General Conditions

SECTION I - SUPPLEMENTARY CONDITIONS

- A. Conditions and requirements: General Conditions, Supplementary Conditions and Division 01 General
- Requirements contain information necessary for completion of every part of project.
- B. Division 01: Where provisions of general conditions relate to project administration or work-related requirements of the contract, those paragraphs are expanded in division 01.
- C. Subcontractors: Contractor agrees to bind subcontractors and material suppliers to terms of general and
- supplementary conditions, including arbitration.
- D. Insurance: as required by and approved by owner. E. Miscellaneous definitions:
- 1. Approved: requires written action by architect as do terms such as "directed," "selected," "required,"
- "ordered," "designated," "accepted," "acceptable," and "satisfactory."
- 2. Furnish: supply and deliver to project, unless otherwise specified.
- 3. Install: make operational at project for intended use, including unloading, inspecting and completing in place. 4. Provide: furnish and install, complete and ready for intended use, unless otherwise specified.

DIVISION 1: GENERAL REQUIREMENTS

SECTION 01100 - SUMMARY OF WORK

- A. Scope: project consists of construction of the Starbuck's building shell as indicated in contract documents.
- 1. Items noted "NIC" (Not In Contract) will be furnished and installed by owner or under separate contract. 2. Hazardous materials: hazardous material containment, removal and disposal are not included in contract; owner will provide for handling of hazardous materials under separate contract prior to this project. notify owner immediately if hazardous materials are suspected.
- B. Work sequence: coordinate construction schedule, operations and use of premises with building management.
- C. Contractor use of premises: Limited to areas indicated and as specified; limit access to the project site as
- D. Lines and levels engineering: Establish lines and levels by use of recognized engineering practices. Locate and protect control and reference points.
- E. Regulatory requirements: Comply with all applicable code requirements. Inform architect immediately of any non-code-complying conditions observed or noted.
- F. Standards: Comply with referenced standards except where more rigid requirements are required by code. Unless a specific date is referenced, the issue date of the standard is that date in effect when the documents are issued.

SECTION 01300 - ADMINISTRATIVE REQUIREMENTS

- A. Procedures: Contractor shall review and approve submittals prior to submitting to owner's project manager. Contractor shall inform owner's project manager in writing, at time of submission, of any proposed deviation
- 1. Contractor's submittal represents that field measurements, field construction criteria, materials, catalog numbers and similar data have been determined and verified by contractor.
- B. Shop drawings: Submit shop drawings for custom products and products not fully identified by product data.
- C. Product data: Submit number required by contractor plus two for owner's project manager. indicate item to be used where data for more than one product or option is included. Submit product data for each stock manufactured item.
- D. Manufacturer's certificates: Submit two copies.
- E. Coordination: Coordinate use of premises and access to site under direction of owner. Coordinate work to
- assure efficient and orderly sequence of installation of construction elements. 1. Make provisions for owner-installed items and for work under separate contracts.
- 2. Verify characteristics of interrelated operating equipment are compatible. Coordinate work having
- interdependent responsibilities for installing, connection to, and placing such equipment in service. 3. Coordinate space requirements and installation of mechanical and electrical work. Conceal pipes, ducts, and wiring installed in finished areas. Coordinate locations of fixtures and outlets with finishes.

SECTION 01400 - QUALITY REQUIREMENTS

- A. General quality control: Maintain quality control over suppliers, manufacturers, products, services, site
- conditions, and workmanship, to produce work of specified quality.
- B. Manufacturer's field services: When specified in other specification sections, manufacturer or supplier shall have qualified personnel to provide on-site observations and recommendations. 1. Representative shall:
- C. Observe field conditions, including conditions of surfaces. Observe quality of workmanship and methods of
- D. Provide recommendations for installation and workmanship.
- E. Start, test, and adjust equipment as required.
- F. Submit written report of observations to owner's project manager.
- G. Mock-ups: Construct field samples and mock-ups on site as required. H. Testing laboratory services: Testing shall be by an approved testing laboratory, as required by
- specifications and applicable codes.
- 1. Required testing and retesting will be paid for by contractor. 2. Furnish materials and samples for tests and assist testing laboratory as required.

