SOUTHERN UNIVERSITY AND AGRICULTURAL & MECHANIC

SEYMOUR MODULAR CLASSROOM

BATON ROUGE CAMPUS

BID DOCUMENTS

H/S HOLLY & SMITH ARCHITECTS

H/S Project No.: 26003

March 2, 2026

TABLE OF CONTENTS

DIVISION 00 - PROCUREMENT AND CONTRACTING REQUIREMENTS

SEALS PAGE
ADVERTISEMENT FOR BIDS
INSTRUCTIONS TO BIDDERS
BID COVER
LOUISIANA UNIFORM PUBLIC WORK BID FORM
SITE VISIT FORM
INSURANCE REQUIREMENTS
BID BOND
CONTRACT BETWEEN OWNER AND CONTRACTOR AND PERFORMANCE, PAYMENT BOND AND NON-COLLUSION AFFIDAVIT
GENERAL CONDITIONS
SUPPLEMENTARY CONDITIONS
ATTESTATION AFFIDAVIT
PRE-CONSTRUCTION CONFERENCE AGENDA
SCHEDULE OF VALUES
CHANGE ORDER
RECOMMENDATION OF ACCEPTANCE
PARTIAL OCCUPANCY
GEOTECHNICAL REPORT
TAX EXEMPTION FORM R-85012

DIVISION 01 – GENERAL REQUIREMENTS

SECTION 011000 - SUMMARY
SECTION 012600 - CONTRACT MODIFICATION PROCEDURES
SECTION 012900 - PAYMENT PROCEDURES
SECTION 013100 - PROJECT MANAGEMENT AND COORDINATION
SECTION 013300 - SUBMITTAL PROCEDURES
SECTION 017419 - CONSTRUCTION WASTE MANAGEMENT AND DISPOSAL
SECTION 017700 - CLOSEOUT PROCEDURES
SECTION 017823 – OPERATION AND MAINTENANCE DATA
SECTION 017900 – DEMONSTRATION AND TRAINING

DIVISION 03 - CONCRETE

SECTION 033000 – CAST-IN-PLACE CONCRETE

DIVISION 13 – SPECIAL CONSTRUCTION

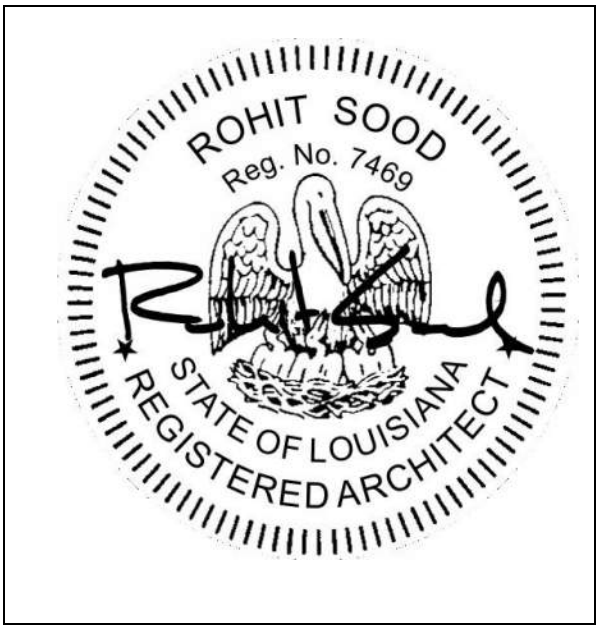
SECTION 133423.13 – PORTABLE AND MOBILE BUILDINGS

DOCUMENT 00 01 07 - SEALS PAGE

1.1 DESIGN PROFESSIONALS OF RECORD

A. Architect:

1. Rohit Sood
2. 7469
3. Responsible for Divisions 01-33 Sections except where indicated as prepared by other design professionals of record.



END OF DOCUMENT 00 01 07

ADVERTISEMENT
REQUEST FOR BID
BID #50016-10351
SEYMOUR MODULAR CLASSROOM
OWNER: SOUTHERN UNUVERSITY AND A&M COLLEGE
BATON ROUGE CAMPUS
H/S Project Number 26003
BID OPENING DATE AND TIME: MAY 4, 2026

Sealed bids will be received by Southern University, Baton Rouge, Louisiana, in the Purchasing Department, 8100 James L. Prestage Drive, PO Box 9543, J. S. Clark Administration Building Annex, South Entrance, First Floor East, Baton Rouge, LA 70813. Bids will be opened and read aloud in a public meeting in the Southern University Purchasing Department.

MAIL, HAND-DELIVER OR ELECTRONIC SUBMITTAL TO PURCHASING DEPARTMENT NO LATER THAN 10:30 AM-ON MAY 4, 2026

Electronic submittal: Use link to submit bid online:
http://www.sus.edu/bidcertification

Bidders are solely responsible for ensuring timely delivery of their bids. The Southern University Purchasing Department is not responsible for any delays caused by bidders' chosen means of delivery. Failure to meet the bid deadline submittal date and time shall result in rejection of bid.

Architect Firm: Holly & Smith Architects
2302 Magazine Street
New Orleans, LA 70130
Ph.504-585-1315
Emails: rohit@hollyandsmith.com
trent@hollyandsmith.com

ALL BID SPECIFICATIONS AND ADDENDA CAN BE OBTAINED BY ACCESSING THE LA STATE PROCUREMENT WEBSITE
https://wwwcfprd.doa.louisiana.gov/osp/lapac/pubMain.cfm.
(Search by bid # 50016-10348)
We highly recommend registering your company with Louisiana State Procurement/LAPAC

Mandatory Pre-Bid Conference & Site Visit: April 14, 2026 at 10:30 AM
Conference & Site Visit Location: Physical Plant Building (Southern University Campus)
Physical Plant Department
Benjamin H. Kraft Building-515 James L. Hunt Street
Southern University Campus
Baton Rouge, LA 70813
Site Telephone No. 225-771-4741 or 225-771-6241

Participants shall be in attendance by 10:30 a.m. and sign sheet provided by the Purchasing Department.

Bidders must visit the site and be familiar with the local conditions under which the work is to be performed. No additional compensation will be granted because of unusual difficulties, which may be encountered in the execution of any portion of the work.

Inquiries will be accepted until April 24, 2026, by 10:30 AM. Inquiries shall be submitted to Linda Antoine at linda_antoine@subr.edu

Responses to inquiries will be posted on LAPAC-LA State Procurement website on April 24, 2026 by 10:30 AM

Any person requiring special accommodation should notify the Purchasing Office of the type(s) of accommodation required not less than seven (7) days before the bid opening date. Additional contact is Wilbert Rossett, Southern University Safety Department at wilbert.rossett@sus.edu or 225-771-3101.

5% Security

All bids must be accompanied by bid security equal to **five (5%) percent of the sum of the base bid and all alternates if applicable** and must be in the form of a certified/official check, cashier's check or bid bond, made payable to Southern University and A & M College. Surety represents that it is listed on the current U.S. Department of the Treasury Financial Management Service list of approved bonding companies and that is listed thereon as approved for amount equal to or greater than the amount for which it obligates itself in this instrument. No bid bond indicating an obligation of less than five percent (5%) by any method is acceptable.

Performance & Payment Bond

Successful Proposer shall be required to furnish a performance (surety) bond. The amount will be determined during contract negotiations for the period the contract is in effect. The Bond should be made payable to Southern University. Any performance bond furnished shall be written by a surety or insurance company currently on the U.S. Department of the Treasury Financial Management Service list of approved bonding companies which is published annually in the *Federal Register*, or by a Louisiana domiciled insurance company with at least an A-:VI rating or higher in the latest printing of the A.M. Best's Key Rating Guide or by an insurance company that is either domiciled in Louisiana or owned by Louisiana residents and is licensed to write surety bonds.

No surety or insurance company shall write a performance bond which is in excess of the amount indicated as approved by the U.S. Department of the Treasury Financial Management Service list or by a Louisiana domiciled insurance company with an A-:VI rating by A.M. Best up to a limit of 10 percent of policyholders' surplus as shown by A.M. Best; companies authorized by this Paragraph who are not on the treasury list shall not write a performance bond when the penalty exceeds 15 percent of its capital and surplus, such capital and surplus being the amount by which the company's assets

exceed its liabilities as reflected by the most recent financial statements filed by the company with the Department of Insurance.

In addition, any performance bond furnished shall be written by a surety or insurance company that is currently licensed or authorized to do business in the State of Louisiana. The bond must be received within twelve (12) working days from the date of notification.

Bidders shall include the following envelopes of choice: company's name, address, Louisiana contractor's license number, bid number, bid opening date and time.

Bids may be withdrawn by written, telegraphic fax notice or email and received at the address or email address designated in the Invitation to Bid prior to the time set for bid opening, as recorded by date stamp at the Purchasing Office. Bids received after closing time will be returned unopened. Evidence of authority to submit the bid shall be required in accordance with R.S. 38:2212(a)(1)(c) and/or R.S. 39:1594(c)(2)(d).

The Southern University System is a participant in the Louisiana for the Small Entrepreneurships Program (the Hudson Initiative) and the Louisiana Initiative for Veterans and Service-Connected Disabled Veterans-Owned Business Small Entrepreneurships. Bidders are encouraged to consider participation. A list of certified vendors and additional information can be obtained from website http://www.ledsmallbiz.com. Potential participants may also register at this website.

Any questions concerning bid documents, please contact Mary Jane Spruel, Assistant Director of Purchasing at (225) 771-2800 or email to maryjane_spruel@subr.edu and the Architect Firm.

No bid may be withdrawn for a period of forty-five (45) days after receipt of bids, except under the provisions of LA. R.S. 38:2214. Bidder is required to comply with provisions and requirements of LA R.S. 38:2212(B)(5).

The University reserves the right to reject all bids and to waive any informalities incidental thereto.

Bids shall be accepted from Contractors who are licensed under LA. R.S. 37:2150-2192 for the classification of 72000000 Building & Construction, 72130000 General Building Construction, 712136000 Commercial or Industrial Construction, 300000000 Structures, Building, Construction, MFG COMP; 30230000 Portable Structures; 30231600 Portable Prefabricated Commercial and Industrial Structures; 300000000 Structures, Building, Construction, MFG COMP; 30200000 Pre-Fabricated Structures; 30201700 Prefabricated Commercial and Industrial Structures

SOUTHERN UNIVERSITY & A&M COLLEGE
AN EQUAL OPPORTUNITY EMPLOYER
Linda A. Antoine, Director of Purchasing
DATES ADVERTISED
4/6/206, 4/13/2026 & 4/20/2026

SOUTHERN UNIVERSITY AND A&M COLLEGE
INSTRUCTIONS TO BIDDERS FOR SOUTHERN UNIVERSITY BATON ROUGE CAMPUS
REQUEST FOR BID

PROJECT: SEYMOUR MODULAR CLASSROOM
LOCATION: BATON ROUGE CAMPUS
BID DUE DATE AND TIME: MAY 4, 2026 @ 10:30 AM
BID NUMBER 50016-10351

Bids submitted are subject to provisions of La.R.S.38:2212 Purchasing Rules and Regulations; Executive Orders; and the General Terms and Conditions, listed in this Invitation for Bid. Southern University reserves the right to award items separately, grouped or on an all or none basis and to reject any or all bids and waive any informalities.

BIDS MAY BE SENT BY MAIL OR HAND-DELIVERED TO:

Bids should be mailed to:
Southern University
Purchasing Department
Post Office Box 9534
Baton Rouge, Louisiana 70813

As an alternative, bids may be hand delivered to:
Southern University
Purchasing Department
1st Floor East-James L. Prestage Drive
J. S. Clark Administration Building
Baton Rouge, Louisiana 70813

Electronic submittal: Use link to submit bid online:
http://www.sus.edu/bidcertification

MANDATORY PRE-BID CONFERENCE & SITE VISIT: APRIL 14, 2026 @ 10:30 AM
LOCATION:
Physical Plant Department
Benjamin H. Kraft Building-515 James L. Hunt Street
Southern University Campus
Baton Rouge, LA 70813
Site Telephone No. 225-771-4741 or 225-771-6241

INQUIRIES:
No negotiations, decisions, or actions will be executed by any bidder as a result or any oral discussion with any University employee or State Consultant. Only those transactions which are in writing, sent to **Linda A. Antoine, Director of Purchasing, will be considered as valid.**
Email: linda_antoine@subr.edu

INSTRUCTIONS TO BIDDERS

1. **Bid Forms**
   All written bids, unless otherwise provided for, must be submitted on, and in accordance with forms provided and properly signed in ink. Bids submitted in the following manner will not be accepted:
   Bid containing no signature indicating intent to be bound
   (1) Bid filled out in pencil
   (2) Bid not submitted on university standard forms
   Bids must be received at the address specified in the Invitation for Bid prior to bid opening time in order to be considered. .

2. **Envelope (if mailed)**
   Bidders are requested to submit bid package in a sealed envelope of your choice that is clearly marked identifying the ***company's name, complete address, bid number, time and date of bid opening, and license number, if applicable.***
   Bidder is responsible for means of delivery of bid.
   Louisiana Contractors License Number shall be placed on the outside of the envelope.

This document will be included with successful bidder contract

3. **Standards of Quality**
Any product or service bid shall conform to all applicable federal, state and local laws, regulations and the specifications contained in the IFB. Unless otherwise specified in the IFB, any manufacturer's name, trade name, brand name, or catalog numbers used in the specifications is for the purpose of describing the quality level, performance and characteristics required. Bidder must specify the brand and model number of the product offered in his/her bid. Bids not specifying brand and model numbers will be considered as offering the exact product(s) specified in the IFB.

4. **Descriptive Information**
Bidders proposing an equivalent brand or model should submit information with bid (such as illustrations, descriptive literature, technical data) sufficient for the University to evaluate quality, suitability and compliance with the specifications in the IFB. Failure to submit descriptive information may cause bid to be rejected. Any change made to a manufacturer's published specification submitted for a product should be verifiable by the manufacturer. If item(s) bid do not fully comply with specifications (including brand and/or product number), bidder must state in what respect the item(s) deviate. Failure to note exceptions on the bid form will not relieve the successful bidder(s) from supplying the actual products requested.

5. **Prices**
Unless otherwise specified by the Purchasing Department, bid prices must be complete, including transportation, prepaid by bidder to destination. In the event of extension errors, the unit price shall prevail.

6. **Payment Terms**
Payment is to be made within thirty (30) days after receipt of properly executed invoice, or delivery and acceptance, whichever is later. Delinquent payment penalties are governed by **L.R.S. 39:1695**.

7. **Deliveries**
Bids may be rejected if the delivery or completion time indicated is longer than that specified in the IFB.

8. **Vendor Invoices**
Invoices or AIA payment form shall reference the Southern University purchase/release order number, vendor's packing list/delivery ticket, ticket number, shipping/delivery date, etc. Invoices are to be itemized and billed in accordance with the order and should show the amount of any prompt payment discount and submitted on the vendor's own invoice form. Invoices submitted by the vendor's supplier will not be accepted. Terms are net 30.

9. **Tax Information/State of Louisiana**
Vendor is responsible for including all applicable taxes in the bid prices. Southern University is exempt from all Louisiana state and local sales and use taxes. By accepting an award, resident and non-resident firms acknowledge their responsibility for the payment of all taxes duly accessed by the State of Louisiana and its political subdivisions for which they are liable, including but not limited to: franchise taxes, privilege taxes, sales taxes, use taxes, ad valorem taxes, etc. In accordance with Act Number 1029 of the 1991 Regular Session, effective September 1, 1991, state agencies will no longer be required to pay state sales tax.

10. **New Products**
Unless specifically called for, all products for purchases must be new (never previously used) and the current model and/or packaging. The manufacturer's standard warranty will apply unless otherwise specified in the IFB.

11. **Contract Renewals, Multi-Year Contracts (if applicable)**
Upon agreement of Southern University and the contractor, an open-ended requirements contract may be extended for two (2) additional twelve (12) month periods at the same prices, terms and conditions. In such cases, the total contract term cannot exceed thirty-six (36) months.

12. **Contract Cancellation**
Southern University has the right to cancel any contract, in accordance with Purchasing Rules and Regulations, for cause, including but not limited to, the following: (1) failure to deliver within time specified in the contract, (2) failure of the product or service to meet specifications, conform to sample quality or to be delivered in good condition;(3) misrepresentations by the contractor;(4) fraud, collusion, conspiracy or other unlawful means of obtaining any contract with the state; (5) conflict of contract provisions with constitutional or statutory provision of state or federal law; (6) any other breach of contract.

13. **AWARD AND EXECUTION OF CONTRACT**:
The owner shall incur no obligation to the contractor until the contract between the owner and contractor is duly executed. If the contractor is notified of the acceptance of the bid within thirty (30) days of the opening bid date, contractor agrees to execute and

deliver to owner, Performance and Payment Bond and Certificate of Insurance, a copy of which is attached to the Contract Documents, within ten (10) working days after notice from the Owner that the instrument is ready for signature.

14. **Fiscal Funding Clause (Renewal Contracts Only)**
In accordance with LA R.S.39:1615 (c) and (e), any contract entered into by the State of Louisiana and Southern University shall include the following Fiscal Funding Clause:
C. Termination due to unavailability of funds in succeeding years. When funds are not appropriated to support continuation of performance in a subsequent year of a multi-year contract, the contract for such subsequent year shall be terminated. When a contract is terminated under these conditions, no additional funds shall be paid to the contractor as a result of such action. **E.** With respect to all multiyear contracts, there shall be no provisions for a penalty to the state for the cancellation or early payment of the contract. The continuation of this contract is contingent upon the appropriation of funds to fulfill the requirements of the contract by legislature. All proposers should be aware that our legislative process is such that it is often impossible to give prior notice of the non-appropriation of funds.

15. **Default of Contactor**
Failure to deliver within the time specified in the bid will constitute a default and may cause cancellation of the contract. Where the state had determined the contractor to be in default, the state reserves the right to purchase any or all products or services covered by the contract on the open market and to charge the contractor with cost in excess of the contract price. Until such assessed charges have been paid, no subsequent bid from the defaulting contractor will be considered.

16. **Order of Priority**
In the event there is a conflict between the Instructions to Bidders, the General Terms and Conditions will govern.

17. **Applicable Law**
All contracts will be construed in accordance with and governed by the laws of Louisiana. Vendors shall follow applicable laws of the State of Louisiana and Federal Laws where applicable, to include licenses, fees and permits. Vendors are responsible for the cost of licenses, fees and permits.

18. **Certification of No Suspension or Debarment ($25,000 or more)**
By signing and submitting this bid, bidder certifies that its company, any subcontractors, or principals thereof, are not suspended or debarred under federal or state laws or regulations. A list of parties who have been suspended or debarred by federal agencies is maintained by the General Services Administration and can be viewed on the internet at www.sam.gov.
____Federal Funded _X_Non-Federal Funded

19. **E-VERIFY** (verification of employees)
Contractor acknowledges and agrees to comply with the provisions of La R.S. 38:2212.10 and federal law pertaining to E-Verify in the performance of services under this contract.

20. **Prohibited Contractual Arrangements**
Per Louisiana R.S. 42:1113.a, no public servant, or member of such public servant's immediate family, or legal entity in which he is a controlling interest shall bid on or enter into any contract, subcontract, or other transaction that is under the supervision or jurisdiction of the agency of such public servant. See statute for complete law, exclusions and provisions.

21. **Discriminatory Boycotts of Israel**
This section applies to procurements with a value of $100,000 or more and for vendors with five (5) or more employees
Prohibition of Discriminatory Boycotts of Israel
In accordance with R.S. 39:1602.1, for any contract for $100,000 or more and for any contractor with five or more employees, the Contractor certifies that neither it nor its subcontractors are engaged in a boycott of Israel, and that the Contractor and any subcontractors shall, for the duration of this contract, refrain from a boycott of Israel. The State reserves the right to terminate this contract if the Contractor, or any Subcontractor, engages in a boycott of Israel during the term of this contract.

22. **Prohibition of Companies That Discriminate Against Firearm and Ammunition Industries**
In accordance with La. R.S. 39:1602.2, the following applies to any competitive sealed bids, competitive sealed proposals, or contract(s) with a value of $100,000 or more involving a for-profit company with at least fifty full-time employees:
Unless otherwise exempted by law, by submitting a response to this solicitation or entering into this contract, the Bidder, Proposer or Contractor certifies the following:

The company does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association based solely on the entities or association's status as a firearm entity or firearm trade association;
The company will not discriminate against a firearm entity or firearm trade association during the term of the contract based solely on the entities or association's status as a firearm entity or firearm trade association.

23. Mutual Indemnification

Each party hereto agrees to indemnify, defend and hold the other, its officers, directors, agents and employees harmless from and against any and all losses, liabilities and claims, including reasonable attorney's fees arising out of or resulting from the willful act, fault, omission, or negligence of the indemnifying party or of its employees, contractors, or agents in performing its obligations under this agreement, provided however, that neither party hereto shall be liable to the other for any consequential damages arising out of its willful act, fault, omission, or negligence.

24. Fair Labor Standards Act

Contractor shall comply with the **Fair Labor Standards Act 29 USC 201-6;** Establishes minimum wage, overtime pay, equal pay, recordkeeping, and child labor standards for employees or in the production of goods for interstate commerce. **By signing and submitting this bid, bidder certifies that its company, any subcontractors, or principals thereof** is in accordance with said compliance. **United States Department of Labor website: www.dol.gov/esa**

***25.* Davis-Bacon Act ($2,000 or more)**

Contractor shall be in compliance with the **Davis-Bacon Act, 40 USC 276A-7;** ensures that laborers and mechanics employed pursuant to federally funded construction contracts, subcontracts and construction under Federal grants, will be paid wages as determined by the U.S. Secretary of Labor. **By signing and submitting this bid, bidder certifies that its company, any subcontractors, or principals thereof** is in accordance with said compliance. **United States Department of Labor website: www.dol.gov/esa**

____Federal Funded ___X__Non-Federal Funded

26. Small Business Entrepreneurship Programs

The Southern University System is a participant in the Louisiana for the Small Entrepreneurships Program (the Hudson Initiative) and the Louisiana Initiative for Veterans and Service-Connected Disabled Veterans-Owned Business Small Entrepreneurships. Bidders are encouraged to consider participation. A list of certified vendors and additional information can be obtained from website http://www.ledsmallbiz.com. Potential participants may also register at this website. Businesses include minority and women.

27. Public Works Projects (R.S. 38:2227)

In accordance with the provisions of R.S. 38:2227; in awarding public works projects, any public entity is authorized to reject a proposal or bid, or not award the contract, to a business in which any individual with an ownership interest of ten percent (10%) or more, has been convicted, or has entered a plea of guilty or nolo contenere to any state felony or equivalent federal felony crime.

28. Tobacco-Free Policy

The use of tobacco products on any Southern University campus is prohibited by students, staff, faculty or visitors in all campus buildings, facilities, or property owned or leased by Southern University System and outside areas of the campus where non-smokers cannot avoid exposure to smoke; on campus grounds, facilities, or vehicles that are the property of the University; and at lectures, conferences, meetings, and social and cultural events held on school property or school grounds. The sale or free distribution of tobacco products, including merchandise on campus or at school events is prohibited.

29. Equal Opportunity Employer

Southern University and A&M College Systems of the State of Louisiana is an equal opportunity employer and looks to its contractors, sub-contractors, vendors, and suppliers to take affirmative action to affect this commitment in its operations. By submitting and signing this bid, the bidder certifies that he agrees to adhere to the mandates dictated by Title VI and VII of the Civil Rights Act of 1964, as amended; the Vietnam Era Veterans' Readjustment Assistance Act of 1974; Section 303 of the Rehabilitation Act of 1973; Section 202 of Executive Orderll24b,as amended; and the Americans with Disabilities Act of 1990. Bidder agrees that he will not discriminate in the rendering of services to and/or employment of individuals because of race, color, religion, sex, age, national origin, handicap, disability, veteran status, or any other non-merit factor. Bidder further agrees to keep informed of and comply with all Federal, State, and local laws, ordinances, and regulations which affect his employees or prospective employees. Any person who is a "Qualified Individual with a Disability" as defined by 42 USC 12131 of the American with Disabilities Act who has submitted a bid on this procurement and who desires to attend the bid opening, must notify this office in writing no later than seven (7) working days prior to the bid opening date of their need for special accommodations. If the accommodation requested cannot be reasonably provided, the individual will be so informed prior to the bid opening.

30. Code of Ethics

This document will be included with successful bidder contract

The contractor acknowledges that Chapter 15 of Title 42 of the Louisiana Revised Statutes (R.S. 42:1101 et. seq., Code of Governmental Ethics) applies to the Contracting Party in the performance of services called for in this contract. The contractor agrees to immediately notify the state if potential violations of the Code of Governmental Ethics arise at any time during the term of this contract.

31. Vendor Forms/SU Signature Authority

The terms and conditions of the SU solicitation and purchase order/contract shall solely govern the purchase agreement, and shall not be amended by any vendor contract, form, etc. The University's chief procurement officer, or designee, is delegated sole authority to execute any vendor contracts, forms, etc. Departments are prohibited from signing any vendor forms.

32. Prosecution of Work

The work is to be done when Southern University is in operation. The contractor shall, therefore, plan the repairs and installation in specifications so as not to interfere with normal operations of the facility and shall exert effort to expedite completion of the work once it has started. It is intended that the work shall be done during normal working hours, however, should work require overtime (Saturday, Sunday and/or night working hours), the cost must be borne by the contractor at no extra compensation from the Owner (Southern University).

33. Termination of the Contract for Convenience

The State/University may terminate the contract at any time by giving thirty (30) days' written notice to the Contractor of such termination or negotiating an effective date with the Contractor. The Contractor shall be entitled to payment for deliverables in progress, to the extent work has been performed satisfactorily.

34. Termination for Cause

The State may terminate this Contract for cause based upon the failure of the Contractor to comply with the terms and/or conditions of the Contract, provided that the State shall give the Contractor written notice specifying the Contractor's failure. If within thirty (30) days after receipt of such notice, the Contractor shall not have either corrected such failure or thereafter proceeded diligently to complete such correction, then the State may, at its option, place the Contractor in default and the Contract shall terminate on the date specified in such notice. The Contractor may exercise any rights available to it under Louisiana law to terminate for cause upon the failure of the Owner to comply with the terms and conditions of this contract, provided that the Contractor shall give the State written notice specifying the State's failure and a reasonable opportunity for the Owner to cure the defect.

35. Auditors

It is hereby agreed that the Legislative Auditor of the State of Louisiana and/or the Office of the Governor, Division of Administration auditors shall have the option of auditing all accounts of contractors which relate to this contract.

36. Awarded Products/Unauthorized Substitutions

Only those awarded brands and numbers stated in the SU contract are approved for delivery, acceptance, and payment purposes. Any substitution requires prior approval of the Purchasing Office. Unauthorized product substitutions are subject to rejection at time of delivery, post-return at vendor's expense, and non-payment.

37. Acceptance

Upon written notice by the Owner, a Notice by Owner of Acceptance of Work will be executed and forwarded to the Contractor for recording with the Clerk of Court in the parish in which the work has been performed and shall furnish a clear Lien Certificate from the Clerk of Court (to the owner along with final invoice) forty-five (45) days after recordation of acceptance. Final payment of ten percent (10%) will be made at this time.

38. Guarantee

It is the intention of the specifications to secure a first-class permanent material and construction and to this end, Contractor will be held responsible for and must correct defects discovered in the work within one (1) year from acceptance. Should any materials or methods be called for, of such nature to render this guarantee impossible, written notice to this effect should be given Owner (Southern University) before signing contract and/or beginning of work; failure to do this will be construed as agreement to the strictest terms of the guarantee.

39. Clean-Up

The Contractor will be directed during the progress of work to remove and properly dispose of the resultant and debris. Upon completion, Contractor shall remove all equipment, unused materials and debris and will leave the premises in a clean and first-class condition.

40. Examination of Site

Each bidder will visit the site of the proposed project and will fully acquaint himself with conditions relating to construction and labor so that he may fully understand the facilities, difficulties and restrictions attending the execution of work under this contract. No

consideration or allowance will be granted the Contractor for failure to visit the site or for any alleged misunderstanding of the materials to be furnished or the work to be done.

41. ***Anti-Kickback Clause***
The Contractor hereby agrees to adhere to the mandate dictated by The Copeland "Anti-Kickback" ACT which provides that each Contractor or Subgrantee shall be prohibited from inducing, by any means, any person employed in the completion of work, to give up any part of the compensation to which he is otherwise entitled.

42. ***Clean Air Act***
The Contractor hereby agrees to adhere to the provisions which require compliance with all applicable standards, orders or requirements issued under Section 306 of the CLEAN AIR ACT which prohibits the use under non-exempt contracts, grants or loans of facilities included on the EPA list of Violating Facilities.

43. ***Clean Water Act***
The Contractor hereby agrees to adhere to the provisions which require compliance with all applicable standards, orders or requirements issued under Section 508 of the Clean Water Act which prohibits the use under non-exempt federal contracts, grants or loans of facilities included on the EPA list of Violating Facilities.

44. **Energy Policy and Conservation Act**
The Contractor hereby recognizes the mandatory standards and policies relating to energy efficiency which are contained in the State energy conservation plan issued in compliance with the Energy Policy and Conservation Act (P.L. 94-163).

45. ***Anti-Lobbying and Debarment Act***
The Contractor will be expected to comply with federal statutes in the Anti-Lobbying Act and The Debarment Act.

46. ***Signature Authority***
A CORPORATE RESOLUTION OR WRITTEN EVIDENCE OF THE AUTHORITY OF THE PERSON SIGNING THE BID FOR THE PUBLIC WORK AS PRESCRIBED BY LOUISIANA REVISED STATUTE 38:2212 (B)(5)
A copy of the applicable signature authority document/Board Resolution or LA Secretary of State Registration must be submitted with bid.

47. ***Completion Time and Liquidated Damages***

48. ***Additional; Requirements***

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE PLANS (if applicable); THE PROJECT SPECIFICATIONS, AND SHALL COMPLY WITH APPLICALBE LOCAL AND STATE BUILDING CODES AS WELL AS ANY AND ALL REGULATORY AGENCY REQUIREMENTS AND LAWS, INCLUDING BUT NOT LIMIOTED TO OSHA, ETC. GENERAL NOTES SHALL APPLY TO ALL DRAWINGS.
2. CONTRACTOR SHALL NOTIFY THE ENGINEER/ARCHITECT, IF APPLICABLE, OF ALL CONFLICTS OR DISCRENPENSIES PRESENTED IN THESE PLANS PRIOR TO THE START OF WORK.
3. ALL WORK, WHETHER SHOWN OR IMPLIED, UNLESS SPECIFICALLY QUESTIONED, SHALL BE CONSIDERED UNDERSTOOD IN ALL RESPECTS BY THE GENERAL CONTRATOR AND WHO WILL BE RESPOSIBLE FOR ANY MISINTERPRETATIONS AND CONSEQUENCES THEREOF.
4. ANY UTILITIES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
5. ENGINEER/ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ALL IDENTIFIED EXISTING UTILITIES NOT INDENTIFIED IN THE PLANS.
6. OWNER SHALL PROVIDE WATER FOR CLEANING OPERATIONS FROM ANY FIRE HYDRANT AT NO COST TO THE CONSULTANT.

7. Southern University Baton Rouge owns and operates a master meter natural gas distribution system on the school campus. The gas system consists of an underground network of pipelines. The purpose of the gas system is to provide a reliable and safe economical source of energy for heating purposes. The pipeline system has the capacity to reliably deliver natural gas.

   State and federal laws require excavators to notify LA One-Call 2 days before digging. If any excavation is planned, you must notify LA One-Call which will notify the Southern University to locate the gas lines. To obtain additional information or report a gas related issue call Southern University Baton Rouge Maintenance Office. The Southern University Maintenance office phone number is 225-771-4741. The LA One-Call Center phone number is 811.

This document will be included with successful bidder contract

BID NUMBER 10351

SOUTHERN UNIVERSITY AND A&M COLLEGE
BATON ROUGE CAMPUS

REQUEST FOR BID

May 4, 2029 – 10:30 AM

Seymour Modular Classroom

H/S Project Number 26003

Architect Firm: Holly & Smith Architects
2302 Magazine Street
New Orleans, LA 70130
Ph. 504-585-1315
Contacts: Rohit Sood and Trent Husser
Emails: rohit@hollyandsmith.com; trent@hollyandsmith.com

DATES ADVERTISED:	April 6, 13, & 20, 2026
MANDATORY PRE—BID CONFERENCE AND SITE VISIT:	April 14, 2026 @ 10:30 AM
LOCATION:	Physical Plant Department Benjamin H. Kraft Building 515 James L. Hunt Street Southern University Baton Rouge Campus Site Telephone No. 225-771-4741 or 225-771-6241
DEADLINE TO SUBMIT INQUIRIES:	April 14, 2026 @ 10:30 AM
SUBMIT INQUIRIES TO:	**Linda Antoine** Email: linda_antoine@subr.edu

DEADLINE TO RESPOND TO INQUIRIES April 29, 2026 @ 10:30 AM

Note: Responses to inquiries/addenda are pasted on LAPAC (La State Procurement website) LAPAC website: https://wwwcfprd.doa.louisiana.gov/OSP/LaPAC/Agency/outMain.cfm
It is the responsibility of the vendor to check LAPAC for addenda.

DEADLINE TO SUBMIT BID:	**May 4, 2029 @ 10:30 AM**
SUBMIT BID TO:	Linda Antoine, Director Southern University Purchasing Department-P. O. Box 9534 or James L. Prestage Drive J. S. Clark Adm. Bldg. Annex, 1st Floor Baton Rouge, LA 70813 Telephone 225-771-2804 or 771-4587

Use link to submit bid online:
http://www.sus.edu/bidcertification

LOUISIANA UNIFORM PUBLIC WORK BID FORM

TO: **Southern University and A&M College**
Post Office Box 9534
James J. Prestage Dr-J.S. Clark Adm. Bldg. Annex
Baton Rouge, LA 70813

BID FOR: Bid Number 50016-10351
SEYMOUR MODULAR CLASSROOM
H/S Project Number 26003
Southern University and A&M College
Baton Rouge Campus

The undersigned bidder hereby declares and represents that she/he: a) has carefully examined and understands the Bidding Documents, b) has not received, relied on, or based his bid on any verbal instructions contrary to the Bidding Documents or any addenda, c) has personally inspected and is familiar with the project site, and hereby proposes to provide all labor, materials, tools, appliances and facilities as required to perform, in a workmanlike manner, all work and services for the construction and completion of the referenced project, all in strict accordance with the Bidding Documents prepared by: ***Holly & Smith Architects, APAC*** dated ***March 2, 2026.***

Bidders must acknowledge all addenda. The Bidder acknowledges receipt of the following **ADDENDA:** (Enter the number the Designer has assigned to each of the addenda that the Bidder is acknowledging) _____ .

TOTAL BASE BID: For all work required by the Bidding Documents (including any and all unit prices designated "Base Bid" * but not alternates) the sum of:

_____ Dollars ($ _____)

ALTERNATES: For any and all work required by the Bidding Documents for Alternates including any and all unit prices designated as alternates in the unit price description. *N/A*

Alternate No. 1 *(Owner to provide description of alternate and state whether add or deduct)* for the lump sum of:
_____ N/A _____ Dollars ($ _____)

Alternate No. 2 *(Owner to provide description of alternate and state whether add or deduct)* for the lump sum of:
_____ N/A _____ Dollars ($ _____)

Alternate No. 3 *(Owner to provide description of alternate and state whether add or deduct)* for the lump sum of:
_____ N/A _____ Dollars ($ _____)

NAME OF BIDDER: _____

ADDRESS OF BIDDER: _____

_____

EMAIL _____

PHONE _____

LOUISIANA CONTRACTOR'S LICENSE NUMBER: _____

PRINT NAME OF AUTHORIZED SIGNATORY OF BIDDER: _____

TITLE OF AUTHORIZED SIGNATORY OF BIDDER: _____

SIGNATURE OF AUTHORIZED SIGNATORY OF BIDDER: _____

DATE: _____

Completion Time: 150 days Liquidated Damages: $500.00

5% Bid Security: XX Yes (shall be included with bid)
(check here) _____ Bid Security included. Bid Security shall be total of 5% for base bid and alternates.
Successful bidder will be notified by letter to secure Performance and Payment Bond up to 100% of cost.
(check here) _____ Board Resolution

A CORPORATE RESOLUTION OR WRITTEN EVIDENCE of the authority of the person signing the bid for the public work as prescribed by LA R.S. 38:2212(B)(5) or Secretary of State verification.
BID SECURITY in the form of a bid bond, certified check or cashier's check as prescribed by LA RS 38: 2218.A is attached to and made a part of this bid.
The Unit Price Form shall be used if the contract includes unit prices. *Otherwise, it is not required and need not be included with the form.* The number of unit prices that may be included is not limited and additional sheets may be included if needed.

Bid Form #: SU 004

JOB SITE VISIT

PROJECT: SEYMOUR MODULAR CLASSROOM
BID NUMBER 50016-10351
MANDATORY SITE VISIT DATE: APRIL 14, 2026 at 10:30 AM

LATE ARRIVALS CANNOT PARTICIPATE IN THE BID PROCESS

It is the responsibility of the bidder to inspect job site verify any measurements and/or supplies needed prior to submitting a bid price on this project. Each bidder shall fully acquaint himself with conditions relating to construction and labor so that he may fully understand the facilities, difficulties and restrictions attending the execution of work under this contract. If vendor finds conditions that disagree with the physical layout as described in the bid, or any other features of the specifications that appear to be in error, same shall be noted on proposal. Failure to do so will be interpreted as specified. No consideration or allowance will be granted the Contractor for failure to visit the site or for any alleged misunderstanding of the materials to be furnished or the work to be done.

JOB SITE VISIT LOCATION:

Physical Plant Department
Benjamin H. Kraft Building
515 James L. Hunt Street
Southern University
Baton Rouge Campus
Site Telephone No. 225-771-4741 or 771-6241

The signed statement certifies the vendor's name listed below, has visited the proposed site and is familiar with all conditions surrounding fulfillment of the specifications for this project.

*COMPANY*_____

*BY*_____

*DATE*_____

***Note**: Questions not answered at Site Visit or any additional questions shall be submitted in writing to the Director of Purchasing, Linda A. Antoine at linda_antoine@subr.edu.*

Note: Responses to inquiries/Addenda are posted on LaPAC (LA Procurement Website)
LA State Procurement website:

https://wwwcfprd.doa.louisiana.gov/OSP/LaPAC/Agency/outMain.cfm

It is the responsibility of the vendor to check LAPAC for addenda.

JOB SITE VERIFIED BY DESIGNATED SOUTHERN UNIVERSITY EMPLOYEE:

_____

SIGNATURE

This is not a state required form, however return this sheet with bid for information purpose

INSURANCE REQUIREMENTS

Southern University and A&M College

BID 10351-SEYMOUR MODULAR CLASSROOM

The Contractor shall purchase and maintain for the duration of the contract insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder by the Contractor, its agents, representatives, employees or subcontractors.

A. MINIMUM SCOPE AND LIMITS OF INSURANCE

1. **Workers Compensation**
   Workers Compensation insurance shall be in compliance with the Workers Compensation law of the State of the Contractor's headquarters. Employers Liability is included with a minimum limit of $500,000 per accident/per disease/per employee. If work is to be performed over water and involves maritime exposure, applicable LHWCA, Jones Act, or other maritime law coverage shall be included and the Employers Liability limit increased to a minimum of **$1,000,000. A.M. Best's insurance company rating requirement may be waived for workers compensation coverage only.**

2. **Commercial General Liability**
   Commercial General Liability insurance, including Personal and Advertising Injury Liability, shall have a minimum limit per occurrence of $**1,000,000 and a minimum general aggregate of $2,000,000.** The Insurance Services Office (ISO) Commercial General Liability occurrence coverage form CG 00 01 (current form approved for use in Louisiana), or equivalent, is to be used in the policy. Claims-made form is unacceptable.

3. **Automobile Liability**
   Automobile Liability Insurance shall have a minimum combined single limit per occurrence of $1,000,000. ISO form number CA 00 01 (current form approved for use in Louisiana), or equivalent, is to be used in the policy. This insurance shall include third-party bodily injury and property damage liability for owned, hired and non-owned automobiles.

B. DEDUCTIBLES AND SELF-INSURED RETENTIONS

Any deductibles or self-insured retentions must be declared to and accepted by the Agency. The Contractor shall be responsible for all deductibles and self-insured retentions.

C. OTHER INSURANCE PROVISIONS

The policies are to contain, or be endorsed to contain, the following provisions:

1. General Liability and Automobile Liability Coverage

   a. The Agency, its officers, agents, employees and volunteers shall be named as an additional insured as regards negligence by the contractor. ISO Form CG 20 10 (current form approved for use in Louisiana), or equivalent, is to be used when applicable. The coverage shall contain no special limitations on the scope of protection afforded to the Agency.

   b. The Contractor's insurance shall be primary as respects the Agency, its officers, agents, employees and volunteers. Any insurance or self-insurance maintained by the Agency shall be excess and non-contributory of the Contractor's insurance.

   c. Any failure of the Contractor to comply with reporting provisions of the policy shall not affect coverage provided to the Agency, its officers, agents, employees and volunteers.

   d. The Contractor's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the policy limits.

2. Workers Compensation and Employers Liability Coverage
   The insurer shall agree to waive all rights of subrogation against the Agency, its officers, agents, employees and volunteers for losses arising from work performed by the Contractor for the Agency.

3. All Coverage

   a. Coverage shall not be canceled, suspended, or voided by either party (the Contractor or the insurer) or reduced in coverage or in limits except after 30 days written notice has been given to the Agency. Ten-day written notice of cancellation is acceptable for non-payment of premium. Notifications shall comply with the standard cancellation provisions in the Contractor's policy.

   b. Neither the acceptance of the completed work nor the payment thereof shall release the Contractor from the obligations of the insurance requirements or indemnification agreement.

   c. The insurance companies issuing the policies shall have no recourse against the Agency for payment of premiums or

for assessments under any form of the policies.

d. Any failure of the Contractor to comply with reporting provisions of the policy shall not affect coverage provided to the Agency, its officers, agents, employees and volunteers.

D. ACCEPTABILITY OF INSURERS

All required insurance shall be provided by a company or companies lawfully authorized to do business in the jurisdiction in which the Project is located. Insurance shall be placed with insurers with a A.M. Best's rating of **A-:VI or higher**. This rating requirement may be waived for workers compensation coverage only.

If at any time an insurer issuing any such policy does not meet the minimum A.M. Best rating, the Contractor shall obtain a policy with an insurer that meets the A.M. Best rating and shall submit another Certificate of Insurance as required in the contract.

E. VERIFICATION OF COVERAGE

Contractor shall furnish the Agency with Certificates of insurance reflecting proof of required coverage. The Certificates for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. The Certificates are to be received and approved by the Agency before work commences and upon any contract renewal thereafter.

In addition to the Certificates, Contractor shall submit the declarations page and the cancellation provision endorsement for each insurance policy. The Agency reserves the right to request complete certified copies of all required insurance policies at any time.

Upon failure of the Contractor to furnish, deliver and maintain such insurance as above provided, this contract, at the election of the Agency, may be suspended, discontinued or terminated. Failure of the Contractor to purchase and/or maintain any required insurance shall not relieve the Contractor from any liability or indemnification under the contract.

F. SUBCONTRACTORS

Contractor shall include all subcontractors as insureds under its policies OR shall be responsible for verifying and maintaining the Certificates provided by each subcontractor. Subcontractors shall be subject to all of the requirements stated herein. The Agency reserves the right to request copies of subcontractor's Certificates at any time.

G. WORKERS COMPENSATION INDEMNITY

In the event Contractor is not required to provide or elects not to provide workers compensation coverage, the parties hereby agree that Contractor, its owners, agents and employees will have no cause of action against, and will not assert a claim against, the State of Louisiana, its departments, agencies, agents and employees as an employer, whether pursuant to the Louisiana Workers Compensation Act or otherwise, under any circumstance. The parties also hereby agree that the State of Louisiana, its departments, agencies, agents and employees shall in no circumstance be, or considered as, the employer or statutory employer of Contractor, its owners, agents and employees. The parties further agree that Contractor is a wholly independent contractor and is exclusively responsible for its employees, owners, and agents. Contractor hereby agrees to protect, defend, indemnify and hold the State of Louisiana, its departments, agencies, agents and employees harmless from any such assertion or claim that may arise from the performance of this contract.

Maritime (Jones Act and LHWCA) needed when work is performed over navigable bodies of water

H. INDEMNIFICATION/HOLD HARMLESS AGREEMENT

Contractor agrees to protect, defend, indemnify, save, and hold harmless, the State of Louisiana, all State Departments, Agencies, Boards and Commissions, its officers, agents, servants, employees, and volunteers, from and against any and all claims, damages, expenses, and liability arising out of injury or death to any person or the damage, loss or destruction of any property which may occur, or in any way grow out of, any act or omission of Contractor, its agents, servants, and employees, or any and all costs, expenses and/or attorney fees incurred by Contractor as a result of any claims, demands, suits or causes of action, except those claims, demands, suits, or causes of action arising out of the negligence of the State of Louisiana, all State Departments, Agencies, Boards, Commissions, its officers, agents, servants, employees and volunteers.

Contractor agrees to investigate, handle, respond to, provide defense for and defend any such claims, demands, suits, or causes of action at its sole expense and agrees to bear all other costs and expenses related thereto, even if the claims, demands, suits, or causes of action are groundless, false or fraudulent.

Note: Successful bidder will be required to submit a certificate of insurance with Southern University as the certificate holder.
PO Box 9534-Baton Rouge, LA 70813

BID BOND

FOR

SOUTHERN UNIVERSITY AND A&M COLLEGE

Date: _____

KNOW ALL MEN BY THESE PRESENTS:

That_____of_____, as

Principal, and_____, as Surety, are held and firmly bound unto the State of Louisiana, Southern University and A&M College (Obligee), in the full and just sum of five (5%) percent of the total amount of this proposal, including all alternates, lawful money of the United States, for payment of which sum, well and truly be made, we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally firmly by these presents.

Surety represents that it is listed on the current U. S. Department of the Treasury Financial Management Service list of approved bonding companies as approved for an amount equal to or greater that the amount for which it obligates itself in this instrument or that it is a Louisiana domiciled insurance company with at least an A - rating in the latest printing of the A. M. Best's Key Rating Guide. If surety qualifies by virtue of its Best's listing, the Bond amount may not exceed ten percent of policyholders' surplus as shown in the latest A. M. Best's Key Rating Guide.

Surety further represents that it is licensed to do business in the State of Louisiana and that this Bond is signed by surety's agent or attorney-in-fact. This Bid Bond is accompanied by appropriate power of attorney.

THE CONDITION OF THIS OBLIGATION IS SUCH that, whereas said Principal is herewith submitting its proposal to the Obligee on a Contract for:

_____

NOW, THEREFORE, if the said Contract be awarded to the Principal and the Principal shall, within such time as may be specified, enter into the Contract in writing and give a good and sufficient bond to secure the performance of the terms and conditions of the Contract with surety acceptable to the Obligee, then this obligation shall be void; otherwise this obligation shall become due and payable.

