/or Owner shall review and approve shop drawings and samples with reasonable promptness so as to cause no delay, but only for conformance with the design concept of the Project and with the information given in the Contract Documents. The Architect's and/or Owner's approval of a separate item shall not indicate approval of any assembly in which the item functions. Upon the final completion of the Work, the Contractor shall furnish to the Architect and/or Owner two corrected copies of all shop or setting drawings showing the as-built condition of the Work. After review, one of these copies should be delivered to the Owner.

8.06 Corrections. The Contractor shall make any corrections required by the Architect and/or Owner and shall resubmit the required number of corrected copies of shop drawings or new samples until approved by the Architect and/or Owner. The Contractor shall direct specific attention in a separate writing or on resubmitted shop drawings to revisions other than the corrections requested by the Architect and/or Owner on previous submissions.

8.07 Contractor's Responsibility. The Architect's and/or Owner's approval of shop drawings or samples shall not relieve the Contractor of responsibility for any deviation from the requirements of the Contract Documents unless the Contractor has informed the Architect and/or Owner in writing of such deviation at the time of submittal and the Architect and/or Owner has given written approval of the specific deviation. The Architect's and/or Owner's approval shall also not relieve the Contractor from responsibility for errors or omissions in the shop drawings or samples.

8.08 Architect Approval Required. No portion of the Work requiring the submission of a shop drawing or sample shall be commenced until such submittal has been approved in writing by the Architect and/or Owner. All such portions of the Work shall be in accordance with approved shop drawings and samples. All material finishes and samples

shall be approved at one time. The Contractor shall submit all items requiring approval of finishes, color, material, etc., with sufficient lead time to allow simultaneous consideration and preparation of complete finish color schedule. No approvals of single items shall be considered.

GC-9.00 MATERIALS, LABOR, FACILITIES, AND STORAGE

9.01 Contractor's Responsibility. Unless otherwise agreed in writing, the Contractor shall provide and pay for all materials, labor, tools, equipment, machinery, transportation, and other facilities necessary for the proper execution and completion of the Work. The Contractor shall provide and pay for all the temporary facilities required to supply all the power, light, water, and heat needed by it and its subcontractors for their Work and shall install and maintain all such facilities in such manner as to protect the public and workers and to conform with any applicable laws and regulations. If temporary heat and/or protection is required for the expeditious prosecution of the Work and before the permanent heating apparatus is available for use, the temporary heating apparatus shall be installed and operated in such a manner that the finish Work and/or construction will not be damaged thereby. Unless otherwise specified, the Contractor shall pay for all the power, light, and water used by it and its subcontractors, without regard to whether such items are metered by temporary or permanent meters. The cutoff date on permanent meters shall be either the agreed date of full occupancy by the Owner or the date of final acceptance of the Project, whichever shall be the earlier date. Upon completion of the Work, the Contractor shall remove all such temporary facilities from the Project site.

9.02 Materials. Unless otherwise specified, all materials shall be new and both workmanship and materials shall be of the highest quality. The Contractor shall furnish satisfactory evidence to the Owner as to the kind and quality of materials. Samples shall be furnished, when specified, and the Work shall be in accordance with those samples that have been approved.

9.03 Toilet Facilities. The Contractor shall provide and maintain, in a neat and sanitary condition, adequate temporary toilet facilities for the use of any and all employees engaged on the Work, in strict compliance with the requirements of all applicable codes, regulations, laws, and ordinances. In no event may present toilet facilities of any existing building at the site of the Work be used by employees of the Contractor or its subcontractors. Upon final completion of the Work, the Contractor shall remove all such temporary facilities from the site and disinfect the premises.

9.04 Facilities and Storage. The Contractor shall provide suitable temporary facilities and quarters for workers, as needed, and shall maintain on premises water-tight storage sheds or tool houses for storage of building materials and tools that could be damaged by weather. The Contractor shall allow space for the erection of sheds and provide similar facilities for storage by subcontractors of their materials and tools. Storage of materials shall be confined to the site. These facilities or quarters shall further provide for protection against theft and damage of building materials and tools. Upon final completion of the Work, the Contractor shall remove all such temporary facilities from the site.

9.05 Office Space. The Contractor shall provide adequate, weatherproofed, heated and well-lighted office space at the site of the Work, for use by the Architect, the Owner and their representatives.

9.06 Quality and Location of Facilities. All of the foregoing facilities shall be of a quality and placed in locations acceptable to the Architect, if any, and the Owner.

GC-10.00 EMPLOYEES

10.01 Qualifications. The Contractor and its subcontractors shall at all times enforce strict discipline and good order among their employees, and shall not employ any persons on the Project considered by the Architect or the Owner to be unfit or not skilled in the work assigned to them. The Owner may require that the Contractor immediately remove from the construction site any employee of Contractor that the Owner or on-site school district personnel deem to be incompetent, careless, or otherwise objectionable. The Contractor shall also keep its employees and those of its subcontractors from socializing on the Project site before and after working hours and from fraternizing at any time with staff, students, parents, and other persons who are at the school or the Project site.

10.02 Drug-Free Zone and Tobacco-Free Zone. Gilpin County School District RE-1 properties are drug-free zones and tobacco-free zones. In furtherance of this standard, the Contractor shall establish and maintain a safe and efficient work environment for all its employees, free from the effects of alcohol, controlled substances, and illicit drugs. The use of tobacco products on school grounds is prohibited. The manufacture, distribution, dispensing, possession, or use of alcohol, controlled substances, and illicit drugs is prohibited on or adjacent to the Project site and all of the Owner's other property at all times. Illicit drug use is the use of illegal drugs and the abuse of alcohol and other drugs, including anabolic steroids. Controlled substances are drugs specifically identified and regulated under state and/or federal law and include but are not limited to opiates, narcotics, cocaine, amphetamines and other stimulants, depressants, hallucinogenic substances, and marijuana. The Contractor shall strictly enforce this prohibition among its own employees and its subcontractors and their employees. The Contractor and subcontractors shall require all of their employees to undergo drug and alcohol testing if an employee is involved in an accident on the Project site that may have been caused by human error that could be drug- or alcohol-related, or when a supervisor has reasonable suspicion or notice that an employee shows signs of possible intoxication, use, or being under the influence of drugs, alcohol, or controlled substances. Employees who violate these prohibitions shall be subject to disciplinary action by their employers up to and including termination, and may be denied access to the Project site. Violation of this provision shall also constitute sufficient grounds for termination of the Contract or any subcontract by the Owner and payment by Contractor of any damages or penalties to the Owner.

10.03 Equal Employment. During the performance of this Contract, the Contractor agrees not to discriminate against any employee or applicant for employment because of religion, race, creed, color, sex, sexual orientation, national origin, disability, age or other protected status. The Contractor shall take affirmative action to ensure that applicants are

employed, and that employees are treated during employment, without regard to their religion, race, creed, color, sex, sexual orientation, national origin, disability, age or other legally protected status. Such action shall include, but not be limited to, employment, promotion, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices setting forth the provisions of this nondiscrimination clause. The Contractor shall state, in all solicitations or advertisements for employees placed by or on behalf of the Contractor, that all qualified applicants will receive consideration for employment without regard to religion, race, creed, color, sex, sexual orientation, national origin, disability, age or other legally protected status.

10.04 Responsibility for Employees. The Contractor shall be responsible to the Owner for the acts and omissions of all its agents and employees. The Contractor shall also be responsible for the acts and omissions of all its subcontractors and their agents and employees, and all other persons acting on behalf of the Contractor or subcontractors as set forth herein.

10.05 Illegal Aliens. The Contractor certifies that it shall comply with the provisions of C.R.S. § 8-17.5-101 *et seq.* The Contractor shall not knowingly (i) employ or contract with an illegal alien to perform Work under the Contract Documents, (ii) enter into a contract with a subcontractor that knowingly employs or contracts with an illegal alien to perform Work under this Construction Agreement, or (iii) enter into a contract with a subcontractor that fails to contain a certification to the Contractor that the subcontractor shall not knowingly employ or contract with an illegal alien to perform Work under this Construction Agreement.

10.06 Compliance with District Policies. In addition to those responsibilities described in Section 10.02 above, the Contractor shall ensure that its laborers and employees fully comply with all Owner policies and regulations, including those prohibiting possession of any dangerous weapon, including a pocket knife, that is not directly used as a tool for the work in progress, is not allowed on the school/construction site. Contractor shall at all times strictly enforce this prohibition among its own employees, agents or subcontractors and their employees, agents or subcontractors.

10.07 Removal of Employee. Removal of a specific person(s) from a project as a result of any condition mentioned above will not relieve the Contractor from timely performance of work completion and will not be considered grounds for a request for additional funds or time extension to complete the Project.

GC-11.00 ROYALTIES AND PATENTS

The Contractor shall pay all royalties and license fees. The Contractor's work product, including without limitation, Contractor's notes, memoranda, photographs, spreadsheets, data, designs, plans, drawings, submittals, redlines and revisions made thereto, and any other documents produced throughout the Project (collectively "Work Product"), shall be delivered to the Owner within the time frame(s) contemplated by the Construction Agreement or at the latest upon the date of final completion or termination of

the Contract, shall become the property of the Owner, and may be used by the Owner for any purpose. The Contractor shall defend all suits or claims for infringement of any alleged patent rights, copyright, or trade secrets arising out of Owner's ownership or use of Contractor's Work Product and shall indemnify and hold harmless the Owner from any and all liability or loss on account thereof and shall pay any judgments or fees resulting therefrom, including, but not limited to, royalties, license fees, and attorneys' fees. If the Contractor has information that the process or article specified involves the infringement of a patent, it shall be responsible for any and all liability or loss resulting therefrom unless it promptly furnishes such information to the Architect and/or Owner in writing.

GC-12.00 SURVEYS, PERMITS, LAWS, REGULATIONS, AND TAXES

12.01 Surveys. As provided by the Owner, the Contractor shall obtain from the Architect and/or Owner a copy of all surveys describing property lines, elevation benchmarks, physical characteristics, and utility locations.

12.02 Permits and Licenses. All permits, governmental fees, and licenses necessary for the proper execution and completion of the Work shall be secured and paid for by the Contractor. Easements for permanent structures or permanent changes in existing facilities shall be secured and paid for by the Owner, unless otherwise specified in writing. The Owner is generally exempt from paying any fee for any building permit issued by any building departments or agencies located in Gilpin County, State of Colorado, and the Contractor shall see that no building permit fee is paid. However, the Contractor shall secure such permit from the proper governmental agency if requested by the Owner, in which case the cost of any such fee shall be verified and paid by the Owner. The Owner shall negotiate and provide for all electrical, gas, water, and sewer mains for the Contractor's connections. The Contractor shall arrange with the utility company for actual connection, make necessary connections, and pay for all associated inspection fees and permits as required by any government agency. In addition, the Contractor shall furnish all material and items required to complete all connections. The Contractor shall call for all inspections on a timely basis by any agency having jurisdiction over the Work.

12.03 Laws and Regulations. The Contractor shall give all notices and comply with all laws, ordinances, rules, and regulations bearing on the conduct of the Work as drawn and specified. If the Contractor observes that the drawings and specifications are at variance therewith, it shall promptly notify the Architect and/or Owner in writing, and any necessary adjustments shall be made as provided in the Contract for changes in the Work. If the Contractor performs any Work knowing it to be contrary to such laws, ordinances, rules, or regulations without giving the required notice to the Architect and/or Owner and receiving a written directive to proceed, it shall bear all costs arising therefrom and to correct and/or remedy same.

GC-13.00 BENCHMARKS, MONUMENTS, STAKES, AND MEASUREMENTS

13.01 Benchmarks. The Contractor shall properly stake out the Work and provide and rigidly set benchmarks and batter boards as necessary for the proper performance of the Work. The Contractor shall remain responsible for their maintenance and their accuracy. A permanent benchmark, approved as to location and type by the Architect

and/or Owner, from which all grades are to be taken, shall be established near the site of the Work by the Contractor. From this benchmark the Contractor shall ascertain all grades and levels to Project buildings as needed. The Contract Documents shall include all necessary information to establish the benchmark.