- SECTION 01420 REFERENCES
- PART 1 GENERAL

AWPA

- 1.1 INDUSTRY STANDARDS Applicability of Standards: Unless the Contract Documents include more stringent requirements, applicable construction industry standards have the same force and effect as if bound or copied directly into the Contract Documents to the extent referenced. Such standards are made a part of the Contract Documents by reference.
 - Publication Dates: Comply with standards in effect as of date of the Contract Documents unless
- Copies of Standards: Each entity engaged in construction on Project should be familiar with industry standards applicable to its construction activity. Copies of applicable standards are not
- bound with the Contract Documents.

 1. Where copies of standards are needed to perform a required construction activity, obtain copies directly from publication source.
- 1.2 ABBREVIATIONS AND ACRONYMS Industry Organizations: Where abbreviations and acronyms are used in Specifications or other Contract Documents, they shall mean the recognized name of the entities in the following list.
 - American Concrete Institute American Hardboard Association AITC American Institute of Timber Construction ANSI American National Standards Institute
 - APA The Engineered Wood Association **ASHRAE** American Society of Heating, Refrigerating and Air-Conditioning Engineers ASTM International (American Society for Testing and Materials International) ASTM Architectural Woodwork Institute American Wood Protection Association (Formerly: American Wood Preservers' AWI
 - Association) Carpet and Rug Institute (The) Cool Roof Rating Council CRRC
 - CSA Canadian Standards Association CSA International (Formerly: IAS - International Approval Services) CSA Construction Specifications Institute (The) Intertek ETL SEMCO (Formerly: ITS - Intertek Testing Service NA)
 - FM Global (Formerly: FMG FM Global) FM Global Forest Stewardship Council Hardwood Plywood & Veneer Association **HPVA** Intertek Testing Service NA (Now ETL SEMCO) ITS MFMA Maple Flooring Manufacturers Association, Inc.
 - Master Painters Institute NFPA (National Fire Protection Association) MPI NFPA NOFMA: The Wood Flooring Manufacturers Association (Formerly: National Oak NOFMA
 - Flooring Manufacturers Association) Intertak SMACNA Sheet Metal and Air Conditioning Contractors' National Association
 - Underwriters Laboratories Inc. U.S. Green Building Council USGBC West Coast Lumber Inspection Bureau WCLIB Woodwork Institute (Formerly: WIC - Woodwork Institute of California)
 - Code Agencies: Where abbreviations and acronyms are used in Specifications or other Contract Documents, they shall mean the recognized name of the entities in the following list. Deutsches Institut für Normung e.V. International Code Council
 - ICC Evaluation Service, Inc. Federal Government Agencies: Where abbreviations and acronyms are used in Specifications or other Contract Documents, they shall mean the recognized name of the entities in the following
 - Environmental Protection Agency Standards and Regulations: Where abbreviations and acronyms are used in Specifications or other Contract Documents, they shall mean the recognized name of the standards and regulations in the following list.
 - Americans with Disabilities Act (ADA) ADAAG Architectural Barriers Act (ABA) Accessibility Guidelines for Buildings and Facilities Available from U.S. Access Board Code of Federal Regulations
 - Available from Government Printing Office State Government Agencies: Where abbreviations and acronyms are used in Specifications or other Contract Documents, they shall mean the recognized name of the entities in the following
 - California Department of Health Services CDHS California Department of Public Health, Indoor Air Quality Section CDPH