_____	_____
PRINCIPAL (BIDDER)	SURETY
BY: _____	BY: _____
AUTHORIZED OFFICER-OWNER-PARTNER	AGENT OR ATTORNEY-IN-FACT(SEAL)

FOR INFORMATION ONLY

This document will be prepared by Facility Planning & Control in the form appropriate for the project.

STATE OF LOUISIANA
PARISH OF **«PARISH_OF_PROJECT»**

CONTRACT BETWEEN OWNER AND CONTRACTOR
AND PERFORMANCE AND PAYMENT BOND

This agreement entered into this _____ day of _____, 2026, by **«Contractor»** hereinafter called the "Contractor", whose business address is **«Contractor_Address», «Contractor_City», «Contractor_State» «Contractor_Zip»**, and the State of Louisiana Division of Administration, herein represented by the contracting officer executing this contract, hereinafter called the "Owner".

Witnesseth that the Contractor and the Owner, in consideration of premises and the mutual covenants; consideration and agreement herein contained, agree as follows:

Statement of Work: The contractor shall furnish all labor and materials and perform all of the work required to build, construct and complete in a thorough and workmanlike manner:

«Project_Reference_1»
«Project_Reference_2»
«Project_Reference_3»
«Project_City», Louisiana
Project No.: «ProjectNo», «Part_No»«WBS»;
«Supplement_Project_No», Part «Supplement_Part_No»
(«Supplement_WBS»)(Supplement)
State ID No.: «StateID» Site Code: «SiteCode»

in strict accordance with Contract Documents prepared by:

«Designer»
«Designer_Address»
«Designer_City», «Designer_State» «Designer_Zip»

It is recognized by the parties herein that said Contract Documents including by way of example and not of limitation, the Drawings and Specifications dated **«Drawings_and_Specs_Date»**, Addenda number(s) **«Addenda_No»**, the Instruction to Bidders, Bid Form, General Conditions, Supplementary Conditions, any Addenda thereto, impose duties and obligations upon the parties herein, and said parties thereby agree that they shall be bound by said duties and obligations. For these purposes, all of the provisions contained in the aforementioned Construction Documents are incorporated herein by reference with the same force and effect as though said Construction Documents were herein set out in full.

Time for Completion: The work shall be commenced on a date to be specified in a written order of the Owner and shall be completed within **«Time_Completion_Days» («Time_Completion_Days»)** consecutive calendar days from and after the said date.

Liquidated Damages: Contractor shall be assessed Liquidated Damages in the amount of **«Liquidated_Damages_Cost_Per_Day»** per day for each consecutive calendar day which work is not complete beginning with the first day beyond the completion time.

Compensation to be paid to the Contractor: The Owner will pay and the Contractor will accept in full consideration for the performance of the contract the sum of **«Contract_Amount_Words» and No/100 Dollars («Contract_Amount_Numeral»)** which sum represents the **«Base_Bid_Only_or_Plus_Alternates»**

Taxes: Contractor hereby agrees that the responsibility for payment of taxes from the funds thus received under this Contract and/or legislative appropriation shall be contractor's obligation and identified under Federal tax identification number _____.

Performance and Payment Bond: To these presents personally came and intervened _____, herein acting for _____, a corporation organized and existing under the laws of the State of _____, and duly authorized to transact business in the State of Louisiana, as surety, who declared that having taken cognizance of this contract and of the Construction Documents mentioned herein, he hereby in his capacity as its Attorney in Fact obligates his said company, as Surety for the said Contractor, unto the said Owner, up to the sum of **«Contract_Amount_Words» and No/100 Dollars («Contract_Amount_Numeral»)**. By issuance of this bond, the surety acknowledges they are in compliance with R.S. 38:2219.

The condition of this performance and payment bond shall be that should the Contractor herein not perform the contract in accordance with the terms and conditions hereof, or should said Contractor not fully indemnify and save harmless the Owner, from all cost and damages which he may suffer by said Contractor's non-performance or should said Contractor not pay all persons who have and fulfill obligations to perform labor and/or furnish materials in the prosecution of the work provided for herein, including by way of example workmen, laborers, mechanics, and furnishers of materials, machinery, equipment and fixtures, then said Surety agrees and is bound to so perform the contract and make said payment(s).

Provided, that any alterations which may be made in the terms of the contract or in the work to be done under it, or the giving by the Owner of any extensions of time for the performance of the contract, or any other forbearance on the part of either the Owner or the Contractor to the other shall not in any way release the Contractor or the Surety from their liability hereunder, notice to the Surety of any such alterations, extensions or other forbearance being hereby waived.

Contractor acknowledges and agrees to comply with the provisions of La. R.S. 38:2212.10 and federal law pertaining to E-Verify in the performance of services under this Contract.

It is hereby agreed that the Legislative Auditor of the State of Louisiana and/or the Office of the Governor, Division of Administration auditors shall have the option of auditing all accounts of contractor which relate to this contract.

The continuation of this contract is contingent upon the appropriation of funds to fulfill the requirements of the contract by the legislature. If the legislature fails to appropriate sufficient monies to provide for the continuation of the contract, or if such appropriation is reduced by the veto of the Governor or by any means provided in the appropriations act to prevent the total appropriation for the year from exceeding revenues for that year, or for any other lawful purpose, and the effect of such reduction is to provide insufficient monies for the continuation of the contract, the contract shall terminate on the date of the beginning of the first fiscal year for which funds are not appropriated.

The contractor agrees to abide by the requirements of the following as applicable: Title VI of the Civil Rights Act of 1964 and Title VII of the Civil Rights Act of 1964, as amended by the Equal Employment Opportunity Act of 1972, Federal Executive Order 11246 as amended, the Rehabilitation Act of 1973, as amended, the Vietnam Era Veteran's Readjustment Assistance Act of 1974, Title IX of the Education Amendments of 1972, the Age Discrimination Act of 1975, the Fair Housing Act of 1968 as amended, and contractor agrees to abide by the requirements of the Americans with Disabilities Act of 1990.

Contractor agrees not to discriminate in its employment practices, and will render services under this contract without regard to race, color, religion, sex, sexual orientation, national origin, veteran status, political affiliation, disability, or age in any matter relating to employment. Any act of discrimination committed by Contractor, or failure to comply with these statutory obligations when applicable shall be grounds for termination of this contract.

In accordance with R.S. 39:1602.1, effective May 22, 2018, for any contract for $100,000 or more and for any contractor with five or more employees, Contractor, or any Subcontractor, shall certify it is not engaging in a boycott of Israel, and shall, for the duration of this contract, refrain from a boycott of Israel. The State reserves the right to terminate this contract if the Contractor, or any Subcontractor, engages in a boycott of Israel during the term of the contract.

Contractor has a continuing obligation to disclose any suspensions or debarment by any government entity, including but not limited to General Services Administration (GSA). Failure to disclosed may constitute grounds for suspension and/or termination of the Contract and debarment from future Contracts.

Contractor, and each tier of Subcontractors, shall certify that it is not on the List of Parties Excluded from Federal Procurement or Nonprocurement Programs promulgated in accordance with E.O.s 12549 and 12689, "Debarment and Suspension," as set forth at 24 CFR part 24.

In Witness whereof, the parties hereto on the day and year first above written have executed this agreement in six (6) counterparts, each of which shall, without proof or accountancy for the other counterparts, be deemed an original thereof.

THUS DONE AND SIGNED at Baton Rouge, Louisiana, on the day, month, and year first written above.

WITNESSES:

STATE OF LOUISIANA
DIVISION OF ADMINISTRATION

_____
FP&C Witness #1 Sign Here

BY: _____
ROGER E. HUSSER, JR.,
FP&C DIRECTOR

_____
FP&C Witness #2 Sign Here

_____
Contractor Witness #1 Sign Here

BY: _____
«CONTRACTOR»

_____
Contractor Witness #2 Sign Here

SURETY:

_____
Surety Witness #1 Sign Here

BY: _____
ATTORNEY IN FACT

_____
Surety Witness #2 Sign Here

_____
ADDRESS

_____
TELEPHONE NUMBER

STATE OF LOUISIANA
PARISH OF **«PARISH_OF_CONTRACTOR»**

PROJECT NO.:«ProjectNo», «Part_No»«WBS»;
«Supplement_Project_No», Part
«Supplement_Part_No» («Supplement_WBS»)(Supplement)
NAME: «Project_Reference_1»
«Project_Reference_2»
«Project_Reference_3»
LOCATION: «Project_City»

NON-COLLUSION AFFIDAVIT

Before me, the undersigned authority, duly commissioned and qualified within and for the State and Parish aforesaid, personally came and appeared _____ representing **«Contractor»** who, being by me first duly sworn deposed and said that he has read this affidavit and does hereby agree under oath to comply with all provisions herein as follows:

PART I.

Section 2224 of Part II of Chapter 10 of Title 38 of the Louisiana Revised Statutes, as amended.

(1) That affiant employed no person, corporation, firm, association, or other organization, either directly or indirectly, to secure the public contract under which he received payment, other than persons regularly employed by the affiant whose services in connection with the construction, alteration or demolition of the public building or project or in securing the public contract were in the regular course of their duties for affiant; and

(2) That no part of the Contract price received by affiant was paid or will be paid to any person, corporation, firm, association, or other organization for soliciting the Contract, other than the payment of their normal compensation to persons regularly employed by the affiant whose services in connection with the construction, alteration or demolition of the public building or project were in the regular course of their duties for affiant.

PART II.

Section 2190 of Part I of Chapter 10 of Title 38 of the Louisiana Revised Statutes, as amended.

That affiant, if an architect or engineer, or representative thereof, does not own a substantial financial interest, either directly or indirectly, in any corporation, firm, partnership, or other organization which supplies materials for the construction of a public work when the architect or engineer has performed architectural or engineering services, either directly or indirectly, in connection with the public work for which the materials are being supplied.

For the purposes of this Section, a "substantial financial interest" shall exclude any interest in stock being traded on the American Stock Exchange or the New York Stock Exchange.

That affiant, if subject to the provisions of this section, does hereby agree to be subject to the penalties involved for the violation of this section.

_____
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____, 2026.

_____
NOTARY

AIA® Document A201® – 2017

General Conditions of the Contract for Construction

for the following PROJECT:
(Name and location or address)

THE OWNER:
(Name, legal status and address)

THE ARCHITECT:
(Name, legal status and address)

TABLE OF ARTICLES

1 GENERAL PROVISIONS

2 OWNER

3 CONTRACTOR

4 ARCHITECT

5 SUBCONTRACTORS

6 CONSTRUCTION BY OWNER OR BY SEPARATE CONTRACTORS

7 CHANGES IN THE WORK

8 TIME

9 PAYMENTS AND COMPLETION

10 PROTECTION OF PERSONS AND PROPERTY

11 INSURANCE AND BONDS

12 UNCOVERING AND CORRECTION OF WORK

13 MISCELLANEOUS PROVISIONS

14 TERMINATION OR SUSPENSION OF THE CONTRACT

15 CLAIMS AND DISPUTES

ADDITIONS AND DELETIONS:
The author of this document may have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

For guidance in modifying this document to include supplementary conditions, see AIA Document A503™–2017, Guide for Supplementary Conditions.

AIA Document A201 – 2017. Copyright © 1911, 1915, 1918, 1925, 1937, 1951, 1958, 1961, 1963, 1966, 1970, 1976, 1987, 1997, 2007 and 2017. All rights reserved. "The American Institute of Architects," "American Institute of Architects," "AIA," the AIA Logo, and "AIA Contract Documents" are trademarks of The American Institute of Architects. This document was produced at 11:24:39 CDT on 06/30/2025 under Subscription No.20250137566 which expires on 06/18/2026, is not for resale, is licensed for one-time use only, and may only be used in accordance with the AIA Contract Documents® Terms of Service. To report copyright violations, e-mail docinfo@aiacontracts.com.
User Notes: (6862ba0a1e32752c19975359)

INDEX
(Topics and numbers in bold are Section headings.)

Acceptance of Nonconforming Work
9.6.6, 9.9.3, **12.3**
Acceptance of Work
9.6.6, 9.8.2, 9.9.3, 9.10.1, 9.10.3, 12.3
Access to Work
3.16, 6.2.1, 12.1
Accident Prevention
10
Acts and Omissions
3.2, 3.3.2, 3.12.8, 3.18, 4.2.3, 8.3.1, 9.5.1, 10.2.5, 10.2.8, 13.3.2, 14.1, 15.1.2, 15.2
Addenda
1.1.1
Additional Costs, Claims for
3.7.4, 3.7.5, 10.3.2, 15.1.5
Additional Inspections and Testing
9.4.2, 9.8.3, 12.2.1, **13.4**
Additional Time, Claims for
3.2.4, 3.7.4, 3.7.5, 3.10.2, 8.3.2, **15.1.6**
Administration of the Contract
3.1.3, **4.2**, 9.4, 9.5
Advertisement or Invitation to Bid
1.1.1
Aesthetic Effect
4.2.13
Allowances
3.8
Applications for Payment
4.2.5, 7.3.9, 9.2, **9.3**, 9.4, 9.5.1, 9.5.4, 9.6.3, 9.7, 9.10
Approvals
2.1.1, 2.3.1, 2.5, 3.1.3, 3.10.2, 3.12.8, 3.12.9, 3.12.10.1, 4.2.7, 9.3.2, 13.4.1
Arbitration
8.3.1, 15.3.2, **15.4**
ARCHITECT
4
Architect, Definition of
4.1.1
Architect, Extent of Authority
2.5, 3.12.7, 4.1.2, 4.2, 5.2, 6.3, 7.1.2, 7.3.4, 7.4, 9.2, 9.3.1, 9.4, 9.5, 9.6.3, 9.8, 9.10.1, 9.10.3, 12.1, 12.2.1, 13.4.1, 13.4.2, 14.2.2, 14.2.4, 15.1.4, 15.2.1
Architect, Limitations of Authority and Responsibility
2.1.1, 3.12.4, 3.12.8, 3.12.10, 4.1.2, 4.2.1, 4.2.2, 4.2.3, 4.2.6, 4.2.7, 4.2.10, 4.2.12, 4.2.13, 5.2.1, 7.4, 9.4.2, 9.5.4, 9.6.4, 15.1.4, 15.2
Architect's Additional Services and Expenses
2.5, 12.2.1, 13.4.2, 13.4.3, 14.2.4
Architect's Administration of the Contract
3.1.3, 3.7.4, 15.2, 9.4.1, 9.5
Architect's Approvals
2.5, 3.1.3, 3.5, 3.10.2, 4.2.7
Architect's Authority to Reject Work
3.5, 4.2.6, 12.1.2, 12.2.1
Architect's Copyright
1.1.7, 1.5
Architect's Decisions
3.7.4, 4.2.6, 4.2.7, 4.2.11, 4.2.12, 4.2.13, 4.2.14, 6.3, 7.3.4, 7.3.9, 8.1.3, 8.3.1, 9.2, 9.4.1, 9.5, 9.8.4, 9.9.1, 13.4.2, 15.2
Architect's Inspections
3.7.4, 4.2.2, 4.2.9, 9.4.2, 9.8.3, 9.9.2, 9.10.1, 13.4
Architect's Instructions
3.2.4, 3.3.1, 4.2.6, 4.2.7, 13.4.2
Architect's Interpretations
4.2.11, 4.2.12
Architect's Project Representative
4.2.10
Architect's Relationship with Contractor
1.1.2, 1.5, 2.3.3, 3.1.3, 3.2.2, 3.2.3, 3.2.4, 3.3.1, 3.4.2, 3.5, 3.7.4, 3.7.5, 3.9.2, 3.9.3, 3.10, 3.11, 3.12, 3.16, 3.18, 4.1.2, 4.2, 5.2, 6.2.2, 7, 8.3.1, 9.2, 9.3, 9.4, 9.5, 9.7, 9.8, 9.9, 10.2.6, 10.3, 11.3, 12, 13.3.2, 13.4, 15.2
Architect's Relationship with Subcontractors
1.1.2, 4.2.3, 4.2.4, 4.2.6, 9.6.3, 9.6.4, 11.3
Architect's Representations
9.4.2, 9.5.1, 9.10.1
Architect's Site Visits
3.7.4, 4.2.2, 4.2.9, 9.4.2, 9.5.1, 9.9.2, 9.10.1, 13.4
Asbestos
10.3.1
Attorneys' Fees
3.18.1, 9.6.8, 9.10.2, 10.3.3
Award of Separate Contracts
6.1.1, 6.1.2
Award of Subcontracts and Other Contracts for Portions of the Work
5.2
Basic Definitions
1.1
Bidding Requirements
1.1.1
Binding Dispute Resolution
8.3.1, 9.7, 11.5, 13.1, 15.1.2, 15.1.3, 15.2.1, 15.2.5, 15.2.6.1, 15.3.1, 15.3.2, 15.3.3, 15.4.1
Bonds, Lien
7.3.4.4, 9.6.8, 9.10.2, 9.10.3
Bonds, Performance, and Payment
7.3.4.4, 9.6.7, 9.10.3, **11.1.2**, 11.1.3, **11.5**
Building Information Models Use and Reliance
1.8
Building Permit
3.7.1
Capitalization
1.3
Certificate of Substantial Completion
9.8.3, 9.8.4, 9.8.5
Certificates for Payment
4.2.1, 4.2.5, 4.2.9, 9.3.3, **9.4**, 9.5, 9.6.1, 9.6.6, 9.7, 9.10.1, 9.10.3, 14.1.1.3, 14.2.4, 15.1.4
Certificates of Inspection, Testing or Approval
13.4.4
Certificates of Insurance
9.10.2
Change Orders

AIA Document A201 – 2017. Copyright © 1911, 1915, 1918, 1925, 1937, 1951, 1958, 1961, 1963, 1966, 1970, 1976, 1987, 1997, 2007 and 2017. All rights reserved. "The American Institute of Architects," "American Institute of Architects," "AIA," the AIA Logo, and "AIA Contract Documents" are trademarks of The American Institute of Architects. This document was produced at 11:24:39 CDT on 06/30/2025 under Subscription No.20250137566 which expires on 06/18/2026, is not for resale, is licensed for one-time use only, and may only be used in accordance with the AIA Contract Documents® Terms of Service. To report copyright violations, e-mail docinfo@aiacontracts.com.
User Notes: (6862ba0a1e32752c19975359)

1.1.1, 3.4.2, 3.7.4, 3.8.2.3, 3.11, 3.12.8, 4.2.8, 5.2.3, 7.1.2, 7.1.3, **7.2**, 7.3.2, 7.3.7, 7.3.9, 7.3.10, 8.3.1, 9.3.1.1, 9.10.3, 10.3.2, 11.2, 11.5, 12.1.2
Change Orders, Definition of
7.2.1
CHANGES IN THE WORK
2.2.2, 3.11, 4.2.8, **7**, 7.2.1, 7.3.1, 7.4, 8.3.1, 9.3.1.1, 11.5
Claims, Definition of
15.1.1
Claims, Notice of
1.6.2, 15.1.3
CLAIMS AND DISPUTES
3.2.4, 6.1.1, 6.3, 7.3.9, 9.3.3, 9.10.4, 10.3.3, **15**, 15.4
Claims and Timely Assertion of Claims
15.4.1
Claims for Additional Cost
3.2.4, 3.3.1, 3.7.4, 7.3.9, 9.5.2, 10.2.5, 10.3.2, **15.1.5**
Claims for Additional Time
3.2.4, 3.3.1, 3.7.4, 6.1.1, 8.3.2, 9.5.2, 10.3.2, **15.1.6**
Concealed or Unknown Conditions, Claims for
3.7.4
Claims for Damages
3.2.4, 3.18, 8.3.3, 9.5.1, 9.6.7, 10.2.5, 10.3.3, 11.3, 11.3.2, 14.2.4, 15.1.7
Claims Subject to Arbitration
15.4.1
Cleaning Up
3.15, 6.3
Commencement of the Work, Conditions Relating to
2.2.1, 3.2.2, 3.4.1, 3.7.1, 3.10.1, 3.12.6, 5.2.1, 5.2.3, 6.2.2, 8.1.2, 8.2.2, 8.3.1, 11.1, 11.2, **15.1.5**
Commencement of the Work, Definition of
8.1.2
Communications
3.9.1, **4.2.4**
Completion, Conditions Relating to
3.4.1, 3.11, 3.15, 4.2.2, 4.2.9, 8.2, 9.4.2, 9.8, 9.9.1, 9.10, 12.2, 14.1.2, 15.1.2
COMPLETION, PAYMENTS AND
9
Completion, Substantial
3.10.1, 4.2.9, 8.1.1, 8.1.3, 8.2.3, 9.4.2, 9.8, 9.9.1, 9.10.3, 12.2, 15.1.2
Compliance with Laws
2.3.2, 3.2.3, 3.6, 3.7, 3.12.10, 3.13, 9.6.4, 10.2.2, 13.1, 13.3, 13.4.1, 13.4.2, 13.5, 14.1.1, 14.2.1.3, 15.2.8, 15.4.2, 15.4.3
Concealed or Unknown Conditions
3.7.4, 4.2.8, 8.3.1, 10.3
Conditions of the Contract
1.1.1, 6.1.1, 6.1.4
Consent, Written
3.4.2, 3.14.2, 4.1.2, 9.8.5, 9.9.1, 9.10.2, 9.10.3, 13.2, 15.4.4.2
Consolidation or Joinder
15.4.4
CONSTRUCTION BY OWNER OR BY SEPARATE CONTRACTORS
1.1.4, **6**
Construction Change Directive, Definition of
7.3.1
Construction Change Directives
1.1.1, 3.4.2, 3.11, 3.12.8, 4.2.8, 7.1.1, 7.1.2, 7.1.3, **7.3**, 9.3.1.1
Construction Schedules, Contractor's
3.10, 3.11, 3.12.1, 3.12.2, 6.1.3, 15.1.6.2
Contingent Assignment of Subcontracts
5.4, 14.2.2.2
Continuing Contract Performance
15.1.4
Contract, Definition of
1.1.2
CONTRACT, TERMINATION OR SUSPENSION OF THE
5.4.1.1, 5.4.2, 11.5, **14**
Contract Administration
3.1.3, 4, 9.4, 9.5
Contract Award and Execution, Conditions Relating to
3.7.1, 3.10, 5.2, 6.1
Contract Documents, Copies Furnished and Use of
1.5.2, 2.3.6, 5.3
Contract Documents, Definition of
1.1.1
Contract Sum
2.2.2, 2.2.4, 3.7.4, 3.7.5, 3.8, 3.10.2, 5.2.3, 7.3, 7.4, **9.1**, 9.2, 9.4.2, 9.5.1.4, 9.6.7, 9.7, 10.3.2, 11.5, 12.1.2, 12.3, 14.2.4, 14.3.2, 15.1.4.2, **15.1.5, 15.2.5**
Contract Sum, Definition of
9.1
Contract Time
1.1.4, 2.2.1, 2.2.2, 3.7.4, 3.7.5, 3.10.2, 5.2.3, 6.1.5, 7.2.1.3, 7.3.1, 7.3.5, 7.3.6, 7, 7, 7.3.10, 7.4, 8.1.1, 8.2.1, 8.2.3, 8.3.1, 9.5.1, 9.7, 10.3.2, 12.1.1, 12.1.2, 14.3.2, 15.1.4.2, 15.1.6.1, 15.2.5
Contract Time, Definition of
8.1.1
CONTRACTOR
3
Contractor, Definition of
3.1, 6.1.2
Contractor's Construction and Submittal Schedules
3.10, 3.12.1, 3.12.2, 4.2.3, 6.1.3, 15.1.6.2
Contractor's Employees
2.2.4, 3.3.2, 3.4.3, 3.8.1, 3.9, 3.18.2, 4.2.3, 4.2.6, 10.2, 10.3, 11.3, 14.1, 14.2.1.1
Contractor's Liability Insurance
11.1
Contractor's Relationship with Separate Contractors and Owner's Forces
3.12.5, 3.14.2, 4.2.4, 6, 11.3, 12.2.4
Contractor's Relationship with Subcontractors
1.2.2, 2.2.4, 3.3.2, 3.18.1, 3.18.2, 4.2.4, 5, 9.6.2, 9.6.7, 9.10.2, 11.2, 11.3, 11.4
Contractor's Relationship with the Architect
1.1.2, 1.5, 2.3.3, 3.1.3, 3.2.2, 3.2.3, 3.2.4, 3.3.1, 3.4.2, 3.5.1, 3.7.4, 3.10, 3.11, 3.12, 3.16, 3.18, 4.2, 5.2, 6.2.2, 7, 8.3.1, 9.2, 9.3, 9.4, 9.5, 9.7, 9.8, 9.9, 10.2.6,

AIA Document A201 – 2017. Copyright © 1911, 1915, 1918, 1925, 1937, 1951, 1958, 1961, 1963, 1966, 1970, 1976, 1987, 1997, 2007 and 2017. All rights reserved. "The American Institute of Architects," "American Institute of Architects," "AIA," the AIA Logo, and "AIA Contract Documents" are trademarks of The American Institute of Architects. This document was produced at 11:24:39 CDT on 06/30/2025 under Subscription No.20250137566 which expires on 06/18/2026, is not for resale, is licensed for one-time use only, and may only be used in accordance with the AIA Contract Documents® Terms of Service. To report copyright violations, e-mail docinfo@aiacontracts.com.
User Notes: (6862ba0a1e32752c19975359)

10.3, 11.3, 12, 13.4, 15.1.3, 15.2.1
Contractor's Representations
3.2.1, 3.2.2, 3.5, 3.12.6, 6.2.2, 8.2.1, 9.3.3, 9.8.2
Contractor's Responsibility for Those Performing the Work
3.3.2, 3.18, 5.3, 6.1.3, 6.2, 9.5.1, 10.2.8
Contractor's Review of Contract Documents
3.2
Contractor's Right to Stop the Work
2.2.2, 9.7
Contractor's Right to Terminate the Contract
14.1
Contractor's Submittals
3.10, 3.11, 3.12, 4.2.7, 5.2.1, 5.2.3, 9.2, 9.3, 9.8.2, 9.8.3, 9.9.1, 9.10.2, 9.10.3
Contractor's Superintendent
3.9, 10.2.6
Contractor's Supervision and Construction Procedures
1.2.2, 3.3, 3.4, 3.12.10, 4.2.2, 4.2.7, 6.1.3, 6.2.4, 7.1.3, 7.3.4, 7.3.6, 8.2, 10, 12, 14, 15.1.4
Coordination and Correlation
1.2, 3.2.1, 3.3.1, 3.10, 3.12.6, 6.1.3, 6.2.1
Copies Furnished of Drawings and Specifications
1.5, 2.3.6, 3.11
Copyrights
1.5, **3.17**
Correction of Work
2.5, 3.7.3, 9.4.2, 9.8.2, 9.8.3, 9.9.1, 12.1.2, **12.2**, 12.3, 15.1.3.1, 15.1.3.2, 15.2.1
Correlation and Intent of the Contract Documents
1.2
Cost, Definition of
7.3.4
Costs
2.5, 3.2.4, 3.7.3, 3.8.2, 3.15.2, 5.4.2, 6.1.1, 6.2.3, 7.3.3.3, 7.3.4, 7.3.8, 7.3.9, 9.10.2, 10.3.2, 10.3.6, 11.2, 12.1.2, 12.2.1, 12.2.4, 13.4, 14
Cutting and Patching
3.14, 6.2.5
Damage to Construction of Owner or Separate Contractors
3.14.2, 6.2.4, 10.2.1.2, 10.2.5, 10.4, 12.2.4
Damage to the Work
3.14.2, 9.9.1, 10.2.1.2, 10.2.5, 10.4, 12.2.4
Damages, Claims for
3.2.4, 3.18, 6.1.1, 8.3.3, 9.5.1, 9.6.7, 10.3.3, 11.3.2, 11.3, 14.2.4, 15.1.7
Damages for Delay
6.2.3, 8.3.3, 9.5.1.6, 9.7, 10.3.2, 14.3.2
Date of Commencement of the Work, Definition of
8.1.2
Date of Substantial Completion, Definition of
8.1.3
Day, Definition of
8.1.4
Decisions of the Architect
3.7.4, 4.2.6, 4.2.7, 4.2.11, 4.2.12, 4.2.13, 6.3, 7.3.4, 7.3.9, 8.1.3, 8.3.1, 9.2, 9.4, 9.5.1, 9.8.4, 9.9.1, 13.4.2, 14.2.2, 14.2.4, 15.1, 15.2
Decisions to Withhold Certification
9.4.1, **9.5**, 9.7, 14.1.1.3
Defective or Nonconforming Work, Acceptance, Rejection and Correction of
2.5, 3.5, 4.2.6, 6.2.3, 9.5.1, 9.5.3, 9.6.6, 9.8.2, 9.9.3, 9.10.4, 12.2.1
Definitions
1.1, 2.1.1, 3.1.1, 3.5, 3.12.1, 3.12.2, 3.12.3, 4.1.1, 5.1, 6.1.2, 7.2.1, 7.3.1, 8.1, 9.1, 9.8.1, 15.1.1
Delays and Extensions of Time
3.2, **3.7.4**, 5.2.3, 7.2.1, 7.3.1, **7.4**, **8.3**, 9.5.1, **9.7**, 10.3.2, **10.4**, 14.3.2, **15.1.6**, 15.2.5
Digital Data Use and Transmission
1.7
Disputes
6.3, 7.3.9, 15.1, 15.2
Documents and Samples at the Site
3.11
Drawings, Definition of
1.1.5
Drawings and Specifications, Use and Ownership of
3.11
Effective Date of Insurance
8.2.2
Emergencies
10.4, 14.1.1.2, **15.1.5**
Employees, Contractor's
3.3.2, 3.4.3, 3.8.1, 3.9, 3.18.2, 4.2.3, 4.2.6, 10.2, 10.3.3, 11.3, 14.1, 14.2.1.1
Equipment, Labor, or Materials
1.1.3, 1.1.6, 3.4, 3.5, 3.8.2, 3.8.3, 3.12, 3.13, 3.15.1, 4.2.6, 4.2.7, 5.2.1, 6.2.1, 7.3.4, 9.3.2, 9.3.3, 9.5.1.3, 9.10.2, 10.2.1, 10.2.4, 14.2.1.1, 14.2.1.2
Execution and Progress of the Work
1.1.3, 1.2.1, 1.2.2, 2.3.4, 2.3.6, 3.1, 3.3.1, 3.4.1, 3.7.1, 3.10.1, 3.12, 3.14, 4.2, 6.2.2, 7.1.3, 7.3.6, 8.2, 9.5.1, 9.9.1, 10.2, 10.3, 12.1, 12.2, 14.2, 14.3.1, 15.1.4
Extensions of Time
3.2.4, 3.7.4, 5.2.3, 7.2.1, 7.3, 7.4, 9.5.1, 9.7, 10.3.2, 10.4, 14.3, 15.1.6, **15.2.5**
Failure of Payment
9.5.1.3, **9.7**, 9.10.2, 13.5, 14.1.1.3, 14.2.1.2
Faulty Work
(See Defective or Nonconforming Work)
Final Completion and Final Payment
4.2.1, 4.2.9, 9.8.2, **9.10**, 12.3, 14.2.4, 14.4.3
Financial Arrangements, Owner's
2.2.1, 13.2.2, 14.1.1.4
GENERAL PROVISIONS
1
Governing Law
13.1
Guarantees (See Warranty)
Hazardous Materials and Substances
10.2.4, **10.3**
Identification of Subcontractors and Suppliers
5.2.1
Indemnification
3.17, **3.18**, 9.6.8, 9.10.2, 10.3.3, 11.3
Information and Services Required of the Owner

AIA Document A201 – 2017. Copyright © 1911, 1915, 1918, 1925, 1937, 1951, 1958, 1961, 1963, 1966, 1970, 1976, 1987, 1997, 2007 and 2017. All rights reserved. "The American Institute of Architects," "American Institute of Architects," "AIA," the AIA Logo, and "AIA Contract Documents" are trademarks of The American Institute of Architects. This document was produced at 11:24:39 CDT on 06/30/2025 under Subscription No.20250137566 which expires on 06/18/2026, is not for resale, is licensed for one-time use only, and may only be used in accordance with the AIA Contract Documents® Terms of Service. To report copyright violations, e-mail docinfo@aiacontracts.com.
User Notes: (6862ba0a1e32752c19975359)

2.1.2, **2.2**, 2.3, 3.2.2, 3.12.10.1, 6.1.3, 6.1.4, 6.2.5, 9.6.1, 9.9.2, 9.10.3, 10.3.3, 11.2, 13.4.1, 13.4.2, 14.1.1.4, 14.1.4, 15.1.4
Initial Decision
15.2
Initial Decision Maker, Definition of
1.1.8
Initial Decision Maker, Decisions
14.2.4, 15.1.4.2, 15.2.1, 15.2.2, 15.2.3, 15.2.4, 15.2.5
Initial Decision Maker, Extent of Authority
14.2.4, 15.1.4.2, 15.2.1, 15.2.2, 15.2.3, 15.2.4, 15.2.5
Injury or Damage to Person or Property
10.2.8, 10.4
Inspections
3.1.3, 3.3.3, 3.7.1, 4.2.2, 4.2.6, 4.2.9, 9.4.2, 9.8.3, 9.9.2, 9.10.1, 12.2.1, 13.4
Instructions to Bidders
1.1.1
Instructions to the Contractor
3.2.4, 3.3.1, 3.8.1, 5.2.1, 7, 8.2.2, 12, 13.4.2
Instruments of Service, Definition of
1.1.7
Insurance
6.1.1, 7.3.4, 8.2.2, 9.3.2, 9.8.4, 9.9.1, 9.10.2, 10.2.5, **11**
Insurance, Notice of Cancellation or Expiration
11.1.4, 11.2.3
Insurance, Contractor's Liability
11.1
Insurance, Effective Date of
8.2.2, 14.4.2
Insurance, Owner's Liability
11.2
Insurance, Property
10.2.5, 11.2, 11.4, 11.5
Insurance, Stored Materials
9.3.2
INSURANCE AND BONDS
11
Insurance Companies, Consent to Partial Occupancy
9.9.1
Insured loss, Adjustment and Settlement of
11.5
Intent of the Contract Documents
1.2.1, 4.2.7, 4.2.12, 4.2.13
Interest
13.5
Interpretation
1.1.8, 1.2.3, **1.4**, 4.1.1, 5.1, 6.1.2, 15.1.1
Interpretations, Written
4.2.11, 4.2.12
Judgment on Final Award
15.4.2
Labor and Materials, Equipment
1.1.3, 1.1.6, **3.4**, 3.5, 3.8.2, 3.8.3, 3.12, 3.13, 3.15.1, 5.2.1, 6.2.1, 7.3.4, 9.3.2, 9.3.3, 9.5.1.3, 9.10.2, 10.2.1, 10.2.4, 14.2.1.1, 14.2.1.2
Labor Disputes
8.3.1
Laws and Regulations
1.5, 2.3.2, 3.2.3, 3.2.4, 3.6, 3.7, 3.12.10, 3.13, 9.6.4, 9.9.1, 10.2.2, 13.1, 13.3.1, 13.4.2, 13.5, 14, 15.2.8, 15.4
Liens
2.1.2, 9.3.1, 9.3.3, 9.6.8, 9.10.2, 9.10.4, 15.2.8
Limitations, Statutes of
12.2.5, 15.1.2, 15.4.1.1
Limitations of Liability
3.2.2, 3.5, 3.12.10, 3.12.10.1, 3.17, 3.18.1, 4.2.6, 4.2.7, 6.2.2, 9.4.2, 9.6.4, 9.6.7, 9.6.8, 10.2.5, 10.3.3, 11.3, 12.2.5, 13.3.1
Limitations of Time
2.1.2, 2.2, 2.5, 3.2.2, 3.10, 3.11, 3.12.5, 3.15.1, 4.2.7, 5.2, 5.3, 5.4.1, 6.2.4, 7.3, 7.4, 8.2, 9.2, 9.3.1, 9.3.3, 9.4.1, 9.5, 9.6, 9.7, 9.8, 9.9, 9.10, 12.2, 13.4, 14, 15, 15.1.2, 15.1.3, 15.1.5
Materials, Hazardous
10.2.4, **10.3**
Materials, Labor, Equipment and
1.1.3, 1.1.6, 3.4.1, 3.5, 3.8.2, 3.8.3, 3.12, 3.13, 3.15.1, 5.2.1, 6.2.1, 7.3.4, 9.3.2, 9.3.3, 9.5.1.3, 9.10.2, 10.2.1.2, 10.2.4, 14.2.1.1, 14.2.1.2
Means, Methods, Techniques, Sequences and Procedures of Construction
3.3.1, 3.12.10, 4.2.2, 4.2.7, 9.4.2
Mechanic's Lien
2.1.2, 9.3.1, 9.3.3, 9.6.8, 9.10.2, 9.10.4, 15.2.8
Mediation
8.3.1, 15.1.3.2, 15.2.1, 15.2.5, 15.2.6, **15.3**, 15.4.1, 15.4.1.1
Minor Changes in the Work
1.1.1, 3.4.2, 3.12.8, 4.2.8, 7.1, **7.4**
MISCELLANEOUS PROVISIONS
13
Modifications, Definition of
1.1.1
Modifications to the Contract
1.1.1, 1.1.2, 2.5, 3.11, 4.1.2, 4.2.1, 5.2.3, 7, 8.3.1, 9.7, 10.3.2
Mutual Responsibility
6.2
Nonconforming Work, Acceptance of
9.6.6, 9.9.3, **12.3**
Nonconforming Work, Rejection and Correction of
2.4, 2.5, 3.5, 4.2.6, 6.2.4, 9.5.1, 9.8.2, 9.9.3, 9.10.4, 12.2
Notice
1.6, 1.6.1, 1.6.2, 2.1.2, 2.2.2., 2.2.3, 2.2.4, 2.5, 3.2.4, 3.3.1, 3.7.4, 3.7.5, 3.9.2, 3.12.9, 3.12.10, 5.2.1, 7.4, 8.2.2 9.6.8, 9.7, 9.10.1, 10.2.8, 10.3.2, 11.5, 12.2.2.1, 13.4.1, 13.4.2, 14.1, 14.2.2, 14.4.2, 15.1.3, 15.1.5, 15.1.6, 15.4.1
Notice of Cancellation or Expiration of Insurance
11.1.4, 11.2.3
Notice of Claims
1.6.2, 2.1.2, 3.7.4, 9.6.8, 10.2.8, **15.1.3**, 15.1.5, 15.1.6, 15.2.8, 15.3.2, 15.4.1
Notice of Testing and Inspections
13.4.1, 13.4.2
Observations, Contractor's

AIA Document A201 – 2017. Copyright © 1911, 1915, 1918, 1925, 1937, 1951, 1958, 1961, 1963, 1966, 1970, 1976, 1987, 1997, 2007 and 2017. All rights reserved. "The American Institute of Architects," "American Institute of Architects," "AIA," the AIA Logo, and "AIA Contract Documents" are trademarks of The American Institute of Architects. This document was produced at 11:24:39 CDT on 06/30/2025 under Subscription No.20250137566 which expires on 06/18/2026, is not for resale, is licensed for one-time use only, and may only be used in accordance with the AIA Contract Documents® Terms of Service. To report copyright violations, e-mail docinfo@aiacontracts.com.
User Notes: (6862ba0a1e32752c19975359)

3.2, 3.7.4
Occupancy
2.3.1, 9.6.6, 9.8
Orders, Written
1.1.1, 2.4, 3.9.2, 7, 8.2.2, 11.5, 12.1, 12.2.2.1, 13.4.2, 14.3.1
OWNER
2
Owner, Definition of
2.1.1
Owner, Evidence of Financial Arrangements
2.2, 13.2.2, 14.1.1.4
Owner, Information and Services Required of the
2.1.2, **2.2**, 2.3, 3.2.2, 3.12.10, 6.1.3, 6.1.4, 6.2.5, 9.3.2, 9.6.1, 9.6.4, 9.9.2, 9.10.3, 10.3.3, 11.2, 13.4.1, 13.4.2, 14.1.1.4, 14.1.4, 15.1.4
Owner's Authority
1.5, 2.1.1, 2.3.32.4, 2.5, 3.4.2, 3.8.1, 3.12.10, 3.14.2, 4.1.2, 4.2.4, 4.2.9, 5.2.1, 5.2.4, 5.4.1, 6.1, 6.3, 7.2.1, 7.3.1, 8.2.2, 8.3.1, 9.3.2, 9.5.1, 9.6.4, 9.9.1, 9.10.2, 10.3.2, 11.4, 11.5, 12.2.2, 12.3, 13.2.2, 14.3, 14.4, 15.2.7
Owner's Insurance
11.2
Owner's Relationship with Subcontractors
1.1.2, 5.2, 5.3, 5.4, 9.6.4, 9.10.2, 14.2.2
Owner's Right to Carry Out the Work
2.5, 14.2.2
Owner's Right to Clean Up
6.3
Owner's Right to Perform Construction and to Award Separate Contracts
6.1
Owner's Right to Stop the Work
2.4
Owner's Right to Suspend the Work
14.3
Owner's Right to Terminate the Contract
14.2, 14.4
Ownership and Use of Drawings, Specifications and Other Instruments of Service
1.1.1, 1.1.6, 1.1.7, **1.5**, 2.3.6, 3.2.2, 3.11, 3.17, 4.2.12, 5.3
Partial Occupancy or Use
9.6.6, **9.9**
Patching, Cutting and
3.14, 6.2.5
Patents
3.17
Payment, Applications for
4.2.5, 7.3.9, 9.2, **9.3**, 9.4, 9.5, 9.6.3, 9.7, 9.8.5, 9.10.1, 14.2.3, 14.2.4, 14.4.3
Payment, Certificates for
4.2.5, 4.2.9, 9.3.3, **9.4**, 9.5, 9.6.1, 9.6.6, 9.7, 9.10.1, 9.10.3, 14.1.1.3, 14.2.4
Payment, Failure of
9.5.1.3, **9.7**, 9.10.2, 13.5, 14.1.1.3, 14.2.1.2
Payment, Final
4.2.1, 4.2.9, **9.10**, 12.3, 14.2.4, 14.4.3
Payment Bond, Performance Bond and
7.3.4.4, 9.6.7, 9.10.3, **11.1.2**
Payments, Progress
9.3, **9.6**, 9.8.5, 9.10.3, 14.2.3, 15.1.4
PAYMENTS AND COMPLETION
9
Payments to Subcontractors
5.4.2, 9.5.1.3, 9.6.2, 9.6.3, 9.6.4, 9.6.7, 14.2.1.2
PCB
10.3.1
Performance Bond and Payment Bond
7.3.4.4, 9.6.7, 9.10.3, **11.1.2**
Permits, Fees, Notices and Compliance with Laws
2.3.1, **3.7**, 3.13, 7.3.4.4, 10.2.2
PERSONS AND PROPERTY, PROTECTION OF
10
Polychlorinated Biphenyl
10.3.1
Product Data, Definition of
3.12.2
Product Data and Samples, Shop Drawings
3.11, **3.12**, 4.2.7
Progress and Completion
4.2.2, **8.2**, 9.8, 9.9.1, 14.1.4, 15.1.4
Progress Payments
9.3, **9.6**, 9.8.5, 9.10.3, 14.2.3, 15.1.4
Project, Definition of
1.1.4
Project Representatives
4.2.10
Property Insurance
10.2.5, **11.2**
Proposal Requirements
1.1.1
PROTECTION OF PERSONS AND PROPERTY
10
Regulations and Laws
1.5, 2.3.2, 3.2.3, 3.6, 3.7, 3.12.10, 3.13, 9.6.4, 9.9.1, 10.2.2, 13.1, 13.3, 13.4.1, 13.4.2, 13.5, 14, 15.2.8, 15.4
Rejection of Work
4.2.6, 12.2.1
Releases and Waivers of Liens
9.3.1, 9.10.2
Representations
3.2.1, 3.5, 3.12.6, 8.2.1, 9.3.3, 9.4.2, 9.5.1, 9.10.1
Representatives
2.1.1, 3.1.1, 3.9, 4.1.1, 4.2.10, 13.2.1
Responsibility for Those Performing the Work
3.3.2, 3.18, 4.2.2, 4.2.3, 5.3, 6.1.3, 6.2, 6.3, 9.5.1, 10
Retainage
9.3.1, 9.6.2, 9.8.5, 9.9.1, 9.10.2, 9.10.3
Review of Contract Documents and Field Conditions by Contractor
3.2, 3.12.7, 6.1.3
Review of Contractor's Submittals by Owner and Architect
3.10.1, 3.10.2, 3.11, 3.12, 4.2, 5.2, 6.1.3, 9.2, 9.8.2
Review of Shop Drawings, Product Data and Samples by Contractor

AIA Document A201 – 2017. Copyright © 1911, 1915, 1918, 1925, 1937, 1951, 1958, 1961, 1963, 1966, 1970, 1976, 1987, 1997, 2007 and 2017. All rights reserved. "The American Institute of Architects," "American Institute of Architects," "AIA," the AIA Logo, and "AIA Contract Documents" are trademarks of The American Institute of Architects. This document was produced at 11:24:39 CDT on 06/30/2025 under Subscription No.20250137566 which expires on 06/18/2026, is not for resale, is licensed for one-time use only, and may only be used in accordance with the AIA Contract Documents® Terms of Service. To report copyright violations, e-mail docinfo@aiacontracts.com.
User Notes: (6862ba0a1e32752c19975359)