13.02 Preservation of Monuments and Stakes. The Contractor shall carefully preserve all monuments, benchmarks, property markers, reference points, and stakes. In case of the destruction thereof, the Contractor shall be charged with the expense of replacement and shall be responsible for any mistake or loss of time that may be caused. Permanent monuments and/or benchmarks that must be removed or disturbed shall be protected until properly referenced for relocation. The Contractor shall furnish all materials, labor and assistance for the proper replacement of such monuments and benchmarks.

13.03 Measurements. Before ordering any material or performing any Work, the Contractor shall verify all measurements on the Project and shall be responsible for the accuracy of same. No extra charge or compensation shall be allowed because of any difference between actual dimensions and the measurements indicated in the drawings or specifications. Any discrepancies shall be submitted to the Architect and Owner for consideration before proceeding with the Work.

GC-14.00 PROTECTION OF PERSONS, WORK AND PROPERTY

14.01 Building Exits and Barricades. During the course of construction, the Contractor shall keep all required building exits free and unimpeded. Such exits shall not be closed at any time for any reason while the building is occupied or at any time when the building is unoccupied, except after written approval is given by the Owner and proper warning and directional signs are posted. Barricades shall be erected so that traffic is separated and protected from the construction.

14.02 Precautions. The Contractor shall take all necessary precautions to ensure the safety of all employees and other persons on the Project or who may be affected by the Contractor's Work thereon. The Contractor shall also take all necessary precautions to protect the Work and all temporary facilities, as well as materials, tools, and equipment incorporated therein or to be incorporated therein from damage or destruction, whether in storage on or off the Project site and whether in the custody or control of the Contractor or any of its subcontractors. The Contractor shall also take all necessary precautions to protect all property at the Project site and adjacent thereto not designated for removal, relocation or replacement, including trees, shrubs, lawns, walks, pavements, roadways, structures, and utilities.

14.03 OSHA Compliance. The Contractor shall comply with all applicable provisions of the Occupational Safety and Health Administration ("OSHA") and all laws, ordinances, rules, regulations, and orders of all governmental agencies or authorities having jurisdiction to protect the safety of employees and/or other persons who may be affected by the Work. The Contractor shall erect and maintain all necessary safeguards to protect workers on the Project site and the owners and users of adjacent property, and shall post danger signs and other warnings against hazards created by the Work including

but not limited to protruding nails, hoists, well holes, elevator shafts, hatchways, scaffolding, window openings, stairways, excavations, and falling materials. The Contractor shall designate a responsible employee at the Project site as a safety officer to ensure the Contractor's compliance with this section. Said employee shall be the Contractor's superintendent unless otherwise designated in writing by the Contractor to the Owner and the Architect and/or Owner.

14.04 Contractor's Liability. The Contractor shall be liable for all injury, damage or loss to any person or property caused in whole or in part by the Contractor, any of its subcontractors, or any person employed by or under the direction of the Contractor or any of its subcontractors. To the extent possible and unless otherwise directed by the Owner and/or Architect, the Contractor shall promptly repair, pay for or otherwise remedy any such injury, damage or loss and shall indemnify and hold harmless the Owner against any and all liability, claims, damages, losses and expenses arising therefrom. The terms of this section shall not apply in the case of injury, damage or loss proximately caused by the acts or omissions of the Owner and/or Architect and not attributable to any fault or negligence of the Contractor.

14.05 Emergencies. In the event of an emergency that threatens the safety or life of any person or threatens to damage or destroy the Project and/or any Work, materials, equipment or property thereon or to be used thereon, the Contractor shall act at its discretion to prevent such injury, death, damage or destruction. The Contractor shall immediately notify the Owner and Architect in writing of any such emergency and any action taken by the Contractor in response thereto. Any compensation due the Contractor for such emergency action shall be determined by agreement of the Contractor, Owner and Architect, and an appropriate Change Order shall be issued therefor.

GC-15.00 ACCESS TO WORK

15.01 Access. The Architect, the Owner, and their representatives shall at all times have access to the Work wherever it is in preparation or progress, and the Contractor shall provide proper facilities for such access so that the Architect and/or Owner may perform its functions under the Contract Documents.

15.02 Inspection. If the specifications, the Architect's and/or Owner's instructions, laws, ordinances, or any public authority require any Work to be specially tested or approved, the Contractor shall give the Architect and/or Owner timely notice of its readiness for such testing or approval by the Architect and/or Owner or inspection by another authority, and if the inspection is by another authority, of the date fixed for such inspection. All required certificates of inspection shall be secured by the Contractor. If any Work is covered up without approval or consent of the Architect and/or Owner, it must, if required by the Architect and/or Owner, be uncovered for examination at the Contractor's expense.

15.03 Reinspection. Reinspection of questioned Work may be ordered by the Owner, and if so ordered, the Work must be uncovered by the Contractor. If such Work is found to be in accordance with the Contract Documents, the Owner shall pay the cost of

reinspection and replacement. If such Work is found not to be in accordance with the Contract Documents, the Contractor shall pay such cost.

15.04 Testing. Materials incorporated into the Project shall be subject to routine tests as required to ensure their compliance with the specifications. Such tests may include, but shall not necessarily be restricted to, the following: concrete (primary mix design, slump tests, cylinder compressions tests, and air entrainment tests); steel (tensile tests); welds (field inspection and x-ray examination); soils (sub-soil investigation, physical analysis, and compaction tests); asphalt pavement (physical analysis and compaction tests); and roofing samples cut from in-place built-up roof. Any other basic materials for which standard laboratory test procedures have been established may also be included if doubt as to their quality should arise. Any testing contemplated by this section shall be done at the discretion of the Owner, who shall bear all costs, unless otherwise provided in the Contract Documents. The Contractor shall be held responsible for providing samples of sufficient size for test purposes and for cooperating with the Owner or its representative in obtaining and preparing samples for tests. All tests shall be in accordance with standard test procedures and shall be performed by persons or firms selected by the Owner.

GC-16.00 CONTRACTOR'S SUPERINTENDENCE AND SUPERVISION

16.01 Superintendent. During the progress of the Work, the Contractor shall ensure that a competent superintendent and any necessary assistants, all satisfactory to the Architect and the Owner, are on the Project site at all times while Work is in progress. The superintendent shall not be changed by the Contractor except with the written consent of the Architect and the Owner, unless the superintendent ceases to be in the Contractor's employ. The superintendent shall represent the Contractor on the Project and all directions given to him/her shall be as binding as if given to the Contractor. The Architect and the Owner shall not be responsible for the acts or omissions of the superintendent or his/her assistants.

16.02 Supervision. The Contractor shall provide full-time, qualified, and efficient supervision of the Work, using competent skill and attention. The Contractor is responsible for determining and supervising all temporary and permanent erection and construction sequences, techniques, means, or methods. The Contractor shall direct, schedule, coordinate the Work to ensure that all parts fit together properly and in accordance with the Contract Documents. The Contractor shall carefully study and compare all Contract Documents and other instructions and shall at once report to the Architect and the Owner any error, inconsistency, or omission that Contractor may discover.

16.03 Additional Supervision Duties. The Contractor shall see that the Work is carried out in accordance with the Contract Documents and in a thorough and first-class manner in every respect. The Contractor shall provide engineering, surveying, and coordination to accurately establish all lines, levels, and marks necessary to facilitate the operations of all parties involved in the Contractor's Work. The Contractor shall lay out the Work in a manner satisfactory to the Architect and/or Owner, making permanent records of all lines and levels required for excavation, grading, and foundations, and for all other parts of the Work. The Contractor shall be responsible for the commencement and the proper completion of the various stages and sequences of construction.

GC-17.00 CHANGES IN THE WORK

17.01 Change Orders. The Owner, without invalidating the Agreement, may order changes in the Work within the general scope of the Project consisting of additions, deletions, or other revisions. Under such circumstances, the Contract Price, if established, and the Contract Time Schedule shall be adjusted accordingly. All such changes in the Work shall be authorized by Change Order. No Change Order or other form of order or directive by the Owner and/or Architect requiring additional compensable Work to be performed, which causes the aggregate amount payable under the Contract Documents to exceed the amount appropriated for the original Agreement, shall be issued unless the Contractor is given written assurance by the Owner that lawful appropriations to cover the costs of the additional Work have been made. Any claim of the Contractor for adjustment under this section must be asserted in writing within ten (10) days from the date of the Contractor's receipt of the Change Order.

17.02 Minor Changes. The Architect and/or Owner shall have authority to order minor changes in the Work not involving an adjustment in the Contract Price or an extension of the Contract Time Schedule and not inconsistent with the intent of the Contract Documents. Such changes may be effected by field order or by other written order. Such changes shall be binding on the Owner and the Contractor. In any emergency affecting the safety of persons or property, the Contractor shall act, at his discretion, to prevent threatened damage, injury or loss. Any additional compensation or extension of time claimed by the Contractor on account of emergency work shall be determined as provided in this Article.

17.03 Price Differential. The cost or credit resulting from a change in the Work shall be determined in one or more of the following ways:

a. By estimate, with a detailed cost breakdown as set forth in GC-17.03(c) below, and acceptance in a lump sum, with a maximum combined markup to the Owner, for the Contractor and all affected subcontractors, not to exceed a total of fifteen percent (15%).

b. By unit prices named in the Contract or subsequently agreed upon by Contractor and Owner.

c. If the parties are unable to agree on one of the above methods, then the amount shall be determined by force account under the following formula:

i. The actual cost of all direct labor performed (including foremen employed continuously on the Work, but not the salary, or any part thereof, of the Contractor's superintendent) and the actual materials furnished for and used in such Work, less all available cash, trade, or other discounts.

ii. Rental for the use of such items of equipment as have an individual value in excess of One Thousand Dollars (\$1,000); provided, however, that the amount of such rental charge and the length of time and probable cost of the use of such equipment shall have been authorized in writing by the Owner.

iii. All proportionate sums paid for royalties, permits, and inspection fees.

iv. All proportionate premiums for public liability insurance, workers' compensation, and other proper and necessary insurance, as well as all applicable payroll taxes.

v. Either a predetermined lump sum; fixed fee; or a fee of fifteen percent (15%), which fee shall be applied to the total of GC-17.03(c)(i), GC-17.03(c)(ii) and GC-17.03(c)(iii) only, and shall constitute full compensation to the Contractor and all its subcontractors for all costs and expenses, including all overhead and profit, which are not otherwise enumerated in this GC-17.03(c).

vi. The Contractor shall keep and present, in such manner as the Owner may direct, an accurate accounting of all the fees and costs described in this GC-17.03(c), together with all supporting vouchers and other documentation, all subject to audit by the Owner.

GC-18.00 CLAIMS FOR EXTRA COST OR ADDITIONAL TIME

18.01 Claims for Extra Cost or Time. If the Contractor claims that any instructions by drawings or otherwise, after the date of the Construction Agreement, involve extra costs under this Contract that were not included in the original bid, or require an extension in the construction schedule, the Contractor shall give the Owner and the Architect written notice thereof no later than ten (10) days after the receipt of such instructions, and in any event before proceeding to execute the Work, except in an emergency endangering life or property, and the procedure shall then be as provided for changes in the Work. No such claim shall be valid unless so made. Any change in the Contract amount or construction schedule must be authorized by Change Order.