SECTION 01500 - TEMPORARY FACILITIES AND CONTROLS

END OF SECTION 01420

- A. General: Provide temporary construction facilities and temporary controls as required to complete project in accordance with contract documents. Conform to requirements of applicable authorities.
- 1. Contact governing authorities to establish extent of required temporary facilities and controls.
- B. Temporary power: Provide power service and lighting required for operations. locate branch wiring and
- distribution boxes to allow service and lighting by means of construction-type power cords. C. Temporary water and sanitary services: Provide and maintain required drinking water and sanitary facilities with enclosures.
- D. Noise, dust, and pollution control: provide materials and equipment necessary to comply with local requirements for noise, dust, and pollution control.
- E. Barriers: provide as required to protect adjacent properties from damage from operations and as required by
- governing authorities. 1. Provide barricades as required by city or landlord in accordance with all codes, criteria, and details.
- 2. Security: secure the site and materials during construction. F. Cleaning: Control accumulation of waste materials and rubbish. as containers become full, dispose at off-site
- locations acceptable to applicable authorities. G. Signs: Subject to approval of owner's project manager.
- H. Storage: Limit on-site storage to areas where directed and approved in writing by owner. Provide additional weather-tight, secured, off-site storage if required.
- I. Removal and cleaning: Remove construction facilities, clean and repair damage caused by operations or use of
- temporary facilities.

SECTION 01600 - PRODUCT REQUIREMENTS

- A. Contract amount: Based on materials and products listed in contract documents. Materials and products by
- other manufacturers not listed shall not be used without written approval. B. Products: Components supplied in quantity shall be interchangeable. Provide new materials unless otherwise
- indicated or specified. C. Installation: Install items plumb, level, and in correct relation to adjacent products, secure in place with positive

- anchorage devices designed and sized to withstand stresses, vibration, and racking.
- 1. Comply with manufacturer's recommendations and installation instructions unless more stringent requirements are specified or required by governing authorities.
- 2. Where reference standards are noted in specification sections, use the most current edition of the reference
- D. Transportation: Transport products to avoid product damage. deliver in undamaged condition in manufacturer's unopened containers or packaging.
- E. Handling: Handle products by methods to prevent soiling and damage. Promptly inspect to assure products are correct, complete, and undamaged, and that quantities are correct.
- F. Storage: Store materials in accordance with manufacturer's instructions, with seals and labels intact and legible.
- G. Protection: Provide coverings to protect products from damage from traffic and construction operations. remove
- H. Specified products: If these specifications include multiple products or manufacturers for an item, select the product of any named manufacturer that meets the specification requirements.

SECTION 01620 - SUBSTITUTIONS AND PRODUCT OPTION

- A. Substitutions and product options: Provide products indicated, specified or approved. Requests for substitutions of other products will be considered if submitted in writing after General Contractors bid is approved by owner
- 1. Contractor options: Provide specified products and manufacturers. Submit request for substitution for products and manufacturers not specifically named.
- 2. Substitutions: Investigate proposed substitutions and determine if equivalent to specified products. Submittals shall include cost or time benefits for the requested substitutions. Failure to indicate cost or time benefit is justification for rejection.
- 3. Contractor's representation: Substitution requests are a representation that contractor has investigated proposed products, has determined it meets or exceeds specified products, and waives claims for additional costs that subsequently become apparent.
- 4. Approvals: Owner's project manager will judge the acceptability. The owner's project manager reserves the right to reject proposed substitution based on insufficient information. Use only substitutions approved in