3.12
Rights and Remedies
1.1.2, 2.4, 2.5, 3.5, 3.7.4, 3.15.2, 4.2.6, 5.3, 5.4, 6.1, 6.3, 7.3.1, 8.3, 9.5.1, 9.7, 10.2.5, 10.3, 12.2.1, 12.2.2, 12.2.4, **13.3**, 14, 15.4
Royalties, Patents and Copyrights
3.17
Rules and Notices for Arbitration
15.4.1
Safety of Persons and Property
10.2, 10.4
Safety Precautions and Programs
3.3.1, 4.2.2, 4.2.7, 5.3, **10.1**, 10.2, 10.4
Samples, Definition of
3.12.3
Samples, Shop Drawings, Product Data and
3.11, **3.12**, 4.2.7
Samples at the Site, Documents and
3.11
Schedule of Values
9.2, 9.3.1
Schedules, Construction
3.10, 3.12.1, 3.12.2, 6.1.3, 15.1.6.2
Separate Contracts and Contractors
1.1.4, 3.12.5, 3.14.2, 4.2.4, 4.2.7, 6, 8.3.1, 12.1.2
Separate Contractors, Definition of
6.1.1
Shop Drawings, Definition of
3.12.1
Shop Drawings, Product Data and Samples
3.11, **3.12**, 4.2.7
Site, Use of
3.13, 6.1.1, 6.2.1
Site Inspections
3.2.2, 3.3.3, 3.7.1, 3.7.4, 4.2, 9.9.2, 9.4.2, 9.10.1, 13.4
Site Visits, Architect's
3.7.4, 4.2.2, 4.2.9, 9.4.2, 9.5.1, 9.9.2, 9.10.1, 13.4
Special Inspections and Testing
4.2.6, 12.2.1, 13.4
Specifications, Definition of
1.1.6
Specifications
1.1.1, **1.1.6**, 1.2.2, 1.5, 3.12.10, 3.17, 4.2.14
Statute of Limitations
15.1.2, 15.4.1.1
Stopping the Work
2.2.2, 2.4, 9.7, 10.3, 14.1
Stored Materials
6.2.1, 9.3.2, 10.2.1.2, 10.2.4
Subcontractor, Definition of
5.1.1
SUBCONTRACTORS
5
Subcontractors, Work by
1.2.2, 3.3.2, 3.12.1, 3.18, 4.2.3, 5.2.3, 5.3, 5.4, 9.3.1.2, 9.6.7
Subcontractual Relations
5.3, 5.4, 9.3.1.2, 9.6, 9.10, 10.2.1, 14.1, 14.2.1
Submittals
3.10, 3.11, 3.12, 4.2.7, 5.2.1, 5.2.3, 7.3.4, 9.2, 9.3, 9.8, 9.9.1, 9.10.2, 9.10.3
Submittal Schedule
3.10.2, 3.12.5, 4.2.7
Subrogation, Waivers of
6.1.1, **11.3**
Substances, Hazardous
10.3
Substantial Completion
4.2.9, 8.1.1, 8.1.3, 8.2.3, 9.4.2, **9.8**, 9.9.1, 9.10.3, 12.2, 15.1.2
Substantial Completion, Definition of
9.8.1
Substitution of Subcontractors
5.2.3, 5.2.4
Substitution of Architect
2.3.3
Substitutions of Materials
3.4.2, 3.5, 7.3.8
Sub-subcontractor, Definition of
5.1.2
Subsurface Conditions
3.7.4
Successors and Assigns
13.2
Superintendent
3.9, 10.2.6
Supervision and Construction Procedures
1.2.2, **3.3**, 3.4, 3.12.10, 4.2.2, 4.2.7, 6.1.3, 6.2.4, 7.1.3, 7.3.4, 8.2, 8.3.1, 9.4.2, 10, 12, 14, 15.1.4
Suppliers
1.5, 3.12.1, 4.2.4, 4.2.6, 5.2.1, 9.3, 9.4.2, 9.5.4, 9.6, 9.10.5, 14.2.1
Surety
5.4.1.2, 9.6.8, 9.8.5, 9.10.2, 9.10.3, 11.1.2, 14.2.2, 15.2.7
Surety, Consent of
9.8.5, 9.10.2, 9.10.3
Surveys
1.1.7, 2.3.4
Suspension by the Owner for Convenience
14.3
Suspension of the Work
3.7.5, 5.4.2, 14.3
Suspension or Termination of the Contract
5.4.1.1, 14
Taxes
3.6, 3.8.2.1, 7.3.4.4
Termination by the Contractor
14.1, 15.1.7
Termination by the Owner for Cause
5.4.1.1, **14.2,** 15.1.7
Termination by the Owner for Convenience
14.4
Termination of the Architect
2.3.3
Termination of the Contractor Employment
14.2.2

AIA Document A201 – 2017. Copyright © 1911, 1915, 1918, 1925, 1937, 1951, 1958, 1961, 1963, 1966, 1970, 1976, 1987, 1997, 2007 and 2017. All rights reserved. "The American Institute of Architects," "American Institute of Architects," "AIA," the AIA Logo, and "AIA Contract Documents" are trademarks of The American Institute of Architects. This document was produced at 11:24:39 CDT on 06/30/2025 under Subscription No.20250137566 which expires on 06/18/2026, is not for resale, is licensed for one-time use only, and may only be used in accordance with the AIA Contract Documents® Terms of Service. To report copyright violations, e-mail docinfo@aiacontracts.com.
User Notes: (6862ba0a1e32752c19975359)

TERMINATION OR SUSPENSION OF THE CONTRACT
14
Tests and Inspections
3.1.3, 3.3.3, 3.7.1, 4.2.2, 4.2.6, 4.2.9, 9.4.2, 9.8.3, 9.9.2, 9.10.1, 10.3.2, 12.2.1, **13.4**
TIME
8
Time, Delays and Extensions of
3.2.4, 3.7.4, 5.2.3, 7.2.1, 7.3.1, 7.4, **8.3**, 9.5.1, 9.7, 10.3.2, 10.4, 14.3.2, 15.1.6, 15.2.5
Time Limits
2.1.2, 2.2, 2.5, 3.2.2, 3.10, 3.11, 3.12.5, 3.15.1, 4.2, 5.2, 5.3, 5.4, 6.2.4, 7.3, 7.4, 8.2, 9.2, 9.3.1, 9.3.3, 9.4.1, 9.5, 9.6, 9.7, 9.8, 9.9, 9.10, 12.2, 13.4, 14, 15.1.2, 15.1.3, 15.4
Time Limits on Claims
3.7.4, 10.2.8, 15.1.2, 15.1.3
Title to Work
9.3.2, 9.3.3
UNCOVERING AND CORRECTION OF WORK
12
Uncovering of Work
12.1
Unforeseen Conditions, Concealed or Unknown
3.7.4, 8.3.1, 10.3
Unit Prices
7.3.3.2, 9.1.2
Use of Documents
1.1.1, 1.5, 2.3.6, 3.12.6, 5.3
Use of Site
3.13, 6.1.1, 6.2.1
Values, Schedule of
9.2, 9.3.1
Waiver of Claims by the Architect
13.3.2
Waiver of Claims by the Contractor
9.10.5, 13.3.2, **15.1.7**
Waiver of Claims by the Owner
9.9.3, 9.10.3, 9.10.4, 12.2.2.1, 13.3.2, 14.2.4, **15.1.7**
Waiver of Consequential Damages
14.2.4, 15.1.7
Waiver of Liens
9.3, 9.10.2, 9.10.4
Waivers of Subrogation
6.1.1, **11.3**
Warranty
3.5, 4.2.9, 9.3.3, 9.8.4, 9.9.1, 9.10.2, 9.10.4, 12.2.2, 15.1.2
Weather Delays
8.3, 15.1.6.2
Work, Definition of
1.1.3
Written Consent
1.5.2, 3.4.2, 3.7.4, 3.12.8, 3.14.2, 4.1.2, 9.3.2, 9.10.3, 13.2, 13.3.2, 15.4.4.2
Written Interpretations
4.2.11, 4.2.12
Written Orders
1.1.1, 2.4, 3.9, 7, 8.2.2, 12.1, 12.2, 13.4.2, 14.3.1

AIA Document A201 – 2017. Copyright © 1911, 1915, 1918, 1925, 1937, 1951, 1958, 1961, 1963, 1966, 1970, 1976, 1987, 1997, 2007 and 2017. All rights reserved. "The American Institute of Architects," "American Institute of Architects," "AIA," the AIA Logo, and "AIA Contract Documents" are trademarks of The American Institute of Architects. This document was produced at 11:24:39 CDT on 06/30/2025 under Subscription No.20250137566 which expires on 06/18/2026, is not for resale, is licensed for one-time use only, and may only be used in accordance with the AIA Contract Documents® Terms of Service. To report copyright violations, e-mail docinfo@aiacontracts.com.
User Notes: (6862ba0a1e32752c19975359)

ARTICLE 1 GENERAL PROVISIONS

§ 1.1 Basic Definitions

§ 1.1.1 The Contract Documents

The Contract Documents are enumerated in the Agreement between the Owner and Contractor (hereinafter the Agreement) and consist of the Agreement, Conditions of the Contract (General, Supplementary and other Conditions), Drawings, Specifications, Addenda issued prior to execution of the Contract, other documents listed in the Agreement, and Modifications issued after execution of the Contract. A Modification is (1) a written amendment to the Contract signed by both parties, (2) a Change Order, (3) a Construction Change Directive, or (4) a written order for a minor change in the Work issued by the Architect. Unless specifically enumerated in the Agreement, the Contract Documents do not include the advertisement or invitation to bid, Instructions to Bidders, sample forms, other information furnished by the Owner in anticipation of receiving bids or proposals, the Contractor's bid or proposal, or portions of Addenda relating to bidding or proposal requirements.

§ 1.1.2 The Contract

The Contract Documents form the Contract for Construction. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations, or agreements, either written or oral. The Contract may be amended or modified only by a Modification. The Contract Documents shall not be construed to create a contractual relationship of any kind (1) between the Contractor and the Architect or the Architect's consultants, (2) between the Owner and a Subcontractor or a Sub-subcontractor, (3) between the Owner and the Architect or the Architect's consultants, or (4) between any persons or entities other than the Owner and the Contractor. The Architect shall, however, be entitled to performance and enforcement of obligations under the Contract intended to facilitate performance of the Architect's duties.

§ 1.1.3 The Work

The term "Work" means the construction and services required by the Contract Documents, whether completed or partially completed, and includes all other labor, materials, equipment, and services provided or to be provided by the Contractor to fulfill the Contractor's obligations. The Work may constitute the whole or a part of the Project.

§ 1.1.4 The Project

The Project is the total construction of which the Work performed under the Contract Documents may be the whole or a part and which may include construction by the Owner and by Separate Contractors.

§ 1.1.5 The Drawings

The Drawings are the graphic and pictorial portions of the Contract Documents showing the design, location and dimensions of the Work, generally including plans, elevations, sections, details, schedules, and diagrams.

§ 1.1.6 The Specifications

The Specifications are that portion of the Contract Documents consisting of the written requirements for materials, equipment, systems, standards and workmanship for the Work, and performance of related services.

§ 1.1.7 Instruments of Service

Instruments of Service are representations, in any medium of expression now known or later developed, of the tangible and intangible creative work performed by the Architect and the Architect's consultants under their respective professional services agreements. Instruments of Service may include, without limitation, studies, surveys, models, sketches, drawings, specifications, and other similar materials.

§ 1.1.8 Initial Decision Maker

The Initial Decision Maker is the person identified in the Agreement to render initial decisions on Claims in accordance with Section 15.2. The Initial Decision Maker shall not show partiality to the Owner or Contractor and shall not be liable for results of interpretations or decisions rendered in good faith.

§ 1.2 Correlation and Intent of the Contract Documents

§ 1.2.1 The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the Work by the Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

AIA Document A201 – 2017. Copyright © 1911, 1915, 1918, 1925, 1937, 1951, 1958, 1961, 1963, 1966, 1970, 1976, 1987, 1997, 2007 and 2017. All rights reserved. "The American Institute of Architects," "American Institute of Architects," "AIA," the AIA Logo, and "AIA Contract Documents" are trademarks of The American Institute of Architects. This document was produced at 11:24:39 CDT on 06/30/2025 under Subscription No.20250137566 which expires on 06/18/2026, is not for resale, is licensed for one-time use only, and may only be used in accordance with the AIA Contract Documents® Terms of Service. To report copyright violations, e-mail docinfo@aiacontracts.com.
User Notes: (6862ba0a1e32752c19975359)

§ 1.2.1.1 The invalidity of any provision of the Contract Documents shall not invalidate the Contract or its remaining provisions. If it is determined that any provision of the Contract Documents violates any law, or is otherwise invalid or unenforceable, then that provision shall be revised to the extent necessary to make that provision legal and enforceable. In such case the Contract Documents shall be construed, to the fullest extent permitted by law, to give effect to the parties' intentions and purposes in executing the Contract.

§ 1.2.2 Organization of the Specifications into divisions, sections and articles, and arrangement of Drawings shall not control the Contractor in dividing the Work among Subcontractors or in establishing the extent of Work to be performed by any trade.

§ 1.2.3 Unless otherwise stated in the Contract Documents, words that have well-known technical or construction industry meanings are used in the Contract Documents in accordance with such recognized meanings.

§ 1.3 Capitalization

Terms capitalized in these General Conditions include those that are (1) specifically defined, (2) the titles of numbered articles, or (3) the titles of other documents published by the American Institute of Architects.

§ 1.4 Interpretation

In the interest of brevity the Contract Documents frequently omit modifying words such as "all" and "any" and articles such as "the" and "an," but the fact that a modifier or an article is absent from one statement and appears in another is not intended to affect the interpretation of either statement.

§ 1.5 Ownership and Use of Drawings, Specifications, and Other Instruments of Service

§ 1.5.1 The Architect and the Architect's consultants shall be deemed the authors and owners of their respective Instruments of Service, including the Drawings and Specifications, and retain all common law, statutory, and other reserved rights in their Instruments of Service, including copyrights. The Contractor, Subcontractors, Sub-subcontractors, and suppliers shall not own or claim a copyright in the Instruments of Service. Submittal or distribution to meet official regulatory requirements or for other purposes in connection with the Project is not to be construed as publication in derogation of the Architect's or Architect's consultants' reserved rights.

§ 1.5.2 The Contractor, Subcontractors, Sub-subcontractors, and suppliers are authorized to use and reproduce the Instruments of Service provided to them, subject to any protocols established pursuant to Sections 1.7 and 1.8, solely and exclusively for execution of the Work. All copies made under this authorization shall bear the copyright notice, if any, shown on the Instruments of Service. The Contractor, Subcontractors, Sub-subcontractors, and suppliers may not use the Instruments of Service on other projects or for additions to the Project outside the scope of the Work without the specific written consent of the Owner, Architect, and the Architect's consultants.

§ 1.6 Notice

§ 1.6.1 Except as otherwise provided in Section 1.6.2, where the Contract Documents require one party to notify or give notice to the other party, such notice shall be provided in writing to the designated representative of the party to whom the notice is addressed and shall be deemed to have been duly served if delivered in person, by mail, by courier, or by electronic transmission if a method for electronic transmission is set forth in the Agreement.

§ 1.6.2 Notice of Claims as provided in Section 15.1.3 shall be provided in writing and shall be deemed to have been duly served only if delivered to the designated representative of the party to whom the notice is addressed by certified or registered mail, or by courier providing proof of delivery.

§ 1.7 Digital Data Use and Transmission

The parties shall agree upon written protocols governing the transmission and use of, and reliance on, Instruments of Service or any other information or documentation in digital form.

§ 1.8 Building Information Models Use and Reliance

Any use of, or reliance on, all or a portion of a building information model without agreement to written protocols governing the use of, and reliance on, the information contained in the model shall be at the using or relying party's sole risk and without liability to the other party and its contractors or consultants, the authors of, or contributors to, the building information model, and each of their agents and employees.

AIA Document A201 – 2017. Copyright © 1911, 1915, 1918, 1925, 1937, 1951, 1958, 1961, 1963, 1966, 1970, 1976, 1987, 1997, 2007 and 2017. All rights reserved. "The American Institute of Architects," "American Institute of Architects," "AIA," the AIA Logo, and "AIA Contract Documents" are trademarks of The American Institute of Architects. This document was produced at 11:24:39 CDT on 06/30/2025 under Subscription No.20250137566 which expires on 06/18/2026, is not for resale, is licensed for one-time use only, and may only be used in accordance with the AIA Contract Documents® Terms of Service. To report copyright violations, e-mail docinfo@aiacontracts.com.
User Notes: (6862ba0a1e32752c19975359)

ARTICLE 2 OWNER

§ 2.1 General

§ 2.1.1 The Owner is the person or entity identified as such in the Agreement and is referred to throughout the Contract Documents as if singular in number. The Owner shall designate in writing a representative who shall have express authority to bind the Owner with respect to all matters requiring the Owner's approval or authorization. Except as otherwise provided in Section 4.2.1, the Architect does not have such authority. The term "Owner" means the Owner or the Owner's authorized representative.

§ 2.1.2 The Owner shall furnish to the Contractor, within fifteen days after receipt of a written request, information necessary and relevant for the Contractor to evaluate, give notice of, or enforce mechanic's lien rights. Such information shall include a correct statement of the record legal title to the property on which the Project is located, usually referred to as the site, and the Owner's interest therein.

§ 2.2 Evidence of the Owner's Financial Arrangements

§ 2.2.1 Prior to commencement of the Work and upon written request by the Contractor, the Owner shall furnish to the Contractor reasonable evidence that the Owner has made financial arrangements to fulfill the Owner's obligations under the Contract. The Contractor shall have no obligation to commence the Work until the Owner provides such evidence. If commencement of the Work is delayed under this Section 2.2.1, the Contract Time shall be extended appropriately.

§ 2.2.2 Following commencement of the Work and upon written request by the Contractor, the Owner shall furnish to the Contractor reasonable evidence that the Owner has made financial arrangements to fulfill the Owner's obligations under the Contract only if (1) the Owner fails to make payments to the Contractor as the Contract Documents require; (2) the Contractor identifies in writing a reasonable concern regarding the Owner's ability to make payment when due; or (3) a change in the Work materially changes the Contract Sum. If the Owner fails to provide such evidence, as required, within fourteen days of the Contractor's request, the Contractor may immediately stop the Work and, in that event, shall notify the Owner that the Work has stopped. However, if the request is made because a change in the Work materially changes the Contract Sum under (3) above, the Contractor may immediately stop only that portion of the Work affected by the change until reasonable evidence is provided. If the Work is stopped under this Section 2.2.2, the Contract Time shall be extended appropriately and the Contract Sum shall be increased by the amount of the Contractor's reasonable costs of shutdown, delay and start-up, plus interest as provided in the Contract Documents.

§ 2.2.3 After the Owner furnishes evidence of financial arrangements under this Section 2.2, the Owner shall not materially vary such financial arrangements without prior notice to the Contractor.

§ 2.2.4 Where the Owner has designated information furnished under this Section 2.2 as "confidential," the Contractor shall keep the information confidential and shall not disclose it to any other person. However, the Contractor may disclose "confidential" information, after seven (7) days' notice to the Owner, where disclosure is required by law, including a subpoena or other form of compulsory legal process issued by a court or governmental entity, or by court or arbitrator(s) order. The Contractor may also disclose "confidential" information to its employees, consultants, sureties, Subcontractors and their employees, Sub-subcontractors, and others who need to know the content of such information solely and exclusively for the Project and who agree to maintain the confidentiality of such information.

§ 2.3 Information and Services Required of the Owner

§ 2.3.1 Except for permits and fees that are the responsibility of the Contractor under the Contract Documents, including those required under Section 3.7.1, the Owner shall secure and pay for necessary approvals, easements, assessments and charges required for construction, use or occupancy of permanent structures or for permanent changes in existing facilities.

§ 2.3.2 The Owner shall retain an architect lawfully licensed to practice architecture, or an entity lawfully practicing architecture, in the jurisdiction where the Project is located. That person or entity is identified as the Architect in the Agreement and is referred to throughout the Contract Documents as if singular in number.

§ 2.3.3 If the employment of the Architect terminates, the Owner shall employ a successor to whom the Contractor has no reasonable objection and whose status under the Contract Documents shall be that of the Architect.

AIA Document A201 – 2017. Copyright © 1911, 1915, 1918, 1925, 1937, 1951, 1958, 1961, 1963, 1966, 1970, 1976, 1987, 1997, 2007 and 2017. All rights reserved. "The American Institute of Architects," "American Institute of Architects," "AIA," the AIA Logo, and "AIA Contract Documents" are trademarks of The American Institute of Architects. This document was produced at 11:24:39 CDT on 06/30/2025 under Subscription No.20250137566 which expires on 06/18/2026, is not for resale, is licensed for one-time use only, and may only be used in accordance with the AIA Contract Documents® Terms of Service. To report copyright violations, e-mail docinfo@aiacontracts.com.
User Notes: (6862ba0a1e32752c19975359)

§ 2.3.4 The Owner shall furnish surveys describing physical characteristics, legal limitations and utility locations for the site of the Project, and a legal description of the site. The Contractor shall be entitled to rely on the accuracy of information furnished by the Owner but shall exercise proper precautions relating to the safe performance of the Work.

§ 2.3.5 The Owner shall furnish information or services required of the Owner by the Contract Documents with reasonable promptness. The Owner shall also furnish any other information or services under the Owner's control and relevant to the Contractor's performance of the Work with reasonable promptness after receiving the Contractor's written request for such information or services.

§ 2.3.6 Unless otherwise provided in the Contract Documents, the Owner shall furnish to the Contractor one copy of the Contract Documents for purposes of making reproductions pursuant to Section 1.5.2.

§ 2.4 Owner's Right to Stop the Work

If the Contractor fails to correct Work that is not in accordance with the requirements of the Contract Documents as required by Section 12.2 or repeatedly fails to carry out Work in accordance with the Contract Documents, the Owner may issue a written order to the Contractor to stop the Work, or any portion thereof, until the cause for such order has been eliminated; however, the right of the Owner to stop the Work shall not give rise to a duty on the part of the Owner to exercise this right for the benefit of the Contractor or any other person or entity, except to the extent required by Section 6.1.3.

§ 2.5 Owner's Right to Carry Out the Work

If the Contractor defaults or neglects to carry out the Work in accordance with the Contract Documents and fails within a ten-day period after receipt of notice from the Owner to commence and continue correction of such default or neglect with diligence and promptness, the Owner may, without prejudice to other remedies the Owner may have, correct such default or neglect. Such action by the Owner and amounts charged to the Contractor are both subject to prior approval of the Architect and the Architect may, pursuant to Section 9.5.1, withhold or nullify a Certificate for Payment in whole or in part, to the extent reasonably necessary to reimburse the Owner for the reasonable cost of correcting such deficiencies, including Owner's expenses and compensation for the Architect's additional services made necessary by such default, neglect, or failure. If current and future payments are not sufficient to cover such amounts, the Contractor shall pay the difference to the Owner. If the Contractor disagrees with the actions of the Owner or the Architect, or the amounts claimed as costs to the Owner, the Contractor may file a Claim pursuant to Article 15.

ARTICLE 3 CONTRACTOR

§ 3.1 General

§ 3.1.1 The Contractor is the person or entity identified as such in the Agreement and is referred to throughout the Contract Documents as if singular in number. The Contractor shall be lawfully licensed, if required in the jurisdiction where the Project is located. The Contractor shall designate in writing a representative who shall have express authority to bind the Contractor with respect to all matters under this Contract. The term "Contractor" means the Contractor or the Contractor's authorized representative.

§ 3.1.2 The Contractor shall perform the Work in accordance with the Contract Documents.

§ 3.1.3 The Contractor shall not be relieved of its obligations to perform the Work in accordance with the Contract Documents either by activities or duties of the Architect in the Architect's administration of the Contract, or by tests, inspections or approvals required or performed by persons or entities other than the Contractor.

§ 3.2 Review of Contract Documents and Field Conditions by Contractor

§ 3.2.1 Execution of the Contract by the Contractor is a representation that the Contractor has visited the site, become generally familiar with local conditions under which the Work is to be performed, and correlated personal observations with requirements of the Contract Documents.

§ 3.2.2 Because the Contract Documents are complementary, the Contractor shall, before starting each portion of the Work, carefully study and compare the various Contract Documents relative to that portion of the Work, as well as the information furnished by the Owner pursuant to Section 2.3.4, shall take field measurements of any existing conditions related to that portion of the Work, and shall observe any conditions at the site affecting it. These obligations are for the purpose of facilitating coordination and construction by the Contractor and are not for the

AIA Document A201 – 2017. Copyright © 1911, 1915, 1918, 1925, 1937, 1951, 1958, 1961, 1963, 1966, 1970, 1976, 1987, 1997, 2007 and 2017. All rights reserved. "The American Institute of Architects," "American Institute of Architects," "AIA," the AIA Logo, and "AIA Contract Documents" are trademarks of The American Institute of Architects. This document was produced at 11:24:39 CDT on 06/30/2025 under Subscription No.20250137566 which expires on 06/18/2026, is not for resale, is licensed for one-time use only, and may only be used in accordance with the AIA Contract Documents® Terms of Service. To report copyright violations, e-mail docinfo@aiacontracts.com.
User Notes: (6862ba0a1e32752c19975359)

purpose of discovering errors, omissions, or inconsistencies in the Contract Documents; however, the Contractor shall promptly report to the Architect any errors, inconsistencies or omissions discovered by or made known to the Contractor as a request for information in such form as the Architect may require. It is recognized that the Contractor's review is made in the Contractor's capacity as a contractor and not as a licensed design professional, unless otherwise specifically provided in the Contract Documents.

§ 3.2.3 The Contractor is not required to ascertain that the Contract Documents are in accordance with applicable laws, statutes, ordinances, codes, rules and regulations, or lawful orders of public authorities, but the Contractor shall promptly report to the Architect any nonconformity discovered by or made known to the Contractor as a request for information in such form as the Architect may require.

§ 3.2.4 If the Contractor believes that additional cost or time is involved because of clarifications or instructions the Architect issues in response to the Contractor's notices or requests for information pursuant to Sections 3.2.2 or 3.2.3, the Contractor shall submit Claims as provided in Article 15. If the Contractor fails to perform the obligations of Sections 3.2.2 or 3.2.3, the Contractor shall pay such costs and damages to the Owner, subject to Section 15.1.7, as would have been avoided if the Contractor had performed such obligations. If the Contractor performs those obligations, the Contractor shall not be liable to the Owner or Architect for damages resulting from errors, inconsistencies or omissions in the Contract Documents, for differences between field measurements or conditions and the Contract Documents, or for nonconformities of the Contract Documents to applicable laws, statutes, ordinances, codes, rules and regulations, and lawful orders of public authorities.

§ 3.3 Supervision and Construction Procedures

§ 3.3.1 The Contractor shall supervise and direct the Work, using the Contractor's best skill and attention. The Contractor shall be solely responsible for, and have control over, construction means, methods, techniques, sequences, and procedures, and for coordinating all portions of the Work under the Contract. If the Contract Documents give specific instructions concerning construction means, methods, techniques, sequences, or procedures, the Contractor shall evaluate the jobsite safety thereof and shall be solely responsible for the jobsite safety of such means, methods, techniques, sequences, or procedures. If the Contractor determines that such means, methods, techniques, sequences or procedures may not be safe, the Contractor shall give timely notice to the Owner and Architect, and shall propose alternative means, methods, techniques, sequences, or procedures. The Architect shall evaluate the proposed alternative solely for conformance with the design intent for the completed construction. Unless the Architect objects to the Contractor's proposed alternative, the Contractor shall perform the Work using its alternative means, methods, techniques, sequences, or procedures.

§ 3.3.2 The Contractor shall be responsible to the Owner for acts and omissions of the Contractor's employees, Subcontractors and their agents and employees, and other persons or entities performing portions of the Work for, or on behalf of, the Contractor or any of its Subcontractors.

§ 3.3.3 The Contractor shall be responsible for inspection of portions of Work already performed to determine that such portions are in proper condition to receive subsequent Work.

§ 3.4 Labor and Materials

§ 3.4.1 Unless otherwise provided in the Contract Documents, the Contractor shall provide and pay for labor, materials, equipment, tools, construction equipment and machinery, water, heat, utilities, transportation, and other facilities and services necessary for proper execution and completion of the Work, whether temporary or permanent and whether or not incorporated or to be incorporated in the Work.

§ 3.4.2 Except in the case of minor changes in the Work approved by the Architect in accordance with Section 3.12.8 or ordered by the Architect in accordance with Section 7.4, the Contractor may make substitutions only with the consent of the Owner, after evaluation by the Architect and in accordance with a Change Order or Construction Change Directive.

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

AIA Document A201 – 2017. Copyright © 1911, 1915, 1918, 1925, 1937, 1951, 1958, 1961, 1963, 1966, 1970, 1976, 1987, 1997, 2007 and 2017. All rights reserved. "The American Institute of Architects," "American Institute of Architects," "AIA," the AIA Logo, and "AIA Contract Documents" are trademarks of The American Institute of Architects. This document was produced at 11:24:39 CDT on 06/30/2025 under Subscription No.20250137566 which expires on 06/18/2026, is not for resale, is licensed for one-time use only, and may only be used in accordance with the AIA Contract Documents® Terms of Service. To report copyright violations, e-mail docinfo@aiacontracts.com.
User Notes: (6862ba0a1e32752c19975359)

§ 3.5 Warranty

§ 3.5.1 The Contractor warrants to the Owner and Architect that materials and equipment furnished under the Contract will be of good quality and new unless the Contract Documents require or permit otherwise. The Contractor further warrants that the Work will conform to the requirements of the Contract Documents and will be free from defects, except for those inherent in the quality of the Work the Contract Documents require or permit. Work, materials, or equipment not conforming to these requirements may be considered defective. The Contractor's warranty excludes remedy for damage or defect caused by abuse, alterations to the Work not executed by the Contractor, improper or insufficient maintenance, improper operation, or normal wear and tear and normal usage. If required by the Architect, the Contractor shall furnish satisfactory evidence as to the kind and quality of materials and equipment.

§ 3.5.2 All material, equipment, or other special warranties required by the Contract Documents shall be issued in the name of the Owner, or shall be transferable to the Owner, and shall commence in accordance with Section 9.8.4.

§ 3.6 Taxes

The Contractor shall pay sales, consumer, use and similar taxes for the Work provided by the Contractor that are legally enacted when bids are received or negotiations concluded, whether or not yet effective or merely scheduled to go into effect.

§ 3.7 Permits, Fees, Notices and Compliance with Laws

§ 3.7.1 Unless otherwise provided in the Contract Documents, the Contractor shall secure and pay for the building permit as well as for other permits, fees, licenses, and inspections by government agencies necessary for proper execution and completion of the Work that are customarily secured after execution of the Contract and legally required at the time bids are received or negotiations concluded.

§ 3.7.2 The Contractor shall comply with and give notices required by applicable laws, statutes, ordinances, codes, rules and regulations, and lawful orders of public authorities applicable to performance of the Work.

§ 3.7.3 If the Contractor performs Work knowing it to be contrary to applicable laws, statutes, ordinances, codes, rules and regulations, or lawful orders of public authorities, the Contractor shall assume appropriate responsibility for such Work and shall bear the costs attributable to correction.

§ 3.7.4 Concealed or Unknown Conditions

If the Contractor encounters conditions at the site that are (1) subsurface or otherwise concealed physical conditions that differ materially from those indicated in the Contract Documents or (2) unknown physical conditions of an unusual nature that differ materially from those ordinarily found to exist and generally recognized as inherent in construction activities of the character provided for in the Contract Documents, the Contractor shall promptly provide notice to the Owner and the Architect before conditions are disturbed and in no event later than 14 days after first observance of the conditions. The Architect will promptly investigate such conditions and, if the Architect determines that they differ materially and cause an increase or decrease in the Contractor's cost of, or time required for, performance of any part of the Work, will recommend that an equitable adjustment be made in the Contract Sum or Contract Time, or both. If the Architect determines that the conditions at the site are not materially different from those indicated in the Contract Documents and that no change in the terms of the Contract is justified, the Architect shall promptly notify the Owner and Contractor, stating the reasons. If either party disputes the Architect's determination or recommendation, that party may submit a Claim as provided in Article 15.

§ 3.7.5 If, in the course of the Work, the Contractor encounters human remains or recognizes the existence of burial markers, archaeological sites or wetlands not indicated in the Contract Documents, the Contractor shall immediately suspend any operations that would affect them and shall notify the Owner and Architect. Upon receipt of such notice, the Owner shall promptly take any action necessary to obtain governmental authorization required to resume the operations. The Contractor shall continue to suspend such operations until otherwise instructed by the Owner but shall continue with all other operations that do not affect those remains or features. Requests for adjustments in the Contract Sum and Contract Time arising from the existence of such remains or features may be made as provided in Article 15.

§ 3.8 Allowances

§ 3.8.1 The Contractor shall include in the Contract Sum all allowances stated in the Contract Documents. Items covered by allowances shall be supplied for such amounts and by such persons or entities as the Owner may direct,

AIA Document A201 – 2017. Copyright © 1911, 1915, 1918, 1925, 1937, 1951, 1958, 1961, 1963, 1966, 1970, 1976, 1987, 1997, 2007 and 2017. All rights reserved. "The American Institute of Architects," "American Institute of Architects," "AIA," the AIA Logo, and "AIA Contract Documents" are trademarks of The American Institute of Architects. This document was produced at 11:24:39 CDT on 06/30/2025 under Subscription No.20250137566 which expires on 06/18/2026, is not for resale, is licensed for one-time use only, and may only be used in accordance with the AIA Contract Documents® Terms of Service. To report copyright violations, e-mail docinfo@aiacontracts.com.
User Notes: (6862ba0a1e32752c19975359)

but the Contractor shall not be required to employ persons or entities to whom the Contractor has reasonable objection.

§ 3.8.2 Unless otherwise provided in the Contract Documents,

.1 allowances shall cover the cost to the Contractor of materials and equipment delivered at the site and all required taxes, less applicable trade discounts;

.2 Contractor's costs for unloading and handling at the site, labor, installation costs, overhead, profit, and other expenses contemplated for stated allowance amounts shall be included in the Contract Sum but not in the allowances; and

.3 whenever costs are more than or less than allowances, the Contract Sum shall be adjusted accordingly by Change Order. The amount of the Change Order shall reflect (1) the difference between actual costs and the allowances under Section 3.8.2.1 and (2) changes in Contractor's costs under Section 3.8.2.2.

§ 3.8.3 Materials and equipment under an allowance shall be selected by the Owner with reasonable promptness.

§ 3.9 Superintendent

§ 3.9.1 The Contractor shall employ a competent superintendent and necessary assistants who shall be in attendance at the Project site during performance of the Work. The superintendent shall represent the Contractor, and communications given to the superintendent shall be as binding as if given to the Contractor.

§ 3.9.2 The Contractor, as soon as practicable after award of the Contract, shall notify the Owner and Architect of the name and qualifications of a proposed superintendent. Within 14 days of receipt of the information, the Architect may notify the Contractor, stating whether the Owner or the Architect (1) has reasonable objection to the proposed superintendent or (2) requires additional time for review. Failure of the Architect to provide notice within the 14-day period shall constitute notice of no reasonable objection.

§ 3.9.3 The Contractor shall not employ a proposed superintendent to whom the Owner or Architect has made reasonable and timely objection. The Contractor shall not change the superintendent without the Owner's consent, which shall not unreasonably be withheld or delayed.

§ 3.10 Contractor's Construction and Submittal Schedules

§ 3.10.1 The Contractor, promptly after being awarded the Contract, shall submit for the Owner's and Architect's information a Contractor's construction schedule for the Work. The schedule shall contain detail appropriate for the Project, including (1) the date of commencement of the Work, interim schedule milestone dates, and the date of Substantial Completion; (2) an apportionment of the Work by construction activity; and (3) the time required for completion of each portion of the Work. The schedule shall provide for the orderly progression of the Work to completion and shall not exceed time limits current under the Contract Documents. The schedule shall be revised at appropriate intervals as required by the conditions of the Work and Project.

§ 3.10.2 The Contractor, promptly after being awarded the Contract and thereafter as necessary to maintain a current submittal schedule, shall submit a submittal schedule for the Architect's approval. The Architect's approval shall not be unreasonably delayed or withheld. The submittal schedule shall (1) be coordinated with the Contractor's construction schedule, and (2) allow the Architect reasonable time to review submittals. If the Contractor fails to submit a submittal schedule, or fails to provide submittals in accordance with the approved submittal schedule, the Contractor shall not be entitled to any increase in Contract Sum or extension of Contract Time based on the time required for review of submittals.

§ 3.10.3 The Contractor shall perform the Work in general accordance with the most recent schedules submitted to the Owner and Architect.

§ 3.11 Documents and Samples at the Site

The Contractor shall make available, at the Project site, the Contract Documents, including Change Orders, Construction Change Directives, and other Modifications, in good order and marked currently to indicate field changes and selections made during construction, and the approved Shop Drawings, Product Data, Samples, and similar required submittals. These shall be in electronic form or paper copy, available to the Architect and Owner, and delivered to the Architect for submittal to the Owner upon completion of the Work as a record of the Work as

AIA Document A201 – 2017. Copyright © 1911, 1915, 1918, 1925, 1937, 1951, 1958, 1961, 1963, 1966, 1970, 1976, 1987, 1997, 2007 and 2017. All rights reserved. "The American Institute of Architects," "American Institute of Architects," "AIA," the AIA Logo, and "AIA Contract Documents" are trademarks of The American Institute of Architects. This document was produced at 11:24:39 CDT on 06/30/2025 under Subscription No.20250137566 which expires on 06/18/2026, is not for resale, is licensed for one-time use only, and may only be used in accordance with the AIA Contract Documents® Terms of Service. To report copyright violations, e-mail docinfo@aiacontracts.com.
User Notes: (6862ba0a1e32752c19975359)

constructed.

§ 3.12 Shop Drawings, Product Data and Samples

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

§ 3.12.2 Product Data are illustrations, standard schedules, performance charts, instructions, brochures, diagrams, and other information furnished by the Contractor to illustrate materials or equipment for some portion of the Work.

§ 3.12.3 Samples are physical examples that illustrate materials, equipment, or workmanship, and establish standards by which the Work will be judged.

§ 3.12.4 Shop Drawings, Product Data, Samples, and similar submittals are not Contract Documents. Their purpose is to demonstrate how the Contractor proposes to conform to the information given and the design concept expressed in the Contract Documents for those portions of the Work for which the Contract Documents require submittals. Review by the Architect is subject to the limitations of Section 4.2.7. Informational submittals upon which the Architect is not expected to take responsive action may be so identified in the Contract Documents. Submittals that are not required by the Contract Documents may be returned by the Architect without action.

§ 3.12.5 The Contractor shall review for compliance with the Contract Documents, approve, and submit to the Architect, Shop Drawings, Product Data, Samples, and similar submittals required by the Contract Documents, in accordance with the submittal schedule approved by the Architect or, in the absence of an approved submittal schedule, with reasonable promptness and in such sequence as to cause no delay in the Work or in the activities of the Owner or of Separate Contractors.

§ 3.12.6 By submitting Shop Drawings, Product Data, Samples, and similar submittals, the Contractor represents to the Owner and Architect that the Contractor has (1) reviewed and approved them, (2) determined and verified materials, field measurements and field construction criteria related thereto, or will do so, and (3) checked and coordinated the information contained within such submittals with the requirements of the Work and of the Contract Documents.

§ 3.12.7 The Contractor shall perform no portion of the Work for which the Contract Documents require submittal and review of Shop Drawings, Product Data, Samples, or similar submittals, until the respective submittal has been approved by the Architect.

§ 3.12.8 The Work shall be in accordance with approved submittals except that the Contractor shall not be relieved of responsibility for deviations from the requirements of the Contract Documents by the Architect's approval of Shop Drawings, Product Data, Samples, or similar submittals, unless the Contractor has specifically notified the Architect of such deviation at the time of submittal and (1) the Architect has given written approval to the specific deviation as a minor change in the Work, or (2) a Change Order or Construction Change Directive has been issued authorizing the deviation. The Contractor shall not be relieved of responsibility for errors or omissions in Shop Drawings, Product Data, Samples, or similar submittals, by the Architect's approval thereof.

§ 3.12.9 The Contractor shall direct specific attention, in writing or on resubmitted Shop Drawings, Product Data, Samples, or similar submittals, to revisions other than those requested by the Architect on previous submittals. In the absence of such notice, the Architect's approval of a resubmission shall not apply to such revisions.

§ 3.12.10 The Contractor shall not be required to provide professional services that constitute the practice of architecture or engineering unless such services are specifically required by the Contract Documents for a portion of the Work or unless the Contractor needs to provide such services in order to carry out the Contractor's responsibilities for construction means, methods, techniques, sequences, and procedures. The Contractor shall not be required to provide professional services in violation of applicable law.

§ 3.12.10.1 If professional design services or certifications by a design professional related to systems, materials, or equipment are specifically required of the Contractor by the Contract Documents, the Owner and the Architect will specify all performance and design criteria that such services must satisfy. The Contractor shall be entitled to rely upon the adequacy and accuracy of the performance and design criteria provided in the Contract Documents. The

AIA Document A201 – 2017. Copyright © 1911, 1915, 1918, 1925, 1937, 1951, 1958, 1961, 1963, 1966, 1970, 1976, 1987, 1997, 2007 and 2017. All rights reserved. "The American Institute of Architects," "American Institute of Architects," "AIA," the AIA Logo, and "AIA Contract Documents" are trademarks of The American Institute of Architects. This document was produced at 11:24:39 CDT on 06/30/2025 under Subscription No.20250137566 which expires on 06/18/2026, is not for resale, is licensed for one-time use only, and may only be used in accordance with the AIA Contract Documents® Terms of Service. To report copyright violations, e-mail docinfo@aiacontracts.com.
User Notes: (6862ba0a1e32752c19975359)

Contractor shall cause such services or certifications to be provided by an appropriately licensed design professional, whose signature and seal shall appear on all drawings, calculations, specifications, certifications, Shop Drawings, and other submittals prepared by such professional. Shop Drawings, and other submittals related to the Work, designed or certified by such professional, if prepared by others, shall bear such professional's written approval when submitted to the Architect. The Owner and the Architect shall be entitled to rely upon the adequacy and accuracy of the services, certifications, and approvals performed or provided by such design professionals, provided the Owner and Architect have specified to the Contractor the performance and design criteria that such services must satisfy. Pursuant to this Section 3.12.10, the Architect will review and approve or take other appropriate action on submittals only for the limited purpose of checking for conformance with information given and the design concept expressed in the Contract Documents.

§ 3.12.10.2 If the Contract Documents require the Contractor's design professional to certify that the Work has been performed in accordance with the design criteria, the Contractor shall furnish such certifications to the Architect at the time and in the form specified by the Architect.

§ 3.13 Use of Site

The Contractor shall confine operations at the site to areas permitted by applicable laws, statutes, ordinances, codes, rules and regulations, lawful orders of public authorities, and the Contract Documents and shall not unreasonably encumber the site with materials or equipment.

§ 3.14 Cutting and Patching

§ 3.14.1 The Contractor shall be responsible for cutting, fitting, or patching required to complete the Work or to make its parts fit together properly. All areas requiring cutting, fitting, or patching shall be restored to the condition existing prior to the cutting, fitting, or patching, unless otherwise required by the Contract Documents.

§ 3.14.2 The Contractor shall not damage or endanger a portion of the Work or fully or partially completed construction of the Owner or Separate Contractors by cutting, patching, or otherwise altering such construction, or by excavation. The Contractor shall not cut or otherwise alter construction by the Owner or a Separate Contractor except with written consent of the Owner and of the Separate Contractor. Consent shall not be unreasonably withheld. The Contractor shall not unreasonably withhold, from the Owner or a Separate Contractor, its consent to cutting or otherwise altering the Work.

§ 3.15 Cleaning Up

§ 3.15.1 The Contractor shall keep the premises and surrounding area free from accumulation of waste materials and rubbish caused by operations under the Contract. At completion of the Work, the Contractor shall remove waste materials, rubbish, the Contractor's tools, construction equipment, machinery, and surplus materials from and about the Project.

§ 3.15.2 If the Contractor fails to clean up as provided in the Contract Documents, the Owner may do so and the Owner shall be entitled to reimbursement from the Contractor.

§ 3.16 Access to Work

The Contractor shall provide the Owner and Architect with access to the Work in preparation and progress wherever located.

§ 3.17 Royalties, Patents and Copyrights

The Contractor shall pay all royalties and license fees. The Contractor shall defend suits or claims for infringement of copyrights and patent rights and shall hold the Owner and Architect harmless from loss on account thereof, but shall not be responsible for defense or loss when a particular design, process, or product of a particular manufacturer or manufacturers is required by the Contract Documents, or where the copyright violations are contained in Drawings, Specifications, or other documents prepared by the Owner or Architect. However, if an infringement of a copyright or patent is discovered by, or made known to, the Contractor, the Contractor shall be responsible for the loss unless the information is promptly furnished to the Architect.

§ 3.18 Indemnification

§ 3.18.1 To the fullest extent permitted by law, the Contractor shall indemnify and hold harmless the Owner, Architect, Architect's consultants, and agents and employees of any of them from and against claims, damages, losses, and expenses, including but not limited to attorneys' fees, arising out of or resulting from performance of the

AIA Document A201 – 2017. Copyright © 1911, 1915, 1918, 1925, 1937, 1951, 1958, 1961, 1963, 1966, 1970, 1976, 1987, 1997, 2007 and 2017. All rights reserved. "The American Institute of Architects," "American Institute of Architects," "AIA," the AIA Logo, and "AIA Contract Documents" are trademarks of The American Institute of Architects. This document was produced at 11:24:39 CDT on 06/30/2025 under Subscription No.20250137566 which expires on 06/18/2026, is not for resale, is licensed for one-time use only, and may only be used in accordance with the AIA Contract Documents® Terms of Service. To report copyright violations, e-mail docinfo@aiacontracts.com.
User Notes: (6862ba0a1e32752c19975359)

Work, provided that such claim, damage, loss, or expense is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the Work itself), but only to the extent caused by the negligent acts or omissions of the Contractor, a Subcontractor, anyone directly or indirectly employed by them, or anyone for whose acts they may be liable, regardless of whether or not such claim, damage, loss, or expense is caused in part by a party indemnified hereunder. Such obligation shall not be construed to negate, abridge, or reduce other rights or obligations of indemnity that would otherwise exist as to a party or person described in this Section 3.18.

§ 3.18.2 In claims against any person or entity indemnified under this Section 3.18 by an employee of the Contractor, a Subcontractor, anyone directly or indirectly employed by them, or anyone for whose acts they may be liable, the indemnification obligation under Section 3.18.1 shall not be limited by a limitation on amount or type of damages, compensation, or benefits payable by or for the Contractor or a Subcontractor under workers' compensation acts, disability benefit acts, or other employee benefit acts.

ARTICLE 4 ARCHITECT

§ 4.1 General

§ 4.1.1 The Architect is the person or entity retained by the Owner pursuant to Section 2.3.2 and identified as such in the Agreement.

§ 4.1.2 Duties, responsibilities, and limitations of authority of the Architect as set forth in the Contract Documents shall not be restricted, modified, or extended without written consent of the Owner, Contractor, and Architect. Consent shall not be unreasonably withheld.

§ 4.2 Administration of the Contract

§ 4.2.1 The Architect will provide administration of the Contract as described in the Contract Documents and will be an Owner's representative during construction until the date the Architect issues the final Certificate for Payment. The Architect will have authority to act on behalf of the Owner only to the extent provided in the Contract Documents.

§ 4.2.2 The Architect will visit the site at intervals appropriate to the stage of construction, or as otherwise agreed with the Owner, to become generally familiar with the progress and quality of the portion of the Work completed, and to determine in general if the Work observed is being performed in a manner indicating that the Work, when fully completed, will be in accordance with the Contract Documents. However, the Architect will not be required to make exhaustive or continuous on-site inspections to check the quality or quantity of the Work. The Architect will not have control over, charge of, or responsibility for the construction means, methods, techniques, sequences or procedures, or for the safety precautions and programs in connection with the Work, since these are solely the Contractor's rights and responsibilities under the Contract Documents.

§ 4.2.3 On the basis of the site visits, the Architect will keep the Owner reasonably informed about the progress and quality of the portion of the Work completed, and promptly report to the Owner (1) known deviations from the Contract Documents, (2) known deviations from the most recent construction schedule submitted by the Contractor, and (3) defects and deficiencies observed in the Work. The Architect will not be responsible for the Contractor's failure to perform the Work in accordance with the requirements of the Contract Documents. The Architect will not have control over or charge of, and will not be responsible for acts or omissions of, the Contractor, Subcontractors, or their agents or employees, or any other persons or entities performing portions of the Work.

§ 4.2.4 Communications

The Owner and Contractor shall include the Architect in all communications that relate to or affect the Architect's services or professional responsibilities. The Owner shall promptly notify the Architect of the substance of any direct communications between the Owner and the Contractor otherwise relating to the Project. Communications by and with the Architect's consultants shall be through the Architect. Communications by and with Subcontractors and suppliers shall be through the Contractor. Communications by and with Separate Contractors shall be through the Owner. The Contract Documents may specify other communication protocols.