18.02 Delays and Extensions of Time. If the Contractor is delayed at any time in the progress of the Work by the negligence or other improper act of the Owner or the Architect, or by any employee of either, or by any separate contractor employed by the Owner, or by changes ordered in the Work, or by any other cause that the Owner determines may justify the delay, then the completion date shall be extended by Change Order for such reasonable time as the Owner may determine.

a. Extension of the Contract completion time will be considered for delays due to weather conditions only when such conditions have had a material, adverse impact upon the critical path of the construction schedule, are more severe and extended than those reflected by the ten (10) year average for the month as evidenced by climatological data, U.S. Department of Commerce, for the area where the Project is located, and only if a request for such an extension of time is received within seven (7) days of the first date of each delay. Extensions of time due to weather or other allowable reasons will be granted on the basis of 1.4 calendar days' credit for every working day lost with each separate extension figured to the nearest whole calendar day.

b. All Contractor requests for extension of time shall be subject to the Owner's approval and shall be made in writing to the Owner no more than seven (7) days after the occurrence causing the delay; otherwise they shall be deemed waived. Any request for extension of time for a change in the Work or for any occurrence allegedly causing a delay as provided for herein must be substantiated by demonstrating the effect of the change or occurrence on the critical path of the construction schedule.

c. If no schedule or agreement is made stating the dates upon which written interpretations or detail drawings shall be furnished, then no claim for delay shall be allowed on account of failure to furnish such interpretations or detail drawings until fifteen (15) days after demand is made for them, and then only if such claim is reasonable.

d. Should the time for completion of the Contract be extended, the Owner reserves the right to occupy any part of the structure upon written notice to the Contractor from the Architect and/or the Owner, but only after the Architect and/or Owner has made a thorough inspection, accompanied by the Contractor's superintendent, to note any defects in workmanship or materials that are the responsibility of the Contractor. Such inspection shall not be deemed to modify any other Contract requirements or provisions relating to observations, inspections or acceptance of the Work. Any such partial occupancy shall not be deemed a waiver of any provision for liquidated damages for delay in final completion.

e. When the whole or a portion of the Work is suspended for any reason, the Contractor shall properly cover over, secure, and protect all Work as may be susceptible to damage in the absence of such action.

18.03 Article Not Exclusive. This GC-18.00 does not exclude the recovery of damages by the Owner for delay under other provisions of the Contract Documents.

GC-19.00 CHANGED CONDITIONS

The Contractor shall promptly, and before such conditions are disturbed, notify the Owner and the Architect in writing of: (1) sub-surface or latent physical conditions at the Project site differing materially from those indicated in the Contract Documents, or (2) unknown physical conditions at the Project site, of an unusual nature, differing materially from those ordinarily encountered and generally recognized as inherent in Work of the character provided for in the Contract Documents. The Owner and the Architect shall promptly investigate the conditions, and if the Owner finds that such conditions do so materially differ and cause an increase or decrease in the cost of or the time required for performance of the Work, an equitable adjustment shall be made and the Contract modified in writing accordingly. Any claim of the Contractor for adjustment hereunder shall not be allowed unless it has given notice as required.

GC-20.00 CORRECTION OF WORK

20.01 Correction of Work Before and After Completion. The Architect or Owner has the authority to reject Work that is defective or otherwise does not conform to the Contract Documents. The Contractor, following written demand, shall promptly correct all Work rejected by the Architect or Owner as defective or as otherwise failing to conform to the Contract Documents, whether observed before or after the date of final completion and whether or not fabricated, installed, or completed. The Contractor shall bear all costs of correcting such rejected Work, including the cost of the Architect's and/or Owner's consultant's additional services necessitated thereby. If the Contractor proceeds to build in or cover the item that has been rejected, the Contractor shall be totally responsible for the cost of removal and replacement of said item and removal and replacement of all necessary Work surrounding or covering the item.

20.02 Tests to Determine Conformance. Whenever in the opinion of the Architect and/or the Owner tests are essential to assure the professional evaluation of the Work that is subject to being rejected or condemned, the necessary number of tests shall be performed by consultants designated by the Owner. The recommendation of such consultants shall be final and all parties to the Contract shall comply with the methods and extent of the corrections submitted in writing to the Owner and the Architect by such consultants. The cost of the tests shall become the Contractor's responsibility when corrections of any nature are recommended by the consultant to the investigated Work; otherwise, the Owner shall pay for all tests performed. Should such special testing, inspection, or approval be caused by the Contractor's failure to follow the requirements of the Contract Documents or required tests under GC-15.04 indicating conditions not in conformance with the Contract Documents, the costs of such additional testing, inspection, or approval shall be borne by the Contractor, regardless of the results.

20.03 Removal of Rejected Work. The Contractor shall promptly remove from the Project site all Work rejected by the Architect and/or Owner as failing to conform to the Contract Documents, whether or not the Work is physically incorporated. Thereafter, the Contractor shall promptly replace and re-execute such Work in accordance with the Contract Documents and without expense to the Owner. The Contractor shall further bear the expense of making good all Work of other contractors and/or subcontractors destroyed or damaged by such removal or replacement, and shall bear the expense of making good all of its Work and the Work of its subcontractors found to be defective by such removal or replacement. If the Contractor does not remove such rejected Work within a reasonable time, fixed by written notice from the Owner or from the Owner through the Architect, the Owner may remove it and may store the material at the expense of the Contractor. If the Contractor does not pay the expenses of such removal and storage within ten (10) days' time thereafter, the Owner may, upon ten (10) days' written notice, sell such materials at auction or at private sale. In such case, the Owner shall account to the Contractor for the net proceeds thereof, after deducting all the costs and expenses that should have been borne by the Contractor, including compensation for additional Architect or consultant services. If the net proceeds of sale do not cover all costs that the Contractor should have borne, the difference shall be charged to the Contractor and an appropriate Change Order shall be issued. If the payments then or thereafter due the Contractor are not sufficient to cover such amount, the Contractor shall pay the difference to the Owner. In addition, the Owner shall have any other remedies that may be available to it.

20.04 Correction of Work After Final Payment. Neither the final estimate or payment, nor any provision in the Contract Documents, shall relieve the Contractor of responsibility for faulty materials or workmanship and, unless otherwise specified, the Contractor shall remedy any defects due thereto and pay for any damage to other Work or property resulting therefrom, which appear within a period of two (2) years from the date of final completion and acceptance. This warranty shall be in addition to and not in lieu of all other remedies available to the Owner.

20.05 Failure to Correct the Work. If the Contractor fails to correct defective or nonconforming Work, the Owner may correct it and otherwise proceed against the Contractor for the cost thereof in accordance with the provisions of these General Conditions.

20.06 Deductions for Uncorrected Work. If the Owner deems it inexpedient to correct Work that has been damaged, is defective or has not been done in accordance with the Contract Documents, then an appropriate deduction from the contract price shall be made and reflected by a Change Order or, if the amount is determined after final payment, it shall be paid by the Contractor.

20.07 Additional Obligations. The obligations of the Contractor to correct the Work shall be in addition to, and not in lieu of, any other obligations imposed upon it by law, special guarantees, warranties, or other rights of the Owner.

GC-21.00 OWNER'S RIGHT TO CARRY OUT WORK

If the Contractor should neglect to prosecute the Work properly or fail to perform any requirement of the Contract Documents, the Owner, after three (3) working days' written notice to the Contractor, may, without prejudice to any other remedy it may have, make good such deficiencies and may deduct the reasonable cost thereof from the payment then or thereafter due the Contractor. In the event such Work is performed by the Owner, the Owner's employees, or by persons other than the Contractor at the Owner's request, the Owner shall not be liable to the Contractor for inconvenience expense or subsequent cost of removal of such Work. The amount to be deducted as the cost of doing the Work shall include the cost of the Architect's additional services made necessary by such default. If the payments then or thereafter due the Contractor are not sufficient to cover such amount, the Contractor shall pay the difference to the Owner.

GC-22.00 OWNER'S RIGHT TO TERMINATE CONTRACT

22.01 Termination for Cause. If the Contractor should be adjudged bankrupt; or if it should make a general assignment for the benefit of its creditors without approval of the Owner; or if a receiver should be appointed on account of its insolvency; or if it should refuse or should fail, except in cases for which extension of time is provided, to supply enough properly skilled workers, competent supervision and superintendence of the Work, proper materials, or competent management of the Project; or if it should fail to make prompt payment to subcontractors or for material or labor; or disregard any laws, ordinances, or the instructions of the Architect or Owner; or otherwise be guilty of a material violation of any provision of the Contract Documents; then the Owner, when in its

sole opinion sufficient cause exists to justify such action, may, without prejudice to any other right or remedy and after giving the Contractor, and its surety, if any, seven (7) days' written notice, terminate the employment of the Contractor and take possession of the premises and of all materials, tools, and appliances thereon and finish the Work by whatever method the Owner may deem expedient. In such case the Contractor shall not be entitled to receive any further payment until the Work is finally completed and accepted by the Owner. If the unpaid balance of the Contract amount exceeds the expense of completing the Work, including the cost of additional architectural, engineering, managerial, consultant, and administrative services, such excess shall be paid to the Contractor. If such expense exceeds such unpaid balance, the Contractor shall pay the difference to the Owner and the Owner shall be justified in withholding payment of any unpaid amounts. The expense incurred by the Owner, as herein provided, and the damages incurred through the Contractor's default, shall be determined by the Owner. The Contractor will not be reimbursed for any anticipated profit.

22.02 Termination Without Cause. At any time after mutual execution of the Contract, if conditions arise that in the Owner's opinion make it necessary or advisable to discontinue Work under the Contract Documents, then the Owner may terminate the Contract in whole or in part without cause or fault by the Contractor by giving seven (7) days' written notice to the Contractor. The notice shall specify the date and extent to which the Contract is terminated. Upon any such termination, the Owner shall take possession of the Project site and all or any part of the materials and equipment delivered or en route to the site. In the event of termination without cause under this section, the Contractor shall be equitably paid for all Work properly completed, based upon the approved schedules of values.

GC-23.00 PAYMENT

23.01 Schedule of Values. Progress payments shall be made on the valuation of the Work done. Before any request for payment will be considered, the Contractor shall submit to the Architect and the Owner a complete, itemized schedule of the values of the various parts of the Work, aggregating the total sum of the Contract and separating material costs from other costs. Such schedule shall include as costs the material costs of all subcontractors under the Contractor and the costs of all materials to be taken from the Contractor's or subcontractors' own stocks of material. The schedule of values shall be submitted on forms supplied by the Owner and, if required, supported by such evidence as to its correctness as the Architect and/or the Owner may direct. Each item on the schedule of values shall include its proper share of overhead and profit. The schedule of values shall be used for the estimates and progress payments provided for in these General Conditions. Along with such schedule of values, the Contractor shall submit a schedule of estimated monthly application amounts to be submitted over the course of the Project to assist the Owner in arranging payments.

23.02 Certificates for Payment. No request for payment shall be submitted to the Owner until and unless it has been certified by the Architect, if any. No certificate for a progress payment, nor any progress payment, nor any partial or entire use or occupancy of the Project by the Owner shall constitute any acceptance of any Work not completed in accordance with the Contract Documents.