SECTION 01700 - EXECUTION AND CLOSEOUT REQUIREMENTS

- A. Installer qualifications: Installers shall have minimum five years successful experience installing items similar to those required for project. Individuals in training under direct supervision of experienced installers may be
- B. Examination: Commencement of product installation signifies that the installer has examined substrates, areas, and conditions for compliance with manufacturer requirements for tolerances and other conditions affecting performance.
- C. Manufacturer's instructions: When work is specified to comply with manufacturers' recommendations or instructions, distribute copies to owner's project manager.
- D. Installation: Comply with manufacturer's written recommendations and installation instructions unless more restrictive requirements are specified.
- E. Protection: Cover products subject to deterioration with impervious sheet. provide ventilation to avoid
- condensation and water entrapment.
- F. Cutting and patching: Cut and fit components as required. Patch disturbed areas to match adjacent materials 1. Refinishing: Refinish entire surfaces as necessary to provide even finish to match adjacent finishes. refinish
- continuous surfaces to nearest intersection. for an assembly, refinish the entire unit. G. Final cleaning: Clean exposed interior and exterior surfaces. Remove temporary labels, stains, and foreign substances. Polish transparent and glossy surfaces. Vacuum carpeted and soft surfaces. Clean ducts. Clean
- H. Substantial completion: Provide documentation stating work is substantially complete. Where owner requires use of space prior to final completion, provide list of items to be completed.
- 1. Owner's project manager will review list of any items to be completed and supplement list with items considered incomplete or unacceptable.
- Final completion: Provide written certification indicating work is in compliance with contract documents: that systems were tested and are operational; and that work is ready for final inspection. J. Project record documents: Maintain complete and up-to-date record documents. Keep separate from field
- documents. Submit project record documents, material and finish data, operation and instruction manuals, warranties and bonds at completion. 1. Submit electronic copy of all project record documents including as-built drawings, warranties, and all
- product shop drawing submittals. K. Warranties: Provide warranties as specified, signed by contractor and manufacturer. Warranty form shall be
- approved by owner. 1. Warranties shall be in addition to and, regardless of warranty wording, not a limitation of other rights the owner may have against contractor under contract documents and as prescribed by law.
- L. Submit, upon completion of the project, the following paperwork:
- 1. General contractor's final unconditional waiver of lien. M. Lien waivers and affidavit shall be original documents and be notarized. With all required Texas Property Code language and requirements.
- General contractor's affidavit.
- 2. Final unconditional waivers of lien from each subcontractor.
- 3. Complete list of subcontractors, including addresses and telephone numbers. 4. Certificate of occupancy.
- 5. One-year warranty.
- Approved certified air-balance report. 7. Operation and maintenance manuals.

Site Construction

SECTION 02200 - TERMITE CONTROL

PART 1 - GENERAL

- Not Used Installer shall have a minimum of three years experience in such installations. The chemicals used
- shall be approved by Federal, State, and local authorities. 3. The treatment shall be considered "pre-construction" type. Coordinate the placement of all chemicals with other trades working on the project. Provide adequate ventilation for the protection of all workmen.
- 4. Only the portion under the building and extending 5'-0" beyond the outside face of the building shall be treated. All other portions of the project site are excluded from treatment.
- 5. Chemicals shall be applied before the slab on grade and adjacent sidewalks are poured, but after all
- backfilling and utility trenching in complete. 6. Chemicals shall be compatible with the foundation insulation (Styrofoam) if applicable.
- Installer shall provide a standard written warranty to the Owner. The Owner intends to contract for continuing service as required to maintain the bond. At a minimum, warrant against termite infestation for a period of one (1) year from date of Substantial Completion, including treatment of termite protection and all repairs without cost to the Owner. Installer shall offer to the Owner a continuing service and a bond to pay for any damage caused by termites or other wood boring insects.

PART 2 - PRODUCTS

- Soil treatment chemicals and installation shall be provided by a local company registered with the state to provide and install termite protection.
- 2. Treatment shall be provided by Terminix, Orkin, or another company as approved by the Architect during the bidding process.

PART 3 - EXECUTION

and vapor barrier.

- Apply chemical to the soil under and around the building in strict accordance with federal, state and local regulations. Chemicals shall be delivered to the site in new containers that clearly state the active ingredients on the label.
- 2. Apply chemicals at the rate recommended for pre-construction, slab-on-grade work. Minimum rates shall be 1.5 gallons per 10 square feet as an overall treatment under the slab areas and 2 gallons per 5 lineal feet along foundation walls and other vertical penetrations. Utility trenches shall receive special treatment within the building and 5' beyond the foundation walls.

3. Provide necessary equipment and services to place the chemicals at soil depth to adequately

protect from subterranean termite infestation. Apply chemicals before the installation of the porous fill

Office Medical .W. MO-1! SUMMIT, ∞

Starbucks 5 F **E**

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CASCO DIVERSIFIED CORPORATION CERTIFICATE OF AUTHORITY



BULLOCK, KEYMA L. License NO. 2004011669 Expiration Date 12/31/20

Drawn By/Checked By: RMT/MDS

320488

PROFESSIONAL OF RECORD

Permit Date 06-17-20

Project Number

SPECIFICATIONS