§ 4.2.5 Based on the Architect's evaluations of the Contractor's Applications for Payment, the Architect will review and certify the amounts due the Contractor and will issue Certificates for Payment in such amounts.

AIA Document A201 – 2017. Copyright © 1911, 1915, 1918, 1925, 1937, 1951, 1958, 1961, 1963, 1966, 1970, 1976, 1987, 1997, 2007 and 2017. All rights reserved. "The American Institute of Architects," "American Institute of Architects," "AIA," the AIA Logo, and "AIA Contract Documents" are trademarks of The American Institute of Architects. This document was produced at 11:24:39 CDT on 06/30/2025 under Subscription No.20250137566 which expires on 06/18/2026, is not for resale, is licensed for one-time use only, and may only be used in accordance with the AIA Contract Documents® Terms of Service. To report copyright violations, e-mail docinfo@aiacontracts.com.
User Notes: (6862ba0a1e32752c19975359)

§ 4.2.6 The Architect has authority to reject Work that does not conform to the Contract Documents. Whenever the Architect considers it necessary or advisable, the Architect will have authority to require inspection or testing of the Work in accordance with Sections 13.4.2 and 13.4.3, whether or not the Work is fabricated, installed or completed. However, neither this authority of the Architect nor a decision made in good faith either to exercise or not to exercise such authority shall give rise to a duty or responsibility of the Architect to the Contractor, Subcontractors, suppliers, their agents or employees, or other persons or entities performing portions of the Work.

§ 4.2.7 The Architect will review and approve, or take other appropriate action upon, the Contractor's submittals such as Shop Drawings, Product Data, and Samples, but only for the limited purpose of checking for conformance with information given and the design concept expressed in the Contract Documents. The Architect's action will be taken in accordance with the submittal schedule approved by the Architect or, in the absence of an approved submittal schedule, with reasonable promptness while allowing sufficient time in the Architect's professional judgment to permit adequate review. Review of such submittals is not conducted for the purpose of determining the accuracy and completeness of other details such as dimensions and quantities, or for substantiating instructions for installation or performance of equipment or systems, all of which remain the responsibility of the Contractor as required by the Contract Documents. The Architect's review of the Contractor's submittals shall not relieve the Contractor of the obligations under Sections 3.3, 3.5, and 3.12. The Architect's review shall not constitute approval of safety precautions or of any construction means, methods, techniques, sequences, or procedures. The Architect's approval of a specific item shall not indicate approval of an assembly of which the item is a component.

§ 4.2.8 The Architect will prepare Change Orders and Construction Change Directives, and may order minor changes in the Work as provided in Section 7.4. The Architect will investigate and make determinations and recommendations regarding concealed and unknown conditions as provided in Section 3.7.4.

§ 4.2.9 The Architect will conduct inspections to determine the date or dates of Substantial Completion and the date of final completion; issue Certificates of Substantial Completion pursuant to Section 9.8; receive and forward to the Owner, for the Owner's review and records, written warranties and related documents required by the Contract and assembled by the Contractor pursuant to Section 9.10; and issue a final Certificate for Payment pursuant to Section 9.10.

§ 4.2.10 If the Owner and Architect agree, the Architect will provide one or more Project representatives to assist in carrying out the Architect's responsibilities at the site. The Owner shall notify the Contractor of any change in the duties, responsibilities and limitations of authority of the Project representatives.

§ 4.2.11 The Architect will interpret and decide matters concerning performance under, and requirements of, the Contract Documents on written request of either the Owner or Contractor. The Architect's response to such requests will be made in writing within any time limits agreed upon or otherwise with reasonable promptness.

§ 4.2.12 Interpretations and decisions of the Architect will be consistent with the intent of, and reasonably inferable from, the Contract Documents and will be in writing or in the form of drawings. When making such interpretations and decisions, the Architect will endeavor to secure faithful performance by both Owner and Contractor, will not show partiality to either, and will not be liable for results of interpretations or decisions rendered in good faith.

§ 4.2.13 The Architect's decisions on matters relating to aesthetic effect will be final if consistent with the intent expressed in the Contract Documents.

§ 4.2.14 The Architect will review and respond to requests for information about the Contract Documents. The Architect's response to such requests will be made in writing within any time limits agreed upon or otherwise with reasonable promptness. If appropriate, the Architect will prepare and issue supplemental Drawings and Specifications in response to the requests for information.

ARTICLE 5 SUBCONTRACTORS

§ 5.1 Definitions

§ 5.1.1 A Subcontractor is a person or entity who has a direct contract with the Contractor to perform a portion of the Work at the site. The term "Subcontractor" is referred to throughout the Contract Documents as if singular in number and means a Subcontractor or an authorized representative of the Subcontractor. The term "Subcontractor" does not include a Separate Contractor or the subcontractors of a Separate Contractor.

AIA Document A201 – 2017. Copyright © 1911, 1915, 1918, 1925, 1937, 1951, 1958, 1961, 1963, 1966, 1970, 1976, 1987, 1997, 2007 and 2017. All rights reserved. "The American Institute of Architects," "American Institute of Architects," "AIA," the AIA Logo, and "AIA Contract Documents" are trademarks of The American Institute of Architects. This document was produced at 11:24:39 CDT on 06/30/2025 under Subscription No.20250137566 which expires on 06/18/2026, is not for resale, is licensed for one-time use only, and may only be used in accordance with the AIA Contract Documents® Terms of Service. To report copyright violations, e-mail docinfo@aiacontracts.com.
User Notes: (6862ba0a1e32752c19975359)

§ 5.1.2 A Sub-subcontractor is a person or entity who has a direct or indirect contract with a Subcontractor to perform a portion of the Work at the site. The term "Sub-subcontractor" is referred to throughout the Contract Documents as if singular in number and means a Sub-subcontractor or an authorized representative of the Sub-subcontractor.

§ 5.2 Award of Subcontracts and Other Contracts for Portions of the Work

§ 5.2.1 Unless otherwise stated in the Contract Documents, the Contractor, as soon as practicable after award of the Contract, shall notify the Owner and Architect of the persons or entities proposed for each principal portion of the Work, including those who are to furnish materials or equipment fabricated to a special design. Within 14 days of receipt of the information, the Architect may notify the Contractor whether the Owner or the Architect (1) has reasonable objection to any such proposed person or entity or (2) requires additional time for review. Failure of the Architect to provide notice within the 14-day period shall constitute notice of no reasonable objection.

§ 5.2.2 The Contractor shall not contract with a proposed person or entity to whom the Owner or Architect has made reasonable and timely objection. The Contractor shall not be required to contract with anyone to whom the Contractor has made reasonable objection.

§ 5.2.3 If the Owner or Architect has reasonable objection to a person or entity proposed by the Contractor, the Contractor shall propose another to whom the Owner or Architect has no reasonable objection. If the proposed but rejected Subcontractor was reasonably capable of performing the Work, the Contract Sum and Contract Time shall be increased or decreased by the difference, if any, occasioned by such change, and an appropriate Change Order shall be issued before commencement of the substitute Subcontractor's Work. However, no increase in the Contract Sum or Contract Time shall be allowed for such change unless the Contractor has acted promptly and responsively in submitting names as required.

§ 5.2.4 The Contractor shall not substitute a Subcontractor, person, or entity for one previously selected if the Owner or Architect makes reasonable objection to such substitution.

§ 5.3 Subcontractual Relations

By appropriate written agreement, the Contractor shall require each Subcontractor, to the extent of the Work to be performed by the Subcontractor, to be bound to the Contractor by terms of the Contract Documents, and to assume toward the Contractor all the obligations and responsibilities, including the responsibility for safety of the Subcontractor's Work that the Contractor, by these Contract Documents, assumes toward the Owner and Architect. Each subcontract agreement shall preserve and protect the rights of the Owner and Architect under the Contract Documents with respect to the Work to be performed by the Subcontractor so that subcontracting thereof will not prejudice such rights, and shall allow to the Subcontractor, unless specifically provided otherwise in the subcontract agreement, the benefit of all rights, remedies, and redress against the Contractor that the Contractor, by the Contract Documents, has against the Owner. Where appropriate, the Contractor shall require each Subcontractor to enter into similar agreements with Sub-subcontractors. The Contractor shall make available to each proposed Subcontractor, prior to the execution of the subcontract agreement, copies of the Contract Documents to which the Subcontractor will be bound, and, upon written request of the Subcontractor, identify to the Subcontractor terms and conditions of the proposed subcontract agreement that may be at variance with the Contract Documents. Subcontractors will similarly make copies of applicable portions of such documents available to their respective proposed Sub-subcontractors.

§ 5.4 Contingent Assignment of Subcontracts

§ 5.4.1 Each subcontract agreement for a portion of the Work is assigned by the Contractor to the Owner, provided that

- **.1** assignment is effective only after termination of the Contract by the Owner for cause pursuant to Section 14.2 and only for those subcontract agreements that the Owner accepts by notifying the Subcontractor and Contractor; and
- **.2** assignment is subject to the prior rights of the surety, if any, obligated under bond relating to the Contract.

When the Owner accepts the assignment of a subcontract agreement, the Owner assumes the Contractor's rights and obligations under the subcontract.

AIA Document A201 – 2017. Copyright © 1911, 1915, 1918, 1925, 1937, 1951, 1958, 1961, 1963, 1966, 1970, 1976, 1987, 1997, 2007 and 2017. All rights reserved. "The American Institute of Architects," "American Institute of Architects," "AIA," the AIA Logo, and "AIA Contract Documents" are trademarks of The American Institute of Architects. This document was produced at 11:24:39 CDT on 06/30/2025 under Subscription No.20250137566 which expires on 06/18/2026, is not for resale, is licensed for one-time use only, and may only be used in accordance with the AIA Contract Documents® Terms of Service. To report copyright violations, e-mail docinfo@aiacontracts.com.
User Notes: (6862ba0a1e32752c19975359)

§ 5.4.2 Upon such assignment, if the Work has been suspended for more than 30 days, the Subcontractor's compensation shall be equitably adjusted for increases in cost resulting from the suspension.

§ 5.4.3 Upon assignment to the Owner under this Section 5.4, the Owner may further assign the subcontract to a successor contractor or other entity. If the Owner assigns the subcontract to a successor contractor or other entity, the Owner shall nevertheless remain legally responsible for all of the successor contractor's obligations under the subcontract.

ARTICLE 6 CONSTRUCTION BY OWNER OR BY SEPARATE CONTRACTORS

§ 6.1 Owner's Right to Perform Construction and to Award Separate Contracts

§ 6.1.1 The term "Separate Contractor(s)" shall mean other contractors retained by the Owner under separate agreements. The Owner reserves the right to perform construction or operations related to the Project with the Owner's own forces, and with Separate Contractors retained under Conditions of the Contract substantially similar to those of this Contract, including those provisions of the Conditions of the Contract related to insurance and waiver of subrogation.

§ 6.1.2 When separate contracts are awarded for different portions of the Project or other construction or operations on the site, the term "Contractor" in the Contract Documents in each case shall mean the Contractor who executes each separate Owner-Contractor Agreement.

§ 6.1.3 The Owner shall provide for coordination of the activities of the Owner's own forces and of each Separate Contractor with the Work of the Contractor, who shall cooperate with them. The Contractor shall participate with any Separate Contractors and the Owner in reviewing their construction schedules. The Contractor shall make any revisions to its construction schedule deemed necessary after a joint review and mutual agreement. The construction schedules shall then constitute the schedules to be used by the Contractor, Separate Contractors, and the Owner until subsequently revised.

§ 6.1.4 Unless otherwise provided in the Contract Documents, when the Owner performs construction or operations related to the Project with the Owner's own forces or with Separate Contractors, the Owner or its Separate Contractors shall have the same obligations and rights that the Contractor has under the Conditions of the Contract, including, without excluding others, those stated in Article 3, this Article 6, and Articles 10, 11, and 12.

§ 6.2 Mutual Responsibility

§ 6.2.1 The Contractor shall afford the Owner and Separate Contractors reasonable opportunity for introduction and storage of their materials and equipment and performance of their activities, and shall connect and coordinate the Contractor's construction and operations with theirs as required by the Contract Documents.

§ 6.2.2 If part of the Contractor's Work depends for proper execution or results upon construction or operations by the Owner or a Separate Contractor, the Contractor shall, prior to proceeding with that portion of the Work, promptly notify the Architect of apparent discrepancies or defects in the construction or operations by the Owner or Separate Contractor that would render it unsuitable for proper execution and results of the Contractor's Work. Failure of the Contractor to notify the Architect of apparent discrepancies or defects prior to proceeding with the Work shall constitute an acknowledgment that the Owner's or Separate Contractor's completed or partially completed construction is fit and proper to receive the Contractor's Work. The Contractor shall not be responsible for discrepancies or defects in the construction or operations by the Owner or Separate Contractor that are not apparent.

§ 6.2.3 The Contractor shall reimburse the Owner for costs the Owner incurs that are payable to a Separate Contractor because of the Contractor's delays, improperly timed activities or defective construction. The Owner shall be responsible to the Contractor for costs the Contractor incurs because of a Separate Contractor's delays, improperly timed activities, damage to the Work or defective construction.

§ 6.2.4 The Contractor shall promptly remedy damage that the Contractor wrongfully causes to completed or partially completed construction or to property of the Owner or Separate Contractor as provided in Section 10.2.5.

§ 6.2.5 The Owner and each Separate Contractor shall have the same responsibilities for cutting and patching as are described for the Contractor in Section 3.14.

AIA Document A201 – 2017. Copyright © 1911, 1915, 1918, 1925, 1937, 1951, 1958, 1961, 1963, 1966, 1970, 1976, 1987, 1997, 2007 and 2017. All rights reserved. "The American Institute of Architects," "American Institute of Architects," "AIA," the AIA Logo, and "AIA Contract Documents" are trademarks of The American Institute of Architects. This document was produced at 11:24:39 CDT on 06/30/2025 under Subscription No.20250137566 which expires on 06/18/2026, is not for resale, is licensed for one-time use only, and may only be used in accordance with the AIA Contract Documents® Terms of Service. To report copyright violations, e-mail docinfo@aiacontracts.com.
User Notes: (6862ba0a1e32752c19975359)

§ 6.3 Owner's Right to Clean Up

If a dispute arises among the Contractor, Separate Contractors, and the Owner as to the responsibility under their respective contracts for maintaining the premises and surrounding area free from waste materials and rubbish, the Owner may clean up and the Architect will allocate the cost among those responsible.

ARTICLE 7 CHANGES IN THE WORK

§ 7.1 General

§ 7.1.1 Changes in the Work may be accomplished after execution of the Contract, and without invalidating the Contract, by Change Order, Construction Change Directive or order for a minor change in the Work, subject to the limitations stated in this Article 7 and elsewhere in the Contract Documents.

§ 7.1.2 A Change Order shall be based upon agreement among the Owner, Contractor, and Architect. A Construction Change Directive requires agreement by the Owner and Architect and may or may not be agreed to by the Contractor. An order for a minor change in the Work may be issued by the Architect alone.

§ 7.1.3 Changes in the Work shall be performed under applicable provisions of the Contract Documents. The Contractor shall proceed promptly with changes in the Work, unless otherwise provided in the Change Order, Construction Change Directive, or order for a minor change in the Work.

§ 7.2 Change Orders

§ 7.2.1 A Change Order is a written instrument prepared by the Architect and signed by the Owner, Contractor, and Architect stating their agreement upon all of the following:

- **.1** The change in the Work;
- **.2** The amount of the adjustment, if any, in the Contract Sum; and
- **.3** The extent of the adjustment, if any, in the Contract Time.

§ 7.3 Construction Change Directives

§ 7.3.1 A Construction Change Directive is a written order prepared by the Architect and signed by the Owner and Architect, directing a change in the Work prior to agreement on adjustment, if any, in the Contract Sum or Contract Time, or both. The Owner may by Construction Change Directive, without invalidating the Contract, order changes in the Work within the general scope of the Contract consisting of additions, deletions, or other revisions, the Contract Sum and Contract Time being adjusted accordingly.

§ 7.3.2 A Construction Change Directive shall be used in the absence of total agreement on the terms of a Change Order.

§ 7.3.3 If the Construction Change Directive provides for an adjustment to the Contract Sum, the adjustment shall be based on one of the following methods:

- **.1** Mutual acceptance of a lump sum properly itemized and supported by sufficient substantiating data to permit evaluation;
- **.2** Unit prices stated in the Contract Documents or subsequently agreed upon;
- **.3** Cost to be determined in a manner agreed upon by the parties and a mutually acceptable fixed or percentage fee; or
- **.4** As provided in Section 7.3.4.

§ 7.3.4 If the Contractor does not respond promptly or disagrees with the method for adjustment in the Contract Sum, the Architect shall determine the adjustment on the basis of reasonable expenditures and savings of those performing the Work attributable to the change, including, in case of an increase in the Contract Sum, an amount for overhead and profit as set forth in the Agreement, or if no such amount is set forth in the Agreement, a reasonable amount. In such case, and also under Section 7.3.3.3, the Contractor shall keep and present, in such form as the Architect may prescribe, an itemized accounting together with appropriate supporting data. Unless otherwise provided in the Contract Documents, costs for the purposes of this Section 7.3.4 shall be limited to the following:

- **.1** Costs of labor, including applicable payroll taxes, fringe benefits required by agreement or custom, workers' compensation insurance, and other employee costs approved by the Architect;
- **.2** Costs of materials, supplies, and equipment, including cost of transportation, whether incorporated or consumed;

AIA Document A201 – 2017. Copyright © 1911, 1915, 1918, 1925, 1937, 1951, 1958, 1961, 1963, 1966, 1970, 1976, 1987, 1997, 2007 and 2017. All rights reserved. "The American Institute of Architects," "American Institute of Architects," "AIA," the AIA Logo, and "AIA Contract Documents" are trademarks of The American Institute of Architects. This document was produced at 11:24:39 CDT on 06/30/2025 under Subscription No.20250137566 which expires on 06/18/2026, is not for resale, is licensed for one-time use only, and may only be used in accordance with the AIA Contract Documents® Terms of Service. To report copyright violations, e-mail docinfo@aiacontracts.com.
User Notes: (6862ba0a1e32752c19975359)

.3 Rental costs of machinery and equipment, exclusive of hand tools, whether rented from the Contractor or others;

.4 Costs of premiums for all bonds and insurance, permit fees, and sales, use, or similar taxes, directly related to the change; and

.5 Costs of supervision and field office personnel directly attributable to the change.

§ 7.3.5 If the Contractor disagrees with the adjustment in the Contract Time, the Contractor may make a Claim in accordance with applicable provisions of Article 15.

§ 7.3.6 Upon receipt of a Construction Change Directive, the Contractor shall promptly proceed with the change in the Work involved and advise the Architect of the Contractor's agreement or disagreement with the method, if any, provided in the Construction Change Directive for determining the proposed adjustment in the Contract Sum or Contract Time.

§ 7.3.7 A Construction Change Directive signed by the Contractor indicates the Contractor's agreement therewith, including adjustment in Contract Sum and Contract Time or the method for determining them. Such agreement shall be effective immediately and shall be recorded as a Change Order.

§ 7.3.8 The amount of credit to be allowed by the Contractor to the Owner for a deletion or change that results in a net decrease in the Contract Sum shall be actual net cost as confirmed by the Architect. When both additions and credits covering related Work or substitutions are involved in a change, the allowance for overhead and profit shall be figured on the basis of net increase, if any, with respect to that change.

§ 7.3.9 Pending final determination of the total cost of a Construction Change Directive to the Owner, the Contractor may request payment for Work completed under the Construction Change Directive in Applications for Payment. The Architect will make an interim determination for purposes of monthly certification for payment for those costs and certify for payment the amount that the Architect determines, in the Architect's professional judgment, to be reasonably justified. The Architect's interim determination of cost shall adjust the Contract Sum on the same basis as a Change Order, subject to the right of either party to disagree and assert a Claim in accordance with Article 15.

§ 7.3.10 When the Owner and Contractor agree with a determination made by the Architect concerning the adjustments in the Contract Sum and Contract Time, or otherwise reach agreement upon the adjustments, such agreement shall be effective immediately and the Architect will prepare a Change Order. Change Orders may be issued for all or any part of a Construction Change Directive.

§ 7.4 Minor Changes in the Work

The Architect may order minor changes in the Work that are consistent with the intent of the Contract Documents and do not involve an adjustment in the Contract Sum or an extension of the Contract Time. The Architect's order for minor changes shall be in writing. If the Contractor believes that the proposed minor change in the Work will affect the Contract Sum or Contract Time, the Contractor shall notify the Architect and shall not proceed to implement the change in the Work. If the Contractor performs the Work set forth in the Architect's order for a minor change without prior notice to the Architect that such change will affect the Contract Sum or Contract Time, the Contractor waives any adjustment to the Contract Sum or extension of the Contract Time.

ARTICLE 8 TIME

§ 8.1 Definitions

§ 8.1.1 Unless otherwise provided, Contract Time is the period of time, including authorized adjustments, allotted in the Contract Documents for Substantial Completion of the Work.

§ 8.1.2 The date of commencement of the Work is the date established in the Agreement.

§ 8.1.3 The date of Substantial Completion is the date certified by the Architect in accordance with Section 9.8.

§ 8.1.4 The term "day" as used in the Contract Documents shall mean calendar day unless otherwise specifically defined.

AIA Document A201 – 2017. Copyright © 1911, 1915, 1918, 1925, 1937, 1951, 1958, 1961, 1963, 1966, 1970, 1976, 1987, 1997, 2007 and 2017. All rights reserved. "The American Institute of Architects," "American Institute of Architects," "AIA," the AIA Logo, and "AIA Contract Documents" are trademarks of The American Institute of Architects. This document was produced at 11:24:39 CDT on 06/30/2025 under Subscription No.20250137566 which expires on 06/18/2026, is not for resale, is licensed for one-time use only, and may only be used in accordance with the AIA Contract Documents® Terms of Service. To report copyright violations, e-mail docinfo@aiacontracts.com.
User Notes: (6862ba0a1e32752c19975359)

§ 8.2 Progress and Completion

§ 8.2.1 Time limits stated in the Contract Documents are of the essence of the Contract. By executing the Agreement, the Contractor confirms that the Contract Time is a reasonable period for performing the Work.

§ 8.2.2 The Contractor shall not knowingly, except by agreement or instruction of the Owner in writing, commence the Work prior to the effective date of insurance required to be furnished by the Contractor and Owner.

§ 8.2.3 The Contractor shall proceed expeditiously with adequate forces and shall achieve Substantial Completion within the Contract Time.

§ 8.3 Delays and Extensions of Time

§ 8.3.1 If the Contractor is delayed at any time in the commencement or progress of the Work by (1) an act or neglect of the Owner or Architect, of an employee of either, or of a Separate Contractor; (2) by changes ordered in the Work; (3) by labor disputes, fire, unusual delay in deliveries, unavoidable casualties, adverse weather conditions documented in accordance with Section 15.1.6.2, or other causes beyond the Contractor's control; (4) by delay authorized by the Owner pending mediation and binding dispute resolution; or (5) by other causes that the Contractor asserts, and the Architect determines, justify delay, then the Contract Time shall be extended for such reasonable time as the Architect may determine.

§ 8.3.2 Claims relating to time shall be made in accordance with applicable provisions of Article 15.

§ 8.3.3 This Section 8.3 does not preclude recovery of damages for delay by either party under other provisions of the Contract Documents.

ARTICLE 9 PAYMENTS AND COMPLETION

§ 9.1 Contract Sum

§ 9.1.1 The Contract Sum is stated in the Agreement and, including authorized adjustments, is the total amount payable by the Owner to the Contractor for performance of the Work under the Contract Documents.

§ 9.1.2 If unit prices are stated in the Contract Documents or subsequently agreed upon, and if quantities originally contemplated are materially changed so that application of such unit prices to the actual quantities causes substantial inequity to the Owner or Contractor, the applicable unit prices shall be equitably adjusted.

§ 9.2 Schedule of Values

Where the Contract is based on a stipulated sum or Guaranteed Maximum Price, the Contractor shall submit a schedule of values to the Architect before the first Application for Payment, allocating the entire Contract Sum to the various portions of the Work. The schedule of values shall be prepared in the form, and supported by the data to substantiate its accuracy, required by the Architect. This schedule, unless objected to by the Architect, shall be used as a basis for reviewing the Contractor's Applications for Payment. Any changes to the schedule of values shall be submitted to the Architect and supported by such data to substantiate its accuracy as the Architect may require, and unless objected to by the Architect, shall be used as a basis for reviewing the Contractor's subsequent Applications for Payment.

§ 9.3 Applications for Payment

§ 9.3.1 At least ten days before the date established for each progress payment, the Contractor shall submit to the Architect an itemized Application for Payment prepared in accordance with the schedule of values, if required under Section 9.2, for completed portions of the Work. The application shall be notarized, if required, and supported by all data substantiating the Contractor's right to payment that the Owner or Architect require, such as copies of requisitions, and releases and waivers of liens from Subcontractors and suppliers, and shall reflect retainage if provided for in the Contract Documents.

§ 9.3.1.1 As provided in Section 7.3.9, such applications may include requests for payment on account of changes in the Work that have been properly authorized by Construction Change Directives, or by interim determinations of the Architect, but not yet included in Change Orders.

§ 9.3.1.2 Applications for Payment shall not include requests for payment for portions of the Work for which the Contractor does not intend to pay a Subcontractor or supplier, unless such Work has been performed by others

AIA Document A201 – 2017. Copyright © 1911, 1915, 1918, 1925, 1937, 1951, 1958, 1961, 1963, 1966, 1970, 1976, 1987, 1997, 2007 and 2017. All rights reserved. "The American Institute of Architects," "American Institute of Architects," "AIA," the AIA Logo, and "AIA Contract Documents" are trademarks of The American Institute of Architects. This document was produced at 11:24:39 CDT on 06/30/2025 under Subscription No.20250137566 which expires on 06/18/2026, is not for resale, is licensed for one-time use only, and may only be used in accordance with the AIA Contract Documents® Terms of Service. To report copyright violations, e-mail docinfo@aiacontracts.com.
User Notes: (6862ba0a1e32752c19975359)

whom the Contractor intends to pay.

§ 9.3.2 Unless otherwise provided in the Contract Documents, payments shall be made on account of materials and equipment delivered and suitably stored at the site for subsequent incorporation in the Work. If approved in advance by the Owner, payment may similarly be made for materials and equipment suitably stored off the site at a location agreed upon in writing. Payment for materials and equipment stored on or off the site shall be conditioned upon compliance by the Contractor with procedures satisfactory to the Owner to establish the Owner's title to such materials and equipment or otherwise protect the Owner's interest, and shall include the costs of applicable insurance, storage, and transportation to the site, for such materials and equipment stored off the site.

§ 9.3.3 The Contractor warrants that title to all Work covered by an Application for Payment will pass to the Owner no later than the time of payment. The Contractor further warrants that upon submittal of an Application for Payment all Work for which Certificates for Payment have been previously issued and payments received from the Owner shall, to the best of the Contractor's knowledge, information, and belief, be free and clear of liens, claims, security interests, or encumbrances, in favor of the Contractor, Subcontractors, suppliers, or other persons or entities that provided labor, materials, and equipment relating to the Work.

§ 9.4 Certificates for Payment

§ 9.4.1 The Architect will, within seven days after receipt of the Contractor's Application for Payment, either (1) issue to the Owner a Certificate for Payment in the full amount of the Application for Payment, with a copy to the Contractor; or (2) issue to the Owner a Certificate for Payment for such amount as the Architect determines is properly due, and notify the Contractor and Owner of the Architect's reasons for withholding certification in part as provided in Section 9.5.1; or (3) withhold certification of the entire Application for Payment, and notify the Contractor and Owner of the Architect's reason for withholding certification in whole as provided in Section 9.5.1.

§ 9.4.2 The issuance of a Certificate for Payment will constitute a representation by the Architect to the Owner, based on the Architect's evaluation of the Work and the data in the Application for Payment, that, to the best of the Architect's knowledge, information, and belief, the Work has progressed to the point indicated, the quality of the Work is in accordance with the Contract Documents, and that the Contractor is entitled to payment in the amount certified. The foregoing representations are subject to an evaluation of the Work for conformance with the Contract Documents upon Substantial Completion, to results of subsequent tests and inspections, to correction of minor deviations from the Contract Documents prior to completion, and to specific qualifications expressed by the Architect. However, the issuance of a Certificate for Payment will not be a representation that the Architect has (1) made exhaustive or continuous on-site inspections to check the quality or quantity of the Work; (2) reviewed construction means, methods, techniques, sequences, or procedures; (3) reviewed copies of requisitions received from Subcontractors and suppliers and other data requested by the Owner to substantiate the Contractor's right to payment; or (4) made examination to ascertain how or for what purpose the Contractor has used money previously paid on account of the Contract Sum.

§ 9.5 Decisions to Withhold Certification

§ 9.5.1 The Architect may withhold a Certificate for Payment in whole or in part, to the extent reasonably necessary to protect the Owner, if in the Architect's opinion the representations to the Owner required by Section 9.4.2 cannot be made. If the Architect is unable to certify payment in the amount of the Application, the Architect will notify the Contractor and Owner as provided in Section 9.4.1. If the Contractor and Architect cannot agree on a revised amount, the Architect will promptly issue a Certificate for Payment for the amount for which the Architect is able to make such representations to the Owner. The Architect may also withhold a Certificate for Payment or, because of subsequently discovered evidence, may nullify the whole or a part of a Certificate for Payment previously issued, to such extent as may be necessary in the Architect's opinion to protect the Owner from loss for which the Contractor is responsible, including loss resulting from acts and omissions described in Section 3.3.2, because of

- **.1** defective Work not remedied;
- **.2** third party claims filed or reasonable evidence indicating probable filing of such claims, unless security acceptable to the Owner is provided by the Contractor;
- **.3** failure of the Contractor to make payments properly to Subcontractors or suppliers for labor, materials or equipment;
- **.4** reasonable evidence that the Work cannot be completed for the unpaid balance of the Contract Sum;
- **.5** damage to the Owner or a Separate Contractor;
- **.6** reasonable evidence that the Work will not be completed within the Contract Time, and that the unpaid balance would not be adequate to cover actual or liquidated damages for the anticipated delay;

AIA Document A201 – 2017. Copyright © 1911, 1915, 1918, 1925, 1937, 1951, 1958, 1961, 1963, 1966, 1970, 1976, 1987, 1997, 2007 and 2017. All rights reserved. "The American Institute of Architects," "American Institute of Architects," "AIA," the AIA Logo, and "AIA Contract Documents" are trademarks of The American Institute of Architects. This document was produced at 11:24:39 CDT on 06/30/2025 under Subscription No.20250137566 which expires on 06/18/2026, is not for resale, is licensed for one-time use only, and may only be used in accordance with the AIA Contract Documents® Terms of Service. To report copyright violations, e-mail docinfo@aiacontracts.com.
User Notes: (6862ba0a1e32752c19975359)

or

.7 repeated failure to carry out the Work in accordance with the Contract Documents.

§ 9.5.2 When either party disputes the Architect's decision regarding a Certificate for Payment under Section 9.5.1, in whole or in part, that party may submit a Claim in accordance with Article 15.

§ 9.5.3 When the reasons for withholding certification are removed, certification will be made for amounts previously withheld.

§ 9.5.4 If the Architect withholds certification for payment under Section 9.5.1.3, the Owner may, at its sole option, issue joint checks to the Contractor and to any Subcontractor or supplier to whom the Contractor failed to make payment for Work properly performed or material or equipment suitably delivered. If the Owner makes payments by joint check, the Owner shall notify the Architect and the Contractor shall reflect such payment on its next Application for Payment.

§ 9.6 Progress Payments

§ 9.6.1 After the Architect has issued a Certificate for Payment, the Owner shall make payment in the manner and within the time provided in the Contract Documents, and shall so notify the Architect.

§ 9.6.2 The Contractor shall pay each Subcontractor, no later than seven days after receipt of payment from the Owner, the amount to which the Subcontractor is entitled, reflecting percentages actually retained from payments to the Contractor on account of the Subcontractor's portion of the Work. The Contractor shall, by appropriate agreement with each Subcontractor, require each Subcontractor to make payments to Sub-subcontractors in a similar manner.

§ 9.6.3 The Architect will, on request, furnish to a Subcontractor, if practicable, information regarding percentages of completion or amounts applied for by the Contractor and action taken thereon by the Architect and Owner on account of portions of the Work done by such Subcontractor.

§ 9.6.4 The Owner has the right to request written evidence from the Contractor that the Contractor has properly paid Subcontractors and suppliers amounts paid by the Owner to the Contractor for subcontracted Work. If the Contractor fails to furnish such evidence within seven days, the Owner shall have the right to contact Subcontractors and suppliers to ascertain whether they have been properly paid. Neither the Owner nor Architect shall have an obligation to pay, or to see to the payment of money to, a Subcontractor or supplier, except as may otherwise be required by law.

§ 9.6.5 The Contractor's payments to suppliers shall be treated in a manner similar to that provided in Sections 9.6.2, 9.6.3 and 9.6.4.

§ 9.6.6 A Certificate for Payment, a progress payment, or partial or entire use or occupancy of the Project by the Owner shall not constitute acceptance of Work not in accordance with the Contract Documents.

§ 9.6.7 Unless the Contractor provides the Owner with a payment bond in the full penal sum of the Contract Sum, payments received by the Contractor for Work properly performed by Subcontractors or provided by suppliers shall be held by the Contractor for those Subcontractors or suppliers who performed Work or furnished materials, or both, under contract with the Contractor for which payment was made by the Owner. Nothing contained herein shall require money to be placed in a separate account and not commingled with money of the Contractor, create any fiduciary liability or tort liability on the part of the Contractor for breach of trust, or entitle any person or entity to an award of punitive damages against the Contractor for breach of the requirements of this provision.

§ 9.6.8 Provided the Owner has fulfilled its payment obligations under the Contract Documents, the Contractor shall defend and indemnify the Owner from all loss, liability, damage or expense, including reasonable attorney's fees and litigation expenses, arising out of any lien claim or other claim for payment by any Subcontractor or supplier of any tier. Upon receipt of notice of a lien claim or other claim for payment, the Owner shall notify the Contractor. If approved by the applicable court, when required, the Contractor may substitute a surety bond for the property against which the lien or other claim for payment has been asserted.

AIA Document A201 – 2017. Copyright © 1911, 1915, 1918, 1925, 1937, 1951, 1958, 1961, 1963, 1966, 1970, 1976, 1987, 1997, 2007 and 2017. All rights reserved. "The American Institute of Architects," "American Institute of Architects," "AIA," the AIA Logo, and "AIA Contract Documents" are trademarks of The American Institute of Architects. This document was produced at 11:24:39 CDT on 06/30/2025 under Subscription No.20250137566 which expires on 06/18/2026, is not for resale, is licensed for one-time use only, and may only be used in accordance with the AIA Contract Documents® Terms of Service. To report copyright violations, e-mail docinfo@aiacontracts.com.
User Notes: (6862ba0a1e32752c19975359)

§ 9.7 Failure of Payment

If the Architect does not issue a Certificate for Payment, through no fault of the Contractor, within seven days after receipt of the Contractor's Application for Payment, or if the Owner does not pay the Contractor within seven days after the date established in the Contract Documents, the amount certified by the Architect or awarded by binding dispute resolution, then the Contractor may, upon seven additional days' notice to the Owner and Architect, stop the Work until payment of the amount owing has been received. The Contract Time shall be extended appropriately and the Contract Sum shall be increased by the amount of the Contractor's reasonable costs of shutdown, delay and start-up, plus interest as provided for in the Contract Documents.

§ 9.8 Substantial Completion

§ 9.8.1 Substantial Completion is the stage in the progress of the Work when the Work or designated portion thereof is sufficiently complete in accordance with the Contract Documents so that the Owner can occupy or utilize the Work for its intended use.

§ 9.8.2 When the Contractor considers that the Work, or a portion thereof which the Owner agrees to accept separately, is substantially complete, the Contractor shall prepare and submit to the Architect a comprehensive list of items to be completed or corrected prior to final payment. Failure to include an item on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents.

§ 9.8.3 Upon receipt of the Contractor's list, the Architect will make an inspection to determine whether the Work or designated portion thereof is substantially complete. If the Architect's inspection discloses any item, whether or not included on the Contractor's list, which is not sufficiently complete in accordance with the Contract Documents so that the Owner can occupy or utilize the Work or designated portion thereof for its intended use, the Contractor shall, before issuance of the Certificate of Substantial Completion, complete or correct such item upon notification by the Architect. In such case, the Contractor shall then submit a request for another inspection by the Architect to determine Substantial Completion.

§ 9.8.4 When the Work or designated portion thereof is substantially complete, the Architect will prepare a Certificate of Substantial Completion that shall establish the date of Substantial Completion; establish responsibilities of the Owner and Contractor for security, maintenance, heat, utilities, damage to the Work and insurance; and fix the time within which the Contractor shall finish all items on the list accompanying the Certificate. Warranties required by the Contract Documents shall commence on the date of Substantial Completion of the Work or designated portion thereof unless otherwise provided in the Certificate of Substantial Completion.

§ 9.8.5 The Certificate of Substantial Completion shall be submitted to the Owner and Contractor for their written acceptance of responsibilities assigned to them in the Certificate. Upon such acceptance, and consent of surety if any, the Owner shall make payment of retainage applying to the Work or designated portion thereof. Such payment shall be adjusted for Work that is incomplete or not in accordance with the requirements of the Contract Documents.

§ 9.9 Partial Occupancy or Use

§ 9.9.1 The Owner may occupy or use any completed or partially completed portion of the Work at any stage when such portion is designated by separate agreement with the Contractor, provided such occupancy or use is consented to by the insurer and authorized by public authorities having jurisdiction over the Project. Such partial occupancy or use may commence whether or not the portion is substantially complete, provided the Owner and Contractor have accepted in writing the responsibilities assigned to each of them for payments, retainage, if any, security, maintenance, heat, utilities, damage to the Work and insurance, and have agreed in writing concerning the period for correction of the Work and commencement of warranties required by the Contract Documents. When the Contractor considers a portion substantially complete, the Contractor shall prepare and submit a list to the Architect as provided under Section 9.8.2. Consent of the Contractor to partial occupancy or use shall not be unreasonably withheld. The stage of the progress of the Work shall be determined by written agreement between the Owner and Contractor or, if no agreement is reached, by decision of the Architect.

§ 9.9.2 Immediately prior to such partial occupancy or use, the Owner, Contractor, and Architect shall jointly inspect the area to be occupied or portion of the Work to be used in order to determine and record the condition of the Work.

§ 9.9.3 Unless otherwise agreed upon, partial occupancy or use of a portion or portions of the Work shall not constitute acceptance of Work not complying with the requirements of the Contract Documents.

AIA Document A201 – 2017. Copyright © 1911, 1915, 1918, 1925, 1937, 1951, 1958, 1961, 1963, 1966, 1970, 1976, 1987, 1997, 2007 and 2017. All rights reserved. "The American Institute of Architects," "American Institute of Architects," "AIA," the AIA Logo, and "AIA Contract Documents" are trademarks of The American Institute of Architects. This document was produced at 11:24:39 CDT on 06/30/2025 under Subscription No.20250137566 which expires on 06/18/2026, is not for resale, is licensed for one-time use only, and may only be used in accordance with the AIA Contract Documents® Terms of Service. To report copyright violations, e-mail docinfo@aiacontracts.com.
User Notes: (6862ba0a1e32752c19975359)

§ 9.10 Final Completion and Final Payment

§ 9.10.1 Upon receipt of the Contractor's notice that the Work is ready for final inspection and acceptance and upon receipt of a final Application for Payment, the Architect will promptly make such inspection. When the Architect finds the Work acceptable under the Contract Documents and the Contract fully performed, the Architect will promptly issue a final Certificate for Payment stating that to the best of the Architect's knowledge, information and belief, and on the basis of the Architect's on-site visits and inspections, the Work has been completed in accordance with the Contract Documents and that the entire balance found to be due the Contractor and noted in the final Certificate is due and payable. The Architect's final Certificate for Payment will constitute a further representation that conditions listed in Section 9.10.2 as precedent to the Contractor's being entitled to final payment have been fulfilled.

§ 9.10.2 Neither final payment nor any remaining retained percentage shall become due until the Contractor submits to the Architect (1) an affidavit that payrolls, bills for materials and equipment, and other indebtedness connected with the Work for which the Owner or the Owner's property might be responsible or encumbered (less amounts withheld by Owner) have been paid or otherwise satisfied, (2) a certificate evidencing that insurance required by the Contract Documents to remain in force after final payment is currently in effect, (3) a written statement that the Contractor knows of no reason that the insurance will not be renewable to cover the period required by the Contract Documents, (4) consent of surety, if any, to final payment, (5) documentation of any special warranties, such as manufacturers' warranties or specific Subcontractor warranties, and (6) if required by the Owner, other data establishing payment or satisfaction of obligations, such as receipts and releases and waivers of liens, claims, security interests, or encumbrances arising out of the Contract, to the extent and in such form as may be designated by the Owner. If a Subcontractor refuses to furnish a release or waiver required by the Owner, the Contractor may furnish a bond satisfactory to the Owner to indemnify the Owner against such lien, claim, security interest, or encumbrance. If a lien, claim, security interest, or encumbrance remains unsatisfied after payments are made, the Contractor shall refund to the Owner all money that the Owner may be compelled to pay in discharging the lien, claim, security interest, or encumbrance, including all costs and reasonable attorneys' fees.

§ 9.10.3 If, after Substantial Completion of the Work, final completion thereof is materially delayed through no fault of the Contractor or by issuance of Change Orders affecting final completion, and the Architect so confirms, the Owner shall, upon application by the Contractor and certification by the Architect, and without terminating the Contract, make payment of the balance due for that portion of the Work fully completed, corrected, and accepted. If the remaining balance for Work not fully completed or corrected is less than retainage stipulated in the Contract Documents, and if bonds have been furnished, the written consent of the surety to payment of the balance due for that portion of the Work fully completed and accepted shall be submitted by the Contractor to the Architect prior to certification of such payment. Such payment shall be made under terms and conditions governing final payment, except that it shall not constitute a waiver of Claims.

§ 9.10.4 The making of final payment shall constitute a waiver of Claims by the Owner except those arising from

- **.1** liens, Claims, security interests, or encumbrances arising out of the Contract and unsettled;
- **.2** failure of the Work to comply with the requirements of the Contract Documents;
- **.3** terms of special warranties required by the Contract Documents; or
- **.4** audits performed by the Owner, if permitted by the Contract Documents, after final payment.

§ 9.10.5 Acceptance of final payment by the Contractor, a Subcontractor, or a supplier, shall constitute a waiver of claims by that payee except those previously made in writing and identified by that payee as unsettled at the time of final Application for Payment.

ARTICLE 10 PROTECTION OF PERSONS AND PROPERTY

§ 10.1 Safety Precautions and Programs

The Contractor shall be responsible for initiating, maintaining, and supervising all safety precautions and programs in connection with the performance of the Contract.

§ 10.2 Safety of Persons and Property

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

- **.1** employees on the Work and other persons who may be affected thereby;

AIA Document A201 – 2017. Copyright © 1911, 1915, 1918, 1925, 1937, 1951, 1958, 1961, 1963, 1966, 1970, 1976, 1987, 1997, 2007 and 2017. All rights reserved. "The American Institute of Architects," "American Institute of Architects," "AIA," the AIA Logo, and "AIA Contract Documents" are trademarks of The American Institute of Architects. This document was produced at 11:24:39 CDT on 06/30/2025 under Subscription No.20250137566 which expires on 06/18/2026, is not for resale, is licensed for one-time use only, and may only be used in accordance with the AIA Contract Documents® Terms of Service. To report copyright violations, e-mail docinfo@aiacontracts.com.
User Notes: (6862ba0a1e32752c19975359)

.2 the Work and materials and equipment to be incorporated therein, whether in storage on or off the site, under care, custody, or control of the Contractor, a Subcontractor, or a Sub-subcontractor; and

.3 other property at the site or adjacent thereto, such as trees, shrubs, lawns, walks, pavements, roadways, structures, and utilities not designated for removal, relocation, or replacement in the course of construction.

§ 10.2.2 The Contractor shall comply with, and give notices required by applicable laws, statutes, ordinances, codes, rules and regulations, and lawful orders of public authorities, bearing on safety of persons or property or their protection from damage, injury, or loss.

§ 10.2.3 The Contractor shall implement, erect, and maintain, as required by existing conditions and performance of the Contract, reasonable safeguards for safety and protection, including posting danger signs and other warnings against hazards; promulgating safety regulations; and notifying the owners and users of adjacent sites and utilities of the safeguards.

§ 10.2.4 When use or storage of explosives or other hazardous materials or equipment, or unusual methods are necessary for execution of the Work, the Contractor shall exercise utmost care and carry on such activities under supervision of properly qualified personnel.

§ 10.2.5 The Contractor shall promptly remedy damage and loss (other than damage or loss insured under property insurance required by the Contract Documents) to property referred to in Sections 10.2.1.2 and 10.2.1.3 caused in whole or in part by the Contractor, a Subcontractor, a Sub-subcontractor, or anyone directly or indirectly employed by any of them, or by anyone for whose acts they may be liable and for which the Contractor is responsible under Sections 10.2.1.2 and 10.2.1.3. The Contractor may make a Claim for the cost to remedy the damage or loss to the extent such damage or loss is attributable to acts or omissions of the Owner or Architect or anyone directly or indirectly employed by either of them, or by anyone for whose acts either of them may be liable, and not attributable to the fault or negligence of the Contractor. The foregoing obligations of the Contractor are in addition to the Contractor's obligations under Section 3.18.

§ 10.2.6 The Contractor shall designate a responsible member of the Contractor's organization at the site whose duty shall be the prevention of accidents. This person shall be the Contractor's superintendent unless otherwise designated by the Contractor in writing to the Owner and Architect.

§ 10.2.7 The Contractor shall not permit any part of the construction or site to be loaded so as to cause damage or create an unsafe condition.

§ 10.2.8 Injury or Damage to Person or Property

If either party suffers injury or damage to person or property because of an act or omission of the other party, or of others for whose acts such party is legally responsible, notice of the injury or damage, whether or not insured, shall be given to the other party within a reasonable time not exceeding 21 days after discovery. The notice shall provide sufficient detail to enable the other party to investigate the matter.

§ 10.3 Hazardous Materials and Substances

§ 10.3.1 The Contractor is responsible for compliance with any requirements included in the Contract Documents regarding hazardous materials or substances. If the Contractor encounters a hazardous material or substance not addressed in the Contract Documents and if reasonable precautions will be inadequate to prevent foreseeable bodily injury or death to persons resulting from a material or substance, including but not limited to asbestos or polychlorinated biphenyl (PCB), encountered on the site by the Contractor, the Contractor shall, upon recognizing the condition, immediately stop Work in the affected area and notify the Owner and Architect of the condition.