23.03 Payments to Contractor. Partial payments shall be made as the Work progresses within thirty (30) days after the submittal of the properly prepared request for payment form submitted to and approved by the Architect and Owner. Requests for payment shall be submitted to the Architect or Owner on a regularly established monthly schedule approved by the Owner. The Owner reserves the right to withhold payments at any time regardless of the recommendations of the Architect, if any, or issuance of certificate for payment. The request for payment shall be based on the same items as are shown in the schedule of values itemizing the material used and Work performed for which payment is claimed. In preparing estimates, material delivered and properly stored on the site and preparatory Work done may be taken into consideration. Requests for payment will be submitted to the Owner. The Contractor agrees to cooperate with the Owner in assembling all information necessary to file the form, including without limitation, back-up or supporting documentation. Assuming that the necessary information and documentation are timely submitted by the Contractor and the Architect to the Owner, it is anticipated that payments will be made monthly and within thirty (30) days of the time the application for payment is filed with the Owner. The Contractor shall provide the Owner with a completed federal Form W-9 upon submission of the Contractor's first request for payment.

a. If payments are made on account of materials not incorporated in the Work, but delivered and suitably stored at the Project site or at some other location agreed upon in writing, such payments shall be conditioned upon submission by the Contractor of bills of sale or such other procedures that will establish the Owner's interest, including applicable insurance and transportation to the Project site.

b. Payments shall be made in the full value of the Work performed and material stored, less five percent (5%) of such value which shall be retained until completion and acceptance of all Work unless otherwise agreed by Owner, and less the aggregate of any previous payments. The full contract retainage may be reinstated if the manner of completion of the Work or the progress of the Work do not remain satisfactory to the Owner.

c. Under any contract exceeding One Hundred Fifty Thousand Dollars (\$150,000) pursuant to which sums are withheld to assure satisfactory performance, the Contractor may withdraw the whole or any portion of such sums withheld if the Contractor deposits acceptable securities with the Owner in an amount at all times at least equal to the amount withdrawn. All such withdrawals shall be on the Owner's approved forms and shall require that the acceptable securities be endorsed in favor of the Owner, authorizing the Owner to negotiate the acceptable securities and to receive the payments due.

d. The Contractor warrants and guarantees that title to all Work, materials, and equipment covered by a request for payment, whether incorporated in the Project or not, shall pass to the Owner upon the receipt of such payment by the Contractor, free and clear of all liens, claims, security interests, or encumbrances; and that no Work, materials, or equipment covered by a request for payment shall have been acquired by the Contractor or by any other person performing the Work at the site or furnishing materials and equipment for the Project, subject to an agreement under which an interest therein or

an encumbrance thereon is retained by the seller or otherwise imposed by the Contractor or such other person. This provision shall not be construed as relieving the Contractor from the sole responsibility for all materials and Work upon which payments have been made or the restoration of any damaged Work, or as a waiver of the right of the Owner to require the fulfillment of all the terms of the Contract.

e. After the date of final completion of the Work, final settlement for the Project shall be advertised in accordance with Colorado law.

f. On the date of final settlement, as advertised, and after the Contractor has submitted a written notice to the Owner that no claims have been filed, final payment shall be made in full. Notwithstanding the foregoing, if any unpaid claim for labor, materials, supplies or equipment is filed with the Owner before payment in full of all sums due the Contractor on the final settlement date, the Owner shall withhold from the Contractor sufficient funds, if available, to ensure the payment of such claim, until the same is paid or withdrawn. Such payment or withdrawal shall be evidenced by filing with the Owner a receipt of payment in full or an order authorizing withdrawal signed by the claimant or its duly authorized agent or assignee. Such funds shall ordinarily not be withheld longer than ninety (90) days following the date fixed for final settlement with the Contractor as set forth in the published notice of final settlement, unless an action at law has been commenced within that time to enforce such unpaid claim and a notice of lis pendens has been filed with the Owner. At the expiration of the ninety- (90-) day period, the Owner shall release to the Contractor all funds that are not the subject of such action at law. Notwithstanding the provisions in this section, in the event the Colorado statutory procedure as set forth herein is amended during the term of the Construction Agreement, such amended procedure shall be substituted accordingly.

23.04 Payments Withheld. The Owner may withhold payment or the Architect, if any, may decline to issue a certificate for payment in whole or in part, or the Architect, if any, may withhold or nullify the whole or any part of any certificate previously issued, because of subsequently discovered evidence or subsequent inspections, for such an amount or to such extent as may be necessary in the opinion of either the Owner or the Architect to protect the Owner from loss on account of:

- a. defective Work not remedied;
- b. claims filed or reasonable evidence indicating probable filing of claims;
- c. failure of the Contractor to make payments properly to subcontractors or for material or labor;
- d. a reasonable doubt that the Contract can be completed for the balance then unpaid;
- e. damage to another contractor;

f. failure of the Contractor to perform any portion of the Work in a timely manner or in compliance with any approved schedules; or

g. failure of the Contractor to submit on a timely basis any documentation required by the Contract Documents, including without limitation monthly progress reports, schedule of values, or request for approval of subcontractors.

23.05 Recordkeeping. As further described in GC-60.00, the Contractor shall keep complete and accurate records, accounts and books with regard to all materials, equipment and labor involved in the performance of the Work in accordance with generally accepted accounting principles. The Owner and Architect shall have access to the Contractor's accounting records at all reasonable times, and the Contractor agrees to make any changes to its system of keeping these records as the Owner may reasonably request in writing. All such records shall be preserved and the Owner shall have access to them for six (6) years after final payment to the Contractor.

GC-24.00 CONSTRUCTION SCHEDULE AND PROGRESS REPORTS

24.01 Construction Schedule. The Contractor shall submit, within ten (10) calendar days after the date of the Notice to Proceed in a format acceptable to the Owner, an overall timetable of the construction schedule for the Project. This schedule shall start with the date of the Notice to Proceed, and the completion date shall be a date that will enable the Owner to accept the Work on the date specified in the Construction Agreement. The schedule shall portray fully a timetable representing the various elements in the schedule of values and shall provide for the expeditious and practicable execution of the Work. The time shown between the starting and completion dates of the various elements within the schedule shall represent one hundred percent (100%) completion of each element. Additional detailed schedules of separate elements of the Work may be requested at the Owner's discretion. No request for payment shall be accepted by the Owner until this schedule has been submitted as required herein. This schedule shall be revised from time to time during the course of the Work when the actual progress, in the opinion of the Architect and/or the Owner, varies materially from that previously approved.

24.02 Monthly Progress Reports. The Contractor shall submit monthly progress reports with each request for payment. Basically, these reports shall reflect the Contractor's "Work in place" progress and shall be certified by the Contractor as to the date and contents of such "Work in place" progress report. If requested by the Owner, the monthly progress reports shall also include representative photographs of the actual Work in place. Such reports shall depict progress and percentage of completion, consistent with the values and amounts contained on the counterpart request for payment. The subcontractors shall be supplied copies of the Contractor's approved schedule. These subcontractors shall develop a similar schedule based on their respective Work. Failure to submit an approved schedule or monthly progress report shall be deemed cause to reject requests for payment.

24.03 Scheduling. The Contractor shall schedule all Work so as to reduce to a minimum any disruption in the use of the existing facilities and interruptions of utility service of any type. With the exception of holidays, the school facility is open four days a

week, but access to the south parking lot is allowed seven days a week. Certain portions of the construction may require reasonable closures, but the Work should be performed in stages or sections so as to allow the Owner access to the facility and parking lot while the Work is in progress. During the Project, parking will be limited. As necessary, Contractor shall provide at its cost, equipment and services, including without limitation, traffic flaggers, traffic control devices and signage, and barriers to areas under construction. The Contractor shall plan work in a manner that assures handicap accessible ramps and parking areas are as minimally impacted as possible with at least fifty percent (50%) of those spaces accessible at all times except during any planned closure. If necessary, Contractor may have to erect temporary handicap parking spaces may be identified with temporary signage. Where electrical or mechanical Work performed under this Contract will necessitate interruptions of service to existing facilities, the Contractor shall furnish and install temporary service to such facilities or perform such Work at such times when said existing utilities are not in normal use. The Contractor shall bear the cost of all overtime or inconvenience resulting therefrom.

24.04 Noise Ordinance Violation. The Contractor shall at all times comply with the local noise ordinance requirements relating to the Work. To the extent there are any violations of any applicable noise ordinances imposed on the Owner as a direct or indirect result of the Contractor's Work, then the Contractor shall reimburse the Owner for any sums paid or due and payable by the Owner as a result of such violations. The Owner reserves the right to deduct any expenses incurred by the Owner as a result of any noise ordinance violations by the Contractor from any amount due to the Contractor under this Construction Agreement or, at its option, to collect such sum directly from the Contractor or its surety.

GC-25.00 INSURANCE

25.01 General Terms of Coverage. The Contractor, at its expense, shall procure and maintain in effect at all times throughout the duration of the Project, including the two-year warranty period, all insurance requirements and limits as set forth below. The Contractor shall continue to provide evidence of such coverage to the Owner on an annual basis during the aforementioned period including all of the terms of the insurance and indemnification requirements of this Construction Agreement. All below insurance policies shall include a provision preventing cancellation without thirty (30) days' prior notice by certified mail. Completed certificates of insurance shall be filed with the Owner within ten (10) days after the date of the Notice of Award. Such certificates shall specifically state the inclusion of the coverages and the provisions set forth herein and shall state whether the coverage is "claims made" or "per occurrence".

a. **Workers' Compensation Insurance.** The Contractor shall procure and maintain workers' compensation insurance at its own expense during the term of the Construction Agreement, including occupational disease provisions for all employees per statutory requirements. Such policy shall contain a waiver of subrogation in favor of the Owner. The Contractor shall also require each subcontractor to furnish workers' compensation insurance, including occupational disease provisions for all of the latter's employees, and to the extent not furnished, the Contractor accepts full liability and responsibility for subcontractors' employees. In cases where any class of employees

engaged in hazardous work under this Construction Agreement at the site of the Project is not protected under the Workers' Compensation statute, the Contractor shall provide, and shall cause each subcontractor to provide, adequate and suitable insurance for the protection of employees not otherwise protected.

b. Commercial General Liability Insurance. The Contractor, at its own expense, shall procure and maintain commercial general liability insurance to protect the Contractor from all claims for bodily injury, including death and all claims for destruction of or damage to property, including loss of use therefrom (other than the Work itself), arising out of or in connection with any operations under this Construction Agreement, whether such operations be by the Contractor or by any subcontractor under it or anyone directly or indirectly employed by the Contractor or by a subcontractor. All such insurance shall be written with limits and coverages as specified below and shall be written on an occurrence form:

General Aggregate
\$2,000,000
Products - Completed Operations Aggregate
\$2,000,000
Each Occurrence
\$1,000,000
Personal Injury
\$1,000,000

The following coverages shall be included in the Commercial General Liability Insurance:

1. Per project general aggregate (CG 25 03 or similar).
2. Additional Insured status in favor of the Owner and must include both ONGOING Operations and COMPLETED Operations per CG2010 10/01 and CG 203710/01 or equivalent as permitted by law.
3. The policy shall be endorsed to be **primary and non-contributory** with any insurance maintained by Additional Insureds.
4. A waiver of subrogation in favor of all Additional Insured parties.
5. Personal Injury Liability.
6. Contractual liability coverage to support Contractor's indemnification obligations.
7. Explosion, collapse and underground (xcu).

The following exclusionary endorsements are prohibited in the Commercial General Liability Insurance policy:

1. Damage to Work performed by Subcontract/Vendor (CG 22-94 or similar).

2. Contractual Liability Coverage Exclusion modifying or deleting the definition of an “insured contract” from the unaltered SO CG 0001 1001 policy from (CG 2426 or similar).
3. If applicable to the Work to be performed: Residential or multi-family.
4. If applicable to the Work to be performed: Exterior insulation finish systems.
5. If applicable to the Work to be performed: Subsidence or Earth Movement.