§ 10.3.2 Upon receipt of the Contractor's notice, the Owner shall obtain the services of a licensed laboratory to verify the presence or absence of the material or substance reported by the Contractor and, in the event such material or substance is found to be present, to cause it to be rendered harmless. Unless otherwise required by the Contract Documents, the Owner shall furnish in writing to the Contractor and Architect the names and qualifications of persons or entities who are to perform tests verifying the presence or absence of the material or substance or who are to perform the task of removal or safe containment of the material or substance. The Contractor and the Architect will promptly reply to the Owner in writing stating whether or not either has reasonable objection to the persons or entities proposed by the Owner. If either the Contractor or Architect has an objection to a person or entity proposed

AIA Document A201 – 2017. Copyright © 1911, 1915, 1918, 1925, 1937, 1951, 1958, 1961, 1963, 1966, 1970, 1976, 1987, 1997, 2007 and 2017. All rights reserved. "The American Institute of Architects," "American Institute of Architects," "AIA," the AIA Logo, and "AIA Contract Documents" are trademarks of The American Institute of Architects. This document was produced at 11:24:39 CDT on 06/30/2025 under Subscription No.20250137566 which expires on 06/18/2026, is not for resale, is licensed for one-time use only, and may only be used in accordance with the AIA Contract Documents® Terms of Service. To report copyright violations, e-mail docinfo@aiacontracts.com.
User Notes: (6862ba0a1e32752c19975359)

by the Owner, the Owner shall propose another to whom the Contractor and the Architect have no reasonable objection. When the material or substance has been rendered harmless, Work in the affected area shall resume upon written agreement of the Owner and Contractor. By Change Order, the Contract Time shall be extended appropriately and the Contract Sum shall be increased by the amount of the Contractor's reasonable additional costs of shutdown, delay, and start-up.

§ 10.3.3 To the fullest extent permitted by law, the Owner shall indemnify and hold harmless the Contractor, Subcontractors, Architect, Architect's consultants, and agents and employees of any of them from and against claims, damages, losses, and expenses, including but not limited to attorneys' fees, arising out of or resulting from performance of the Work in the affected area if in fact the material or substance presents the risk of bodily injury or death as described in Section 10.3.1 and has not been rendered harmless, provided that such claim, damage, loss, or expense is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the Work itself), except to the extent that such damage, loss, or expense is due to the fault or negligence of the party seeking indemnity.

§ 10.3.4 The Owner shall not be responsible under this Section 10.3 for hazardous materials or substances the Contractor brings to the site unless such materials or substances are required by the Contract Documents. The Owner shall be responsible for hazardous materials or substances required by the Contract Documents, except to the extent of the Contractor's fault or negligence in the use and handling of such materials or substances.

§ 10.3.5 The Contractor shall reimburse the Owner for the cost and expense the Owner incurs (1) for remediation of hazardous materials or substances the Contractor brings to the site and negligently handles, or (2) where the Contractor fails to perform its obligations under Section 10.3.1, except to the extent that the cost and expense are due to the Owner's fault or negligence.

§ 10.3.6 If, without negligence on the part of the Contractor, the Contractor is held liable by a government agency for the cost of remediation of a hazardous material or substance solely by reason of performing Work as required by the Contract Documents, the Owner shall reimburse the Contractor for all cost and expense thereby incurred.

§ 10.4 Emergencies

In an emergency affecting safety of persons or property, the Contractor shall act, at the Contractor's discretion, to prevent threatened damage, injury, or loss. Additional compensation or extension of time claimed by the Contractor on account of an emergency shall be determined as provided in Article 15 and Article 7.

ARTICLE 11 INSURANCE AND BONDS

§ 11.1 Contractor's Insurance and Bonds

§ 11.1.1 The Contractor shall purchase and maintain insurance of the types and limits of liability, containing the endorsements, and subject to the terms and conditions, as described in the Agreement or elsewhere in the Contract Documents. The Contractor shall purchase and maintain the required insurance from an insurance company or insurance companies lawfully authorized to issue insurance in the jurisdiction where the Project is located. The Owner, Architect, and Architect's consultants shall be named as additional insureds under the Contractor's commercial general liability policy or as otherwise described in the Contract Documents.

§ 11.1.2 The Contractor shall provide surety bonds of the types, for such penal sums, and subject to such terms and conditions as required by the Contract Documents. The Contractor shall purchase and maintain the required bonds from a company or companies lawfully authorized to issue surety bonds in the jurisdiction where the Project is located.

§ 11.1.3 Upon the request of any person or entity appearing to be a potential beneficiary of bonds covering payment of obligations arising under the Contract, the Contractor shall promptly furnish a copy of the bonds or shall authorize a copy to be furnished.

§ 11.1.4 Notice of Cancellation or Expiration of Contractor's Required Insurance. Within three (3) business days of the date the Contractor becomes aware of an impending or actual cancellation or expiration of any insurance required by the Contract Documents, the Contractor shall provide notice to the Owner of such impending or actual cancellation or expiration. Upon receipt of notice from the Contractor, the Owner shall, unless the lapse in coverage arises from an act or omission of the Owner, have the right to stop the Work until the lapse in coverage has been cured by the procurement of replacement coverage by the Contractor. The furnishing of notice by the Contractor shall not relieve

AIA Document A201 – 2017. Copyright © 1911, 1915, 1918, 1925, 1937, 1951, 1958, 1961, 1963, 1966, 1970, 1976, 1987, 1997, 2007 and 2017. All rights reserved. "The American Institute of Architects," "American Institute of Architects," "AIA," the AIA Logo, and "AIA Contract Documents" are trademarks of The American Institute of Architects. This document was produced at 11:24:39 CDT on 06/30/2025 under Subscription No.20250137566 which expires on 06/18/2026, is not for resale, is licensed for one-time use only, and may only be used in accordance with the AIA Contract Documents® Terms of Service. To report copyright violations, e-mail docinfo@aiacontracts.com.
User Notes: (6862ba0a1e32752c19975359)

the Contractor of any contractual obligation to provide any required coverage.

§ 11.2 Owner's Insurance

§ 11.2.1 The Owner shall purchase and maintain insurance of the types and limits of liability, containing the endorsements, and subject to the terms and conditions, as described in the Agreement or elsewhere in the Contract Documents. The Owner shall purchase and maintain the required insurance from an insurance company or insurance companies lawfully authorized to issue insurance in the jurisdiction where the Project is located.

§ 11.2.2 Failure to Purchase Required Property Insurance. If the Owner fails to purchase and maintain the required property insurance, with all of the coverages and in the amounts described in the Agreement or elsewhere in the Contract Documents, the Owner shall inform the Contractor in writing prior to commencement of the Work. Upon receipt of notice from the Owner, the Contractor may delay commencement of the Work and may obtain insurance that will protect the interests of the Contractor, Subcontractors, and Sub-Subcontractors in the Work. When the failure to provide coverage has been cured or resolved, the Contract Sum and Contract Time shall be equitably adjusted. In the event the Owner fails to procure coverage, the Owner waives all rights against the Contractor, Subcontractors, and Sub-subcontractors to the extent the loss to the Owner would have been covered by the insurance to have been procured by the Owner. The cost of the insurance shall be charged to the Owner by a Change Order. If the Owner does not provide written notice, and the Contractor is damaged by the failure or neglect of the Owner to purchase or maintain the required insurance, the Owner shall reimburse the Contractor for all reasonable costs and damages attributable thereto.

§ 11.2.3 Notice of Cancellation or Expiration of Owner's Required Property Insurance. Within three (3) business days of the date the Owner becomes aware of an impending or actual cancellation or expiration of any property insurance required by the Contract Documents, the Owner shall provide notice to the Contractor of such impending or actual cancellation or expiration. Unless the lapse in coverage arises from an act or omission of the Contractor: (1) the Contractor, upon receipt of notice from the Owner, shall have the right to stop the Work until the lapse in coverage has been cured by the procurement of replacement coverage by either the Owner or the Contractor; (2) the Contract Time and Contract Sum shall be equitably adjusted; and (3) the Owner waives all rights against the Contractor, Subcontractors, and Sub-subcontractors to the extent any loss to the Owner would have been covered by the insurance had it not expired or been cancelled. If the Contractor purchases replacement coverage, the cost of the insurance shall be charged to the Owner by an appropriate Change Order. The furnishing of notice by the Owner shall not relieve the Owner of any contractual obligation to provide required insurance.

§ 11.3 Waivers of Subrogation

§ 11.3.1 The Owner and Contractor waive all rights against (1) each other and any of their subcontractors, sub-subcontractors, agents, and employees, each of the other; (2) the Architect and Architect's consultants; and (3) Separate Contractors, if any, and any of their subcontractors, sub-subcontractors, agents, and employees, for damages caused by fire, or other causes of loss, to the extent those losses are covered by property insurance required by the Agreement or other property insurance applicable to the Project, except such rights as they have to proceeds of such insurance. The Owner or Contractor, as appropriate, shall require similar written waivers in favor of the individuals and entities identified above from the Architect, Architect's consultants, Separate Contractors, subcontractors, and sub-subcontractors. The policies of insurance purchased and maintained by each person or entity agreeing to waive claims pursuant to this section 11.3.1 shall not prohibit this waiver of subrogation. This waiver of subrogation shall be effective as to a person or entity (1) even though that person or entity would otherwise have a duty of indemnification, contractual or otherwise, (2) even though that person or entity did not pay the insurance premium directly or indirectly, or (3) whether or not the person or entity had an insurable interest in the damaged property.

§ 11.3.2 If during the Project construction period the Owner insures properties, real or personal or both, at or adjacent to the site by property insurance under policies separate from those insuring the Project, or if after final payment property insurance is to be provided on the completed Project through a policy or policies other than those insuring the Project during the construction period, to the extent permissible by such policies, the Owner waives all rights in accordance with the terms of Section 11.3.1 for damages caused by fire or other causes of loss covered by this separate property insurance.

§ 11.4 Loss of Use, Business Interruption, and Delay in Completion Insurance

The Owner, at the Owner's option, may purchase and maintain insurance that will protect the Owner against loss of use of the Owner's property, or the inability to conduct normal operations, due to fire or other causes of loss. The Owner waives all rights of action against the Contractor and Architect for loss of use of the Owner's property, due to

AIA Document A201 – 2017. Copyright © 1911, 1915, 1918, 1925, 1937, 1951, 1958, 1961, 1963, 1966, 1970, 1976, 1987, 1997, 2007 and 2017. All rights reserved. "The American Institute of Architects," "American Institute of Architects," "AIA," the AIA Logo, and "AIA Contract Documents" are trademarks of The American Institute of Architects. This document was produced at 11:24:39 CDT on 06/30/2025 under Subscription No.20250137566 which expires on 06/18/2026, is not for resale, is licensed for one-time use only, and may only be used in accordance with the AIA Contract Documents® Terms of Service. To report copyright violations, e-mail docinfo@aiacontracts.com.
User Notes: (6862ba0a1e32752c19975359)

fire or other hazards however caused.

§11.5 Adjustment and Settlement of Insured Loss

§ 11.5.1 A loss insured under the property insurance required by the Agreement shall be adjusted by the Owner as fiduciary and made payable to the Owner as fiduciary for the insureds, as their interests may appear, subject to requirements of any applicable mortgagee clause and of Section 11.5.2. The Owner shall pay the Architect and Contractor their just shares of insurance proceeds received by the Owner, and by appropriate agreements the Architect and Contractor shall make payments to their consultants and Subcontractors in similar manner.

§ 11.5.2 Prior to settlement of an insured loss, the Owner shall notify the Contractor of the terms of the proposed settlement as well as the proposed allocation of the insurance proceeds. The Contractor shall have 14 days from receipt of notice to object to the proposed settlement or allocation of the proceeds. If the Contractor does not object, the Owner shall settle the loss and the Contractor shall be bound by the settlement and allocation. Upon receipt, the Owner shall deposit the insurance proceeds in a separate account and make the appropriate distributions. Thereafter, if no other agreement is made or the Owner does not terminate the Contract for convenience, the Owner and Contractor shall execute a Change Order for reconstruction of the damaged or destroyed Work in the amount allocated for that purpose. If the Contractor timely objects to either the terms of the proposed settlement or the allocation of the proceeds, the Owner may proceed to settle the insured loss, and any dispute between the Owner and Contractor arising out of the settlement or allocation of the proceeds shall be resolved pursuant to Article 15. Pending resolution of any dispute, the Owner may issue a Construction Change Directive for the reconstruction of the damaged or destroyed Work.

ARTICLE 12 UNCOVERING AND CORRECTION OF WORK

§ 12.1 Uncovering of Work

§ 12.1.1 If a portion of the Work is covered contrary to the Architect's request or to requirements specifically expressed in the Contract Documents, it must, if requested in writing by the Architect, be uncovered for the Architect's examination and be replaced at the Contractor's expense without change in the Contract Time.

§ 12.1.2 If a portion of the Work has been covered that the Architect has not specifically requested to examine prior to its being covered, the Architect may request to see such Work and it shall be uncovered by the Contractor. If such Work is in accordance with the Contract Documents, the Contractor shall be entitled to an equitable adjustment to the Contract Sum and Contract Time as may be appropriate. If such Work is not in accordance with the Contract Documents, the costs of uncovering the Work, and the cost of correction, shall be at the Contractor's expense.

§ 12.2 Correction of Work

§ 12.2.1 Before Substantial Completion

The Contractor shall promptly correct Work rejected by the Architect or failing to conform to the requirements of the Contract Documents, discovered before Substantial Completion and whether or not fabricated, installed or completed. Costs of correcting such rejected Work, including additional testing and inspections, the cost of uncovering and replacement, and compensation for the Architect's services and expenses made necessary thereby, shall be at the Contractor's expense.

§ 12.2.2 After Substantial Completion

§ 12.2.2.1 In addition to the Contractor's obligations under Section 3.5, if, within one year after the date of Substantial Completion of the Work or designated portion thereof or after the date for commencement of warranties established under Section 9.9.1, or by terms of any applicable special warranty required by the Contract Documents, any of the Work is found to be not in accordance with the requirements of the Contract Documents, the Contractor shall correct it promptly after receipt of notice from the Owner to do so, unless the Owner has previously given the Contractor a written acceptance of such condition. The Owner shall give such notice promptly after discovery of the condition. During the one-year period for correction of Work, if the Owner fails to notify the Contractor and give the Contractor an opportunity to make the correction, the Owner waives the rights to require correction by the Contractor and to make a claim for breach of warranty. If the Contractor fails to correct nonconforming Work within a reasonable time during that period after receipt of notice from the Owner or Architect, the Owner may correct it in accordance with Section 2.5.

§ 12.2.2.2 The one-year period for correction of Work shall be extended with respect to portions of Work first performed after Substantial Completion by the period of time between Substantial Completion and the actual completion of that portion of the Work.

AIA Document A201 – 2017. Copyright © 1911, 1915, 1918, 1925, 1937, 1951, 1958, 1961, 1963, 1966, 1970, 1976, 1987, 1997, 2007 and 2017. All rights reserved. "The American Institute of Architects," "American Institute of Architects," "AIA," the AIA Logo, and "AIA Contract Documents" are trademarks of The American Institute of Architects. This document was produced at 11:24:39 CDT on 06/30/2025 under Subscription No.20250137566 which expires on 06/18/2026, is not for resale, is licensed for one-time use only, and may only be used in accordance with the AIA Contract Documents® Terms of Service. To report copyright violations, e-mail docinfo@aiacontracts.com.
User Notes: (6862ba0a1e32752c19975359)

§ 12.2.2.3 The one-year period for correction of Work shall not be extended by corrective Work performed by the Contractor pursuant to this Section 12.2.

§ 12.2.3 The Contractor shall remove from the site portions of the Work that are not in accordance with the requirements of the Contract Documents and are neither corrected by the Contractor nor accepted by the Owner.

§ 12.2.4 The Contractor shall bear the cost of correcting destroyed or damaged construction of the Owner or Separate Contractors, whether completed or partially completed, caused by the Contractor's correction or removal of Work that is not in accordance with the requirements of the Contract Documents.

§ 12.2.5 Nothing contained in this Section 12.2 shall be construed to establish a period of limitation with respect to other obligations the Contractor has under the Contract Documents. Establishment of the one-year period for correction of Work as described in Section 12.2.2 relates only to the specific obligation of the Contractor to correct the Work, and has no relationship to the time within which the obligation to comply with the Contract Documents may be sought to be enforced, nor to the time within which proceedings may be commenced to establish the Contractor's liability with respect to the Contractor's obligations other than specifically to correct the Work.

§ 12.3 Acceptance of Nonconforming Work

If the Owner prefers to accept Work that is not in accordance with the requirements of the Contract Documents, the Owner may do so instead of requiring its removal and correction, in which case the Contract Sum will be reduced as appropriate and equitable. Such adjustment shall be effected whether or not final payment has been made.

ARTICLE 13 MISCELLANEOUS PROVISIONS

§ 13.1 Governing Law

The Contract shall be governed by the law of the place where the Project is located, excluding that jurisdiction's choice of law rules. If the parties have selected arbitration as the method of binding dispute resolution, the Federal Arbitration Act shall govern Section 15.4.

§ 13.2 Successors and Assigns

§ 13.2.1 The Owner and Contractor respectively bind themselves, their partners, successors, assigns, and legal representatives to covenants, agreements, and obligations contained in the Contract Documents. Except as provided in Section 13.2.2, neither party to the Contract shall assign the Contract as a whole without written consent of the other. If either party attempts to make an assignment without such consent, that party shall nevertheless remain legally responsible for all obligations under the Contract.

§ 13.2.2 The Owner may, without consent of the Contractor, assign the Contract to a lender providing construction financing for the Project, if the lender assumes the Owner's rights and obligations under the Contract Documents. The Contractor shall execute all consents reasonably required to facilitate the assignment.

§ 13.3 Rights and Remedies

§ 13.3.1 Duties and obligations imposed by the Contract Documents and rights and remedies available thereunder shall be in addition to and not a limitation of duties, obligations, rights, and remedies otherwise imposed or available by law.

§ 13.3.2 No action or failure to act by the Owner, Architect, or Contractor shall constitute a waiver of a right or duty afforded them under the Contract, nor shall such action or failure to act constitute approval of or acquiescence in a breach thereunder, except as may be specifically agreed upon in writing.

§ 13.4 Tests and Inspections

§ 13.4.1 Tests, inspections, and approvals of portions of the Work shall be made as required by the Contract Documents and by applicable laws, statutes, ordinances, codes, rules, and regulations or lawful orders of public authorities. Unless otherwise provided, the Contractor shall make arrangements for such tests, inspections, and approvals with an independent testing laboratory or entity acceptable to the Owner, or with the appropriate public authority, and shall bear all related costs of tests, inspections, and approvals. The Contractor shall give the Architect timely notice of when and where tests and inspections are to be made so that the Architect may be present for such procedures. The Owner shall bear costs of tests, inspections, or approvals that do not become requirements until after bids are received or negotiations concluded. The Owner shall directly arrange and pay for tests, inspections, or

AIA Document A201 – 2017. Copyright © 1911, 1915, 1918, 1925, 1937, 1951, 1958, 1961, 1963, 1966, 1970, 1976, 1987, 1997, 2007 and 2017. All rights reserved. "The American Institute of Architects," "American Institute of Architects," "AIA," the AIA Logo, and "AIA Contract Documents" are trademarks of The American Institute of Architects. This document was produced at 11:24:39 CDT on 06/30/2025 under Subscription No.20250137566 which expires on 06/18/2026, is not for resale, is licensed for one-time use only, and may only be used in accordance with the AIA Contract Documents® Terms of Service. To report copyright violations, e-mail docinfo@aiacontracts.com.
User Notes: (6862ba0a1e32752c19975359)

approvals where building codes or applicable laws or regulations so require.

§ 13.4.2 If the Architect, Owner, or public authorities having jurisdiction determine that portions of the Work require additional testing, inspection, or approval not included under Section 13.4.1, the Architect will, upon written authorization from the Owner, instruct the Contractor to make arrangements for such additional testing, inspection, or approval, by an entity acceptable to the Owner, and the Contractor shall give timely notice to the Architect of when and where tests and inspections are to be made so that the Architect may be present for such procedures. Such costs, except as provided in Section 13.4.3, shall be at the Owner's expense.

§ 13.4.3 If procedures for testing, inspection, or approval under Sections 13.4.1 and 13.4.2 reveal failure of the portions of the Work to comply with requirements established by the Contract Documents, all costs made necessary by such failure, including those of repeated procedures and compensation for the Architect's services and expenses, shall be at the Contractor's expense.

§ 13.4.4 Required certificates of testing, inspection, or approval shall, unless otherwise required by the Contract Documents, be secured by the Contractor and promptly delivered to the Architect.

§ 13.4.5 If the Architect is to observe tests, inspections, or approvals required by the Contract Documents, the Architect will do so promptly and, where practicable, at the normal place of testing.

§ 13.4.6 Tests or inspections conducted pursuant to the Contract Documents shall be made promptly to avoid unreasonable delay in the Work.

§ 13.5 Interest

Payments due and unpaid under the Contract Documents shall bear interest from the date payment is due at the rate the parties agree upon in writing or, in the absence thereof, at the legal rate prevailing from time to time at the place where the Project is located.

ARTICLE 14 TERMINATION OR SUSPENSION OF THE CONTRACT

§ 14.1 Termination by the Contractor

§ 14.1.1 The Contractor may terminate the Contract if the Work is stopped for a period of 30 consecutive days through no act or fault of the Contractor, a Subcontractor, a Sub-subcontractor, their agents or employees, or any other persons or entities performing portions of the Work, for any of the following reasons:

- **.1** Issuance of an order of a court or other public authority having jurisdiction that requires all Work to be stopped;
- **.2** An act of government, such as a declaration of national emergency, that requires all Work to be stopped;
- **.3** Because the Architect has not issued a Certificate for Payment and has not notified the Contractor of the reason for withholding certification as provided in Section 9.4.1, or because the Owner has not made payment on a Certificate for Payment within the time stated in the Contract Documents; or
- **.4** The Owner has failed to furnish to the Contractor reasonable evidence as required by Section 2.2.

§ 14.1.2 The Contractor may terminate the Contract if, through no act or fault of the Contractor, a Subcontractor, a Sub-subcontractor, their agents or employees, or any other persons or entities performing portions of the Work, repeated suspensions, delays, or interruptions of the entire Work by the Owner as described in Section 14.3, constitute in the aggregate more than 100 percent of the total number of days scheduled for completion, or 120 days in any 365-day period, whichever is less.

§ 14.1.3 If one of the reasons described in Section 14.1.1 or 14.1.2 exists, the Contractor may, upon seven days' notice to the Owner and Architect, terminate the Contract and recover from the Owner payment for Work executed, as well as reasonable overhead and profit on Work not executed, and costs incurred by reason of such termination.

§ 14.1.4 If the Work is stopped for a period of 60 consecutive days through no act or fault of the Contractor, a Subcontractor, a Sub-subcontractor, or their agents or employees or any other persons or entities performing portions of the Work because the Owner has repeatedly failed to fulfill the Owner's obligations under the Contract Documents with respect to matters important to the progress of the Work, the Contractor may, upon seven additional days' notice to the Owner and the Architect, terminate the Contract and recover from the Owner as provided in

AIA Document A201 – 2017. Copyright © 1911, 1915, 1918, 1925, 1937, 1951, 1958, 1961, 1963, 1966, 1970, 1976, 1987, 1997, 2007 and 2017. All rights reserved. "The American Institute of Architects," "American Institute of Architects," "AIA," the AIA Logo, and "AIA Contract Documents" are trademarks of The American Institute of Architects. This document was produced at 11:24:39 CDT on 06/30/2025 under Subscription No.20250137566 which expires on 06/18/2026, is not for resale, is licensed for one-time use only, and may only be used in accordance with the AIA Contract Documents® Terms of Service. To report copyright violations, e-mail docinfo@aiacontracts.com.
User Notes: (6862ba0a1e32752c19975359)

Section 14.1.3.

§ 14.2 Termination by the Owner for Cause

§ 14.2.1 The Owner may terminate the Contract if the Contractor

- **.1** repeatedly refuses or fails to supply enough properly skilled workers or proper materials;
- **.2** fails to make payment to Subcontractors or suppliers in accordance with the respective agreements between the Contractor and the Subcontractors or suppliers;
- **.3** repeatedly disregards applicable laws, statutes, ordinances, codes, rules and regulations, or lawful orders of a public authority; or
- **.4** otherwise is guilty of substantial breach of a provision of the Contract Documents.

§ 14.2.2 When any of the reasons described in Section 14.2.1 exist, and upon certification by the Architect that sufficient cause exists to justify such action, the Owner may, without prejudice to any other rights or remedies of the Owner and after giving the Contractor and the Contractor's surety, if any, seven days' notice, terminate employment of the Contractor and may, subject to any prior rights of the surety:

- **.1** Exclude the Contractor from the site and take possession of all materials, equipment, tools, and construction equipment and machinery thereon owned by the Contractor;
- **.2** Accept assignment of subcontracts pursuant to Section 5.4; and
- **.3** Finish the Work by whatever reasonable method the Owner may deem expedient. Upon written request of the Contractor, the Owner shall furnish to the Contractor a detailed accounting of the costs incurred by the Owner in finishing the Work.

§ 14.2.3 When the Owner terminates the Contract for one of the reasons stated in Section 14.2.1, the Contractor shall not be entitled to receive further payment until the Work is finished.

§ 14.2.4 If the unpaid balance of the Contract Sum exceeds costs of finishing the Work, including compensation for the Architect's services and expenses made necessary thereby, and other damages incurred by the Owner and not expressly waived, such excess shall be paid to the Contractor. If such costs and damages exceed the unpaid balance, the Contractor shall pay the difference to the Owner. The amount to be paid to the Contractor or Owner, as the case may be, shall be certified by the Initial Decision Maker, upon application, and this obligation for payment shall survive termination of the Contract.

§ 14.3 Suspension by the Owner for Convenience

§ 14.3.1 The Owner may, without cause, order the Contractor in writing to suspend, delay or interrupt the Work, in whole or in part for such period of time as the Owner may determine.

§ 14.3.2 The Contract Sum and Contract Time shall be adjusted for increases in the cost and time caused by suspension, delay, or interruption under Section 14.3.1. Adjustment of the Contract Sum shall include profit. No adjustment shall be made to the extent

- **.1** that performance is, was, or would have been, so suspended, delayed, or interrupted, by another cause for which the Contractor is responsible; or
- **.2** that an equitable adjustment is made or denied under another provision of the Contract.

§ 14.4 Termination by the Owner for Convenience

§ 14.4.1 The Owner may, at any time, terminate the Contract for the Owner's convenience and without cause.

§ 14.4.2 Upon receipt of notice from the Owner of such termination for the Owner's convenience, the Contractor shall

- **.1** cease operations as directed by the Owner in the notice;
- **.2** take actions necessary, or that the Owner may direct, for the protection and preservation of the Work; and
- **.3** except for Work directed to be performed prior to the effective date of termination stated in the notice, terminate all existing subcontracts and purchase orders and enter into no further subcontracts and purchase orders.

AIA Document A201 – 2017. Copyright © 1911, 1915, 1918, 1925, 1937, 1951, 1958, 1961, 1963, 1966, 1970, 1976, 1987, 1997, 2007 and 2017. All rights reserved. "The American Institute of Architects," "American Institute of Architects," "AIA," the AIA Logo, and "AIA Contract Documents" are trademarks of The American Institute of Architects. This document was produced at 11:24:39 CDT on 06/30/2025 under Subscription No.20250137566 which expires on 06/18/2026, is not for resale, is licensed for one-time use only, and may only be used in accordance with the AIA Contract Documents® Terms of Service. To report copyright violations, e-mail docinfo@aiacontracts.com.
User Notes: (6862ba0a1e32752c19975359)

§ 14.4.3 In case of such termination for the Owner's convenience, the Owner shall pay the Contractor for Work properly executed; costs incurred by reason of the termination, including costs attributable to termination of Subcontracts; and the termination fee, if any, set forth in the Agreement.

ARTICLE 15 CLAIMS AND DISPUTES

§ 15.1 Claims

§ 15.1.1 Definition

A Claim is a demand or assertion by one of the parties seeking, as a matter of right, payment of money, a change in the Contract Time, or other relief with respect to the terms of the Contract. The term "Claim" also includes other disputes and matters in question between the Owner and Contractor arising out of or relating to the Contract. The responsibility to substantiate Claims shall rest with the party making the Claim. This Section 15.1.1 does not require the Owner to file a Claim in order to impose liquidated damages in accordance with the Contract Documents.

§ 15.1.2 Time Limits on Claims

The Owner and Contractor shall commence all Claims and causes of action against the other and arising out of or related to the Contract, whether in contract, tort, breach of warranty or otherwise, in accordance with the requirements of the binding dispute resolution method selected in the Agreement and within the period specified by applicable law, but in any case not more than 10 years after the date of Substantial Completion of the Work. The Owner and Contractor waive all Claims and causes of action not commenced in accordance with this Section 15.1.2.

§ 15.1.3 Notice of Claims

§ 15.1.3.1 Claims by either the Owner or Contractor, where the condition giving rise to the Claim is first discovered prior to expiration of the period for correction of the Work set forth in Section 12.2.2, shall be initiated by notice to the other party and to the Initial Decision Maker with a copy sent to the Architect, if the Architect is not serving as the Initial Decision Maker. Claims by either party under this Section 15.1.3.1 shall be initiated within 21 days after occurrence of the event giving rise to such Claim or within 21 days after the claimant first recognizes the condition giving rise to the Claim, whichever is later.

§ 15.1.3.2 Claims by either the Owner or Contractor, where the condition giving rise to the Claim is first discovered after expiration of the period for correction of the Work set forth in Section 12.2.2, shall be initiated by notice to the other party. In such event, no decision by the Initial Decision Maker is required.

§ 15.1.4 Continuing Contract Performance

§ 15.1.4.1 Pending final resolution of a Claim, except as otherwise agreed in writing or as provided in Section 9.7 and Article 14, the Contractor shall proceed diligently with performance of the Contract and the Owner shall continue to make payments in accordance with the Contract Documents.

§ 15.1.4.2 The Contract Sum and Contract Time shall be adjusted in accordance with the Initial Decision Maker's decision, subject to the right of either party to proceed in accordance with this Article 15. The Architect will issue Certificates for Payment in accordance with the decision of the Initial Decision Maker.

§ 15.1.5 Claims for Additional Cost

If the Contractor wishes to make a Claim for an increase in the Contract Sum, notice as provided in Section 15.1.3 shall be given before proceeding to execute the portion of the Work that is the subject of the Claim. Prior notice is not required for Claims relating to an emergency endangering life or property arising under Section 10.4.

§ 15.1.6 Claims for Additional Time

§ 15.1.6.1 If the Contractor wishes to make a Claim for an increase in the Contract Time, notice as provided in Section 15.1.3 shall be given. The Contractor's Claim shall include an estimate of cost and of probable effect of delay on progress of the Work. In the case of a continuing delay, only one Claim is necessary.

§ 15.1.6.2 If adverse weather conditions are the basis for a Claim for additional time, such Claim shall be documented by data substantiating that weather conditions were abnormal for the period of time, could not have been reasonably anticipated, and had an adverse effect on the scheduled construction.

§ 15.1.7 Waiver of Claims for Consequential Damages

The Contractor and Owner waive Claims against each other for consequential damages arising out of or relating to this Contract. This mutual waiver includes

AIA Document A201 – 2017. Copyright © 1911, 1915, 1918, 1925, 1937, 1951, 1958, 1961, 1963, 1966, 1970, 1976, 1987, 1997, 2007 and 2017. All rights reserved. "The American Institute of Architects," "American Institute of Architects," "AIA," the AIA Logo, and "AIA Contract Documents" are trademarks of The American Institute of Architects. This document was produced at 11:24:39 CDT on 06/30/2025 under Subscription No.20250137566 which expires on 06/18/2026, is not for resale, is licensed for one-time use only, and may only be used in accordance with the AIA Contract Documents® Terms of Service. To report copyright violations, e-mail docinfo@aiacontracts.com.
User Notes: (6862ba0a1e32752c19975359)

.1 damages incurred by the Owner for rental expenses, for losses of use, income, profit, financing, business and reputation, and for loss of management or employee productivity or of the services of such persons; and

.2 damages incurred by the Contractor for principal office expenses including the compensation of personnel stationed there, for losses of financing, business and reputation, and for loss of profit, except anticipated profit arising directly from the Work.

This mutual waiver is applicable, without limitation, to all consequential damages due to either party's termination in accordance with Article 14. Nothing contained in this Section 15.1.7 shall be deemed to preclude assessment of liquidated damages, when applicable, in accordance with the requirements of the Contract Documents.

§ 15.2 Initial Decision

§ 15.2.1 Claims, excluding those where the condition giving rise to the Claim is first discovered after expiration of the period for correction of the Work set forth in Section 12.2.2 or arising under Sections 10.3, 10.4, and 11.5, shall be referred to the Initial Decision Maker for initial decision. The Architect will serve as the Initial Decision Maker, unless otherwise indicated in the Agreement. Except for those Claims excluded by this Section 15.2.1, an initial decision shall be required as a condition precedent to mediation of any Claim. If an initial decision has not been rendered within 30 days after the Claim has been referred to the Initial Decision Maker, the party asserting the Claim may demand mediation and binding dispute resolution without a decision having been rendered. Unless the Initial Decision Maker and all affected parties agree, the Initial Decision Maker will not decide disputes between the Contractor and persons or entities other than the Owner.

§ 15.2.2 The Initial Decision Maker will review Claims and within ten days of the receipt of a Claim take one or more of the following actions: (1) request additional supporting data from the claimant or a response with supporting data from the other party, (2) reject the Claim in whole or in part, (3) approve the Claim, (4) suggest a compromise, or (5) advise the parties that the Initial Decision Maker is unable to resolve the Claim if the Initial Decision Maker lacks sufficient information to evaluate the merits of the Claim or if the Initial Decision Maker concludes that, in the Initial Decision Maker's sole discretion, it would be inappropriate for the Initial Decision Maker to resolve the Claim.

§ 15.2.3 In evaluating Claims, the Initial Decision Maker may, but shall not be obligated to, consult with or seek information from either party or from persons with special knowledge or expertise who may assist the Initial Decision Maker in rendering a decision. The Initial Decision Maker may request the Owner to authorize retention of such persons at the Owner's expense.

§ 15.2.4 If the Initial Decision Maker requests a party to provide a response to a Claim or to furnish additional supporting data, such party shall respond, within ten days after receipt of the request, and shall either (1) provide a response on the requested supporting data, (2) advise the Initial Decision Maker when the response or supporting data will be furnished, or (3) advise the Initial Decision Maker that no supporting data will be furnished. Upon receipt of the response or supporting data, if any, the Initial Decision Maker will either reject or approve the Claim in whole or in part.

§ 15.2.5 The Initial Decision Maker will render an initial decision approving or rejecting the Claim, or indicating that the Initial Decision Maker is unable to resolve the Claim. This initial decision shall (1) be in writing; (2) state the reasons therefor; and (3) notify the parties and the Architect, if the Architect is not serving as the Initial Decision Maker, of any change in the Contract Sum or Contract Time or both. The initial decision shall be final and binding on the parties but subject to mediation and, if the parties fail to resolve their dispute through mediation, to binding dispute resolution.

§ 15.2.6 Either party may file for mediation of an initial decision at any time, subject to the terms of Section 15.2.6.1.

§ 15.2.6.1 Either party may, within 30 days from the date of receipt of an initial decision, demand in writing that the other party file for mediation. If such a demand is made and the party receiving the demand fails to file for mediation within 30 days after receipt thereof, then both parties waive their rights to mediate or pursue binding dispute resolution proceedings with respect to the initial decision.

§ 15.2.7 In the event of a Claim against the Contractor, the Owner may, but is not obligated to, notify the surety, if any, of the nature and amount of the Claim. If the Claim relates to a possibility of a Contractor's default, the Owner

AIA Document A201 – 2017. Copyright © 1911, 1915, 1918, 1925, 1937, 1951, 1958, 1961, 1963, 1966, 1970, 1976, 1987, 1997, 2007 and 2017. All rights reserved. "The American Institute of Architects," "American Institute of Architects," "AIA," the AIA Logo, and "AIA Contract Documents" are trademarks of The American Institute of Architects. This document was produced at 11:24:39 CDT on 06/30/2025 under Subscription No.20250137566 which expires on 06/18/2026, is not for resale, is licensed for one-time use only, and may only be used in accordance with the AIA Contract Documents® Terms of Service. To report copyright violations, e-mail docinfo@aiacontracts.com.
User Notes: (6862ba0a1e32752c19975359)

may, but is not obligated to, notify the surety and request the surety's assistance in resolving the controversy.

§ 15.2.8 If a Claim relates to or is the subject of a mechanic's lien, the party asserting such Claim may proceed in accordance with applicable law to comply with the lien notice or filing deadlines.

§ 15.3 Mediation

§ 15.3.1 Claims, disputes, or other matters in controversy arising out of or related to the Contract, except those waived as provided for in Sections 9.10.4, 9.10.5, and 15.1.7, shall be subject to mediation as a condition precedent to binding dispute resolution.

§ 15.3.2 The parties shall endeavor to resolve their Claims by mediation which, unless the parties mutually agree otherwise, shall be administered by the American Arbitration Association in accordance with its Construction Industry Mediation Procedures in effect on the date of the Agreement. A request for mediation shall be made in writing, delivered to the other party to the Contract, and filed with the person or entity administering the mediation. The request may be made concurrently with the filing of binding dispute resolution proceedings but, in such event, mediation shall proceed in advance of binding dispute resolution proceedings, which shall be stayed pending mediation for a period of 60 days from the date of filing, unless stayed for a longer period by agreement of the parties or court order. If an arbitration is stayed pursuant to this Section 15.3.2, the parties may nonetheless proceed to the selection of the arbitrator(s) and agree upon a schedule for later proceedings.

§ 15.3.3 Either party may, within 30 days from the date that mediation has been concluded without resolution of the dispute or 60 days after mediation has been demanded without resolution of the dispute, demand in writing that the other party file for binding dispute resolution. If such a demand is made and the party receiving the demand fails to file for binding dispute resolution within 60 days after receipt thereof, then both parties waive their rights to binding dispute resolution proceedings with respect to the initial decision.

§ 15.3.4 The parties shall share the mediator's fee and any filing fees equally. The mediation shall be held in the place where the Project is located, unless another location is mutually agreed upon. Agreements reached in mediation shall be enforceable as settlement agreements in any court having jurisdiction thereof.

§ 15.4 Arbitration

§ 15.4.1 If the parties have selected arbitration as the method for binding dispute resolution in the Agreement, any Claim subject to, but not resolved by, mediation shall be subject to arbitration which, unless the parties mutually agree otherwise, shall be administered by the American Arbitration Association in accordance with its Construction Industry Arbitration Rules in effect on the date of the Agreement. The Arbitration shall be conducted in the place where the Project is located, unless another location is mutually agreed upon. A demand for arbitration shall be made in writing, delivered to the other party to the Contract, and filed with the person or entity administering the arbitration. The party filing a notice of demand for arbitration must assert in the demand all Claims then known to that party on which arbitration is permitted to be demanded.

§ 15.4.1.1 A demand for arbitration shall be made no earlier than concurrently with the filing of a request for mediation, but in no event shall it be made after the date when the institution of legal or equitable proceedings based on the Claim would be barred by the applicable statute of limitations. For statute of limitations purposes, receipt of a written demand for arbitration by the person or entity administering the arbitration shall constitute the institution of legal or equitable proceedings based on the Claim.

§ 15.4.2 The award rendered by the arbitrator or arbitrators shall be final, and judgment may be entered upon it in accordance with applicable law in any court having jurisdiction thereof.

§ 15.4.3 The foregoing agreement to arbitrate and other agreements to arbitrate with an additional person or entity duly consented to by parties to the Agreement, shall be specifically enforceable under applicable law in any court having jurisdiction thereof.

§ 15.4.4 Consolidation or Joinder

§ 15.4.4.1 Subject to the rules of the American Arbitration Association or other applicable arbitration rules, either party may consolidate an arbitration conducted under this Agreement with any other arbitration to which it is a party provided that (1) the arbitration agreement governing the other arbitration permits consolidation, (2) the arbitrations to be consolidated substantially involve common questions of law or fact, and (3) the arbitrations employ materially

AIA Document A201 – 2017. Copyright © 1911, 1915, 1918, 1925, 1937, 1951, 1958, 1961, 1963, 1966, 1970, 1976, 1987, 1997, 2007 and 2017. All rights reserved. "The American Institute of Architects," "American Institute of Architects," "AIA," the AIA Logo, and "AIA Contract Documents" are trademarks of The American Institute of Architects. This document was produced at 11:24:39 CDT on 06/30/2025 under Subscription No.20250137566 which expires on 06/18/2026, is not for resale, is licensed for one-time use only, and may only be used in accordance with the AIA Contract Documents® Terms of Service. To report copyright violations, e-mail docinfo@aiacontracts.com.
User Notes: (6862ba0a1e32752c19975359)

similar procedural rules and methods for selecting arbitrator(s).

§ 15.4.4.2 Subject to the rules of the American Arbitration Association or other applicable arbitration rules, either party may include by joinder persons or entities substantially involved in a common question of law or fact whose presence is required if complete relief is to be accorded in arbitration, provided that the party sought to be joined consents in writing to such joinder. Consent to arbitration involving an additional person or entity shall not constitute consent to arbitration of any claim, dispute or other matter in question not described in the written consent.

§ 15.4.4.3 The Owner and Contractor grant to any person or entity made a party to an arbitration conducted under this Section 15.4, whether by joinder or consolidation, the same rights of joinder and consolidation as those of the Owner and Contractor under this Agreement.

AIA Document A201 – 2017. Copyright © 1911, 1915, 1918, 1925, 1937, 1951, 1958, 1961, 1963, 1966, 1970, 1976, 1987, 1997, 2007 and 2017. All rights reserved. "The American Institute of Architects," "American Institute of Architects," "AIA," the AIA Logo, and "AIA Contract Documents" are trademarks of The American Institute of Architects. This document was produced at 11:24:39 CDT on 06/30/2025 under Subscription No.20250137566 which expires on 06/18/2026, is not for resale, is licensed for one-time use only, and may only be used in accordance with the AIA Contract Documents® Terms of Service. To report copyright violations, e-mail docinfo@aiacontracts.com.
User Notes: (6862ba0a1e32752c19975359)

SUPPLEMENTARY CONDITIONS

These Supplementary Conditions modify, change, delete from or add to the General Conditions of the Contract for Construction, AIA Document A201, 2017 Edition. Where any Article of the General Conditions is modified or any Section, Paragraph, Subparagraph or Clause thereof is modified or deleted by these supplements, the unaltered provisions of that Section, Article, Paragraph, Subparagraph or Clause shall remain in effect.

Articles, Sections, Paragraphs, Subparagraphs or Clauses modified or deleted have the same numerical designation as those occurring in the General Conditions.

ARTICLE 1

GENERAL PROVISIONS

1.1 BASIC DEFINITIONS

1.1.1. The Contract Documents

In Section 1.1.1 delete the third sentence, and add the following sentence:
The Contract Documents shall include the Bid Documents as listed in the Instructions to Bidders and any modifications made thereto by addenda.

1.1.8 Initial Decision Maker

Delete all after the words, "shall not show partiality to the Owner or Contractor".

1.5 OWNERSHIP AND USE OF DRAWINGS, SPECIFICATIONS AND OTHER INSTRUMENTS OF SERVICE [REFER TO *La R.S. 38:2317*]

1.5.1 Delete the first sentence of the paragraph.

1.5.1 In the third sentence: delete the remainder after the word "publication".

1.7 DIGITAL DATA USE AND TRANSMISSION

In the first sentence after the words, "in digital form" delete ". The parties will use AIA Document E203 2013, Building Information Modeling and Digital Data Exhibit".

1.8 BUILDING INFORMATION MODELS USE AND RELIANCE

Delete Section 1.8.

ARTICLE 2

OWNER

2.2 EVIDENCE OF THE OWNER'S FINANCIAL ARRANGEMENTS

Delete Section 2.2.

2.3 INFORMATION AND SERVICES REQUIRED OF THE OWNER

2.3.1 In the first sentence, delete: all before "the Owner shall secure…"

Delete Section 2.3.2 and substitute the following:

2.3.2 The term Architect, when used in the Contract Documents, shall mean the prime Designer (Architect, Engineer, or Landscape Architect), or his authorized representative, lawfully licensed to practice architecture, engineering, or landscape architecture in the State of Louisiana, identified as such in the Agreement and is referred to throughout the Contract Documents as if singular in number.

2.3.3 Delete the words: "to whom the Contractor has no reasonable objection and".

ARTICLE 3

CONTRACTOR

3.4 LABOR AND MATERIALS

3.4.2 Delete Section 3.4.2.

Delete Section 3.4.3 and substitute with the following:

3.4.3 Contractor and its employees, officers, agents, representatives, and Subcontractors shall conduct themselves in an appropriate and professional manner, in accordance with the Owner's requirements, at all times while working on the Project. Any such individual who behaves in an inappropriate manner or who engages in the use of inappropriate language or conduct while on Owner's property, as determined by the Owner, shall be removed from the Project at the Owner's request. Such individual shall not be permitted to return without the written permission of the Owner. The Owner shall not be responsible or liable to Contractor or any Subcontractor for any additional costs, expenses, losses, claims or damages incurred by Contractor or its Subcontractor as a result of the removal of an individual from the Owner's property pursuant to this Section. The Contractor shall not permit employment of unfit persons or persons not properly skilled in tasks assigned to them.

3.5 WARRANTY

3.5.2 Replace reference to "Section 9.8.4" with "Section 9.8.6".

3.7 PERMITS, FEES, NOTICES, AND COMPLIANCE WITH LAWS (La R.S. 40:1724[A])

3.7.1 Delete Section 3.7.1.

3.7.2 In Section 3.7.2, replace the word "public" with the word "State".

Delete Section 3.7.5 and substitute the following:

3.7.5 If, during the course of the Work, the Contractor discovers human remains, unmarked burial or archaeological sites, burial artifacts, or wetlands, which are not indicated in the Contract Documents, the Contractor shall follow all procedures mandated by State and Federal law, including but not limited to La R.S. 8:671 et seq., the Office of Coastal Protection and Restoration, and Sections 401 & 404 of the Federal Clean Water Act. Request for adjustment of the Contract Sum and Contract Time arising from the existence of such remains or features shall be submitted in writing to the Owner pursuant to the Contract Documents.

3.8 ALLOWANCES

Delete Sections 3.8.1, 3.8.2, and 3.8.3 in their entirety and add the following new Section 3.8.1:

3.8.1 Allowances shall not be made on any of the Work.

3.9 SUPERINTENDENT

3.9.1 Add the following to the end of the paragraph:
Important communications shall be confirmed in writing. Other communications shall be similarly confirmed on written request in each case.

3.10 CONTRACTOR'S CONSTRUCTION AND SUBMITTAL SCHEDULES

3.10.1 Add the following: For projects with a contract sum greater than $1,000,000.00, the Contractor shall include with the schedule, for the Owner's and Architect's information, a network analysis to identify those tasks which are on the critical path, i.e., where any delay in the completion of these tasks will lengthen the project timescale, unless action is taken. A revised schedule shall be submitted with each Application and Certificate for Payment. No payment shall be made until this schedule is received.

3.10.3 In the first sentence, delete the word "general".

After the first sentence, add the following:
If the Work is not on schedule, as determined by the Architect, and the Contractor fails to take action to bring the Work on schedule, then the Contractor shall be deemed in default under this Contract and the progress of the Work shall be deemed unsatisfactory. Such default may be considered grounds for termination by the Owner for cause in accordance with Section 14.2.