The Contractor shall maintain general liability coverage including Products and Completed Operations insurance, and the Additional Insured with primary and non-contributory coverage as specified in this Agreement for three (3) years after completion of the Project.

c. Comprehensive Automobile Liability Insurance. The Contractor shall maintain comprehensive automobile liability insurance, including coverage for liability arising out of any auto (including owner, hired, and non-owned autos), with a combined single limit of \$1,000,000/person, \$1,000,000/accident, and \$1,000,000/property damage. Such insurance shall include a waiver of subrogation in favor of the Owner.

d. Builder’s Risk Insurance. The Contractor shall purchase and maintain, in a company or companies lawfully authorized to do business in the jurisdiction in which the Project is located, property insurance written on a builder’s risk “all-risk” or equivalent policy form in the amount of the initial contract sum, plus the value of subsequent contract modifications and cost of materials supplied or installed by others, comprising total value for the entire Project at the site on a replacement cost basis without optional deductibles. Such property insurance shall be maintained, unless otherwise provided in the Contract Documents or otherwise agreed in writing by all persons and entities who are beneficiaries of such insurance, until final payment has been made or until no person or entity other than the Owner has an insurable interest in the property, or the Date of Notice specified on the Notice of Acceptance, or whichever is later. This insurance shall include interests of the Owner, the Contractor, subcontractors and subsubcontractors in the Project as named insureds. All associated deductibles shall be the responsibility of the Contractor. Such policy may have a deductible clause but not to exceed ten thousand dollars (\$10,000.00). Property insurance shall be on an “all risk” or equivalent policy form and shall include, without limitation, insurance against the perils of fire (with extended coverage) and physical loss or damage including, without duplication of coverage, theft, vandalism, malicious mischief, collapse, earthquake, flood, windstorm, falsework, testing and startup, temporary buildings and debris removal including demolition occasioned by enforcement of any applicable legal requirements, and shall cover reasonable compensation for Architect’s and Contractor’s services and expenses required as a result of such insured loss. Contractor shall maintain Builders Risk coverage including partial use by Owner. The Contractor shall waive all rights of subrogation as regards the Owner, its officials, officers, agents, board members, and employees, all while acting within the scope and course of their employment for damages caused by fire or other causes of loss to the extent covered by property insurance obtained pursuant to this Section or other property insurance applicable to the Work. The Contractor shall require all subcontractors at any

tier to similarly waive all such rights of subrogation and shall expressly include such a waiver in all subcontracts. Upon request, the amount of such insurance shall be increased to include the cost of any additional work to be done on the Project, or materials or equipment to be incorporated in the Project, under other independent contracts let or to be let. In such event, the Contractor shall be reimbursed for this cost as his or her share of the insurance in the same ratio as the ratio of the insurance represented by such independent contracts let or to be let to the total insurance carried. The Owner shall have the power to adjust and settle any loss. Unless it is agreed otherwise, all monies received shall be applied first on rebuilding or repairing the destroyed or injured work.

e. Pollution Liability Insurance. If Contractor is providing directly or indirectly work with pollution/environmental hazards, the Contractor must provide or cause those conducting the work to provide Pollution Liability Insurance coverage. Pollution Liability policy must include contractual liability coverage. Owner must be included as additional insureds on the policy. The policy limits shall be in the amount of \$1,000,000 with maximum deductible of \$25,000 to be paid by the Subcontractor/Vendor.

25.02 The parties understand and agree that the Owner does not waive or intend to waive any provision of the Contract, including the provisions of this Article; the monetary limitations of the Contract; or any of the rights, immunities, and protections provided by the Colorado Governmental Immunity Act, C.R.S. § 24-10-101 *et seq.*, as from time to time amended, or otherwise available to the Owner.

25.03 Additional Miscellaneous Insurance Provisions. Certificates of insurance and/or insurance policies required under this Agreement shall be subject to the following stipulations and additional requirements:

a. Any and all deductibles or self-insured retentions contained in any insurance policy shall be assumed by and at the sole risk of the Contractor;

b. If any of the said policies shall fail at any time to meet the requirements of the Contract Documents as to form or substance, or if a company issuing any such policy shall be or at any time cease to be approved by the Division of Insurance of the State of Colorado, or be or cease to be in compliance with any stricter requirements of the Contract Documents, the Contractor shall promptly obtain a new policy, submit the same to the Owner for approval if requested, and submit a certificate of insurance as hereinbefore provided. Upon failure of the Contractor to furnish, deliver and maintain such insurance as provided herein, this Agreement, in the sole discretion of the Owner, may be immediately declared suspended, discontinued, or terminated. Failure of the Contractor in obtaining and/or maintaining any required insurance shall not relieve the Contractor from any liability under the Agreement, nor shall the insurance requirements be construed to conflict with the obligations of the Contractor concerning indemnification;

c. All requisite insurance shall be obtained from financially responsible insurance companies, authorized to do business in the State of Colorado and acceptable to the Owner; and

d. Receipt, review or acceptance by the Owner of any insurance policies or certificates of insurance required by this Agreement shall not be construed as a waiver or relieve the Contractor from its obligation to meet the insurance requirements contained in these General Conditions.

GC-26.00 PERFORMANCE AND PAYMENT BONDS

26.01 Required Bonds. The Contractor shall, within ten (10) days from the Notice of Award furnish bonds to the Owner in the full amount of the contract price, covering both the faithful performance of the Contract and the payment of all obligations for labor and materials arising thereunder, on such customary forms as the Owner may prescribe and with such sureties as it may approve. The amount of the bonds shall be increased, if necessary, to reflect approved changes in the Work that result in an increase in the total cost of the Work plus the Contractor's fees. Such bonds shall be duly executed by a qualified surety licensed to do business in the State of Colorado, conditioned upon the true and faithful performance of the Contract, and shall provide that if the Contractor or its subcontractors fail to duly pay for any labor, materials, or other supplies used or consumed by such Contractor or its subcontractors in the performance of the Work contracted to be done, the surety will pay the same in an amount not exceeding the sum specified in the bond, as adjusted by approved Change Orders, and together with interest as provided by law. The performance bond shall additionally guarantee that the Contractor shall remedy any omissions, correct any and all defects, and adjust and make operable all component parts of Work falling under the requirements of the Contract that may be called to the Contractor's attention within a period of twenty-four (24) months following the date of the letter of acceptance.

26.02 Additional Bond Requirements. The premium for all bonds shall be paid by the Contractor and included in the bid price in the bid proposal. The Owner will accept and approve bonds written by sureties legally authorized to write such bonds in the State of Colorado, provided such surety companies are rated in Best's Insurance Guide (latest edition), not lower than A- or have Best's Financial Rating of at least X. If, at any time a surety on such a bond becomes irresponsible or loses its right to do business in the State of Colorado, new bonds shall be provided by an alternate surety licensed to do business in the State and meeting the requirements of this Section 26.00.

GC-27.00 SUBCONTRACTORS

27.01 Subcontractors and Suppliers. The Contractor shall include with its bid proposal, on the forms provided, the names of its subcontractors and suppliers of labor and materials. The Contractor shall, before awarding any subcontracts, reverify to the Owner and Architect in writing on the standard form "Request of Approval of Subcontractors" the names of subcontractors proposed for the Project. Any deviation from the original subcontractor and supplier list shall not be allowed unless justification is submitted in writing to the Owner by the Contractor that the subcontractor or supplier is deemed unfit or unable to perform the specified Work, is unwilling to enter into a subcontract, or is not in compliance with the Contract Documents. The Contractor shall not employ any subcontractors that the Owner or Architect may, within a reasonable time, object to as incompetent, unfit, or otherwise undesirable. Substitutions of subcontractors listed in the

executed proposal form may not be made without written approval of the Owner. If, before or after the execution of the Contract, a change of any subcontractor on such list is required by the Architect or by the Owner prior to the award of the relevant contract, the contract price may be increased or decreased by the difference in cost occasioned by such change and an appropriate Change Order shall be issued.

27.02 Obligations. The Owner shall, on request, furnish to a subcontractor, wherever practicable, evidence of the amounts certified on the subcontractor's account. The Contractor agrees that it is as fully responsible to the Owner for the acts and omissions of its subcontractors and of persons either directly or indirectly employed by them, as it is for the acts and omissions of persons directly employed by it.

27.03 Final Listing. The Contractor, at the conclusion of the Work and before final payment is made, shall furnish to the Owner a listing of the names, contact persons, addresses, and telephone numbers of all subcontractors and material suppliers who furnished labor and materials on the Project, with identification of the services rendered and materials provided.

27.04 No Contractual Relationship. Nothing contained in the Contract Documents shall create any direct contractual relationship between any subcontractor and the Owner.

GC-28.00 RELATIONS OF CONTRACTOR AND SUBCONTRACTOR

28.01 Written Agreement. Unless specifically noted to the contrary in a subcontract approved in writing as adequate by the Owner, the Contractor agrees to bind each of its subcontractors by a written agreement and require in such agreements that every subcontractor be bound by the terms of the Construction Agreement, these General Conditions, any Supplementary General Conditions, and the drawings and specifications as far as applicable to the subcontractor's Work.

28.02 Subcontractors' Agreement. Each subcontractor shall agree:

a. To be bound to the Contractor by the terms of the Construction Agreement, these General Conditions, the Supplementary General Conditions, the drawings and specifications, and any other Contract Documents, and to assume toward the Contractor all the obligations and responsibilities that the Contractor, by those documents, assumes toward the Owner.

b. To preserve and protect the rights of the Owner and the Architect under the Contract with respect to the Work to be performed under the subcontract so that the subcontracting thereof will not prejudice such rights.

c. To perform all Work in accordance with the requirements of the Contract Documents.

d. To submit to the Contractor applications for payment in such reasonable time as to enable the Contractor to apply for payment as specified in the General Conditions.

e. To make all claims for extras, for extensions of time, and for damages for delays or otherwise, to the Contractor in the manner provided in the General Conditions of the Contract and the Supplementary General Conditions for like claims by the Contractor upon the Owner, except that the time for making claims for extra cost is one week.

f. To purchase and maintain for the duration of the Project and completion of the Work and any warranty periods such insurance as required by Contractor in Article GC-25.00.

28.03 Contractor's Agreement. The Contractor agrees:

a. To be bound to the subcontractor by all the obligations that the Owner assumes to the Contractor under the Construction Agreement, these General Conditions, any Supplementary General Conditions, the drawings and specifications, and by all the provisions thereof affording remedies and redress to the Contractor from the Owner.

b. To pay the subcontractor not later than seven (7) calendar days immediately following the payment of each certificate issued under the schedule of values described in these General Conditions, the amount allowed to the Contractor on account of the subcontractor's Work to the extent of the subcontractor's interest therein.

c. To pay the subcontractor, upon the payment certificates, if issued otherwise than as in GC 28.03(b) above, so that at all times the Contractor's total payments shall be as large in proportion to the value of the Work done by it as the total amount certified to the Contractor is to the value of the Work done by the subcontractor.

d. To pay the subcontractor to such extent as may be provided by the Contract Documents or the subcontract, if either of these provides for earlier or larger payments than the above.

e. To pay the subcontractor a just share of any insurance payment received by the Contractor, applicable to Work performed by such subcontractor.

28.04 Verified Documentation. The Owner may require the Contractor to submit verified documentation evidencing that full and timely payments have been made to its subcontractors and suppliers, and/or that legal justification exists for withholding payments. In addition, the Owner may contact the subcontractors and suppliers directly to obtain verification that payments have been made as required by law or the Contract Documents.

28.05 No Obligation. Nothing in this GC-28.00 shall create any obligation on the part of the Owner to pay or to see to the payment of any sums to any subcontractor, nor shall it form the basis for any action by the subcontractor against the Owner on any contractual theories.

28.06 Meeting with Architect/Owner. The Contractor shall arrange for the foreman of each subcontractor (mechanical, electrical, masonry, plastering, painting, etc.)

on the job to meet with the Architect/Owner at the job prior to any Work being started by the subcontractor so that phases of the subcontractor's Work can be thoroughly discussed and the quality of materials and workmanship expected can be completely understood and agreed upon.

GC-29.00 ARCHITECT'S STATUS AND OBSERVATIONS/INSPECTIONS

29.01 Authority. The Architect, if there is one, shall be the Owner's representative during construction and until the expiration of the warranty period. The Architect, if any, shall have authority to act on behalf of the Owner only to the extent expressly provided in the Contract Documents or otherwise in writing. The Architect, with written approval of the Owner, shall have authority to stop the Work whenever such stoppage may be reasonably necessary in its opinion to ensure the proper execution of the Contract.

29.02 Decisions. The Architect and/or the Owner shall be, in the first instance, the interpreter of the conditions of the Contract and the judge of its performance, although the Owner shall retain the final authority in decisions regarding such matters. The Architect, if any, shall, within a reasonable time, make recommendations on all claims of the Contractor and on all other matters relating to the execution and progress of the Work. All such decisions shall be subject to review by the Owner. If there is one on the Project, the Architect's decisions in matters relating to artistic effect, after consultation with the Owner, shall be final, if within the terms of the Contract Documents.