Add the following Sections:

3.10.4 Add the following: Submittal by the contractor of a schedule or other documentation showing a completion date for his Work prior to the completion date stated in the contract shall not impose any obligation or responsibility on the Owner or Architect for the earlier completion date.

3.10.5 In the event the Owner employs a commissioning consultant, the Contractor shall cooperate fully in the commissioning process and shall require all subcontractors and

others under his control to cooperate. The purpose of such services shall be to ensure that all systems perform correctly and interactively according to the provisions of the Contract Documents.

3.11 DOCUMENTS AND SAMPLES AT THE SITE

Add the following: This requirement is of the essence of the contract. The Architect shall determine the value of these documents and this amount shall not be approved for payment to the Contractor until all of the listed documents are delivered to the Architect in good order, completely marked with field changes and otherwise complete in all aspects.

ARTICLE 4

ARCHITECT

4.2 ADMINISTRATION OF THE CONTRACT

4.2.1 In the first sentence, delete the phrase: "the date the Architect issues the final Certificate for Payment" and replace with the phrase "final payment is due, and with the Owner's concurrence, from time to time during the one year period for correction of Work described in Section 12.2."

4.2.2 In the first sentence, after the phrase: "become generally familiar with"; insert the following: "and to keep the Owner informed about".

In the first sentence, after the phrase "portion of the Work completed", insert the following: "to endeavor to guard the Owner against defects and deficiencies in the Work,"

4.2.4 In the first sentence, delete all after "The Owner and Contractor", and add the following "may communicate directly with each other, when deemed necessary by the Owner, and the Owner will notify the Architect of any decision."

4.2.10 Add the following sentence to the end of Section 4.2.10: There shall be no restriction on the Owner having a Representative.

4.2.11 Add the following sentence to the end of Section 4.2.11:

If no agreement is made concerning the time within which interpretation required of the Architect shall be furnished in compliance with this Section 4.2, then delay shall not be recognized on account of failure by the Architect to furnish such interpretation until 15 days after written request is made for them.

4.2.14 Insert the following sentence between the second and third sentences of Section 4.2.14:

If no agreement is made concerning the time within which interpretation required of the Architect shall be furnished in compliance with this Section 4.2, then delay shall not be recognized on account of failure by the Architect to furnish such interpretation until 15 days after written request is made for them.

ARTICLE 5

SUBCONTRACTORS

5.2 AWARD OF SUBCONTRACTS AND OTHER CONTRACTS FOR PORTIONS OF THE WORK

Delete Section 5.2.1, and substitute the following:

5.2.1 Unless otherwise required by the Contract Documents, the Contractor shall furnish at the Pre-Construction Conference, to the Owner and the Architect, in writing, the names of the persons or entities (including those who are to furnish materials or equipment fabricated to a special design) proposed for each of the principal portions of the Work. No Contractor payments shall be made until this information is received.

Delete Section 5.2.2, and substitute the following:

5.2.2 The Contractor shall be solely responsible for selection and performance of all subcontractors. The Contractor shall not be entitled to claims for additional time and/or an increase in the contract sum due to a problem with performance or nonperformance of a subcontractor.

Delete Sections 5.2.3 and 5.2.4 and substitute the following:

5.2.3 The Contractor shall notify the Architect and the Owner when a subcontractor is to be changed and substituted with another subcontractor.

5.4 CONTINGENT ASSIGNMENT OF SUBCONTRACTS

Delete Sections 5.4, 5.4.1, 5.4.2 and 5.4.3

ARTICLE 7

CHANGES IN THE WORK

7.1 GENERAL

Add the following Sections:

7.1.4 As part of the pre-construction conference submittals, the Contractor shall submit the following prior to the Contractor's initial request for payment:

7.1.4.1 Fixed job site overhead cost itemized with documentation to support daily rates.

7.1.4.2 Bond Premium Rate with supporting information from the General Contractor's carrier.

7.1.4.3 Labor Burden by trade for both Subcontractors and General Contractor. The Labor Burden shall be supported by the Worker's Compensation and Employer's Liability Insurance Policy Information Page. Provide for all trades.

7.1.4.4 Internal Rate Charges for all significant company owned equipment.

7.1.5 If the General Contractor fails to submit the aforementioned documentation as part of the pre-construction submittals, then pay applications shall not be processed until such time as the Owner receives this information.

7.2 CHANGE ORDERS

Delete Section 7.2.1, and substitute the following Sections:

7.2.1 A Change Order is a written instrument prepared by the Architect and signed by the Owner, the Architect, and the Contractor issued after execution of the Contract, authorizing a change in the Work and/or an adjustment in the Contract Sum and/or the Contract Time. The Contract Sum and the Contract Time may be changed only by Change Order. A Change Order signed by the Contractor indicates his agreement therewith, including the adjustment in the Contract Sum or the Contract Time. Any reservation of rights, stipulation, or other modification made on the change order by the contractor shall have no effect.

7.2.2 "Cost of the Work" for the purpose of Change Orders shall be the eligible costs required to be incurred in performance of the Work and paid by the Contractor and Subcontractors which eligible costs shall be limited to:

7.2.2.1 Actual wages paid directly to labor personnel, with a labor burden markup exclusively limited to applicable payroll taxes, worker's compensation insurance, unemployment compensation, and social security taxes for those labor personnel performing the Work. Wages shall be the basic hourly labor rate paid an employee exclusive of fringe benefits or other employee costs. The labor burden percentage for the "Cost of the Work" is limited to categories listed herein. Employer-provided health insurance, fringe benefits, employee training (whether a requirement of employment or not), vacation pay, etc., are examples of ineligible labor burden costs which ***shall not*** be included, as these costs are already compensated by the Overhead and Profit markup.

Supervision shall not be included as a line item in the "Cost of the Work", except when the change results in a documented delay in the critical path, as described in Section 7.2.7.

7.2.2.2 Cost of all materials and supplies necessary and required to perform the Work, identifying each item and its individual cost, including taxes. Incidental consumables are not eligible costs and shall not be included.

7.2.2.3 Cost of each necessary piece of machinery and equipment required to perform the Work, identifying each item and its individual cost, including taxes. Incidental small tools of a specific trade (i.e., shovels, saws, hammers, air compressors, etc.,) and general use vehicles, such as pickup trucks even for

moving items around the site, fuel for these general use vehicles, travel, lodging, and/or meals are not eligible and shall not be included.

7.2.2.4 Eligible Insurance costs shall be limited to documented increases in "Builder's Risk" insurance premium / costs only. Commercial General Liability, Automobile Liability, and all other required insurances, where referenced in the Contract shall be considered part of normal overhead. These costs are already compensated by the Overhead and Profit markup.

7.2.2.5 Cost for the General Contractor Performance and Payment Bond premium, where the documented cost of the premiums have been increased due to the Change Order.

7.2.3 Overhead and Profit - The Contractor and Subcontractor shall be due home office fixed overhead and profits on the Cost of the Work, but shall not exceed a total of 16% of the direct cost of any portion of Work.

The credit to the Owner resulting from a change in the Work shall be the sum of those items above, including overhead and profit. Where a change results in both credits to the Owner and extras to the Contractor for related items, overhead and profit shall be computed for credits to the Owner and extras to the Contractor. The Owner shall receive full credit for the computed overhead and profit on credit change order items.

7.2.4 The cost to the Owner resulting from a change in the Work shall be the sum of: Cost of the Work (as defined at Section 7.2.2) and Overhead and Profit (as defined at Section 7.2.3), and shall be computed as follows:

7.2.4.1 When all of the Work is General Contractor Work; 8% markup on the Cost of the Work.

7.2.4.2 When the Work is all Subcontract Work; 8% markup on the Cost of the Work for Subcontractor's Overhead and Profit, plus 8% markup on the Cost of the Work, not including the Subcontractor's Overhead and Profit markup, for General Contractor's Overhead and Profit.

7.2.4.3 When the Work is a combination of General Contractor Work and Subcontract Work; that portion of the direct cost that is General Contract Work shall be computed per Section 7.2.4.1 and that portion of the direct cost that is Subcontract Work shall be computed per Section 7.2.4.2.

Premiums for the General Contractor's bond may be included, but after the markup is added to the Cost of the Work.
Premiums for the Subcontractor's Bond shall not be included.

7.2.4.4 Subcontract cost shall consist of the items in Section 7.2.2 above plus Overhead and Profit as defined in Section 7.2.3.

7.2.5 Before a Change Order is prepared, the Contractor shall prepare and deliver to the Architect the following information concerning the Cost of the Work, not subject to waiver, within a reasonable time after being notified to prepare said Change Order:

A detailed, itemized list of labor, material and equipment costs for the General Contractor's Work including quantities and unit costs for each item of labor, material and equipment.

An itemized list of labor, material and equipment costs for each Subcontractor's and/or Sub-Subcontractor's Work including quantities and unit costs for each item of labor, material and equipment.

7.2.6 After a Change Order has been approved, no future requests for extensions of time or additional cost shall be considered for that Change Order.

7.2.7 Extended fixed job-site costs are indirect costs that are necessary to support the work in the field. Examples of fixed job-site costs are field office rental, salaries of field office staff, field office utilities, and telephone.

Extended fixed job-site costs or equitable adjustment may be included in a Change Order due to a delay in the critical path, with the exception of weather related delays. In the event of a delay in the critical path, the Contractor shall submit all changes or adjustments to the Contract Time **within twenty-one (21) days** of the event giving rise to the delay. The Contractor shall submit documentation and justification for the adjustment by performing a critical path analysis of its most recent schedule in use prior to the change, which shows an extension in critical path activities.

The Contractor shall notify the Architect in writing that the Contractor is making a claim for extended fixed job-site overhead as required by Section 15.1.2. The Contractor shall provide proof that the Contractor is unable to mitigate financial damages through Alternate Work within this Contract or replacement work. "Replacement Work" is that work which the Contractor is obligated to perform under any construction contract separate from this Contract. Reasonable proof shall be required by the Architect that the delays affected the Completion Date.

7.2.8 "Cost of the Work" whether General Contractor cost or Subcontractor cost shall not apply to the following:

7.2.8.1 Salaries or other compensation of the Contractor's personnel at the Contractor's principal office and branch offices.

7.2.8.2 Any part of the Contractor's capital expenses, including interest on the Contractor's capital employed for the Work.

7.2.8.3 Overhead and general expenses of any kind or the cost of any item not specifically and expressly included above in Cost of the Work.

7.2.8.4 Cost of supervision refer to section 7.2.2.1, with exception as provided in Section 7.2.7.

7.2.9 When applicable as provided by the Contract, the cost to Owner for Change Orders shall be determined by quantities and unit prices. The quantity of any item shall be as

submitted by the Contractor and approved by the Architect. Unit prices shall cover cost of Material, Labor, Equipment, Overhead and Profit.

7.3 CONSTRUCTION CHANGE DIRECTIVES

7.3.3 In the first sentence after "following methods" insert: ", but not to exceed a specified amount".

7.3.4 From .1 of the list, delete all after "Costs of labor, including" and substitute the following "social security, old age and employment insurance, applicable payroll taxes, and workers' compensation insurance;"

Delete the following from .4 of the list: "permit fees,"

Delete Section 7.3.9 and substitute the following:

7.3.9 Pending final determination of the total costs of a Construction Change Directive to the Owner, amounts not in dispute for such changes in the Work shall be included in Applications for Payment accompanied by a Change Order indicating the parties' agreement with part or all of such costs.

ARTICLE 8

TIME

8.1 DEFINITIONS

Add the following:

8.1.5 The Contract Time shall not be changed by the submission of a schedule that shows an early completion date unless specifically authorized by change order.

8.2 PROGRESS AND COMPLETION

Add to Section 8.2.1 the following:

Completion of the Work must be within the Time for Completion stated in the Agreement, subject to such extensions as may be granted under Section 8.3. The Contractor agrees to commence Work not later than fourteen (14) days after the transmittal date of Written Notice to Proceed from the Owner and to substantially complete the project within the time stated in the Contract. The Owner will suffer financial loss if the project is not substantially complete in the time set forth in the Contract Documents. The Contractor and the Contractor's Surety shall be liable for and shall pay to the Owner the sum stated in the Contract Documents as fixed, agreed and liquidated damages for each consecutive calendar day (Saturdays, Sundays and holidays included) of delay until the Work is substantially complete. The Owner shall be entitled to the sum stated in the Contract Documents. Such Liquidated Damages shall be withheld by the Owner from the amounts due the Contractor for progress payments.

Delete Section 8.2.2.

8.3 DELAYS AND EXTENSIONS OF TIME

8.3.1 In the first sentence after the words "Owner pending" delete the words "mediation and binding dispute resolution" and add the word "litigation", and delete the last word "determine" and add the following: "recommend, subject to Owner's approval of Change Order. If the claim is not made within the limits of Article 15, all rights for future claims for that month are waived."

ARTICLE 9

PAYMENTS AND COMPLETION

9.1 CONTRACT SUM

Delete Section 9.1.2.

Delete Section 9.2 and substitute the following:

9.2 SCHEDULE OF VALUES

At the Pre-Construction Conference, the Contractor shall submit to the Owner and the Architect a Schedule of Values prepared as follows:

9.2.1 The attached Schedule of Values Format shall be used. If applicable, the cost of Work for each section listed under each division, shall be given. The cost for each section shall include Labor, Materials, Overhead and Profit.

9.2.2 The Total of all items shall equal the Total Contract Sum. This schedule, when approved by the Architect, shall be used as a basis for the Contractor's Applications for Payment and it may be used for determining the cost of the Work in deductive change orders, when a specific item of Work listed on the Schedule of Values is to be removed. Once the Schedule of Values is submitted at the Pre-Construction Conference, the schedule shall not be modified without approval from the Owner and Architect.

9.3 APPLICATIONS FOR PAYMENT

Delete Sections 9.3.1, 9.3.1.1, and 9.3.1.2 and substitute the following:

9.3.1 Monthly, the Contractor shall submit to the Architect a Facility Planning and Control – Application and Certification for Payment form, supported by any additional data substantiating the Contractor's right to payment as the Owner or the Architect may require. Application for Payment shall be submitted on or about the first of each month for the value of labor and materials incorporated into the Work and of materials, suitably stored, at the site as of the twenty-fifth day of the preceding month, less normal retainage as follows, per La R.S. 38:2248:

9.3.1.1 Projects with Contract price up to $500,000.00 – 10% of the Contract price.

9.3.1.2 Projects with Contract price of $500,000.00, or more – 5% of the Contract price.

9.3.1.3 No payment shall be made until the revised schedule required by Section 3.10.1 is received.

9.3.1.4 The normal retainage shall not be due the Contractor until after substantial completion and expiration of the forty-five day lien period and submission to the Architect of a clear lien certificate, consent of surety, and invoice for retainage.

Delete Section 9.3.2 and substitute the following:

9.3.2 Unless otherwise provided in the Contract Documents, payments shall be made on account of materials and equipment delivered and suitably stored at the site for subsequent incorporation in the Work. Payments for materials or equipment stored on the site shall be conditioned upon submission by the Contractor of bills of sale or such other procedures satisfactory to the Owner to establish the Owner's title to such materials and equipment or otherwise protect the Owner's interest, including applicable insurance.

9.5 DECISIONS TO WITHHOLD CERTIFICATION

Section 9.5.1.7: Delete the word "repeated".

Delete Section 9.5.4.

9.6 PROGRESS PAYMENTS

Delete Section 9.6.1 and substitute the following:

9.6.1 After the Architect has issued a Certificate for Payment, the Owner shall make payment within twenty days except for projects funded fully or in part by a Federal reimbursement program. For such projects the Owner will make payment in a timely manner consistent with reimbursement.

9.6.2 Delete the phrase: "no later than seven days" from the first sentence.

After the end of the second sentence, add the following:

La R.S. 9:2784 (A) and (C) require a Contractor or Subcontractor to make payment due to each Subcontractor and supplier within fourteen (14) consecutive days of the receipt of payment from the Owner. If not paid, a penalty in the amount of ½ of 1% per day is due, up to a maximum of 15% from the expiration date until paid. The contractor or subcontractor, whichever is applicable, is solely responsible for payment of a penalty.

9.6.4 Delete the first two sentences of Section 9.6.4 and add the following to the end of the Section:

Pursuant to La. R.S. 38:2242 and La. R.S. 38:2242.2, when the Owner receives any claim of nonpayment arising out of the Contract, the Owner shall deduct 125% of such claim from the Contract Sum. The Contractor, or any interested party, may deposit security, in accordance with La. R.S. 38:2242.2, guaranteeing payment of the claim with the recorder

of mortgages of the parish where the Work has been done. When the Owner receives original proof of such guarantee from the recorder of mortgages, the claim deduction will be added back to the Contract Sum.

Delete Section **9.7 FAILURE OF PAYMENT**.

Delete Section 9.8 and substitute the following:

9.8 SUBSTANTIAL COMPLETION

9.8.1 Substantial Completion is the stage in the progress of the Work when the Work is sufficiently complete in accordance with the Contract Documents so that the Owner can occupy or utilize the Work for its intended use. The Architect shall determine if the project is substantially complete in accordance with this Section.

9.8.2 When the Contractor considers that the Work is Substantially Complete, the Contractor shall prepare and submit to the Architect a comprehensive list of items to be completed or corrected prior to final payment. Failure to include an item on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents.

9.8.3 Upon receipt of the Contractor's list, the Architect shall make an inspection to determine whether the Work is substantially complete. A prerequisite to the Work being considered as substantially complete is the Owner's receipt of the executed Roofing Contractor's and Roofing Manufacturer's guarantees, where roofing Work is part of the Contract. Prior to inspection by the Architect, the Contractor shall notify the Architect that the project is ready for inspection by the State Fire Marshal's office. If the Architect's inspection discloses any item, whether or not included on the Contractor's list, which is not sufficiently complete in accordance with the Contract Documents so that the Owner can occupy or utilize the Work for its intended use, the Contractor shall, before the Work can be considered as Substantially Complete, complete or correct such item upon notification by the Architect. In such case, the Contractor shall then submit a request for another inspection by the Architect to determine Substantial Completion.

9.8.4 When the Architect determines that the project is Substantially Complete, he shall prepare a punch list of exceptions and the dollar value related thereto. The monetary value assigned to this list will be the sum of the cost estimate for each particular item of Work the Architect develops based on the mobilization, labor, material and equipment costs of correcting the item and shall be retained from the monies owed the contractor, above and beyond the standard lien retainage. The cost of these items shall be prepared in the same format as the schedule of values. At the end of the forty-five day lien period payment shall be approved for all punch list items completed up to that time. After that payment, none of the remaining funds shall be due the contractor until all punch list items are completed and are accepted by the Architect. If the dollar value of the punch list exceeds the amount of funds, less the retainage amount, in the remaining balance of the Contract, then the Project shall not be considered as substantially complete. If funds remaining are less than that required to complete the Work, the Contractor shall pay the difference.

9.8.5 When the preparation of the punch list is complete the Architect shall prepare a Recommendation of Acceptance incorporating the punch list and submit it to the Owner. Upon approval of the Recommendation of Acceptance, the Owner may issue a Notice of Acceptance of Building Contract which shall establish the Date of Substantial Completion. The Contractor shall record the Notice of Acceptance with the Clerk of Court in the Parish in which the Work has been performed. If the Notice of Acceptance has not been recorded seven (7) days after issuance, the Owner may record the Acceptance at the Contractor's expense. All additive change orders must be processed before issuance of the Recommendation of Acceptance. The Owner shall not be responsible for payment for any Work associated with change orders that is not incorporated into the contract at the time of the Recommendation of Acceptance.

9.8.6 Warranties required by the Contract Documents shall commence on the date of Acceptance of the Work unless otherwise agreed to in writing by the Owner and Contractor. Unless otherwise agreed to in writing by the Owner and Contractor, security, maintenance, heat, utilities, damage to the Work not covered by the punch list and insurance shall become the Owner's responsibility on the Date of Substantial Completion.

9.8.7 If all punch list items have not been completed by the end of the forty-five (45) day lien period, through no fault of the Architect or Owner, the Owner may hold the Contractor in default. If the Owner finds the Contractor is in default, the Surety shall be notified. If within forty-five (45) days after notification, the Surety has not completed the punch list, through no fault of the Architect or Owner, the Owner may, at his option, contract to have the balance of the Work completed and pay for such Work with the unpaid funds remaining in the Contract sum. Finding the Contractor in default shall constitute a reason for disqualification of the Contractor from bidding on future state contracts. If the surety fails to complete the punch list within the stipulated time period, the Owner may not accept bonds submitted, in the future, by the surety.

9.9 PARTIAL OCCUPANCY OR USE

Delete Section 9.9.1 and substitute the following:

9.9.1 Partial Occupancy is that stage in the progress of the Work when a designated portion of the Work is sufficiently complete in accordance with the Contract Documents so the Owner can occupy or utilize the designated portion of the Work for its intended use. The Owner may occupy or use any substantially completed portion of the Work so designated by separate agreement with the Contractor and authorized by public authorities having jurisdiction over the Work. Such occupancy or use may commence provided the Owner and Contractor have accepted in writing the responsibilities assigned to each of them for payments, if any, security, maintenance, heat, utilities, damage to the Work and insurance, and have agreed in writing concerning the period for correction of the Work and commencement of warranties required by the Contract Documents. When the Contractor considers the designated portion substantially complete the Contractor shall prepare and submit a list to the Architect as provided under Section 9.8.2. Consent of the Contractor to partial occupancy or use shall not be unreasonably withheld.

9.10 FINAL COMPLETION AND FINAL PAYMENT

Delete Section 9.10.4 and replace with the following:

9.10.4 The making of final payment shall not constitute a waiver of Claims by the Owner for the following:

9.10.4.1 Claims, security interests, or encumbrances arising out of the Contract and unsettled;

9.10.4.2 failure of the Work to comply with the requirements of the Contract Documents irrespective of when such failure is discovered;

9.10.4.3 terms of special warranties required by the Contract Documents; or

9.10.4.4 audits performed by the Owner, after final payment.

ARTICLE 10

PROTECTION OF PERSONS AND PROPERTY

10.2 SAFETY OF PERSONS AND PROPERTY

10.2.2 In the first sentence, between the words: "bearing on" and "safety", add the words: "the health and,"

10.3 HAZARDOUS MATERIALS

10.3.1 In the second sentence after (PCB) add: "or lead".

10.3.2 After the first sentence, delete all remaining sentences.

Add at the end: "The Contract time shall be extended appropriately."

Delete Section 10.4 and substitute the following:

10.4 EMERGENCIES

In an emergency affecting the safety of persons or property, the Contractor shall notify the Owner and Architect immediately of the emergency, simultaneously acting at his discretion to prevent 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 Article 15 and Article 7.

ARTICLE 11

INSURANCE AND BONDS

AIA A101 – 2017 Exhibit A is not a part of these documents. Delete all of Sections 11.1, 11.2, 11.3, 11.4, and 11.5, and substitute the following:

INSURANCE REQUIREMENTS FOR
NEW CONSTRUCTION, ADDITIONS AND RENOVATIONS

11.1 CONTRACTOR'S LIABILITY INSURANCE

The Contractor shall purchase and maintain without interruption for the duration of the contract insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the Work hereunder by the Contractor, its agents, representatives, employees or subcontractors. The duration of the contract shall be from the inception of the contract until the date of final payment.

11.2 MINIMUM SCOPE AND LIMITS OF INSURANCE

11.2.1 Worker's Compensation

Worker's Compensation insurance shall be in compliance with the Worker's Compensation law of the Contractor's headquarters. Employers Liability is included with a minimum limit of $1,000,000 per accident/per disease/per employee. If Work is to be performed over water and involves maritime exposure, applicable LHWCA, Jones Act or other maritime law coverage shall be included. A.M. Best's insurance company rating requirement may be waived for Worker's compensation coverage only.

11.2.2 Commercial General Liability

Commercial General Liability insurance, including Personal and Advertising Injury Liability and Products and Completed Operations Liability, shall have a minimum limit per occurrence based on the project value. The Insurance Services Office (ISO) Commercial General Liability occurrence coverage form CG 00 01 (current form approved for use in Louisiana), or equivalent, is to be used in the policy. Claims-made form is unacceptable.

The aggregate loss limit must apply to each project. ISO form CG 25 03 (current form approved for use in Louisiana), or equivalent, shall also be submitted. The State project number, including part number, and project name shall be included on this endorsement.

COMBINED SINGLE LIMIT (CSL) PER OCCURRENCE

Type of Construction	**Projects up to $1,000,000**	**Projects over $1,000,000 up to $10,000,000**	**Projects over $10,000,000**
New Buildings:			
Each Occurrence Minimum Limit	$1,000,000	$2,000,000	$4,000,000
Per Project Aggregate	$2,000,000	$4,000,000	$8,000,000
Renovations:	**The building(s) value for the Project is $_____.**		
Each Occurrence Minimum Limit	$1,000,000**	$2,000,000**	$4,000,000**

Per Project Aggregate	2 times per occur limit**	2 times per occur limit**	2 times per occur limit**

**While the minimum Combined Single Limit of $1,000,000 is required for any renovation, the limit is calculated by taking 10% of the building value and rounding it to the nearest $1,000,000 to get the insurance limit. Example: Renovation on a $33,000,000 building would have a calculated $3,000,000 combined single limit of coverage (33,000,000 times .10 = 3,300,000 and then rounding down to $3,000,000). If the calculated limit is less than the minimum limit listed in the above chart, then the amount needed is the minimum listed in the chart. Maximum per occurrence limit required is $10,000,000 regardless of building value. The per project aggregate limit is then calculated as twice the per occurrence limit.

11.2.3 Automobile Liability

Automobile Liability Insurance shall have a minimum combined single limit per occurrence of $1,000,000. ISO form number CA 00 01 (current form approved for use in Louisiana), or equivalent, is to be used in the policy. This insurance shall include third-party bodily injury and property damage liability for owned, hired and non-owned automobiles.

11.2.4 Excess Umbrella

Excess Umbrella Insurance may be used to meet the minimum requirements for General Liability and Automobile Liability only.

11.2.5 Builder's Risk

11.2.5.1 Builder's Risk Insurance shall be in an amount equal to the amount of the construction contract including any amendments and shall be upon the entire Work included in the contract. The policy shall provide coverage equivalent to the ISO form number CP 10 20, Broad Form Causes of Loss (extended, if necessary, to include the perils of wind, earthquake, collapse, vandalism/malicious mischief, and theft, including theft of materials whether or not attached to any structure). The policy must include architects' and engineers' fees necessary to provide plans, specifications and supervision of Work for the repair and/or replacement of property damage caused by a covered peril, not to exceed 10% of the cost of the repair and/or replacement.

11.2.5.2 Flood coverage shall be provided by the Contractor on the first floor and below for all projects, except as otherwise noted. The builder's risk insurance policy, sub-limit for flood coverage shall not be less than ten percent (10%) of the total contract cost per occurrence. If flood is purchased as a separate policy, the limit shall be ten percent (10%) of the total contract cost per occurrence (with a max of $500,000 if NFIP). Coverage for roofing projects shall **not** require flood coverage.

11.2.5.3 A Specialty Contractor may provide an installation floater in lieu of a Builder's Risk policy, with the similar coverage as the Builder's Risk policy, upon the

system to be installed in an amount equal to the amount of the contract including any amendments. Flood coverage is not required.

11.2.5.4 The policy must include coverage for the Owner, Contractor and any subcontractors as their interests may appear.

11.2.6 Pollution Liability *(required when asbestos or other hazardous material abatement is included in the contract)*

Pollution Liability insurance, including gradual release as well as sudden and accidental, shall have a minimum limit of not less than $1,000,000 per claim. A claims-made form will be acceptable. A policy period inception date of no later than the first day of anticipated Work under this contract and an expiration date of no earlier than 30 days after anticipated completion of all Work under the contract shall be provided. There shall be an extended reporting period of at least 24 months, with full reinstatement of limits, from the expiration date of the policy if the policy is not renewed. The policy shall not be cancelled for any reason, except non-payment of premium.

11.2.7 Deductibles and Self-Insured Retentions

Any deductibles or self-insured retentions must be declared to and accepted by the Owner. The Contractor shall be responsible for all deductibles and self-insured retentions.

11.3 OTHER INSURANCE PROVISIONS

11.3.1 The policies are to contain, or be endorsed to contain, the following provisions:

11.3.1.1 Worker's Compensation and Employers Liability Coverage

11.3.1.1.1 To the fullest allowed by law, the insurer shall agree to waive all rights of subrogation against the Owner, its officers, agents, employees and volunteers for losses arising from Work performed by the Contractor for the Owner.

11.3.1.2 Commercial General Liability Coverage

11.3.1.2.1 The Owner, its officers, agents, employees and volunteers are to be added as additional insureds as respects liability arising out of activities performed by or on behalf of the Contractor; products and completed operations of the Contractor, premises owned, occupied or used by the Contractor. ISO Form CG 20 10 (for ongoing work) AND CG 20 37 (for completed work) (current forms approved for use in Louisiana), or equivalent, are to be used.

11.3.1.2.2 The Contractor's insurance shall be primary as respects the Owner, its officers, agents, employees and volunteers for any and all losses that occur under the contract. The coverage shall contain no special limitations on the scope of protection afforded to the Owner, its officers, officials, employees or volunteers. Any insurance or self-

insurance maintained by the Owner shall be excess and non-contributory of the Contractor's insurance.

11.3.1.3 Builder's Risk

The policy must include an endorsement providing the following:

In the event of a disagreement regarding a loss covered by this policy, which may also be covered by a State of Louisiana self-insurance or commercial property policy through the Office of Risk Management (ORM), Contractor and its insurer agree to follow the following procedure to establish coverage and/or the amount of loss:

Any party to a loss may make written demand for an appraisal of the matter in disagreement. Within 20 days of receipt of written demand, the Contractor's insurer and either ORM or its commercial insurance company shall each select a competent and impartial appraiser and notify the other of the appraiser selected. The two appraisers shall select a competent and impartial umpire. The appraisers shall then identify the policy or policies under which the loss is insured and, if necessary, state separately the value of the property and the amount of the loss that must be borne by each policy. If the two appraisers fail to agree, they shall submit their differences to the umpire. A written decision by any two shall determine the policy or policies and the amount of the loss. Each insurance company agrees that the decision of the appraisers and the umpire if involved shall be binding and final and that neither party will resort to litigation. Each of the two parties shall pay its chosen appraiser and bear the cost of the umpire equally.

11.3.1.4 All Coverages

11.3.1.4.1 All policies must be endorsed to require 30 days written notice of cancellation to the Agency. Ten-day written notice of cancellation is acceptable for non-payment of premium. Notifications shall comply with the standard cancellation provisions in the Contractor's policy. In addition, Contractor is required to notify Agency of policy cancellations or reductions in limits.

11.3.1.4.2 Neither the acceptance of the completed Work nor the payment thereof shall release the Contractor from the obligations of the insurance requirements or indemnification agreement.

11.3.1.4.3 The insurance companies issuing the policies shall have no recourse against the Owner for payment of premiums or for assessments under any form of the policies.

11.3.1.4.4 Any failure of the Contractor to comply with reporting provisions of the policy shall not affect coverage provided to the Owner, its officers, agents, employees and volunteers.

11.3.2 Acceptability of Insurers

All required insurance shall be provided by a company or companies lawfully authorized to do business in the jurisdiction in which the Project is located. Insurance shall be placed with insurers with an A.M. Best's rating of **A-: VI or higher**. This rating requirement may be waived for Worker's compensation coverage only.

If at any time an insurer issuing any such policy does not meet the minimum A.M. Best rating, the Contractor shall obtain a policy with an insurer that meets the A.M. Best rating and shall submit another certificate of insurance within 30 days.

11.3.3 Verification of Coverage

Contractor shall furnish the Owner with Certificates of Insurance reflecting proof of required coverage. The Certificates for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. The Certificates are to be received and approved by the Owner before Work commences and upon any contract renewal or insurance policy renewal thereafter. The Certificate Holder must be listed as follows:

State of Louisiana
Name of Owner
Owner Address
City, State, Zip
Attn: Project # _____

The Owner reserves the right to request complete certified copies of all required insurance policies at any time.

Upon failure of the Contractor to furnish, deliver and maintain required insurance, this contract, at the election of the Agency, may be suspended, discontinued, or terminated. Failure of the Contractor to purchase and/or maintain any required insurance shall not relieve the Contractor from any liability or indemnification under the contract.

If the Contractor does not meet the insurance requirements at policy renewal, at the option of the Owner, payment to the Contractor may be withheld until the requirements have been met, OR the Owner may pay the renewal premium and withhold such payment from any monies due the Contractor, OR the contract may be suspended or terminated for cause.

11.3.4 Subcontractors

Contractor shall include all subcontractors as insureds under its policies OR shall be responsible for verifying and maintaining the certificates provided by each subcontractor. Subcontractors shall be subject to all of the requirements stated herein. The Owner reserves the right to request copies of subcontractor's certificates at any time.

If Contractor does not verify subcontractors' insurance as described above, Owner has the right to withhold payments to the Contractor until the requirements have been met.

11.3.5 Worker's Compensation Indemnity

In the event Contractor is not required to provide or elects not to provide Worker's compensation coverage, the parties hereby agree the Contractor, its Owners, agents and employees shall have no cause of action against, and shall not assert a claim against, the State of Louisiana, its departments, agencies, agents and employees as an employer, whether pursuant to the Louisiana Worker's Compensation Act or otherwise, under any circumstance. The parties also hereby agree that the State of Louisiana, its departments, agencies, agents and employees shall in no circumstance be, or considered as, the employer or statutory employer of Contractor, its Owners, agents and employees. The parties further agree that Contractor is a wholly independent Contractor and is exclusively responsible for its employees, Owners, and agents. Contractor hereby agrees to protect, defend, indemnify and hold the State of Louisiana, its departments, agencies, agents and employees harmless from any such assertion or claim that may arise from the performance of this contract.

11.3.6 Indemnification/Hold Harmless Agreement

Contractor agrees to protect, defend, indemnify, save, and hold harmless, the State of Louisiana, all State Departments, Agencies, Boards and Commissions, its officers, agents, servants, employees and volunteers, from and against any and all claims, damages, expenses and liability arising out of injury or death to any person or the damage, loss or destruction of any property which may occur, or in any way grow out of, any act or omission of Contractor, its agents, servants and employees, or any and all costs, expenses and/or attorney fees incurred by Contractor as a result of any claims, demands, suits or causes of action, except those claims, demands, suits or causes of action arising out of the negligence of the State of Louisiana, all State Departments, Agencies, Boards, Commissions, its officers, agents, servants, employees and volunteers.

Contractor agrees to investigate, handle, respond to, provide defense for and defend any such claims, demands, suits or causes of action at its sole expense and agrees to bear all other costs and expenses related thereto, even if the claims, demands, suits, or causes of action are groundless, false or fraudulent. The State of Louisiana may, but is not required to, consult with the Contractor in the defense of claims, but this shall not affect the Contractor's responsibility for the handling and expenses of all claims.

11.4 PERFORMANCE AND PAYMENT BOND

11.4.1 The Owner shall have the right to require the Contractor to furnish bonds covering faithful performance of the Contract and payment of obligations arising thereunder as stipulated in bidding requirements or specifically required in the Contract Documents on the date of execution of the Contract.

11.4.2 Upon the request of any person or entity appearing to be a potential beneficiary of bonds covering payment of obligations arising under the Contract, the Contractor shall promptly furnish a copy of the bonds or shall authorize a copy to be furnished.

11.4.3 Recordation of Contract and Bond [La R.S. 38:2241 thru 38:2241.1]

The Owner shall record within thirty (30) days the Contract Between Owner and Contractor and Performance and Payment Bond with the Clerk of Court in the Parish in which the Work is to be performed.

ARTICLE 12

UNCOVERING AND CORRECTION OF WORK

12.2 CORRECTION OF WORK

12.2.1 Before Substantial Completion

At the end of the paragraph, add the following sentences:
"If the Contractor fails to correct Work identified as defective within a thirty (30) day period, through no fault of the Designer, the Owner may hold the Contractor in default. If the Owner finds the Contractor in default, the Surety shall be notified. If within thirty (30) days after notification, the Surety has not corrected the nonconforming Work, through no fault of the Architect or Owner, the Owner may contract to have nonconforming Work corrected and hold the Surety and Contractor responsible for the cost, including architectural fees and other indirect costs. If the Surety fails to correct the Work within the stipulated time period and fails to meet its obligation to pay the costs, the Owner may elect not to accept bonds submitted in the future by the Surety. Finding the Contractor in default shall constitute a reason for disqualification of the Contractor from bidding on future state contracts.

12.2.2 After Substantial Completion

12.2.2.1 At the end of the paragraph delete the last sentence and add the following sentences:
"If the Contractor fails to correct nonconforming Work, or Work covered by warranties, within a thirty (30) day period, through no fault of the Architect or Owner, the Owner may hold the Contractor in default. If the Owner finds the Contractor is in default, the Surety shall be notified. If within thirty (30) days after notification, the Surety has not corrected the non-conforming or warranty Work, through no fault of the Architect or Owner, the Owner may contract to have the nonconforming or warranty Work corrected and hold the Surety responsible for the cost including architects fees and other indirect costs. Corrections by the Owner shall be in accordance with Section 2.4. If the Surety fails to correct the nonconforming or warranty Work within the stipulated time period and fails to meet its obligation to pay the costs, the Owner may not accept bonds submitted, in the future, by the Surety."

ARTICLE 13

MISCELLANEOUS PROVISIONS

13.1 GOVERNING LAW

Delete all after the word "located".

13.2 SUCCESSORS AND ASSIGNS

13.2.1 In the second sentence, delete "Except as … 13.2.2"

Delete Section 13.2.2.

13.3 RIGHTS AND REMEDIES

Add the following Section 13.3.3:

13.3.3 The Nineteenth Judicial Court in and for the Parish of East Baton Rouge, State of Louisiana shall have sole jurisdiction and venue in any action brought under this contract.

13.4 TESTS AND INSPECTIONS

In Section 13.4.1, delete the second sentence and substitute the following:

The Contractor shall make arrangements for such tests, inspections and approvals with the Testing Laboratory provided by the Owner, and the Owner shall bear all related costs of tests, inspections and approvals.

Delete the last two sentences of Section 13.4.1.

13.5 INTEREST

Delete Section 13.5.

ARTICLE 14

TERMINATION OR SUSPENSION OF THE CONTRACT

14.1 TERMINATION BY THE CONTRACTOR

Delete Section 14.1.1.4.

In Section 14.1.3, after the word "profit," delete the words "on Work not executed" and substitute the following: "for Work completed prior to stoppage".

14.2 TERMINATION BY THE OWNER FOR CAUSE

Add the following Section:

14.2.1.5 failure to complete the punch list within the lien period as provided in 9.8.7.

14.2.3 Add the following sentence:

"Termination by the Owner shall not suspend assessment of liquidated damages against the Surety."

Add the following Section:

14.2.5 If an agreed sum of liquidated damages has been established, termination by the Owner under this Article shall not relieve the Contractor and/or Surety of his obligations under the liquidated damages provisions and the Contractor and/or Surety shall be liable to the Owner for per diem liquidated damages.

14.4 TERMINATION BY THE OWNER FOR CONVENIENCE

In Section 14.4.3, delete all after "incurred by reason of the termination," and add "along with reasonable profit on the Work not executed."

ARTICLE 15

CLAIMS AND DISPUTES

15.1 CLAIMS

Delete Section 15.1.2, **Time Limit on Claims,** (See La R.S. 38:2189, and 38:2189.1).

15.1.3.1 Add the following to the end of the paragraph:
"A Reservation of Rights and similar stipulations shall not be recognized under this contract as having any effect. A party must make a claim as defined herein within the time limits provided."

15.1.4.2 In the first sentence of the Section, delete "Initial Decision Maker's" and replace with "Architect's". In the second sentence of the Section, delete "the decision of the Initial Decision Maker" and replace with: "his/her decision".

Delete Section 15.1.6.2 and substitute the following:

15.1.6.2 If adverse weather conditions are the basis for a claim for additional time, the Contractor shall document that weather conditions had an adverse effect on the scheduled construction. An increase in the contract time due to weather shall not be cause for an increase in the contract sum. At the end of each month, the Contractor shall make one Claim for any adverse weather days occurring within the month. The Claim must be accompanied by sufficient documentation evidencing the adverse days and the impact on construction. Failure to make such Claim within **twenty-one (21) days** from the last day of the month shall prohibit any future claims for adverse days for that month. No additional adverse weather days shall be granted after the original or extended contract completion date, except those adverse weather days associated with a National Weather Service named storm or federally declared weather related disaster directly affecting the project site.

Add the following Section:

15.1.6.3 The following are considered reasonably anticipated days of adverse weather on a monthly basis:

January	11 days	July	6 days
February	10 days	August	5 days
March	8 days	September	4 days
April	7 days	October	3 days
May	5 days	November	5 days
June	6 days	December	8 days

The Contractor shall ask for total adverse weather days. The Contractor's request shall be considered only for days over the allowable number of days stated above.

Note: Contract is on a calendar day basis.

15.2 INITIAL DECISION

15.2.1 In the second sentence, delete the word "will" and replace with: "shall always".

In the second sentence, delete the phrase: ", unless otherwise indicated in the Agreement."

In the third sentence, delete the word "mediation" and replace with: "litigation".

At the end of the third sentence, add: "arising prior to the date final payment is due".

Delete the fourth sentence.

15.2.5 In the middle of the first sentence, delete all after the phrase: "rejecting the Claim".

In the second sentence, delete the phrase: "and the Architect, if the Architect is not serving as the Initial Decision Maker,".

In the third sentence, delete all after: "binding on the parties" and add the following: "except that the Owner may reject the decision or suggest a compromise or both".

Delete Section 15.2.6.

Delete Section 15.2.6.1.

15.3 MEDIATION

Delete Section 15.3.

15.4 ARBITRATION

Delete Section 15.4.

SOUTHERN UNIVERSITY AND A&M COLLEGE
BATON ROUGE

STATE OF LOUISIANA
PARISH OF EAST BATON ROUGE

PROJECT: SEYMOUR MODULAR CLASSROOM
BUILDING/LOCATION: SOUTHERN UNIVERSITY, BATON ROUGE

ATTESTATION AFFIDAVIT

Before me, the undersigned notary public, duly commissioned and qualified in and for the parish and state aforesaid, personally came and appeared Affiant, who after being duly sworn, attested as follows:

LA. R.S. 38:2227 PAST CRIMINAL CONVICTIONS OF BIDDERS

A. No sole proprietor or individual partner, incorporator, director, manager, officer, organizer, or member who has a minimum of a ten percent (10%) ownership in the bidding entity named below has been convicted of, or has entered a plea of guilty or nolo contendere to any of the following state crimes or equivalent federal crimes:

(a) Public bribery (R.S. 14:118)
(b) Corrupt influencing (R.S. 14:120)
(c) Extortion (R.S. 14:66)
(d) Money laundering (R.S. 14:23)

B. Within the past five years from the project bid date, no sole proprietor or individual partner, incorporator, director, manager, officer, organizer, or member who has a minimum of a ten percent (10%) ownership in the bidding entity named below has been convicted of, or has entered a plea of guilty or nolo contendere to any of the following state crimes or equivalent federal crimes, during the solicitation or execution of a contract or bid awarded pursuant to the provisions of Chapter 10 of Title 38 of the Louisiana Revised Statutes:

(a) Theft (R.S. 14:67)
(b) Identity Theft (R.S. 14:67.16)
(c) Theft of a business record (R.S.14:67.20)
(d) False accounting (R.S. 14:70)
(e) Issuing worthless checks (R.S. 14:71)
(f) Bank fraud (R.S. 14:71.1)
(g) Forgery (R.S. 14:72)
(h) Contractors; misapplication of payments (R.S. 14:202)
(i) Malfeasance in office (R.S. 14:134)

LA. R.S. 38:2212.10 Verification of Employees

A. At the time of bidding, Appearer is registered and participates in a status verification system to verify that all new hires in the state of Louisiana are legal citizens of the United States or are legal aliens.

B. If awarded the contract, Appearer shall continue, during the term of the contract, to utilize a status verification system to verify the legal status of all new employees in the state of Louisiana.

C. If awarded the contract, Appearer shall require all subcontractors to submit to it a sworn affidavit verifying compliance with Paragraphs (A) and (B) of this Subsection.

LA. R.S. 23:1726(B) Certification Regarding Unpaid Workers Compensation Insurance

A. R.S. 23:1726 prohibits any entity against whom an assessment under Part X of Chapter 11 of Title 23 of the Louisiana Revised Statutes of 1950 (Alternative Collection Procedures & Assessments) is in effect, and whose right to appeal that assessment is exhausted, from submitting a bid or proposal for or obtaining any contract pursuant to Chapter 10 of Title 38 of the Louisiana Revised Statutes of 1950 and Chapters 16 and 17 of Title 39 of the Louisiana Revised Statutes of 1950.

B. By signing this bid /proposal, Affiant certifies that no such assessment is in effect against the bidding / proposing entity.

_____ _____
NAME OF BIDDER **NAME OF AUTHORIZED SIGNATORY OF BIDDER**

_____ _____
DATE **TITLE OF AUTHORIZED SIGNATORY OF BIDDER**

_____
SIGNATURE OF AUTHORIZED
SIGNATORY OF BIDDER/AFFIANT

Sworn to and subscribed before me by Affiant on the _____ day of _____ , 2024.

_____
Notary Public

Issued by SU Purchasing Department
Linda Antoine, Director
225-771-4587

Southern University and A&M College
15. PRE-CONSTRUCTION CONFERENCE AGENDA

As a minimum, the following items are to be covered in the pre-construction conference. The Designer may, at his discretion, add additional items which he feels are important to this particular project.

1. Contractor shall furnish the following prior to his first payment:

a. Cost breakdown (Schedule of Values), shall be in standard Construction Specifications Institute format.
b. List Sub-contractors and major suppliers
c. Information listed in Paragraph 7.1 of the Supplementary Conditions.
d. Construction Schedule as defined in 3.10.2 of General Conditions and Supplementary Conditions.
No payments to the contractor shall be made until this information is provided.

2. Roles of Individuals:

a. **Designer** – shall be solely responsible for the direction of the project. The Designer shall keep minutes of all meetings, including construction progress meetings, and distribute within 7 days. All instructions to contractor shall come from the designer. All decisions and directions shall be in writing. Verbal instructions shall be immediately confirmed in writing. The Designer and his principal consultants shall visit the project regularly according to the requirements of the Louisiana Capital Improvement Projects Procedure Manual for Design and Construction.
The Designer shall NOT assume the role of his principal consultants in site visits. Copies of Designer Site Visit Reports are to be sent to the User Agency on a weekly basis.
b. **Southern University and A&M College** - Designer to receive instructions only from Southern University and A&M College. Program or design changes shall be approved by Southern University and A&M College prior to any work being performed by the Designer.
c. **User Agency** - Address all requests for changes through Southern University and A&M College. Establish ground rules for the contractor and his personnel while working on their premises. If representatives of Southern University and A&M College or the using agency find any discrepancies, they believe to be contrary to the Contract Documents, they shall notify the designer. If it is thought that discrepancy needs immediate attention, the individual discovering the discrepancy and the contractor's representative should call the designer for immediate resolution.
d. **Contractor** - Work shall be according to the Contract Documents, not necessarily standard practice. Emergency action to protect life or property shall be taken immediately by the superintendent on the site. Less urgent action shall be resolved by telephone among the appropriate parties. Fire Marshal approved documents shall be accessible at all times at the project site, in accordance with Fire Marshal requirements. Approved documents from all other applicable regulatory agencies shall also be accessible at all times at the project site.

3. Change Orders:

All requests for a change in time and/or money shall be submitted to the designer, with proper back up data, for his review. The designer shall submit the Change Order to Southern University and A&M College with his recommendation of action required. The Change Order shall be approved by Southern University and A&M College prior to any additional work being performed.

a. Change Orders cannot be approved without the proper breakdown as required by the Supplementary Conditions, Section 7.2. The same requirements apply to time extension requests.
b. Southern University and A&M College needs only the original and one (1) copy of backup.
c. Change Orders should be rounded to the nearest whole dollar amount.
d. User paid change orders are **not** allowed.

e. User requested change orders are to be avoided.

4. Invoice Procedure:

a. Invoices may be submitted in electronic format.

1) Contractor shall submit one Certificate for Payment directly to the Designer. Southern University and A&M College – Application and Certification for Payment forms shall be used for submittal. Certificate for payment need **not** be notarized.
2) After review, the Designer shall process the Certificate as promptly as possible, in any case within seven (7) days. If a Certificate is held for any reason, written notice stating the reason for delay should be given the owner and the contractor. If a Certificate is changed for any reason, changes will be made to all copies.
3) Distribution of copies shall be as follows:
a) Designer forwards one Certificate for Payment directly to Southern University and A&M College with a transmittal letter/memo.
b) Designer forwards copy of transmittal letter and one (1) copy of Certificate to Contractor. One (1) copy retained for Designer records. One (1) copy sent to User Agency.

b. During construction, designer's invoices shall be sent directly to Southern University and A&M College.

c. If federal funds are involved, compliance with additional regulations is required including but not limited to:
Davis Bacon Act - Wage rate & payroll records.
Drug Free Workplace Act
Civil Rights EOP poster with name of EOP person shown.

d. Stored Materials must be on site for payment to be made. Payment will not be made for materials stored in a bonded warehouse or elsewhere.

e. An Original 45 Day Clear Lien and an Original Consent of Surety (AIA Form G707) is required prior to final payment to the contractor.

5. Prior Approval:

Only items as specified or prior approved in accordance with the Contract Documents will be incorporated into the project. Approval of shop drawings does not relieve Contractor of complying with the Prior Approval clause.

6. Testing Lab:

a. The Owner will engage and pay for the testing laboratory if required. If the Contractor obtains the services of a testing laboratory, he will be responsible for all costs for that laboratory
b. Designer should furnish Testing Lab with written notice of types and frequency of required tests. Set up procedure for Testing Lab notification.
c. No off site testing unless called for in the Contract Documents.
d. Southern University and A&M College will pay a minimum of standby time. Contractor may be billed if not well controlled.
e. Testing Lab invoices shall be submitted by hardcopy or in electronic format through the Designer, who in turn acknowledges their recognition of services submitted.

7. Project Sign

When a project sign is specified, select location.

8. Meetings:

Establish a time and place for the Monthly Meeting. Designer shall notify Southern University and A&M College prior to and provide minutes of all meetings to all participants within 7 days.

9. Roofing:

Pre-roofing Conference - establish a direct line of communication, iron out initial questions regarding the project and to review project submittal requirements. This conference should be

held shortly after award of the roofing contract and a minimum of six (6) weeks prior to the anticipated start of roofing. Attendance by general contractor, roofing subcontractor and manufacturer's representative is required. A letter from the manufacturer stating the roofer is an approved applicator and sample warranties shall be submitted at the Pre-roofing Conference, if not before.

a. General Guidelines for Low Sloped Roofs
   1) Details in compliance with NRCA and Roof Manufacturer
   2) Concrete Decks are to be primed.
   3) Nailable Decks; Red Rosin sheet is required on wood decks.
   4) Fastening per manufacturer's requirements to comply with I-90 FM rating.
   5) Asphalt
      a) Type IV asphalt shall be used for all modified bitumen mop-down systems
      b) Temperature at the point of application shall be the EVT temperature plus or minus 25 degrees.
   6) Insulation
      a) All wet insulation is to be rejected and removed from the site.
      b) All insulation joints shall be staggered, including daily tie-ins.
   7) Metal
      a) Color Selection
      b) Gravel guard - use minimal raised lip for areas where drainage is over the edge.
      8) Drainage: Most guarantees prohibit water remaining on the roof more than 48 hours.
   9) Roofing guarantees
      a) No dollar limit. Guarantee system from the deck up, naming all products within the system.
      b) No language about "no pay, no guarantee".
      c) Warranty start date to be on or very near date of Acceptance of Building Contract. The roofing warranty required for his project must meet the requirements of Southern University and A&M College. It is important that the roofing manufacturer and applicator are aware of this. An incomplete or incorrect warranty **will** delay acceptance.
      d) Supplementary Conditions Section 13.3.3, the Nineteenth Judicial Court in and for the Parish of East Baton Rouge, State of Louisiana shall have sole jurisdiction in any action brought under this contract.
   10) Manufacturer's specification to be used in support of designer's specification. Manufacturer's requirements are a minimum, use designer's specification if it exceeds.
   11) Track weather days including predicted rain percentage. Submit to designer monthly with pay estimate.

Pre-application Conference to verify readiness of the project structure, review assignments of Preliminary Conference, scan last minute details, changes or corrections and to review the anticipated schedule of progress. This conference should be held within one (1) week of roofing application. Attendance by general contractor, roofing subcontractor and superintendent or foreman and manufacturer's representative is required.

Representatives of the designer and Southern University and A&M College shall be visiting the site to make sure the roof is being installed per the manufacturers' require-ments and the Contract Documents. If found not in compliance, tests and corrective measures may be required to prove the roof is acceptable. Tests include Blow-Off Testing, etc.

Moisture Survey - When installation is complete, Southern University and A&M College will arrange to have a moisture survey performed. Deficiencies will be noted, either on the roof with paint or on roof plan drawing or both. After these deficiencies are corrected, this office will arrange to have these areas resurveyed. If these deficiencies are found not to be corrected and additional survey time is required, then the cost of this time will be assessed against the contractor at a rate of $50.00 per hour through a credit change order.

Designer: Please fill out "Roof Completion Information" form and submit it with the Recommendation of Acceptance. If the roofed section is new, a scaled drawing is also needed. Preferably, this drawing would be on AutoCAD in compliance with the layers specified in our "Instructions to Designers."

10. General Correspondence:

a. Project Number must be on all correspondence.

b. Contractor shall copy Southern University and A&M College on any correspondence **if**:

1) It involves a controversial issue.

2) It relates to information requests to the Designer that had not been furnished in a timely manner.

11. Miscellaneous Items to be Discussed as Necessary:

a. Shop drawings, samples, hardware, and color schedules. Shop drawings submitted to the user by the designer are for record purposes only, not for approval. Approval is the sole responsibility of the designer.
COLOR SELECTION: If the User does not approve color selections in a timely manner, the Designer, in consultation with Southern University and A&M College, shall make the selections, which will be final.

b. Establish the location and type of temporary facilities and utilities. Establish how payment for temporary utilities will be made and how costs will be tracked?

c. Outages/Interruptions of Services. Contractor is to request, in writing, all outages/interruptions to the User. The amount of advance notice is to be determined by the user. Coordination of outages or interruptions is the responsibility of the contractor

d. Contractor use/access to pertinent buildings and facilities.

e. Location of staging area and/or fencing.

f. Site and stored material security is the contractor's responsibility.

g. Use of site, parking of vehicles, decals and/or permits for parking

h. The User shall have first refusal of salvaged materials. Where are they to be delivered? The contractor is responsible for the disposition of all other materials in accordance with laws and regulations.

i. Safety and First Aid. This is the contractor's responsibility.

j. Procedure for keeping Record Documents. Contractor to record as-built information that varies from the contract documents, on (1) one set of prints, to be furnished to the Designer at completion of the job. As-builts are prepared by Designer, inclusive of Supplemental Drawings, the Contractor, based on the as-built work and the required adjustments to the contract documents and the change orders, and shall be submitted timely to Southern University and A&M College. Plans shall be marked **"AS-BUILT"**. As-built drawings submitted to Southern University and A&M College shall consist of (2) two full size paper sets of Record Drawings (As-Built) prepared by the Designer. Also required are (2) two disks or flash drives of As-built drawings in AutoCAD (.dwg) and .pdf format, including electronic copies of the bid specifications and addenda. Acceptable As-builts are required prior to the Designer's final payment.

k. Use of any Asbestos Containing materials is prohibited.

l. Pictures or videos of existing conditions may be made.

m. Near the end of the project the Southern University and A&M College Project Manager will review the work to determine compliance with Southern University and A&M College's ADA Non-Comprehensive Field Checklist. Any accessibility problems identified in this review shall be corrected before the project can be considered complete.

12. Pre-Close Out Conference

When the project reaches 75 to 80% completion the Designer will schedule a meeting with the Contractor, Southern University and A&M College and the User to review the requirements and procedures for the Final Inspection and Acceptance.

SCHEDULE OF VALUES

The Contractor is to use the following format. The total Contract Cost is to be itemized in each Subsection listed (as applicable)

DIVISION 01 – GENERAL REQUIREMENTS	Quantity	Cost
01 00 00 General Requirements		
01 32 50 Record Drawings, Shop Drawings, Product Data, Samples and other submittals.		
	TOTAL	
DIVISION 02 – EXISTING CONDITIONS		
02 30 00 Subsurface Investigation		
02 41 00 Demolition		
	TOTAL	
DIVISION 03 – CONCRETE		
03 01 00 Maintenance of Concrete		
03 11 00 Concrete Forming		
03 15 00 Concrete Accessories		
03 20 00 Concrete Reinforcing		
03 30 00 Cast-in-place Concrete		
03 40 00 Precast Concrete		
03 50 00 Cast Decks & Underlayment	TOTAL	
DIVISION 04 – MASONRY		
04 01 00 Maintenance of Masonry		
04 05 13 Masonry Mortaring		
04 05 19 Masonry Anchorage & Reinforcing		
04 05 23 Masonry Accessories		
04 20 00 Unit Masonry	TOTAL	
DIVISION 05 – METALS		
05 05 23 Metal Fastenings		
05 10 00 Structural Metal Framing		
05 20 00 Metal Joists		
05 30 00 Metal Decking		
05 50 00 Metal Fabrications		
05 58 00 Formed Metal Fabrications	TOTAL	
DIVISION 06 – WOOD, PLASTICS, & COMPOSITES		
06 05 23 Fastening and Adhesives		
06 10 00 Rough Carpentry		
06 13 00 Heavy Timber		
06 17 00 Shop-fabricated Structural Wood		
06 20 00 Finish Carpentry	SUB-TOTAL	

DISISION 06 – WOOD, PLASTICS, &
COMPOSITES (CONTINUES)

06 40 00	Architectural Woodwork		
06 60 00	Plastic Fabrications		
06 80 00	Composite Fabrications		
		TOTAL	

DIVISION 07 – THERMAL AND MOISTURE
PROTECTION

07 10 00	Dampproofing and Waterproofing		
07 18 00	Traffic Coatings		
07 19 00	Water Repellents		
07 21 00	Thermal Insulation		
07 24 00	Exterior Insulation & Finish Systems		
07 25 00	Weather Barriers		
07 31 00	Shingles and Shakes		
07 32 00	Roof Tiles		
07 40 00	Roofing and Siding Panels		
07 50 00	Membrane Roofing		
07 60 00	Flashing and Sheet Metal		
07 61 00	Sheet Metal Roofing		
07 70 00	Roof & Wall Specialties and Accessories		
07 80 00	Fire and Smoke Protection		
07 90 00	Joint Protection		
07 95 00	Expansion Control		
		TOTAL	

DIVISION 08 – OPENINGS

08 11 00	Metal Doors and Frames		
08 14 00	Wood Doors		
08 15 00	Plastic Doors		
08 30 00	Specialty Doors and Frames		
08 41 00	Entrances and Storefronts		
08 44 00	Curtain Wall and Glazed Assemblies		
08 51 00	Metal Windows		
08 52 00	Wood Windows		
08 53 00	Plastic Windows		
08 56 00	Special Function Windows		
08 60 00	Roof Windows and Skylights		
08 70 00	Hardware		
08 80 00	Glazing		
08 90 00	Louvers and Vents		
		TOTAL	

DIVISION 09 – FINISHES

09 22 00	Supports for Plaster and Gypsum Board		
09 23 00	Gypsum Plastering		
09 24 00	Portland Cement Plastering		
09 29 00	Gypsum Board		
09 30 00	Tiling		
		SUB-TOTAL	

DIVISION 09 – FINISHES (CONTINUED)

09 50 00	Acoustical Ceilings		
09 54 00	Specialty Ceilings		
	Quantity		
09 61 00	Flooring Treatment		
09 62 00	Specialty Flooring		
09 63 00	Masonry Flooring		
09 64 00	Wood Flooring		
09 65 00	Resilient Flooring		
09 66 00	Terrazzo Flooring		
09 68 00	Carpeting		
09 69 00	Access Flooring		
09 97 00	Wall Finishes		
09 91 00	Painting		
09 97 00	Special Coatings		
		TOTAL	

DIVISION 10 – SPECIALTIES

10 11 00	Visual Display Surfaces		
10 14 00	Signage		
10 21 00	Compartments and Cubicles		
10 22 00	Partitions		
10 26 00	Wall and Door Protection		
10 28 00	Toilet, Bath, and Laundry Accessories		
10 44 00	Fire Protection Specialties		
10 51 00	Lockers		
10 56 00	Storage Assemblies		
10 82 00	Grilles and Screens	TOTAL	

DIVISION 11 – EQUIPMENT

11 15 00	Security, Detention, and Banking Equipment		
11 19 00	Detention Equipment		
11 23 00	Commercial Laundry and		
	Dry Cleaning Equipment		
11 26 00	Unit Kitchens		
11 27 00	Photographic Processing Equipment		
11 40 00	Foodservice Equipment		
11 51 00	Library Equipment		
11 52 00	Audio-Visual Equipment		
11 53 00	Laboratory Equipment		
11 61 00	Theater and Stage Equipment		
11 65 00	Athletic and Recreational Equipment		
11 70 00	Healthcare Equipment		
		TOTAL	

DIVISION 12 – FURNISHINGS

12 20 00	Window Treatments		
12 30 00	Casework		
12 40 00	Furnishings and Accessories		
12 50 00	Furniture		
		TOTAL	

DIVISION 13 –SPECIAL CONSTRUCTION

13 10 00	Special Facility Components		
13 34 00	Fabricated Engineered Structures		
13 49 00	Radiation Protection		
		TOTAL	

DIVISION 14 – CONVEYING EQUIPMENT

14 20 00	Elevators		
14 30 00	Escalators and Moving Walks		
14 40 00	Lifts		
14 80 00	Scaffolding		
		TOTAL	

DIVISION 21 – FIRE SUPPRESSION

21 10 00	Water-Based Fire-Suppression Systems Piping		
21 20 00	Fire-Extinguishing Systems		
21 30 00	Fire Pumps		
		TOTAL	

DIVISION 22 – PLUMBING

22 07 00	Plumbing Insulation		
22 11 00	Facility Water Distribution		
22 13 00	Facility Sanitary Sewerage		
22 14 00	Facility Storm Drainage		
22 30 00	Plumbing Equipment		
22 40 00	Plumbing Fixtures		
		TOTAL	

DIVISION 23 – HEATING, VENTILATING, & AIR-CONDITIONING

23 05 93	Testing, Adjusting, & Balancing for HVAC		
23 07 00	HVAC Insulation		
23 09 00	Instrumentation & Control for HVAC		
23 13 00	Facility Fuel-Storage Tanks		
23 20 00	HVAC Piping and Pumps		
23 30 00	HVAC Air Distribution		
23 40 00	HVAC Air Cleaning Devices		
23 50 00	Central Heating Equipment		
23 60 00	Central Cooling Equipment		
23 70 00	Central HVAC Equipment		
		TOTAL	

DIVISION 26 – ELECTRICAL

26 09 00	Instrumentation & Control for Electrical Systems		
26 10 00	Medium-Voltage Electrical Distribution		
26 20 00	Low-Voltage Electrical Transmission		
26 27 00	Low-Voltage Distribution Equipment		
26 30 00	Facility Electrical Power Generating & Storage Equipment		
26 40 00	Electrical and Cathodic Protection		
26 50 00	Lighting		
		TOTAL	

DIVIASION 27 – COMMUNICATIONS

27 10 00	Structured Cabling		
27 20 00	Data Communications		
27 30 00	Voice Communications		
27 40 00	Audio-Video Communications		
27 50 00	Distributed Communications & Monitoring Systems		
		TOTAL	

DIVISION 28 – ELECTRONIC SAFETY AND SECURITY

28 10 00	Electronic Access Control & Intrusion Detection		
28 20 00	Electronic Surveillance		
28 30 00	Electronic Detection and Alarm		
28 40 00	Electronic Monitoring and Control		
		TOTAL	

DIVISION 31 – EARTHWORK

31 10 00	Site Clearing		
31 20 00	Earth Moving		
31 31 00	Soil Treatment		
31 32 00	Soil Stabilization		
31 40 00	Shoring and Underpinning		
31 50 00	Excavation Support and Protection		
31 60 00	Special Foundations and Load-Bearing Elements		
		TOTAL	

DIVISION 32 – EXTERIOR IMPROVEMENTS

32 10 00	Bases, Ballasts, and Paving		
32 30 00	Site Improvements		
32 90 00	Planting		
		TOTAL	

DIVISION 33 – UTILITIES

33 10 00	Water Utilities		
33 30 00	Sanitary Sewerage Utilities		
33 40 00	Storm Drainage Utilities		
33 50 00	Fuel Distribution Utilities		
33 60 00	Hydronic & Steam Energy Utilities		
33 70 00	Electrical Utilities		
33 80 00	Communications Utilities		
		TOTAL	

DIVISION 34 – TRANSPORTATION

34 00 00	Transportation		
		TOTAL	

DIVISION 35 – WATERWAY AND MARINE CONSTRUCTIONS

35 00 00	Waterway and Marine construction		
		TOTAL	

DIVISION 40-43 – PROCESS EQUIPMENT

DIVISION 44 – POLLUTION CONTROL EQUIPMENT

44 40 00	Water Treatment Equipment	_____	_____
44 41 00	Packaged Water Treatment Plants	_____	_____
44 50 00	Solid Waste Control	_____	_____
		TOTAL	_____

DIVISION 45 – INDUSTRY SPECIFIC MANUFACTURING EQUIPMENT

DIVISION 48 – ELECTRICAL POWER GENERATION

48 10 00	Electrical Power Generation Equipment	_____	_____
48 70 00	Electrical Power Generation Testing	_____	_____
		TOTAL	_____

Southern University and A&M College

CHANGE ORDER

PROJECT NAME: _____ CHANGE ORDER No. _____

PROJECT NUMBER: _____ WBS No. _____ CONTRACT DATE: _____

CONTRACTOR: _____ CFMS / SRM No(s). _____

SITE CODE: _____ STATE ID: _____ NOTICE TO PROCEED DATE: _____

You are directed to make the following change(s) in this contract. Attach SUMMARY, BREAKDOWN and/or UNIT PRICE BREAKDOWN forms as required and give a brief description of the change(s) below.

The Original Contract Sum			
Total Changes by Previous Change Order(s)			
Current Contract Sum			
Contract Sum will be (increased) (decreased) (unchanged) by this Change Order			
New Contract Sum			
The Original Contract Completion Date and Contract Time.	Date: _____	_____	DAYS
Total Time extended by Previous Change Order(s)		_____	DAYS
Contract Time will be (increased) (decreased) (unchanged) by this Change Order		_____	DAYS
New Contract Completion Date & Revised Contract Time	Date: _____	_____	DAYS
Added Building Area		_____	(Sq. Ft.)

NOTE ***: No additional increase in time or money will be considered for a Change Order item after it has been executed.***

RECOMMENDED	**ACCEPTED**	**APPROVED**
Designer's Name:	Contractor's Name:	Project Manager:
Address:	Address:	Southern University and A&M College
Email Address:	Email Address:	
By:	By:	By:
Date:	Date:	Date:

SOUTHERN UNIVERSITY AND A&M COLLEGE USE ONLY

Classification	**Amount**	**Classification**	**Amount**
Omission (Type "O")*		**Miscellaneous (Type "M")**	
Error (Type "E")*		**Owner Requested (Type "R")**	

Senior Manager/Assistant Director approval: _____

COMMENTS:

Construction Contract Change Order
SUMMARY

Item No. _____

Southern University and A&M College

RFI No. (or COR, CPR, etc.) _____

State Project No. _____ Date: _____

WBS No. _____

Project Name: _____

Contractor Name: _____

Description of Work: _____

General Contractor Direct Costs - Breakdown No. ____ _____
(See attached breakdown)

Total General Contractor Cost ____ % _____
(General Contract Direct Cost plus OH&P) (Max: 8%)

Subcontractor Cost Breakdowns
(See attached.)

Subcontractor Name	Breakdown No.	A Total Direct Cost	B OH&P (Max 8%)	C Total A+(A X B)
			%	
			%	
			%	
			%	
			%	
			%	
			%	
			%	

Subcontractor Direct Costs Total $ -
(Sum column A)

Subcontractor Direct Costs + Subcontractor OH&P
(Sum column C)

General Contractor OH&P on Subcontractor Direct Cost at ____ % _____
(Sum column A times General Contractor OH&P rate.) (Max: 8%)

Total Subcontractor Costs _____
(Subcontractor Direct Costs + OH&P + General Contractor OH&P)

Change Order Subtotal _____
(Sum of Total General Contractor Costs and Total Subcontractor Costs)

Performance and Payment Bond at ____ %
(Change Order Subtotal times Performance and Payment Bond rate)

Amount will be ☐ increased ☐ decreased ☐ unchanged by _____
(Sum of Change Order Subtotal and Performance and Payment Bond)

Days will be ☐ increased ☐ decreased ☐ unchanged by _____
(Attach supporting data such as meteorological reports)

Construction Contract Change Order

BREAKDOWN

Breakdown No. _____

Southern University and A&M College — Item No. _____

State Project No. _____ — RFI No. (or COR, CPR, etc.) _____

WBS No. _____ — Date: _____

Project Name: _____

Contractor/Subcontractor Name: _____

Direct Cost of Work :

A. Labor — Check here if explained on the Comment Sheet ➧

		Hourly Wage Rate	Hours	Total Cost
1	☐			
2	☐			
3	☐			
4	☐			
5	☐			
6	☐			
7	☐			
	Add Labor Burden @		____ %	
	LABOR TOTAL			

B. Material

		Unit Price	Unit	Units	Total Cost
1	☐				
2	☐				
3	☐				
4	☐				
5	☐				
6	☐				
7	☐				
(Copies of invoices may be required.)		Add Tax @		____ %	
		MATERIAL TOTAL			

C. Equipment

		Unit Rate	Unit	Units	Total Cost
1	☐				
2	☐				
3	☐				
4	☐				
5	☐				
6	☐				
7	☐				
(Copies of invoices may be required.)		Add Tax @		____ %	
		EQUIPMENT TOTAL			

TOTAL DIRECT COST FOR THIS BREAKDOWN:
(Sum A, B & C)

Construction Contract Change Order

BREAKDOWN COMMENT SHEET

Southern University and A&M College

State Project No. _____

WBS No. _____

Project Name: _____

Breakdown No. _____

Item No. _____

RFI No. (or COR, CPR, etc.) _____

Date: _____

Contractor/Subcontractor Name: _____

A. Labor

No. (From BREAKDOWN Sheet)

B. Material

C. Equipment

Construction Contract Change Order
UNIT PRICE BREAKDOWN

Breakdown No. _____

Southern University and A&M College
Item No. _____

State Project No. _____
RFI No. (or COR, CPR, etc.) _____

WBS No. _____
Date: _____

Project Name: _____

Contractor/Subcontractor Name: _____

Unit Price Tabulation

(Unit prices must be included in the bid or clearly defined in a standard, industry recognized pricing reference. The pricing reference shall be identified herein.)

Unit Price Description	Reference*	Unit Price	Units	Total

* Reference Legend: _____

_____

_____

Unit Price Total:
(Sum Total column)

Southern University and A&M College
Instructions for Change Order Back Up Forms

The General Conditions of the Contract for Construction, AIA Document A201, 2017 Edition, and the Supplementary Conditions provide for changes in the contract in the form of change orders. The costs of such changes must be carefully, clearly and accurately documented. The University has prepared a set of forms to be used to provide this documentation in a consistent format that is in accordance with the Contract Documents.

Change orders will typically contain one or more items of work. Each item of work will typically include work by the general contractor and/or one or more subcontractors. The documentation begins with a breakdown of the work of the contractor and each subcontractor. This is prepared using the form entitled "BREAKDOWN." One form for the General Contractor and one for each subcontractor. Each breakdown will be summarized on the form entitled "SUMMARY." Each item of work will, in turn, be summarized on the change order itself. This should be on the face of the change order.

The forms are available as a Microsoft Excel worksheet for ease of preparation, with formulas established for mark-ups and other basic mathematical operations.

These forms are to be used as provided. Any alteration to the forms may cause the change order to be rejected.

GENERAL:

(Refer to Article 7 of the Supplementary and General Conditions)

Forms - There are five forms to be used for all Facility Planning and Control change orders: CHANGE ORDER form, SUMMARY, BREAKDOWN, BREAKDOWN COMMENT SHEET and UNIT PRICE BREAKDOWN. The CHANGE ORDER form is the highest level and is the official, signed document. A CHANGE ORDER form may include one or more items of work, each of which is backed up by a SUMMARY. Each SUMMARY will be backed up with one or more BREAKDOWNs. Any unusual rates, unit costs or quantities may be explained on the COMMENT SHEET. It's simple. The BREAKDOWN form must be used for the general contractor and any subcontractor, at any level, that is to get OH&P. Use as many as needed.

Unit Pricing - Labor, material and equipment breakdown is the standard method of pricing change orders for The University. However, unit pricing may be considered in some circumstances if the unit prices are clearly established such as by unit prices that were included in the bid. These prices may also be derived from a construction industry standard reference such as R.S. Means. If unit prices were included in the bid they are acceptable for pricing change order work and, in fact, must be used for any work that is included in the change order for which they were established . The UNIT PRICE BREAKDOWN is provided for this purpose.

CHANGE ORDER:

Project identification information: Complete as required. The Site Code, State ID and CFMS / SRM No(s). (contract numbers) can be obtained from the Southern University and A&M College Project Manager.

Description: This will include a list of each attached SUMMARY that makes up this change order and a brief statement of the work included in each.

New Contract Sum: Calculate the new contract amount using the original contract amount, previous change orders and the new change order. Select the appropriate word for increase, decrease or unchanged, and delete the terms that don't apply.

New Contract Completion Date and Revised Time: Calculate the new contract time using the original Contract Completion Date and Contract Time, previous changes in time and the change in time by this change order. Select the appropriate word for increase, decrease or unchanged and delete the terms that don't apply. Show days in the main column and the date in the blank indicated.

Added Building Area: Show any building area added by this change order. If none, enter "None."

RECOMMENDED: Show the Designer's name and address, sign on the line indicated as "By:" and date on the indicated line.

ACCEPTED: Show the Contractor's name and address, sign on the line indicated as "By:" and date on the indicated line.

APPROVED: For approval by Southern University and A&M College.

SUMMARY:

(Refer to Article 7 of the Supplementary and General Conditions)

Item No.: Show the Item number as it will appear on the CHANGE ORDER Form. Note: This may be one of several items included in one CHANGE ORDER form.

RFI No.: Show the number of the request for information. This may be known by another name such as COR (Change Order Request,) CPR (Change Proposal Request,) etc.

Project No., WBS No., Date, Project Name. Complete as appropriate.

Contractor: Name of General Contractor.

Description of Work: Give a brief description of the work included in this **Item**.

General Contractor Direct Costs: Show the total General Contractor Cost from the BREAKDOWN and show the Breakdown No. in the space provided.

General Contractor Total Cost: Show the total General Contractor Cost plus the General Contractor's overhead and profit. The overhead and profit shall not exceed 8% of the Direct Cost.

Subcontractor Cost Breakdowns: List each subcontractor, Breakdown No. and Total Direct Cost (in column "A") from the attached BREAKDOWN sheets. Show the subcontractor's overhead and profit percentage in column "B" and show the calculated total of the direct cost plus the percentage of the direct cost in column "C." If the electronic version of the form is being used, column "C" will be automatically calculated. The overhead and profit shall not exceed 8% of the Total Direct Cost.

Subcontractor Direct Costs Total: Sum of column "A." This will be used to calculate the General Contractor's overhead and profit on the subcontractors' work. If the electronic version is being used, this will be an automatic calculation.

Subcontractor Direct Costs + Subcontractor OH&P: Sum of column "C." This represents the total amount that subcontractors will be paid. Automatic calculation.

General Contractor OH&P on Subcontractor Direct Cost at ___%. The contractors overhead and profit on the subcontractors' direct cost (without subcontractor OH&P.) Enter the percentage of the contractor's OH&P on the subcontractors' work (not to exceed 8%) and show the calculated total of the subcontractors' direct cost plus the percentage of the direct cost in the space. Automatic calculation.

Total Subcontractor Costs: Total of the last two spaces.

Change Order Subtotal: Total of change order except bond.

Performance and Payment Bond at ____%: Enter bond percentage (from amount provided by the contractor at the Pre-Construction Conference) and calculate the amount for the bond.

Amount will be (increased) (decreased) (unchanged) by: Add bond and calculate total change order amount. Indicate "increase," "decrease" or "unchanged", and **delete the terms that don't apply**.

Days will be (increased) (decreased) (unchanged) by: Show the number of days to be added or deleted from the contract, if any, due to changes in scope, adverse weather, unusual delays or other factors, **only** if it is proven the critical path is affected. Note that a change in scope does not necessarily indicate a change in time. Indicate "increased," "decreased" or "unchanged", and **delete the terms that don't apply**.

BREAKDOWN:

Item No. Show the Item number as it will appear on the CHANGE ORDER Form and the SUMMARY. Note: This may be one of several items included in one CHANGE ORDER form.

RFI No.: Show the number of the request for information. This may be known by another name such as COR (Change Order Request,) CPR (Change Proposal Request,) etc.

Project No., WBS No., Date, Project Name. Complete as appropriate.

Contractor: Name of General Contractor or Subcontractor.

Direct Cost of Work:

Check here if explained on the Comment Sheet: If rates, unit costs or quantities may appear unreasonable compared to standard costs or quantities the reasons may be explained on the attached comment sheet and the box checked to indicate that there is an explanation.

A. Labor: Include the "wages paid" hourly direct labor and/or foreman necessary to perform the required change. "Wages paid" is the amount actually paid the employee, not the fully burdened charge rate used in the bid, etc. Supervisory personnel in district or home office shall not be included. Do not include the project superintendent, except as permitted by Section 7.2 of Supplementary Conditions. Supervisory personnel on the job-site, but with broad supervisory responsibility shall not be included as Direct Labor, except as permitted by Section 7.2 of Supplementary Conditions. Typically there will be only one superintendent on the job and his/her time shall not be included, except as permitted by Section 7.2 of Supplementary Conditions. Typically all other employees are eligible for inclusion. List by job title each person employed on the work, his/her hourly rate, the number hours work and the extended Total Cost. Do not list crews unless the rates for them are readily available in standard cost estimating references such as R. S. Means. Add the labor burden that was provided at the Pre-Construction conference and in compliance with the Contract Documents, and total the amounts in LABOR TOTAL.

B. Material: Include the acquisition cost of all materials directly required to perform the required change. List each material used in the work, the price per unit, name of the unit, the number of units used and the extended Total Cost. Add the tax rate and tax and total the amounts in MATERIAL TOTAL.

C. Equipment: Include the rental cost of equipment items necessary to perform the change. For company-owned equipment items, include documentation of internal rental rates submitted at the pre-construction conference. Charges for small tools, and craft specific tools are not allowed. List each piece of equipment used in the work, the rate by units of time (hour, day, week, etc.,) number of units of time the piece was in service on the work and the extended total cost. Add the tax rate, calculate the tax and total the amounts in EQUIPMENT TOTAL.

TOTAL DIRECT COST FOR THIS BREAKDOWN: Total of A. Labor, B. Material and C. Equipment. This is the amount that will be carried forward to the SUMMARY Sheet. This amount does **NOT** include Overhead and Profit. This will be added on the SUMMARY Sheet.

COMMENTS SHEET:

The COMMENTS SHEET uses the same heading as the SUMMARY and BREAKDOWN.

The COMMENTS SHEET includes three sections, one each for A. Labor, B. Materials and C. Equipment. These correspond to the sections in the BREAKDOWN. Each comment should be entered in the section to which it corresponds on the BREAKDOWN and numbered to correspond to the appropriate line. Comments are to used only to explain unusual rates, costs or quantities.

UNIT PRICE BREAKDOWN:

The UNIT PRICE BREAKDOWN uses the same heading as the BREAKDOWN.

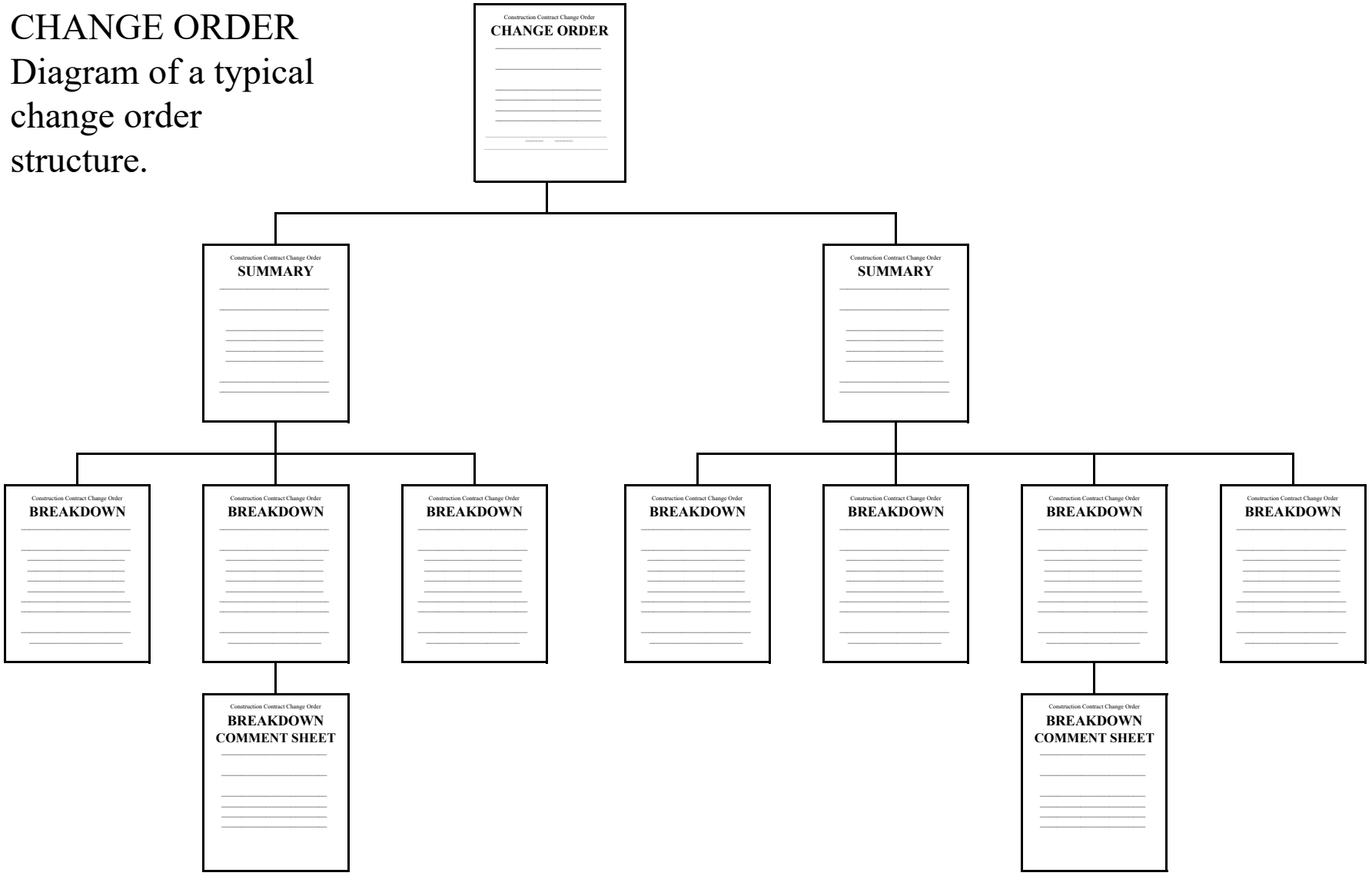
The UNIT PRICE BREAKDOWN is similar to the BREAKDOWN.

Unit Price Tabulation: Each unit price is listed along with its corresponding price and the number of units used in the work. The price and number of units are multiplied to provide the total cost of each unit price item. The pricing reference, such as the bid form for the project or a construction industry standard reference, must be cited for each unit price. This may be more fully described in "Reference Legend,"

Unit Price Total: Sum the unit prices to obtain the total cost for unit prices.

CHANGE ORDER

Diagram of a typical change order structure.



❖ **NOT FOR RECORDATION PURPOSES** ❖

University of Southern and A&M College

RECOMMENDATION OF ACCEPTANCE

TO: University of Southern and A&M College
Physical Plant Building
515 James Hunt Street
Baton Rouge, LA 70813

FROM: _____
_____
_____
Design Firm Name and Address

DATE: _____

PROJECT NAME: _____

PROJECT NUMBER: _____ WBS No. _____

SITE CODE: _____ STATE ID: _____ CFMS/SRM #: _____

CONTRACTOR: _____
_____

ORIGINAL CONTRACT AMOUNT: $ _____

FINAL CONTRACT AMOUNT: $ _____

FINAL BUILDING AREA (SQ. FEET): _____

I certify that, to the best of my knowledge and belief, this project is substantially complete in accordance with the Plans and Specifications to the point where it can be used for the purpose which was intended. It is recommended that it be accepted.

DATE OF ACCEPTANCE: _____

CONTRACT DATE OF COMPLETION: _____

NUMBER OF DAYS (OVERRUN) (UNDERRUN) (As of Acceptance Date) _____

LIQUIDATED DAMAGES PER DAY STIPULATED IN CONTRACT $ _____

VALUE OF PUNCH LIST $ _____

Was part of project occupied prior to Acceptance? ☐ No ☐Yes, see attached Partial Occupancy Forms

ADA Certificate of Compliance Required? ☐ No ☐Yes, see attached form.

La. Building Code Certificate of Compliance Required? ☐ No ☐Yes, see attached form.

ROOF GUAR-MANUF: _____ START DATE: _____ END DATE: _____

ROOFER: _____ START DATE: _____ END DATE: _____

Signed:_____
DESIGNER

FOR USE OF PROJECT MANAGER:

Signed:_____
PROJECT MANAGER

c: User Agency

❖ **NOT FOR RECORDATION PURPOSES** ❖

CERTIFICATE OF COMPLIANCE

with

Americans with Disabilities Act and Architectural Barriers Act Accessibility Guidelines

TO: University of Southern and A&M College
Physical Plant Building
515 James Hunt Street
Baton Rouge, LA 70813

FROM: _____

_____

_____

Design Firm Name and Address

PROJECT NAME: _____

_____

PROJECT No.: _____

WBS No.: _____

SITE CODE: _____ STATE ID: _____

DATE OF ACCEPTANCE: _____

I, _____ certify that, to the best of my knowledge and belief, this project has been constructed in compliance with the Americans with Disabilities Act and Architectural Barriers Act Accessibility Guidelines as reviewed by the fire marshal.

_____ Date: _____

Designer Signature

❖ **NOT FOR RECORDATION PURPOSES** ❖

Southern University and A&M College

PARTIAL OCCUPANCY

PROJECT NAME:

PROJECT LOCATION:

PROJECT / PART NUMBER: CFMS / SRM No.

WBS NUMBER:

CONTRACTOR:

USER AGENCY:

The below described portion of subject project is, to the best of my knowledge and belief, complete to a point where the User desires to use in according with the Contract Documents.

DATE OCCUPIED: _____ .

WARRANTY items covered by Occupancy:

_____

Designer Date

_____

Contractor Date

_____

Facility Planning and Control Date

Punch List: Attached ❑

None ❑

c: User Agency, ORM

❖ **NOT FOR RECORDATION PURPOSES** ❖

DOCUMENT 003132 - GEOTECHNICAL DATA

PART 1 - GENERAL

1.1 GEOTECHNICAL DATA

A. This Document with its referenced attachments provide Owner's information for Bidders' convenience and are intended to supplement rather than serve in lieu of Bidders' own investigations. They are made available for Bidders' convenience and information. This Document and its attachments are not part of the Contract Documents.

B. Because subsurface conditions indicated by the soil borings are a sampling in relation to the entire construction area, and for other reasons, the Owner, the Architect, the Architect's consultants, and the firm reporting the subsurface conditions do not warranty the conditions below the depths of the borings or that the strata logged from the borings are necessarily typical of the entire site. Any party using the information described in the soil borings and geotechnical report shall accept full responsibility for its use.

C. A geotechnical investigation report for proposed Southern University Modular Buildings, prepared by Premier Geotech and Testing, LLC dated 06-05-2025 is appended to this Document.

1. The opinions expressed in this report are those of a geotechnical engineer and represent interpretations of subsoil conditions, tests, and results of analyses conducted by a geotechnical engineer. Owner is not responsible for interpretations or conclusions drawn from the data.
2. Any party using information described in the geotechnical report shall make additional test borings and conduct other exploratory operations that may be required to determine the character of subsurface materials that may be encountered.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF DOCUMENT 003132

Environmental • Construction Materials Testing • Geotechnical • Subsurface Investigations

Environmental • Construction Materials Testing • Geotechnical • Subsurface Investigations

SES SOUTHERN EARTH SCIENCES

Built On Strong Foundations

Environmental • Construction Materials Testing • Geotechnical • Subsurface Investigations

SOUTHERN EARTH SCIENCES

Geotechnical | Environmental | Materials Testing

Proposed SUBR Modular Classroom Building

Baton Rouge, Louisiana

Report of Subsurface Investigation

and Geotechnical Evaluation

Prepared For:
Holly & Smith Architects
New Orleans, Louisiana
March 9, 2026

SOUTHERN EARTH SCIENCES
Geotechnical | Environmental | Materials Testing

BATON ROUGE OFFICE
2418 South Philippe Avenue
Gonzales, LA 70737
Tel: (225) 356-4355
www.soearth.com

March 9, 2026

HOLLY & SMITH ARCHITECTS
2302 Magazine Street
New Orleans, Louisiana 70130

ATTENTION: Mr. Rohit Sood, AIA, LEED AP, ALEP

REFERENCE: Report of Subsurface Investigation and Geotechnical Engineering Evaluation
Proposed SUBR Modular Classroom Building
Baton Rouge, Louisiana
SES Project No: B26-011

Dear Mr. Sood:

Southern Earth Sciences, Inc (SES) has completed the subsurface investigation and geotechnical engineering evaluation for the referenced project. This report presents our understanding of the available project information and outlines our soil-related recommendations and comments regarding construction of the proposed new classroom building.

We appreciate this opportunity to be of service. Please do not hesitate to contact us if you have any questions.

Sincerely,

SOUTHERN EARTH SCIENCES, INC.

Leigh Brister, E.I.
Project Manager / Business Development
Registered, Louisiana 33949

STATE OF LOUISIANA
KENNETH J. MEYN
License No. 24945
PROFESSIONAL ENGINEER

Kenny Meyn, P.E.
Regional Manager
Registered, Louisiana 24945

LB/KM

Attachments

HOLLY & SMITH ARCHITECTS

Report of Subsurface Investigation and Geotechnical Engineering Evaluation
Proposed SUBR Modular Classroom Building
Baton Rouge, Louisiana
SES Project No: B26-011
March 9, 2026

1.0 Project Information ..... - 1 -

2.0 Site Description ..... - 1 -

3.0 Field Investigation ..... - 1 -

4.0 Laboratory Testing Program ..... - 2 -

5.0 Subsurface Conditions ..... - 2 -

5.1 Groundwater ..... - 2 -

5.2 Presence of Expansive Soils ..... - 3 -

6.0 Foundation Recommendations ..... - 3 -

6.1 Site Preparation ..... - 3 -

6.2 Structural Fill Recommendations ..... - 4 -

7.0 Shallow Foundation Recommendations ..... - 5 -

7.1 Building Floor Slab ..... - 6 -

7.2 Grade Supported Slab Precautions ..... - 6 -

8.0 General Comments and Limitations ..... - 7 -

APPENDIX

Test Location Plan

CPT Sounding Logs

Soil Boring Logs

1.0 PROJECT INFORMATION

Based on our understanding of the provided information, the project will consist of the design and construction of a new single-story temporary modular classroom building at the existing Southern University and Agricultural & Mechanic College. Based on provided site plans, it is understood that the new structure will encompass an area of approximately 6,144 square feet. The proposed project site is located at 801 Harding Boulevard in Baton Rouge, Louisiana.

No detailed structural loading, grading, or topographic information was available at the writing of this report; however, SES assumes that the maximum column and wall loads will not exceed 24 kips and 2.0 kips per linear foot, respectively. Furthermore, SES assumes less than two (2) feet of structural fill material will be required to achieve design grade for this project.

2.0 SITE DESCRIPTION

At the time of our fieldwork, the project site consisted of a topographically flat grass covered lot with surrounding trees. Based on limited historical imagery from Google Earth dating back to 1998, the site has remained relatively unchanged. Our scope of work did not include exploration to determine if abandoned foundations from any previous development are located on the site.

3.0 FIELD INVESTIGATION

Two (2) Cone Penetrometer Test (CPT) soundings and two (2) auger borings were performed within the proposed building footprint at SES determined locations. The test locations were identified in the field by SES personnel using the provided site plan and reference to onsite features. The locations were marked and recorded using a handheld GPS accurate to 25 feet. A Test Location Plan is attached in the **Appendix**.

The CPT soundings were advanced to depths of about 25 feet below existing site grades in general accordance with ASTM Specification D5778 using a Geoprobe 6625 Electronic CPT rig. CPT Log sheets graphically showing the cone tip resistance, friction, equivalent N-value and interpreted soil type at the sounding location is attached in the **Appendix**. Soil classifications were interpreted from methods recommended by Robertson and Campanella. Correlations between Cone Resistance values and Standard Penetration Testing "N" values were performed according to the methods developed by Robertson, Campanella and Wightman. The soil types and stratigraphy shown on the CPT Log sheets are based upon material parameters measured and evaluated as the cone is advanced.

The auger borings were performed to depths of approximately 10 feet below existing site grades. Soil samples were obtained using a flight auger and were logged and bagged and identified according to project number, test location, and depth then transported to the laboratory for testing. The depths at which samples were obtained are shown on the attached soil boring logs of this report. All reference to

depth has been made with respect to the existing ground surface encountered during our field investigation.