29.03 Observations/Inspections. The Contractor shall provide timely notice to the Architect or Owner when inspections are desirable or required by the terms of the Contract Documents or the Architect's Agreement with the Owner. Such notice shall be given in order to allow for the following reviews and observations/inspections, among others:

- a. Reviewing and approving shop drawings, samples and other submissions for conformance with the design concept of the Project and for compliance with the information given in the Contract Documents.
- b. Inspection of load-bearing surfaces or excavations before footings are poured.
- c. Inspection of reinforcing steel after installation and before concrete is poured.
- d. Inspection of structural and architectural concrete before, during, and after pouring.
- e. Evaluation of all laboratory reports.
- f. Inspection of structural steel after erection and prior to its being covered or enclosed.
- g. Inspection of mechanical work following its installation and prior to its being covered or enclosed.

h. Inspecting of electrical work following its installation and prior to its being covered or enclosed.

i. Inspection of exposed surfaces for compliance with the Contract Documents.

GC-30.00 USE OF PREMISES

The Contractor shall confine its equipment, the storage of materials, and the operations of its workers to locations indicated by law, ordinances, permits, and the Contract Documents, and shall not unreasonably encumber the Project site with its materials. The Contractor shall not load or permit any part of a structure to be loaded with a weight that will endanger the safety of persons or property. The Contractor shall enforce all Owner instructions and other regulations regarding signs, advertisements, fires, and smoking and shall not allow the possession or consumption of alcohol or drugs on the Project site by its or any subcontractor's workers.

GC-31.00 CUTTING, PATCHING, AND EXCAVATING

31.01 Standards. The Contractor shall do all cutting, fitting, and patching that may be required to make the several parts of the Work come together properly and receive or be received by Work of other contractors or subcontractors shown upon, or reasonably implied by, the drawings and specifications for the completed Project.

31.02 Responsibility. Any cost caused by defective or improperly timed Work shall be borne by the party responsible therefor. The Contractor shall not endanger any Work by cutting, excavating, or otherwise altering the Work and shall not cut or alter the Work of any subcontractor except with the consent of the Architect or the Owner.

31.03 Cutting and Sizing. The Contractor and each subcontractor shall leave all chases, holes, or openings straight, true, and of proper size in its own Work, or cut the same in existing Work as may be necessary for the proper installation of its own or another contractor's or subcontractor's Work, consulting with the Architect or Owner regarding proper location and size of same. In case of a failure to leave or cut said chases, holes, or openings in the proper place, the Contractor or subcontractors shall cut them afterward at their own expense. No excessive cutting shall be permitted, nor shall any piers or other structural members be cut or modified in the field without the written consent of the Architect and/or Owner. After such Work has been installed, the Contractor and subcontractors shall carefully fit around, close up, repair, patch, and point up same as directed to the entire satisfaction of the Architect and/or the Owner. Each section of this specification shall include all cutting, patching, and excavating for that trade division unless specifically stated to the contrary.

GC-32.00 CLEANING UP

32.01 Contractor's Responsibilities. The Contractor shall at all times keep the Project site free from accumulations of waste material and rubbish caused by its employees

or Work, and shall remove all rubbish as often as it deems necessary or as directed by the Owner or the Architect. There will be no areas available for concrete washout. Contractor shall utilize mobile washout containers. Contractor will be responsible for the expense, scheduling and removal of any washout container. Upon completion of the Work, the Contractor shall remove all its rubbish, tools, scaffolding, and surplus materials from and about the Project site, and shall wash all glazing and window frames inside and outside throughout the Project building(s), removing all stains, paint, etc., from same. Care shall be taken not to scratch the glazing in this clean up.

32.02 Standards. All floors and wall coverings shall be left thoroughly clean and finished; all walls and ledges shall be dusted; all plumbing fixtures shall be cleaned; all hardware shall be free of all labels, paint, stains, dust, dirt, and the like; all marks, stains, fingerprints, oil, and dirt shall be removed from painted, decorated, or natural finish Work and the Project building(s) shall be ready for occupancy except for being further equipped by the Owner. In case of dispute, the Owner may perform such cleaning up as may be required and charge the cost to the Contractor.

GC-33.00 STATUTES, ORDINANCES, AND REGULATIONS

The Contractor and all subcontractors shall comply with all applicable federal and state statutes, rules, regulations, and directives of the State Department of Labor and Employment, Division of Fire Prevention and Control, Division of Oil and Public Safety or other governmental body having jurisdiction over the work to be performed. If any of the provisions of the Contract Documents are in conflict therewith, such portions shall be considered stricken and the applicable statute, ordinance, regulation, or ruling substituted therefor. All such cases of apparent conflict coming to the attention of any party shall immediately be called to the attention of the Owner. The Contractor shall strictly observe and comply with all federal and state laws pertaining to the employment and payment of labor.

GC-34.00 SALES AND USE TAX

The Contractor shall coordinate with the Owner to ascertain whether a sales or use tax may be collectible on the purchase of building materials, supplies, and equipment used on the Project by the Contractor. Some cities and municipalities will charge a sales or use tax on building materials, supplies, and equipment “picked up” and/or used within that city or municipality by a Contractor. Whenever possible, the Contractor shall have building materials, supplies, and equipment for the Project delivered to the construction site by common carrier, conveyance by the seller, or by mail, to avoid city or municipal sales and use taxes for which refunds will not be made. The Owner is exempt from the payment of any state sales and use taxes for materials, supplies, and equipment used on the Project by the Contractor and subcontractors. For the purpose of exercising such exemption, the Contractor and all its subcontractors shall apply for and obtain a certificate of exemption for the Work from the Colorado Department of Revenue. Copies of such certificates shall be filed with the Owner before any materials are purchased or any Work commenced hereunder. No amounts paid to Contractor pursuant to the Construction Agreement shall include reimbursement for such taxes.

GC-35.00 APPROVAL OF SUBSTITUTIONS

The Contractor shall be held to have used in its base proposal and to furnish under the Contract those items of equipment and/or materials that are specifically identified in the plans and specifications by a manufacturer's name, model, or catalog number. Items of equipment and/or materials of the Contractor's choice may be offered as alternates to the items named in the plans and specifications by submitting, with the proposal and on the form provided, identifying data on the articles proposed together with a statement of the amount of addition or deduction from the base bid if the bidder's alternate is accepted. Prior approval by the Architect and/or Owner is not required on items submitted as alternate bids. After execution of the Construction Agreement, substitution of equipment and/or materials of makes other than those specifically named in the Contract Documents may be approved by the Owner so long as the equipment or material proposed for substitution in the opinion of the Owner is just as suitable as the equipment and/or materials named in the plans and specifications so far as performance, construction, efficiency, and utility are concerned. A request for substitution shall ordinarily be required to be based upon one or more of the following grounds: the specified equipment or material is no longer available, a substitution will improve lead time, quality will be improved (documented detail required), or the Owner will incur substantial savings. All requests for substitution must be submitted in writing with supporting documentation by or through the Contractor to the Architect, if any, for initial review and recommendation before being submitted to the Owner for evaluation and final approval. In the absence of the Owner's written approval, no substitution of equipment or materials shall be allowed for any items specified in the Contract Documents. In case of a difference in price, occurring as a result of an approved substitution, the Owner shall receive all benefit of the difference in cost involved in the substitution. All approved substitutions shall be documented by the issuance of a formal Change Order as provided in these General Conditions.

GC-36.00 OCCUPANCY

The Contractor, upon the Owner's written request, shall allow the Owner to occupy portions of the Work and to place and install, subject to reasonable restrictions, as much equipment and furnishings during the progress of the Work as is possible without interfering with the progress of the Work. Such occupancy and the placing or installing of equipment and furnishings shall not in any way evidence the final completion of the Work or signify the Owner's acceptance of the Work, or any part of it. Equipment includes such things as kitchen equipment, etc. Furnishings include such things as lockers, benches, desks, etc. Prior to occupancy, when practicable, the Architect or Owner shall make a thorough inspection accompanied by the Contractor's superintendent to note any defects in workmanship or materials that are the responsibility of the Contractor. The provisions of this section shall not be in limitation of the Owner's rights set forth in GC-18.00.

GC-37.00 HAZARDOUS MATERIALS

37.01 Responsibility and Reporting. Unless otherwise provided in the Contract Documents, the Contractor shall have no responsibility for the presence, handling, removal or disposal of hazardous materials in any form at the Project site, including but not limited to asbestos, asbestos products, polychlorinated biphenyl (PCB) or other hazardous materials. Prior to its commencement or continuation of any portion of the Work, the Contractor shall provide notice to the Owner of the presence, location, amount and condition of any known or suspected hazardous materials that are discovered at the Project site. Such notice shall be in writing and shall be submitted no more than twenty-four (24) hours after the presence of such materials becomes known or suspected.

37.02 Contractor's Obligations. In the event hazardous materials become known or suspected by the Contractor as described in GC-37.01 above, the Contractor shall not proceed with or continue the Work until it has received written authorization from the Owner. If the Contractor proceeds with the Work without said authorization, it assumes any and all responsibility and liability for contamination and cleanup at the Project site according to applicable federal and state laws, and for any death or personal injury, including but not limited to medical expenses that may be incurred by any individual as a result of exposure to hazardous materials on the Project site.

37.03 Owner's Obligations. In the event hazardous materials are identified or encountered during the course of the Project, the Owner at its expense shall take reasonable actions to properly and safely deal with such materials.

37.04 Management Plan. The Contractor acknowledges that it and its employees, agents and subcontractors have the responsibility of being fully informed of the Owner's Management Plan as it relates to buildings located at the Project site and shall consult with the Owner about how such Plan addresses suspected or active asbestos-containing material areas within such buildings.

GC-38.00 DAMAGE TO UTILITIES

38.01 Adequate Precautions. The Contractor shall take adequate precautions to protect existing utilities on and off the Project site and avoid damage thereto. The Contractor shall repair or replace or have repaired or replaced at its expense any damage to streets, water, sewer, light, power, cable, or telephone lines that are damaged by reason of the Contractor's Work.

38.02 Location. The location and extent of underground utilities, cables and conduit indicated on the drawings are not guaranteed. This information is shown only for such use as bidders and contractors may choose to make of it. The Contractor shall check with all public utility companies for locations and shall comply with their regulations regarding such utilities in performing the Work.

38.03 Protection from Damage. The Contractor shall adequately protect active underground utilities from damage, and if damaged shall immediately effect all necessary repairs. Removal or relocation of active underground utilities shall be done only as indicated on the drawings. If such utilities are in use, they shall be maintained in continuous service. If not indicated on the drawings or not known to exist, the Contractor

shall report discovery of such utilities to the Architect and/or Owner and shall not proceed further until directed to do so.

38.04 Inactive or Abandoned Utilities. Inactive or abandoned utilities, whether or not they are indicated on the drawings, shall be recorded as to location and depth and shall be removed for a distance of not less than three (3) feet from the outside line of all concrete Work unless otherwise required by regulations. Ends shall be capped or plugged. There shall be no adjustment of the Contract amount for Work due to inactive or abandoned utilities.

GC-39.00 PROJECT SIGN

If required by the Contract Documents, the Contractor shall provide a project sign in such form and size as may be approved by the Owner. No other advertising shall be permitted on the project site.

GC-40.00 BLASTING

No explosives of any nature except for those normally employed in powder actuated tools, .38 caliber or smaller, shall be employed or used on the Project site except with the express and specific prior written approval of the Architect and the Owner and any appropriate governmental authorities, in each instance. The Contractor shall notify the Architect and/or Owner of need for such approval three (3) days prior to the proposed use of such explosives.

GC-41.00 HISTORICAL DATA

In addition to the warranties, guarantees, operating instructions, etc., elsewhere specified in the Contract Documents, at the conclusion of the Work and before final payment is made, the Contractor shall furnish a listing of the principal's names, addresses, and telephone numbers of all subcontractors and suppliers that furnished labor and/or materials on the Project, with identification of the services and materials rendered by each. There shall be provided one (1) copy for the Architect, if any, and three (3) copies for the Owner. All copies shall be delivered to the Architect, if any, for review and distribution.

GC-42.00 TESTING OF PROJECT BUILDING SYSTEMS

The Contractor shall submit a written plan prior to final completion and acceptance of the Project, consistent with the Contract Documents and applicable codes, for the testing of all Project building systems. All such testing shall be of complete systems, before covering, or of individually separable larger portions of the systems, and shall be performed in the presence of the appropriate consultant and representative of the Owner. A written report shall be filed with the Owner, recording each test and signed by the Owner's consultant.

GC-43.00 TEMPORARY OR TRIAL USAGE

43.01 Not Evidence of Acceptance. Temporary or trial usage by the Owner of any mechanical device, machinery, apparatus, equipment, or any Work or material supplied under the Contract before final completion and written acceptance by the Architect and/or Owner shall not be construed as evidence of the Architect's and/or Owner's acceptance of same or the commencement of any warranty period.

43.02 Authorization. The Owner has the privilege of such temporary or trial usage, for such reasonable time as the Owner and the Architect deem proper. The Contractor shall make no claim for damage or injury to or breaking of any parts of such Work that may be caused by weakness or inaccuracy of structural parts or by defective material or workmanship. If the Contractor so elects, it may, without cost to the Owner, make such trial usage. However, trials shall only be conducted with the Architect's and/or Owner's prior approval and under the Architect's and/or Owner's observation.

43.03 Contractor's Responsibility. When heating, air conditioning, ventilation, exhaust, or items of electrical or other equipment are installed, it shall be the responsibility of the Contractor installing such equipment to operate it for a sufficient period of time as required by the Architect and/or Owner for proper testing of the equipment and instructing the Owner's operating personnel. All items of equipment, testing meters, testing instruments, and incidentals required for proper testing and for instructing the Owner's operating personnel shall be provided by the Contractor responsible for providing and installing the equipment.

GC-44.00 ASSIGNMENT

The Contractor shall not assign its interests herein in whole or in part without the written consent of the Owner; nor shall the Contractor assign any moneys due or to become due to him hereunder, without the previous written consent of the Owner.

GC-45.00 SEPARATE CONTRACTS

45.01 Other Contracts. The Owner reserves the right to enter into other contracts in connection with the Work. The Contractor shall afford such other contractors reasonable opportunity for the introduction and storage of their materials and the execution of their Work, and shall properly connect and coordinate its Work with theirs.

45.02 Duty to Inspect and Report. If any part of the Contractor's Work depends on proper execution or results upon the Work of any other contractor, the Contractor shall inspect and promptly report to the Owner through the Architect, if any, or otherwise directly to the Owner, any defects in such Work that render it unsuitable for such proper execution and results. The Contractor's failure to so inspect and report shall constitute an acceptance of the other contractor's Work as fit and proper for the reception of the Contractor's Work, except as to defects that may subsequently develop in the other contractor's Work.

45.03 Duty to Measure. To ensure the proper execution of its subsequent Work, the Contractor shall measure Work already in place and shall immediately report to the

Owner through the Architect, if any, or otherwise directly to the Owner, any discrepancy between the executed Work and the Contract Documents.

GC-46.00 CONTRACTORS' MUTUAL RESPONSIBILITY

The entire Project may be covered by more than one contract and in such case there will of necessity be a certain overlapping of obligations and responsibilities. Each contractor shall, therefore, take due notice of the Work called for in contracts other than its own. If the Contractor causes damage to the Work of another contractor, the Contractor agrees, upon notice of said damage, to settle with such other contractor by agreement, if it will so settle. If such other contractor sues the Owner on account of any damage alleged to have been caused by the Contractor, the Owner may notify the Contractor who shall, at the Owner's option, defend such proceedings at the Contractor's expense or reimburse the Owner for the expenses incurred in its defense, and if any judgment against the Owner results therefrom, the Contractor shall pay or satisfy the judgment and pay all costs and expenses thereby incurred by the Owner.

GC-47.00 LIENS

It is hereby mutually understood by and between the parties hereto that no contractor, subcontractor, materialman, vendee, laborer, mechanic, or other person, can or will contract for or in any other manner have or acquire any lien upon the Project building or Works covered by this Contract, or the land upon which the same is situated.

GC-48.00 WORK ON EXISTING BUILDINGS

48.01 Protection of Occupants. In addition to all other requirements of the Contract Documents, if the Work involves an addition to an existing building, the Contractor shall erect and maintain during the progress of the Work suitable dustproof partitions to protect such building and the occupants thereof. If necessary, in the Owner's or Contractor's judgment or pursuant to manufacturer's directives or recommendations in order to protect occupants from noxious fumes, odors, or hazardous substances, the Contractor may be required to provide additional ventilation and/or work different or extended hours to avoid disruption to other activities within the existing building.

48.02 Partitions and Scheduling. If any portions of an existing building are to be remodeled or repaired, such portions shall be adequately partitioned off with dustproof partitions and well ventilated. All remodeling Work shall be scheduled and submitted to the Owner and Architect for approval. The various contractors shall schedule their Work jointly, in order that each may accomplish its Work within such existing building in an orderly fashion during regular school vacation periods where possible, or in such a manner as to permit full use of the building and without impairment of any existing facilities.

GC-49.00 INDEMNIFICATION

To the fullest extent permitted by law, the Contractor shall indemnify and hold the Owner and the Architect and their directors, agents and employees harmless from and against all liabilities, costs, and expense, including attorneys' fees, arising out of, involving,

or in connection with any death, personal injury or property damage, including the Work itself and including the loss of use therefrom, caused in whole or in part by Contractor's acts or omissions or the acts or omissions of Contractor's subcontractors, agents, or employees. This specific indemnification by the Contractor is in addition to and not in lieu of other remedies which may be available to the Owner. The obligations of the Contractor under this article shall not extend to and will be reduced by the liability of the Architect or the Architect's consultants to the extent that such liabilities, costs, and expense is caused in whole or in part by the Architect's acts or omissions or the acts or omissions of Architect's subcontractors, agents, or employees.

GC-50.00 LIQUIDATED DAMAGES FOR DELAY IN COMPLETION

It is understood and agreed that completion of the entire Project within the time specified in the Construction Agreement is a matter of vital necessity to the Owner, that the Owner will suffer substantial damages if the entire Project is not completed within the specified time, and that it would not be possible to accurately determine the amount of such damages. In view of these facts, the Contractor agrees to pay the Owner liquidated damages in the sum set forth in the Construction Agreement for each calendar day, if any, which elapses between the date stated in the Construction Agreement, as extended by any extensions of time under the provisions of these General Conditions, and the date of final completion when the entire Project is finally accepted within the meaning of the acceptance and final payment provision of these General Conditions. If the Contractor fails to pay such liquidated damages promptly upon demand therefor, the surety on the Contractor's performance bond shall pay such damages. Also, the Owner may withhold all or any part of such liquidated damages from any payment due the Contractor. No changes in the Work shall extend the time for completion or the contract schedule unless set forth in a properly approved Change Order.

GC-51.00 ACCEPTANCE AND FINAL PAYMENT

51.01 Final Inspection. Within a reasonable time after final completion of the Work and before final acceptance thereof, a final inspection shall be made by the Architect or Owner, accompanied by the Owner, to determine whether the Work has been completed in accordance with the Contract Documents. A written report of inspection and detailed punch list, certified as to contents and date of inspection, shall be completed by the Owner and the Architect and delivered or mailed to the Contractor.

51.02 Acceptance. All prior requests for payment shall be subject to correction in the final request for payment. When all Work, including the punch list, has been certified by the Architect or Owner as finally and satisfactorily completed, and approved by the Owner's authorized representative, it shall be deemed accepted as of the date of the issuance of the Owner's letter of acceptance.

51.03 Final Settlement. Upon submission of the final request for payment, the time of final settlement for the Work shall be established and shall thereafter be advertised by two (2) publications of notice, the last of which shall appear at least ten (10) days prior to the time of final settlement. Final payment and settlement shall be made at the time of final

settlement as advertised, or as soon thereafter as appropriate and practicable, in the judgment of the Owner.

51.04 Unpaid Claims. Neither the final payment nor any part of any sums withheld shall become due until the Contractor delivers to the Owner verified documentation showing full payment for all labor, materials, supplies, and equipment expended upon or incorporated in the Work under the Contract. If any unpaid claim for such labor, materials, supplies, or equipment is filed with the Owner before payment in full of all sums due the Contractor on the final settlement date, the Owner shall withhold from the Contractor sufficient funds, if available, to provide for the payment of such claim, until the same is paid or withdrawn. Such payment or withdrawal shall be evidenced by filing with the Owner a receipt for payment in full or an order authorizing withdrawal signed by the claimant or its duly authorized agent or assignee. Such funds shall ordinarily not be withheld longer than ninety (90) days following the date fixed for final settlement with the Contractor, as set forth in the published notice of final settlement, unless an action has been commenced within that time to enforce such unpaid claim and a notice of lis pendens has been filed with the Owner. At the expiration of the ninety (90) day period, the Owner shall release to the Contractor all funds that are not the subject of such action. Notwithstanding the provisions in this section, in the event the Colorado statutory procedure as set forth herein is amended during the term of the Construction Agreement, such amended procedure shall be substituted accordingly.

51.05 Unsatisfied Claims. If any claim for such labor, materials, supplies, or equipment remains unsatisfied after all payments are made by the Owner to the Contractor, the Contractor shall refund to the Owner all sums which the latter may for any reason be compelled to pay to satisfy such claim, including all costs and attorneys' fees incurred by the Owner as a result of the Contractor's default in such respect.

51.06 No Waiver. The making and acceptance of final payment shall not constitute a waiver of any claims by the Owner, including, among others, those arising from unpaid claims, from faulty Work that appears before or after final payment, or from any failure to comply with any requirements of the Contract Documents.

GC-52.00 WARRANTIES ON PORTIONS OF THE WORK

The Contractor shall, in case of Work performed or materials or equipment provided for which warranties are required by the Contract Documents, secure the required warranties and deliver copies thereof to the Architect and the Owner at the time that the Work is finally completed. All such warranties shall commence on the date set forth in the letter of acceptance and shall not in any way reduce the Contractor's responsibilities under the Contract. Notwithstanding the foregoing, the warranty period shall not begin with respect to any item that is not completed on the date set forth in the letter of acceptance until such item is finally completed. Whenever guarantees or warranties are required by the specifications for a longer period than two years, such longer period shall govern.

GC-53.00 CONTRACTOR'S PROJECT GUARANTEE AFTER COMPLETION

53.01 Warrant and Guarantee. The Contractor expressly warrants and guarantees that the Project will be constructed in a first-class, workmanlike manner; that it will be safe, free from structural and workmanship defects and defects in materials; and that the improvements will be suitable and fit for occupancy and for the purpose for which they were intended.

53.02 Unconditional Agreement to Remedy. Neither the Architect's and/or Owner's approval of the final request for payment nor payment of any request for payment or of any sum previously withheld from the Contractor shall relieve the Contractor of responsibility for its warranty and guarantee hereunder or for faulty materials or workmanship or the faulty workmanship of its subcontractors, and, unless otherwise agreed, the Contractor unconditionally agrees to remedy any defects due thereto, and pay for any damages resulting therefrom, which shall appear within a period of two (2) years from the date set forth in the letter of acceptance of its Work.

53.03 Inspections. The Owner, the Architect, and the Contractor together shall make at least two (2) complete inspections of the Work after the Work has been accepted by the Architect and the Owner. One such inspection shall be made approximately eleven (11) months after the acceptance of the Work, and another such inspection shall be made approximately twenty-two (22) months after the acceptance of the Work. The Architect, if any, shall make a written report of these inspections, certified as to contents and date of inspection, and forward these reports by mail to the Owner and the Contractor within seven (7) days after completion of each inspection. The Contractor shall immediately initiate such remedial Work as may be necessary to correct any deficiencies or defective Work shown by this report, and shall promptly complete all such remedial Work in a manner deemed satisfactory to the Owner.

53.04 Owner's Remedies. If the Contractor fails to promptly correct all deficiencies and defects shown by the report, the Owner may do so, after giving the Contractor ten (10) days' written notice of its intent to do so. The Owner shall be entitled to collect from the Contractor all costs and expenses incurred in correcting such deficiencies and defects, as well as all damages resulting from such deficiencies and defects. The guarantee and warranties of the Contractor provided for herein are in addition to and not in lieu of any other remedies available to the Owner.

GC-54.00 LIMITATION OF ACTIONS

Any actions against the Contractor, its subcontractors, suppliers, or others providing materials or services for the Project, brought to recover damages for injury to person, damage to property (including loss or damage to property on the Project itself), or defects in materials caused by the design, manufacture, supplying, planning, supervision, inspection, construction, or observation of construction of the Project shall be brought within six (6) years after such claim for relief arises and the nature and extent are fully discovered. In no case shall such an action be brought more than eight (8) years after the date of final completion and acceptance of the Project; provided, however, that in any case where the cause of action arises during the tenth year, such action shall be brought within two (2) years after such cause of action arises and the nature and extent are fully discovered by the Owner.

GC-55.00 SOIL TEST REPORT

The Owner may arrange for a separate consultant to conduct field and laboratory soil investigations on the Project site and to prepare a report of its findings. Such a report, if prepared, shall be available for review by the Contractor in the Architect's office, if applicable. Such data is offered solely for reference and is not to be considered a part of the Contract Documents. The data contained in any such document prepared for the Owner by a separate consultant is believed to be reliable; however, the Owner and Architect do not guarantee its accuracy or completeness. All applicable subcontractors shall be fully familiar with the contents of such reports, if prepared, and shall consider and evaluate them in the performance of their contracts and the Work.

GC-56.00 EXPEDITING MATERIALS

The Contractor shall, immediately after receipt of the Notice to Proceed and approval of its list of subcontractors and material suppliers, place orders for all equipment, materials, and supplies required for the Work. The Contractor shall, when requested, submit to the Architect and/or Owner evidence that such orders have been placed. The Contractor shall exercise due diligence in seeing that all equipment, materials, and supplies are delivered well in advance of the time they are needed on the Project and shall properly store and protect same at its expense and in accordance with these General Conditions, either at the Project site or elsewhere as approved by the Architect and/or Owner.

GC-57.00 MISCELLANEOUS KEYS, SWITCHES, ETC.

Except as otherwise specifically required by the technical specifications, at the completion of the Project all loose keys for hose bibs, adjustment keys and wrenches for door closers and panic hardware, keys for electric switches, electrical panels, and all other equipment shall be identified, accounted for and turned over to the Architect for transmittal to the Owner or to the Owner directly.

GC-58.00 PREFERENCE FOR COLORADO LABOR, MATERIALS, AND RESIDENT BIDDERS

58.01 Colorado Labor. In compliance with Colorado Revised Statutes §§ 8-17-101 and 8-17-102, preference shall be given to Colorado labor to perform at least eighty percent (80%) of the Work. Owner shall have the right to waive the eighty percent (80%) requirement if, in the Owner's sole discretion, there is reasonable evidence to demonstrate insufficient Colorado labor to perform the Work and if compliance with this Section 58.01 would create an undue burden that would substantially prevent the Project from proceeding to completion. Owner shall not impose contractual damages on Contractor for a delay in the Work due to the Owner's decision to exercise this right. The term "Colorado labor" means any person who is a resident of the State of Colorado at the time of the Project, without discrimination as to race, color, creed, sex, sexual orientation, marital status, national origin, ancestry, age, disability, religion or other legally protected class. A resident of the State of Colorado is a person who can provide a valid Colorado driver's

license, a valid Colorado state-issued photo identification, or documentation that he or she has resided in Colorado for the last thirty (30) days.

58.02 Commodities or Services. In compliance with Colorado Revised Statutes § 8-18-101, if any of the Work includes a contract for commodities or services, preference shall be given to a resident bidder (as defined in GC-58.03) against a nonresident bidder equal to the preference given or required by the state in which the nonresident bidder is a resident.

58.03 Resident Bidders. In compliance with Colorado Revised Statutes §§ 8-19-101 and 8-19-102, preference shall be given to resident bidders against nonresident bidders from a state or foreign country equal to the preference given or required by the state or foreign country in which the nonresident bidder is a resident. The term “resident bidder” means a person, partnership, corporation, or joint venture that is (a) authorized to transact business in Colorado and maintains its principal place of business in Colorado; or (b) authorized to transact business in Colorado, maintains a place of business in Colorado, and has paid Colorado unemployment compensation taxes in at least six (6) of the eight (8) quarters immediately prior to bidding on a construction contract for the Project.

GC-59.00 LABOR DISPUTES

59.01 Pickets and Other Labor Disputes. Notwithstanding any other provision contained elsewhere in the Contract Documents and superseding any contrary term expressed in the Contract Documents, the Contractor agrees that in the event of any picket or other form of labor dispute at the Project site, whether such dispute or picket is in connection with the Contractor, subcontractor, or any other person or entity on the Project site, the Contractor shall continue to perform the Work required under the Contract Documents without interruption or delay. In the event the Contractor fails to continue the performance of the Work without interruption or delay because of such picket or other form of labor dispute, the Owner may terminate the services of the Contractor after giving seventy-two (72) hours’ written notice of its intent to do so. The terminated Contractor may then be replaced at the discretion of the Owner and all extra costs involved in doing so shall be payable by the terminated Contractor.

59.02 Entrances and Work Times. During the performance of the Work required by the Contract Documents, the Contractor and its subcontractors and their employees, agents, and suppliers, shall use such entrance or entrances to the Project site as may be designated from time to time by the Owner. Further, the Contractor and its subcontractors, their employees and agents, shall perform the Work at such times of the day and days of the week as may be designated by the Owner from time to time.

GC-60.00 OWNER’S INSPECTION OF CONTRACTOR’S RECORDS

The Contractor’s records and the records of any of the Contractor’s affiliates, subsidiaries or parent companies shall be subject to inspection and audit in connection with the Contract. “Records” shall include, but not be limited to, accounting records (hard copy, as well as computer readable data), written policies and procedures, subcontract files (including proposals of successful and unsuccessful bidders, bid recaps, etc.), original estimates, estimating worksheets, correspondence, Change Order files (including

documentation covering negotiated settlements), back charge logs and supporting documentation, general ledger entries detailing cash and trade discounts earned, insurance rebates and dividends, and any other supporting evidence reasonably deemed necessary by the Owner to substantiate charges related to the Contract. All of the foregoing shall be open to inspection and subject to audit and/or reproduction by the Owner or its agent or authorized representative to the extent necessary to adequately permit evaluation and verification of the cost of the Work, the appropriateness of the adjusted guaranteed maximum, the quality of the Work installed, and/or any invoices, Change Orders, payments or claims submitted by the Contractor or any of its payees pursuant to the execution of the Contract.

GC - 61.00 DISPUTES

The Contract shall be governed by and construed in accordance with the laws of the State of Colorado. Venue for any dispute concerning the Contract or the Project shall be exclusively in the federal court located in Colorado or the state court located in Gilpin County, Colorado.

SECTION 7.0 INSURANCE REQUIREMENTS

Insurance

Contractor must, by the time of execution of a contract, be able to produce valid insurance certificates naming GCSD as an additional insured, that meets the requirements set forth below.

	INSURANCE REQUIREMENTS –	GENERAL
I.	Prior to the commencement of any work the vendor shall forward certificates of insurance to the department specified in the award document.	
II.	Certificate Holder must be GCSD	Required
III.	GCSD must be added as an additional insured to general liability, auto liability, and any excess liability policies.	Required
IV.	Insurance - Minimum requirement	
	Workers compensation - statutory limits provided by an insurance carrier that is licensed to do business in Colorado. The policy shall contain a Waiver of Subrogation on behalf of GCSD. Employer’s liability - \$100,000 each accident \$500,000 disease policy limit \$100,000 disease each employee	Required
	Commercial General Liability - on an Occurrence Form The policy must not exclude or reduce	Required \$1M ea occurrence \$2M general aggregate

	coverage for mobile equipment, personal injury; blanket contractual; and death. Personal injury coverage must have the employee exclusion deleted. The policy shall contain a Waiver of Subrogation on behalf of GCSD.	
	Commercial automobile liability insurance - including hired and non-owned vehicles, if autos are used in the performance of work under this agreement. Combined single limit for bodily injury and property damage.	Required \$1M CSL per accident
	All deductibles or self-insured retentions (SIRs) in excess of \$5,000 must be listed on the certificate of insurance	Required
	The insurance requirements specified by the county shall remain in effect for the full term of the contract and/or agreement and any extension thereof. Updated Certificates of Insurance shall be sent to the county during the full term of the contract and/or agreement and any extension thereof.	Required
VII.	GCSD reserves the right to reject any insurer it deems not financially acceptable on insurance industry resources. Property and liability insurance companies shall be licensed or approved to do business in Colorado and shall have an A.M. Best rating of not less than A- Additionally, the GCSD reserves the right to reject any insurance with relatively large deductibles or self-insured retentions (SIRs), deemed by the county to pose too high a risk based on the size of the contractor, financial status or rating of the contractor, or based on the size or type of the project and the exposure.	Required Required
	Any deviations below the standards given above must be approved by Gilpin County Risk Management	Required
V.	Any subcontractors must meet the same insurance requirements for the contract or purchase order unless Risk Management has approved a deduction.	Required

8.0 PROJECT CLOSE OUT AND WARRANTY

8.1 Project Acceptance

The Contractor shall notify the GCSD when the Work is complete and ready for final inspection by means of a letter of completion (the "Letter of Completion"). Within ten (10) calendar days of the GCSD's receipt of the Letter of Completion, the GCSD Representative shall make a final inspection to determine whether the Work has been completed in accordance with this Contract and shall submit a written list of any defects to the Contractor (the "Punchlist"). The Contractor shall promptly correct all Punchlist items without additional cost to the GCSD within ten (10) calendar days after receipt of the Punchlist. If any defects cannot be corrected within ten (10) working days, the Contractor shall correct such defects promptly and with due diligence. The Contractor shall also deliver to the GCSD all statements to support state sales and use tax refunds and any as-built drawings. The Contractor shall provide the GCSD with a letter of approval for contract closure from any surety furnishing bonds for the Work provided on AIA Form G707 (Consent of Surety Letter) or equivalent form. The Consent of Surety Letter must state that the performance bonds will remain in effect through the expiration of the Guarantee Period as defined below.

8.2 Closeout deliverables

Prior to final payment and acceptance the Contractor shall submit the following documentation to the GCSD for project close out.

- Copies of all batch/load tickets
- Copy of Contractor's warranty
- Copies of all testing results (compaction, slump, temperature, etc.)
- Copies of Final Inspections by the Authority Having Jurisdiction
- Copies of completed Change Orders (if any)

8.3 Warranty

The Contractor guarantees the Work against defects in workmanship and materials for a period of two (2) years commencing on the Project Completion (the "Guarantee Period"). The Contractor shall also assign to the GCSD any longer term guarantee of materials used by the Contractor as may be provided by the manufacturer. The Contractor shall promptly replace any materials or re-perform any portion of the Work found to be defective within the Guarantee Period in accordance with the Contract and without expense to the GCSD. If the Contractor fails to proceed promptly in accordance with these guarantees, the GCSD may have the work performed at the expense of the Contractor. The Contractor shall be responsible for the professional quality, technical accuracy, timely completion and coordination of all designs, plans, reports, drawings and other services rendered by the Contractor and shall, without additional compensation, promptly remedy and correct errors, omissions, or other deficiencies that occur.

"Project Completion" of the Work or designated portion thereof shall mean the date certified by the GCSD when construction is sufficiently complete, in accordance with the Contract Documents, so the GCSD can occupy or utilize the Work or designated

portion thereof for the use for which it is intended.

9.0 DRAWINGS-ATTACHED