The scope of services for this geotechnical study did not include any environmental assessment for determining the presence or absence of wetlands, or hazardous or toxic materials in the soil, surface water, groundwater, or air on or below, or around this site.

4.0 LABORATORY TESTING PROGRAM

Laboratory testing included physical examination and general classification and strength testing of samples obtained during the soil test boring operation. Testing included Moisture Content Determination (ASTM D 2216) and Atterberg Limits Tests (ASTM D 4318). Test results are included on Soil Boring Logs attached in the **Appendix**.

5.0 SUBSURFACE CONDITIONS

The following is a general description of subsurface conditions encountered during our site investigation. The descriptions provided below are brief and generalized. Additional details on soil layers and the collected data at each test location can be found on the individual CPT Sounding and Soil Boring Logs attached in the **Appendix**. All reference to depth has been made with respect to the existing ground surface encountered during our field investigation.

Subsurface soils encountered across the project site generally consist of medium to stiff consistency clays and silty clays with occasional layers of loose sandy/clayey silts and silty sands to a depth of approximately 25 feet, the maximum depth explored. Additional details on the collected data at each test location can be found on the individual CPT Sounding and Soil Boring Logs attached in the **Appendix**.

5.1 Groundwater

Groundwater level was not encountered at the time of our field exploration. Groundwater depths or elevations should be verified by the Contractor at the time of construction for cases where groundwater variations are potentially significant for construction. Fluctuation in the groundwater table will occur due to variances in rainfall, elevation, drainage, types of soil encountered and other factors not evident at the time measurements were made. Reference to depth has been made with respect to the existing ground surface encountered at the time of our field investigation. Groundwater levels encountered at each test location at the time of our investigation are shown on the appropriate CPT Sounding and Soil Boring Logs attached in the **Appendix**.

5.2 Presence of Expansive Soils

Based on the laboratory test results from the soil borings, the subsurface soils encountered within the site are considered to have moderate swelling potential. Generally, the subsurface soils with swelling potential above the ground water level and within the depths subjected to moisture content changes are expected to undergo volume change behavior and were considered in our potential vertical rise (PVR) estimation. **The potential vertical rise (PVR) is estimated to be less than 1.0 inch using an applied load of 100 psf.** The PVR estimates were performed using the TEX 124E method analyzing the upper ten (10) feet of soil.

One (1) inch of PVR is generally accepted as the maximum allowable value for design and construction. However, the Structural Engineer or others should determine if these PVR values are within the acceptable limits. The estimated amount of vertical movement of a foundation or floor slab constructed on swelling clays is referred to as the Potential Vertical Rise (PVR). To reduce the potential for shrinkage and swelling of the site soils, it is important that consideration be given to reducing the potential for moisture changes of the site soils. As a minimum, positive drainage away from the new buildings should be provided. If positive drainage is not provided, water will pond around and/or below the structure and total and differential movements higher than indicated in this report may occur.

6.0 FOUNDATION RECOMMENDATIONS

Our evaluation of foundation conditions has been based on the project information and assumed foundation loadings previously described in this report and subsurface data obtained during the investigation. In evaluating the CPT soundings and auger borings, we have relied on our experience with similar soil conditions and the use of empirical correlations between standard penetration resistances and foundation performance observed in soil conditions similar to those encountered at the subject site.

Soils generally consisted of medium to stiff consistency clays and silty clays. With proper foundation design and subgrade improvement, the reasonably competent soils encountered in the upper 10 feet will be suitable for support of light structural loadings using a traditional shallow foundation system consisting of square spread and continuous footings near existing grade, provided the allowable bearing capacity and estimated settlement is adequate.

6.1 Site Preparation

Based on our experience with similar site conditions, effective drainage, including ditching and positive grading, should be established across the working areas during the initial stages of site grading, and modified as necessary during construction. Once adequate site drainage is in place, the initial step in site preparation should be the complete removal of topsoil and organic-laden material,

stumps and roots, debris, rubble, and gravel, extending laterally to at least 5 feet outside of the construction area. Excavated materials should be wasted or stockpiled for use in non-structural areas.

Excavation depths required during the initial site preparations to ensure complete removal of all organic laden material will vary with location and are expected to range from 4 to 6 inches below existing grade. For grade supported elements, excavations should extend to depths of at least 18 inches below existing grade or as needed to remove loose or unsuitable soils that cannot be improved by compaction. Any over-excavated areas should be backfilled using well-compacted structural fill material placed in horizontal lifts as described below. Excavated materials should be wasted or stockpiled for use in non-structural areas.

The exposed subgrade in areas to support pavements, structures, or fill embankments should be proof rolled with a loaded dump truck weighing 15 to 20 tons. Proof-rolling should be performed after a suitable period of dry weather to avoid degrading an otherwise acceptable subgrade and to reduce the amount of undercutting/remedial work required. Any areas that deflect excessively under the equipment and do not stabilize with further compaction should be lowered further by excavation until more stable material is reached.

Excavations made as part of the undercutting or foundation construction should remain open for the least amount of time practical. If soils at the bottom of the excavation are disturbed, saturated, or otherwise become unstable, the excavation should be extended deeper to stable materials. Care should be taken to ensure that any soft or excessively yielding areas are undercut to firmer materials. Any debris should be disposed of offsite. Since the lateral and vertical extent may vary, we recommend the excavation and backfilling operation be observed by an experienced soils technician under the direct supervision of the registered project geotechnical engineer of record.

6.2 Structural Fill Recommendations

Fill material should be compacted in 8-inch (maximum) lifts to at least 95 percent of the soil's standard proctor maximum dry density as determined by ASTM D 698. In place density tests should be made at frequent intervals to measure the effectiveness of the compaction operations.

Samples of candidate fill material should be submitted to SES prior to construction to verify that the fill material is suitable for use as structural fill and to establish compaction moisture-density relationships for use as reference for the field density testing.

Imported structural fill material shall be an inert material (non-expansive soil), free of organics (<5%) with a maximum particle size of 2 inches. Commonly available acceptable fill for this region are pumped river sand, lean clays, or clayey sands having the following material properties:

TABLE 1: STRUCTURAL FILL PARAMETERS

Soil Type	USCS Classification	Acceptance Criteria
Lean Clay	CL	Liquid Limit less than 40, Plasticity Index between 12 and 22
Pumped River Sand	SP or SP-SM	Less than 10% passing the %200 Sieve
Aggregate Base	GP	LADOTD 610 Crushed Limestone or other similarly graded recycled aggregate

7.0 SHALLOW FOUNDATION RECOMMENDATIONS

After site preparation operations have been completed as previously discussed, shallow footings bearing at least 24 inches below surrounding grade may be designed for an allowable soil bearing pressure of 1,500 psf. Minimum footing widths of 18 and 24 inches for strip and column footings, respectively, should be observed. Soils exposed in the bottom of footing excavations should consist of stiff insitu material or structural fill compacted to a minimum of 95 percent of the standard Proctor maximum dry density to a depth of at least 12 inches below the footing bearing elevation. The bottom of all footing excavations should be observed by an SES engineering technician. Any footing areas found to contain unsuitable materials, poorly compacted soils, or soils that have become softened due to exposure to weather should be undercut and backfilled with new well-compacted structural fill prior to footing construction.

Total settlements for square spread footings up to four (4) feet and continuous footings up to two (2) feet in width and placement of up to two (2) feet of fill material are expected to be on the order of approximately one (1) inch. Differential settlements can be assumed to be approximately 50% of the total settlement. Settlement was estimated based on the total sustained dead loads of 70% of the above recommended net allowable bearing capacities plus up to two (2) feet of structural fill material, using empirical correlations between CPT data and compressibility. The Structural Engineer shall confirm if these magnitudes are within tolerance limits. If not, SES shall be notified in order to provide some remedial measures and/or change the foundation type.

The bottom of the foundation excavations must be dry, clean and free of loose, soft materials and construction debris prior to placement of steel or concrete. The foundation excavations should be observed by SES's Geotechnical Engineer or their representative prior to steel or concrete placement. Concrete shall be poured as quickly as possible to avoid exposure of the footing materials to moisture changes (wetting or drying). Surface run-off water should be channeled away from the excavation and not be allowed to pond. If for any reason the excavation is required to be open for more than one (1) day, it shall be protected to minimize moisture loss/gain.

7.1 Building Floor Slab

We recommend that a slab-on-grade design can be used to support the building floor slab assuming the site is prepared as described in section 6.1 of this report.

In order to assist with drainage and to increase the modulus of subgrade reaction (k value), a four (4) inch thick free-draining granular mat may be used. The soil surface shall be graded to drain away from the building without low spots that can trap water prior to placing the granular drainage layer. Polyethylene sheeting should be placed to act as a vapor retarder where the floor will be in contact with moisture sensitive equipment or products such as tile, wood, carpet, etc., as directed by the design engineer. The decision to locate the vapor retarder in direct contact with the slab or beneath the layer of granular fill should be made by the design engineer after considering the moisture sensitivity of subsequent floor finishes, anticipated project conditions, and the potential effects of slab curling and cracking. The floor slabs should have an adequate number of joints to reduce cracking resulting from differential movement and shrinkage.

For slabs bearing on properly proof rolled subgrade or at least 12 inches of compacted structural fill, a modulus of subgrade reaction (k value) of 110 pounds per cubic inch (pci) may be used in the grade slab design. If a four (4) inch granular layer is used, a modulus of subgrade reaction (k value) of 130 pounds per cubic inch (pci) may be used.

7.2 Grade Supported Slab Precautions

The precautions listed below are for informational purposes for the construction of traditional slab-on-grade pads. These details will not reduce the amount of movement but are intended to reduce potential damage should some settlement of the supporting subgrade take place. Some increase in moisture content is inevitable as a result of development and associated landscaping. However, extreme moisture content increases can be largely controlled by proper and responsible site drainage, building maintenance and irrigation practices.

Cracking of slab-on-grade concrete is normal and should be expected. Cracking can occur not only as a result of heaving or compression of the supporting soil material, but also as a result of concrete curing stresses. The occurrence of concrete shrinkage cracks and problems associated with concrete curing may be reduced and/or controlled by limiting the slump of the concrete, proper concrete placement, finishing, and curing, and by the placement of crack control joints at frequent intervals, particularly where re-entrant slab corners occur. The American Concrete Institute (ACI) recommends a maximum panel size (in feet) equal to approximately three times the thickness of the slab (in inches) in both directions. For example, joints are recommended at a maximum spacing of twelve (12) feet based on having a four-inch slab. Using fiber reinforcement in the concrete can also control shrinkage cracking.

Areas supporting slabs should be properly moisture conditioned and compacted. Backfill in all interior and exterior water and sewer line trenches should be carefully compacted to reduce the shear stress in the concrete extending over these areas.

Exterior slabs should be isolated from the building. These slabs should be reinforced to function as independent units. Movement of these slabs should not be transmitted to the building foundation or superstructure.

8.0 GENERAL COMMENTS AND LIMITATIONS

While the CPT soundings and auger borings are representative of subsurface conditions at the respective locations and for the respective vertical reaches, local variations characteristic of the subsurface materials of the region are anticipated and may be encountered. The delineation between soil types shown on the logs are approximate and the description represents our interpretation of subsurface conditions at the designated testing location and on the particular date performed.

This report has been prepared in order to aid in the evaluation of this project and to assist the engineers in the structural design. It is intended for use with regard to the specific project discussed herein and any substantial changes in the project, loads, locations, or assumed grades should be brought to our attention so that we may determine how such changes may affect our conclusions and recommendations. We would appreciate the opportunity to review the plans and specifications for construction to ensure that our conclusions and recommendations are interpreted correctly.

Professional judgments on design alternatives and criteria are presented in this report. These are based partly on our evaluations of technical information gathered, partly on our understanding of the characteristics of the project being planned, and partly on our general experience with subsurface conditions in the area. We do not guarantee performance of the project in any respect, only that our engineering work and judgments rendered meet the standard of care of our profession.

As the project geotechnical engineer of record that developed the foundation design recommendations, please be aware that we cannot accept responsibility for the performance of the foundation system if we are not afforded the opportunity to confirm that our recommendations have been followed. Accordingly, we recommend that Southern Earth Sciences, Inc. be retained on this project to perform observation and field-testing services during the construction phase of the foundation system.

This report is exclusively for the use and benefit of the addressee(s) identified on the first page of this report and is not for the use or benefit of, nor may it be relied upon by any other person or entity. The contents of this report may not be quoted in whole or in part or distributed to any person or entity other than the addressee(s) hereof without, in each case, advanced written consent.

APPENDIX

Test Location Plan

CPT Sounding Logs

Soil Boring Logs

APPROXIMATE TEST LOCATION

N

PROPOSED SUBR MODULAR CLASSROOM BUILDING
BATON ROUGE, LOUISIANA
SES FILE NO.: B26-011

SOUTHERN EARTH SCIENCES
Geotechnical | Environmental | Materials Testing

FIGURE 1
TEST LOCATION PLAN

SOUTHERN EARTH SCIENCES

SUBR MODULAR CLASSROOM BUILDING
BATON ROUGE, LOUISIANA
Project No: B26-011

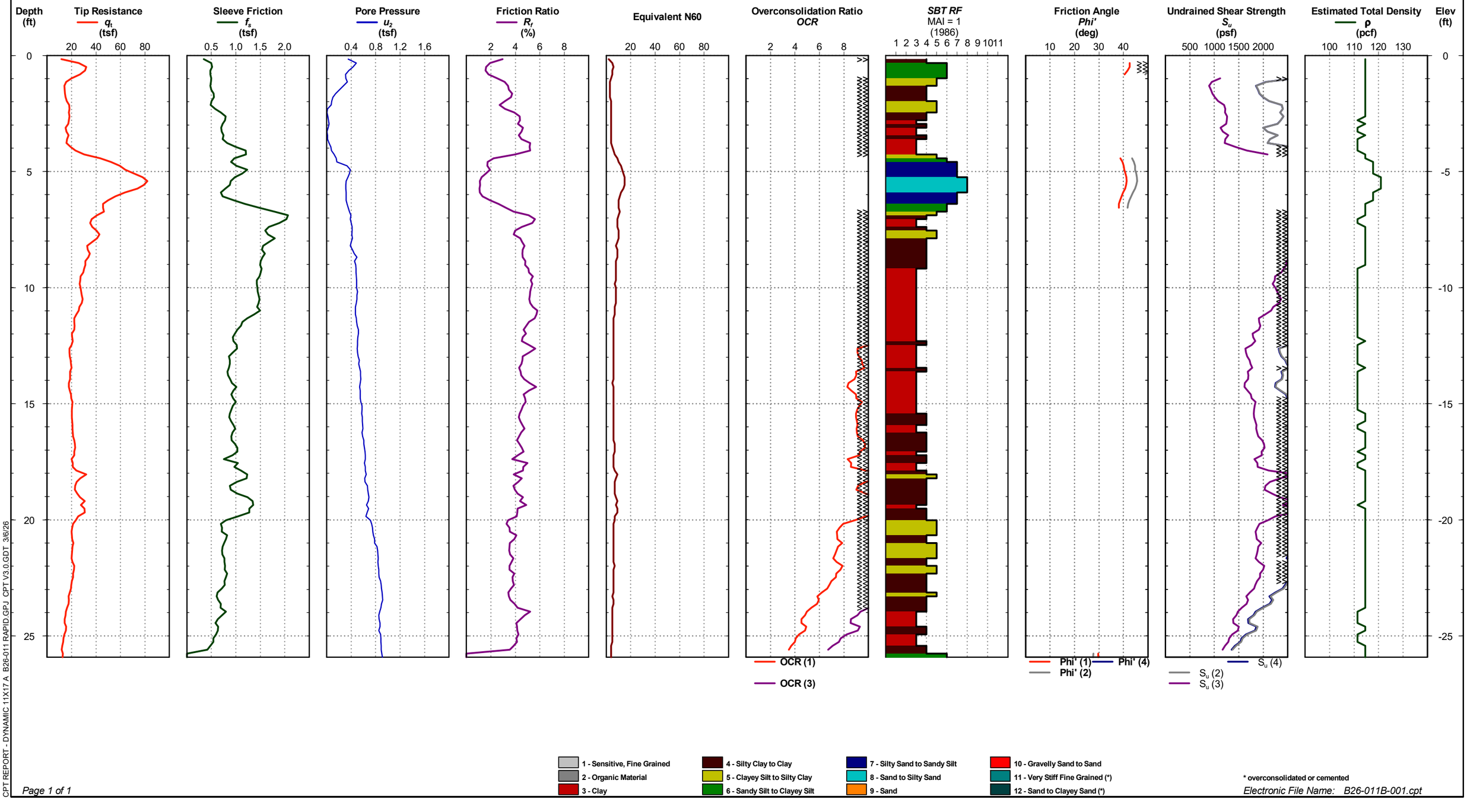
Cone Penetration Test

CPT-1

Date: Mar. 2, 2026
Operator: J. Lee

Latitude: 30°31'30.28"N
Longitude: 91°11'46.74"W
Elevation: Existing Grade

Water Depth: Hole Collapsed at 9.6 ft
Total Depth: 25.9 ft



* overconsolidated or cemented

Electronic File Name: B26-011B-001.cpt

CPT REPORT - DYNAMIC 11X17 A B26-011 RAPID.GPJ CPT V3.0.GDT 3/6/26

SOUTHERN EARTH SCIENCES

SUBR MODULAR CLASSROOM BUILDING
BATON ROUGE, LOUISIANA
Project No: B26-011

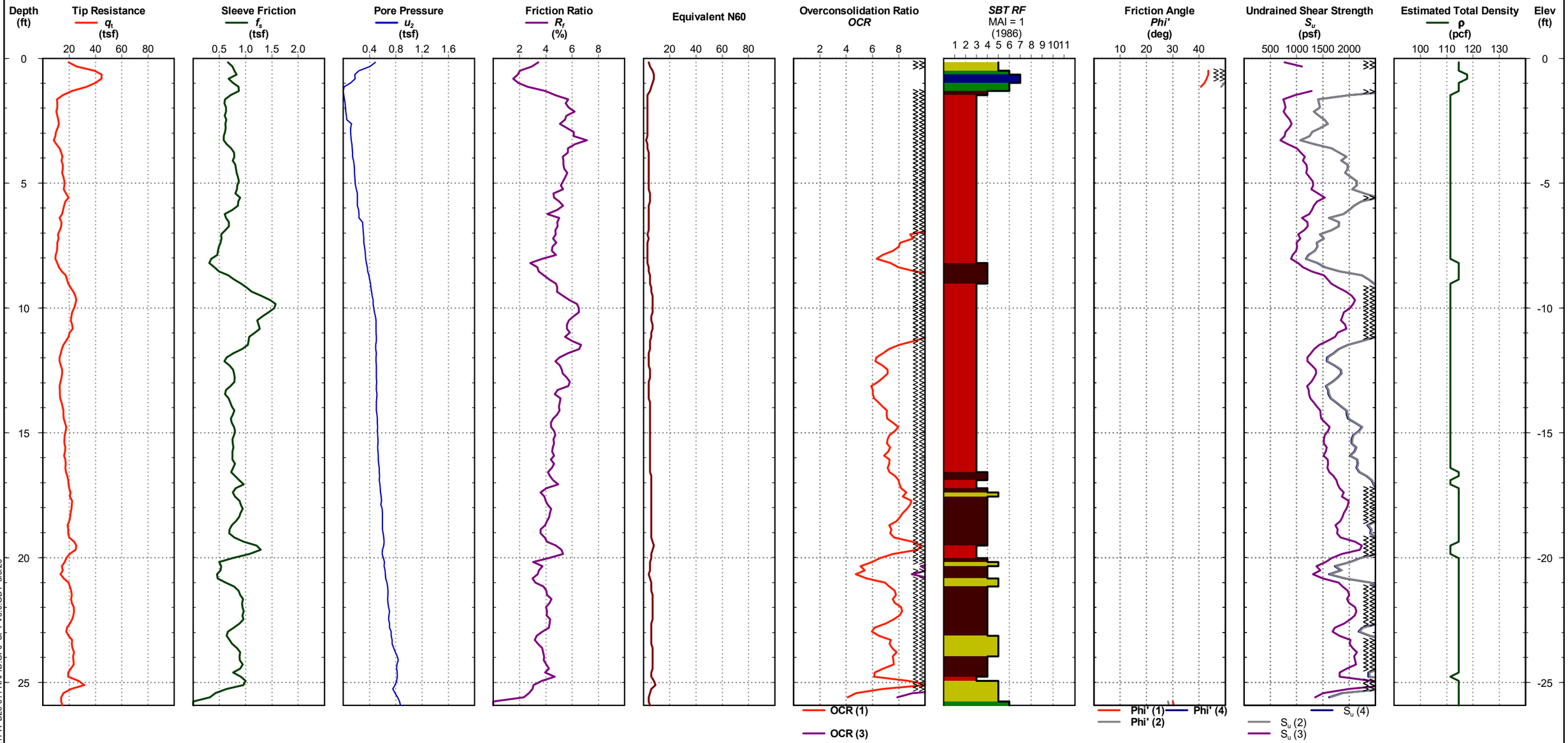
Cone Penetration Test

CPT-2

Date: Mar. 2, 2026
Operator: J. Lee

Latitude: 30°31'30.95"N
Longitude: 91°11'47.15"W
Elevation: Existing Grade

Water Depth: Hole Collapsed and Dry at 10.0 ft
Total Depth: 25.9 ft



1 - Sensitive, Fine Grained
2 - Organic Material
3 - Clay
4 - Silty Clay to Clay
5 - Clayey Silt to Silty Clay
6 - Sandy Silt to Clayey Silt
7 - Silty Sand to Sandy Silt
8 - Sand to Silty Sand
9 - Sand
10 - Gravelly Sand to Sand
11 - Very Stiff Fine Grained (*)
12 - Sand to Clayey Sand (*)

* overconsolidated or cemented

CPT REPORT - DYNAMIC 11X17 A B26-011 RAPID.GPJ CPT V3.0.GDT 3/6/26

Electronic File Name: B26-011B-002.cpt

BORING LOG

BORING NO.: B-1
PROJECT: SUBR MODULAR CLASSROOM BUILDING
PROJECT LOCATION: BATON ROUGE, LA
BORING LOCATION: 30°31'30.28"N, 91°11'46.74"W
BORING ELEVATION: EXISTING GRADE
GEOL/ENGR: KM
METHOD: HAND AUGER

PROJECT NO.: B26-011
DATE DRILLED: 03/02/26
DATE COMPLETED: 03/02/26
DEPTH TO WATER LEVEL: NE
WATER LEVEL DATE: 03/02/26
LOGGED BY: KG
DRILLER: SES

DEPTH (FEET)	SAMPLE	Moisture Content (%)	LL	PI	SYMBOL	MATERIAL CLASSIFICATION
1		19	42	24		Brown and Tan LEAN CLAY (CL)
2						
3		21				
4						
5		25	44	26		
6						
7		26				
8						
9		27	46	27		
10						Bottom at 10 Feet
11						
12						
13						
14						
15						

COMMENTS: NE = NOT ENCOUNTERED

HAND AUGER

SOUTHERN EARTH SCIENCES
Geotechnical | Environmental | Materials Testing

BORING LOG

BORING NO.: B-2
PROJECT: SUBR MODULAR CLASSROOM BUILDING
PROJECT LOCATION: BATON ROUGE, LA
BORING LOCATION: 30°31'30.95"N, 91°11'47.15"W
BORING ELEVATION: EXISTING GRADE
GEOL/ENGR: KM
METHOD: HAND AUGER

PROJECT NO.: B26-011
DATE DRILLED: 03/02/26
DATE COMPLETED: 03/02/26
DEPTH TO WATER LEVEL: NE
WATER LEVEL DATE: 03/02/26
LOGGED BY: KG
DRILLER: SES

DEPTH (FEET)	SAMPLE	Moisture Content (%)	LL	PI	SYMBOL	MATERIAL CLASSIFICATION
1		20				Brown and Tan LEAN CLAY (CL)
2						
3		22	41	24		
4						
5		23				
6						
7		25	45	27		
8						
9		28				
10						Bottom at 10 Feet
11						
12						
13						
14						
15						

COMMENTS: NE = NOT ENCOUNTERED

HAND AUGER

SOUTHERN EARTH SCIENCES
Geotechnical | Environmental | Materials Testing

SOUTHERN EARTH SCIENCES
Geotechnical | Environmental | Materials Testing

Baton Rouge, LA 225-356-4355

Kenny Meyn, P.E.—Regional Manager
kmeyn@soearth.com

Barry Keller—Department Manager
bkeller@soearth.com

CONSTRUCTION MATERIALS TESTING

Full Range of Services and Unparalleled Response

Southern Earth Sciences, Inc. laboratories are certified by AASHTO, AMRL, CMEC and the U.S. Army Corps of Engineers to perform soil, concrete, asphalt and materials testing. Our professional inspectors and technicians continually participate in proficiency testing programs to ensure internal quality control.

FIELD TESTING AND INSPECTION

In addition to our laboratory testing facilities, SESI maintains a fully outfitted mobile field laboratory available for on-site testing. This allows our OSHA safety certified technicians to perform both call-out services on small projects or full-time quality control testing and inspection on major projects. The on-site testing lab offers a full range of services.

Services

- Dipstick technology for flatness testing of concrete slabs
- Soil testing—compaction, pile load testing, pile and caisson inspection, plate load bearing tests
- Asphaltic concrete testing—core density and thickness, evaluation of aggregates, mix designs, plant and field control
- Portland cement concrete—batch plant and field control, core drilling, molding, curing and testing cylinders
- Slump testing, air content and unit weight
- Pipe and block inspection
- Soundness and abrasion of aggregates
- Bridge inspection
- Pile integrity testing
- Pile dynamic analysis (PDA)
- Vibration monitoring
- Rebar location/depth of cover
- Post tensioning inspection
- Welding and steel framing inspections

LABORATORY TESTING OF MATERIALS

Strategically located laboratories make testing of soils, concrete, asphalt and metals quick and convenient. Branch managers supervise all lab operations in accordance with ASTM Specifications E-329 and E-699. All equipment is calibrated annually to ensure accurate data. SESI technicians are certified by appropriate accrediting agencies on a routine basis.

Services

- Consolidation testing
- Flexible wall permeability testing
- Triaxial testing
- Soil classification testing
- Concrete strength testing
- Steel strength testing

Environmental • Construction Materials Testing • Geotechnical • Subsurface Investigations

Environmental • Construction Materials Testing • Geotechnical • Subsurface Investigations

SOUTHERN
EARTH SCIENCES

SoEarth.com

Environmental • Construction Materials Testing • Geotechnical • Subsurface Investigations

Environmental • Construction Materials Testing • Geotechnical • Subsurface Investigations

R-85012-T (7/25)

LOUISIANA DEPARTMENT of REVENUE

Public Projects Contractor/Subcontractor

Sales Tax Certification and Exemption Application
Louisiana Revised Statute 47:305.7(A)(1)(b)

For questions about this form, please contact:
Louisiana Department of Revenue
Taxpayer Compliance - SES Division
Phone: (855) 307-3893
Email: LDRSales.ExemptionApplications@la.gov

This form is for use by contractors and subcontractors when applying for certification and exemption from the collection of sales tax in accordance with La. R.S. 47:305.7(A)(1)(b).

Please complete the application below and return it via email to LDRSales.ExemptionApplications@la.gov along with a copy of the executed contract.

Applicant Information

Contractor Legal Name	LDR Sales Tax Account Number		
Contractor Trade Name			
Physical Address	City	State	ZIP
Mailing Address	City	State	ZIP
Contact Person	Contact Number		
Email Address			

Public Entity Information

Public Entity	LDR Sales Tax Account Number *(if applicable)*

Contract Information

Contract Number	Contract Beginning Date *(mm/dd/yyyy)*	Contract End Date *(mm/dd/yyyy)*
Contract Description		

Please select the legal status of the public entity listed above:

- ☐ State agency, board, or commission
- ☐ Municipal government or instrumentality thereof
- ☐ Public charter school (La. R.S. 17:3971-4001)
- ☐ Hospital service district
- ☐ Public housing authority
- ☐ Parish government or instrumentality thereof
- ☐ Parish school board or public school
- ☐ Law enforcement district
- ☐ Waterworks district
- ☐ Parish and municipal libraries
- ☐ Other _____

Under the penalty of perjury, I declare that I am authorized to sign this application on behalf of the above named contractor, and that I have examined this application, and to the best of my knowledge, it is true, correct, and complete.

Name *(Please print)*	Title
Signature	Date *(mm/dd/yyyy)*

A copy of the contract with all parties' signatures must be attached to the application. Failure to provide a copy of the contract will result in delays in the evaluation process.

SECTION 01 10 00 - SUMMARY

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to every Section.

1.2 SUMMARY

A. Section Includes:
1. Project Information.
2. Work covered by Contract Documents.
3. Work by Owner.
4. Facilitation of work not in contract.
5. Work under separate contracts.
6. Access to site.
7. Work restrictions.
8. Specification and Drawing conventions.
9. Miscellaneous provisions.
10. Delegated design services.

1.3 PROJECT INFORMATION

A. Project Identification: Southern University, Baton Rouge Seymour Modular Classroom.

1. Project Location: Southern University, Baton Rouge

B. 1. Owner: Southern University, Baton Rouge

1.4 WORK COVERED BY CONTRACT DOCUMENTS

A. Project will be constructed under a single prime contract.

1.5 WORK IN THIS CONTRACT

A. Foundations, fabrication-delivery-installation of modular buildings complete and ready for use (see Section 133423.13).
B. Foundations, landings, stairs, ramps, sidewalks.
C. Connection to site utilities, including storm drainage, sewage, potable water and electrical and data services.
D. All improvements shall be the property of the owner. No improvements shall be leased.

1.6 FACILITATION OF WORK NOT IN CONTRACT

A. Cooperate fully with separate contractors so work on those contracts may be carried out

smoothly, without interfering with or delaying Work under this contract.

B. Coordinate the Work of this contract with the work performed under separate contracts.

1.7 ACCESS TO SITE

A. Contractor shall have limited use of Project site for construction operations as indicated on Drawings by the Contract limits and as indicated by requirements of this Section.

B. Use of Site: Limit use of Project site to areas within the Contract limits indicated. Do not disturb portions of Project site beyond areas in which the Work is indicated.

C. Condition of Existing Grounds: Maintain portions of existing grounds, landscaping, and hardscaping affected by construction operations throughout construction period. Repair damage caused by construction operations.

1.8 COORDINATION WITH OWNER

A. Owner reserves the right to occupy and to place and install equipment in completed portions of the Work, prior to Substantial Completion of the Work, provided such occupancy does not interfere with completion of the Work. Such placement of equipment and limited occupancy shall not constitute acceptance of the total Work.

1. Architect will prepare a Certificate of Substantial Completion for each specific portion of the Work to be occupied prior to Owner acceptance of the completed Work.
2. Provide a Certificate of Occupancy from authorities having jurisdiction before limited Owner occupancy.
3. Before limited Owner occupancy, mechanical and electrical systems shall be fully operational, and required tests and inspections shall be successfully completed. On occupancy, Owner will operate and maintain mechanical and electrical systems serving occupied portions of Work.
4. On occupancy, Owner will assume responsibility for maintenance and custodial service for occupied portions of Work.

1.9 WORK RESTRICTIONS

A. Work Restrictions, General: Comply with limitations on use of public streets and with other requirements of authorities having jurisdiction.

B. On-Site Work Hours: Limit work to meet requirements of Southern University of Baton Rouge.

1. Early Morning Hours: Restrictions or references to regulations by authorities having jurisdiction for restrictions on noisy work.
2. Hours for Utility Shutdowns: No utility interruptions are allowed for adjacent facilities during time of University operations.

C. Nonsmoking Building: Smoking is not permitted within structures.

D. Restricted Substances: Use of controlled substances on School site is not permitted.

E. Employee Identification: Provide identification tags or other owner approved identification methods for Contractor personnel working on Project site. Required personnel shall use identification tags at all times.

1.10 SPECIFICATION AND DRAWING CONVENTIONS

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

1. Imperative mood and streamlined language are generally used in the Specifications. The words "shall," "shall be," or "shall comply with," depending on the context, are implied where a colon (:) is used within a sentence or phrase.
2. Specification requirements are to be performed by Contractor unless specifically stated otherwise.

B. Division 01 General Requirements: Requirements of Sections in Division 01 apply to the Work of all Sections in the Specifications.

C. Drawing Coordination: Requirements for materials and products identified on Drawings are described in detail in the Specifications. One or more of the following are used on Drawings to identify materials and products:

1. Terminology: Materials and products are identified by the typical generic terms used in the individual Specifications Sections.
2. Abbreviations: Materials and products are identified by abbreviations published as part of the U.S. National CAD Standard and scheduled on Drawings.
3. Keynoting: Materials and products are identified by reference keynotes referencing Specification Section numbers found in this Project Manual.

1.11 DELEGATED DESIGN SERVICES

A. Contractor shall provide design services for foundations for modular buildings, decks, stairs, ramps, and canopies.

B.. Contractor shall provide design services for modular buildings, including building structures and finishes, wind loads, tie downs, and plumbing, mechanical and electrical services.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION **01 10 00**

SECTION 012600 - CONTRACT MODIFICATION PROCEDURES

PART 1 - GENERAL

1.1 SUMMARY

A. Section includes administrative and procedural requirements for handling and processing Contract modifications.

1.2 MINOR CHANGES IN THE WORK

A. Architect will issue supplemental instructions authorizing minor changes in the Work, not involving adjustment to the Contract Sum or the Contract Time, on Architect's Supplemental Instruction (ASI) form.

1.3 PROPOSAL REQUESTS

A. Owner-Initiated Proposal Requests: Architect will issue a detailed description of proposed changes in the Work that may require adjustment to the Contract Sum or the Contract Time. If necessary, the description will include supplemental or revised Drawings and Specifications.

1. Change Proposal Requests issued by Architect are not instructions either to stop work in progress or to execute the proposed change.
2. Within time specified in Proposal Request, or 14 days when not otherwise specified, after receipt of Proposal Request, submit a quotation estimating cost adjustments to the Contract Sum and the Contract Time necessary to execute the change.

    a. Include a list of quantities of products required or eliminated and unit costs, with total amount of purchases and credits to be made.
    b. Indicate applicable taxes, delivery charges, equipment rental, and amounts of trade discounts.
    c. Include costs of labor and supervision directly attributable to the change.

B. Contractor-Initiated Proposals: If latent or changed conditions require modifications to the Contract, Contractor may initiate a claim by submitting a request for a change to **Architect**.

1. Include a statement outlining reasons for the change and the effect of the change on the Work. Provide a complete description of the proposed change. Indicate the effect of the proposed change on the Contract Sum and the Contract Time.
2. Include a list of quantities of products required or eliminated and unit costs, with total amount of purchases and credits to be made.
3. Indicate applicable taxes, delivery charges, equipment rental, and amounts of trade discounts.
4. Include costs of labor and supervision directly attributable to the change.

C. Tracking of Change Proposal Requests: The Architect shall maintain the official Change Proposal Request (CPR) Log . The General Contractor is allowed to monitor and maintain their own system; however, the official contract system shall be maintained by the Architect.

1. Contractor-Initiated Proposals: Assignment of a Contractor-Initiated Proposal as a Change Proposal Request shall be by the Architect, after evaluation and upon determination that the claim is valid.

D. Change Proposal Quotations shall include only the values of labor and materials that are directly affected by the requested change. It shall not include the cost of labor and materials that are on-going during the course of the work for subcontractors, suppliers, and the General Contractor. In addition, the requirements set forth in other sections of the contract documents and not allowing the cost of off-site subcontractors, suppliers and General Contractor's expenses shall apply. The Contractor shall adhere to the following when executing a Change Proposal Quotation:

1. If the work is concurrent with the ongoing construction of the project, and the work is, in the opinion of the architect, concurrent with the ongoing work in process, supervision and support personnel, including the Project Superintendent and all personnel on site shall not be included in the cost of the change.
2. If extensions of time are requested in the change and the work is, in the opinion of the architect, concurrent with the ongoing work in process, extensions of time will not be granted.
3. If extensions of time are requested because additional manpower is needed to execute the work and the work is, in the opinion of the architect, concurrent with the ongoing work in process, the lack of manpower will not be acceptable as a basis for an extension of time.
4. In all cases, the request for any supervision expenses can only be considered when an extension of time is granted that extends work beyond the substantial completion date set at the time the request is submitted and if the work is, in the opinion of the architect, non-concurrent with the ongoing work in process.

1.4 CONTRACTOR'S RESPONSE TO PROPOSAL REQUEST

A. The Contractor is obligated to respond to the time frames as noted on the issued Change Proposal Request Form or advise the Architect in writing of the date on which the proposal submission will be submitted. Failure to do so obligates the Contractor to respond within the time frame indicated on the Change Proposal Request Form. Should the timeframe for receipt of the change proposal quotation exceed that indicated on the Change Proposal Request form:

1. The Contractor shall not have grounds for a claim for a request for an extension of time.
2. The Contractor shall not have grounds for a claim for additional cost due to delay of the project.
3. The Contractor shall not have grounds for a claim for additional cost or extension of time for the development of conditions manifesting as a result of failure of the Contractor to meet the timeframes stipulated.

B. The Contractor is obligated to respond to the change request in sufficient itemized form to be properly evaluated by the Architect and the Owner. At a minimum the following shall be included in the breakdown using the forms required by the owner or as indicated within these specifications:

1. Itemized labor with unit cost for each category of labor used.
2. Wages shall itemize direct cost and delineate a labor burden markup for applicable payroll taxes, worker compensation insurance, unemployment compensation, and social security taxes. As a means to be specific the following is to be included in the Labor Burden calculations:

a. FICA
b. Medicare
c. Employer FICA and Medicare Match
d. Worker's Compensation
e. FUTA
f. SUTA
g. All other components of labor burden not listed above are considered overhead and shall be included in overhead and profit multiplier that is allowed as per the General Conditions of the Contract for Construction. No other markups for labor burden will be considered.

3. Cost of materials, and supplies including the identification of each item and its cost.
4. Identify each piece of machinery and equipment and its individual cost. Only include the cost of the machinery for the time period in which it is being actively used.
5. Cost for estimating the change, schedule revisions, and management efforts associated with implementation of the change into the project shall not be included as line items, as they are tasks considered overhead in this contract.

C. Failure of the Contractor to provide information to properly evaluate the cost associated with the proposed change shall result in the following:

1. The Contractor shall not have grounds for a claim for a request for an extension of time.
2. The Contractor shall not have grounds for a claim for additional cost due to delay of the project.
3. The Contractor shall not have grounds for a claim for additional cost or extension of time for the development of conditions manifesting as a result of failure of the Contractor to meet the timeframes stipulated.

1.5 CHANGE ORDER PROCEDURES

A. On Owner's approval of a Work Change Proposal Request, Architect will issue a Change Order for signatures of Owner and Contractor.

1.6 CONSTRUCTION CHANGE DIRECTIVE

A. Construction Change Directive: Architect may issue a Construction Change Directive. Construction Change Directive instructs Contractor to proceed with a change in the Work, for subsequent inclusion in a Change Order.

1. Construction Change Directive contains a complete description of change in the Work. It also designates method to be followed to determine change in the Contract Sum or the Contract Time.

B. Documentation: Maintain detailed records on a time and material basis of work required by the Construction Change Directive.

1. After completion of change, submit an itemized account and supporting data necessary to substantiate cost and time adjustments to the Contract. At a minimum, the Contractor shall meet the requirements noted in Paragraph 1.5B of this section plus all itemized timesheets for labor and receipts for material.

2. Owner reserves the right to monitor all construction change directives by whatever means necessary to document the work taking place. The Contractor and all subcontractors, sub-subcontractors and suppliers shall fully cooperate with the owner and the owners assigned representatives in these endeavors.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION

SECTION 012900 - PAYMENT PROCEDURES

PART 1 - GENERAL

1.1 SUMMARY

A. Section includes administrative and procedural requirements necessary to prepare and process Applications for Payment.

1.2 DEFINITIONS

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

1.3 SCHEDULE OF VALUES

A. Coordination: Coordinate preparation of the schedule of values with preparation of Contractor's construction schedule.

1. Coordinate line items in the schedule of values. Items required to be indicated as separate activities in Contractor’s construction schedule.

2. Submit the schedule of values to Architect at earliest possible date, but no later than seven (7) days after the Pre-Construction Conference.

B. Format and Content: Establish line items for the schedule of values. Based on anticipated billing and project phasing.

1. Identification: Include the following Project identification on the schedule of values:

a. Project name and location.
b. Name of Architect.
c. Architect's Project number.
d. Contractor's name and address.
e. Date of submittal.

2. Provide a breakdown of the Contract Sum in enough detail to facilitate continued evaluation of Applications for Payment and progress reports. Provide multiple line items for principal subcontract amounts in excess of five (5) percent of the Contract Sum. Break out all values as follows:

a. Delivered cost of product with taxes paid (material).
b. Total installation cost with overhead and profit (labor).
c. Round amounts to nearest whole dollar

3. Provide a separate line item in the schedule of values for each part of the Work where Applications for Payment may include materials or equipment purchased or fabricated and stored, but not yet installed.

4. Overhead Costs: Include total cost and proportionate share of general overhead and profit for each line item.
5. Closeout Costs. Include separate line items under Contractor and principal subcontracts for Project closeout requirements in an amount totaling five (5) percent of the Contract Sum and subcontract amount.

1.4 APPLICATIONS FOR PAYMENT

A. Each Application for Payment following the initial Application for Payment shall be consistent with previous applications and payments as certified by Architect and paid for by Owner.

1. The Owner reserves the right to request additional cost information breakdowns in any format necessary as may be required for their needs in getting the project completed. The Contractor shall submit the requested information to the Owner, through the Architect, within fourteen days of the request by the Architect.
2. Initial Application for Payment, Application for Payment at time of Substantial Completion, and final Application for Payment involve additional requirements.

B. Application for Payment Forms: Use AIA Document G702 and AIA Document G703 as form for Applications for Payment.

C. Application Preparation: Complete every entry on form. Notarize and Execute by a person authorized to sign legal documents on behalf of Contractor.

1. Entries shall match data on the schedule of values and Contractor's construction schedule. Use updated schedules if revisions were made.
2. Include amounts for work completed following previous Application for Payment, whether or not payment has been received. Include only amounts for work completed at time of Application for Payment.
3. Include amounts of Change Orders issued before last day of construction period covered by application.
4. Submit a draft application to the architect for review prior to submitting the actual monthly application.

D. Stored Materials: Include in Application for Payment amounts applied for materials or equipment purchased or fabricated and stored, but not yet installed. The contractor shall not apply for any stored materials not delivered to the site.

1. If required by the Owner, provide certificate of insurance, evidence of transfer of title to Owner, and consent of surety to payment for stored materials.
2. Provide supporting documentation that verifies amount requested, such as paid invoices. Match amount requested with amounts indicated on documentation; do not include overhead and profit on stored materials.

3. Provide summary documentation for stored materials indicating the following:

    a. Value of materials previously stored and remaining stored as of date of previous Applications for Payment.
    b. Value of previously stored materials put in place after date of previous Application for Payment and on or before date of current Application for Payment.
    c. Value of materials stored since date of previous Application for Payment and remaining stored as of date of current Application for Payment.

E. Waivers of Mechanic's Lien: With each Application for Payment, submit waivers of mechanic's lien from entities lawfully entitled to file a mechanic's lien arising out of the Contract and related to the Work covered by the payment.

1. Submit partial waivers on each item for amount requested in previous application, after deduction for retainage, on each item.
2. When an application shows completion of an item, submit conditional final or full waivers.

F. Initial Application for Payment: Administrative actions and submittals that must precede or coincide with submittal of first Application for Payment include the following:

1. List of subcontractors.
2. Approved Schedule of Values.
3. Approved Contractor's construction schedule.
4. Submittal schedule (preliminary if not final).
5. Copies of building permits.
6. Copies of authorizations and licenses from authorities having jurisdiction for performance of the Work.
7. Certificates of insurance and insurance policies.
8. Performance and payment bonds.
9. Data needed to acquire Owner's insurance.

G. Application for Payment at Substantial Completion: After Architect issues the Certificate of Substantial Completion, submit an Application for Payment showing 100 percent completion for portion of the Work claimed as substantially complete.

1. Include documentation supporting claim that the Work is substantially complete and a statement showing an accounting of changes to the Contract Sum.
2. This application shall reflect Certificate(s) of Substantial Completion issued previously for Owner occupancy of designated portions of the Work.

H. Final Payment Application: After completing Project closeout requirements, submit final Application for Payment with releases and supporting documentation not previously submitted and accepted, including, but not limited, to the following:

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

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION

SECTION 013100 - PROJECT MANAGEMENT AND COORDINATION

PART 1 - GENERAL

1.1 SUMMARY

A. Section includes administrative provisions for coordinating construction operations on Project including, but not limited to, the following:

1. Information submittals.

2. General coordination procedures.
3. Administrative and supervisory personnel.
4. Digital project management procedures.
5. Project meetings.
6. Official Project Communications

1.2 DEFINITIONS

A. BIM: Building Information Modeling.

B. RFI: Request for Information. Request from Owner, Architect, or Contractor seeking information required by or clarifications of the Contract Documents.

1.3 INFORMATIONAL SUBMITTALS

A. Subcontract List: Prepare a written summary identifying individuals or firms proposed for each portion of the Work, including those who are to furnish products or equipment fabricated to a special design. Include the following information in tabular form:

1. Name, address, telephone number, and email address of entity performing subcontract or supplying products.
2. Number and title of related Specification Section(s) covered by subcontract.

1.4 GENERAL COORDINATION PROCEDURES

A. Coordination: Coordinate construction operations included in different Sections of the Specifications to ensure efficient and orderly installation of each part of the Work. Coordinate construction operations included in different Sections that depend on each other for proper installation, connection, and operation.

1. Schedule construction operations in sequence required to obtain the best results where installation of one part of the Work depends on installation of other components, before or after its own installation.
2. Coordinate installation of different components to ensure maximum performance and accessibility for required maintenance, service, and repair.
3. Make adequate provisions to accommodate items scheduled for later installation.

B. Prepare memoranda for distribution to each party involved, outlining special procedures required for coordination. Include such items as required notices, reports, and list of attendees at meetings.

1. Prepare similar memoranda for Owner and separate contractors if coordination of their Work is required.

C. Administrative Procedures: Coordinate scheduling and timing of required administrative procedures with other construction activities to avoid conflicts and to ensure orderly progress of the Work. Such administrative activities include, but are not limited to, the following:

1. Preparation of Contractor's construction schedule.
2. Preparation of the schedule of values.

1.5 REQUEST FOR INFORMATION (RFI)

A. Immediately on discovery of the need for additional information, clarification, or interpretation of the Contract Documents, Contractor shall prepare and submit an RFI in the form specified.

1. Architect will return without response those RFIs submitted to Architect by other entities controlled by Contractor.
2. Coordinate and submit RFIs in a prompt manner so as to avoid delays in the work or work of subcontractors.

B. Content of the RFI: Include a detailed, legible description of item needing information or interpretation and the following:

1. Project name.
2. Architect's and Owner's Project number.
3. Date.
4. Name of Contractor.
5. Name of Architect.
6. RFI number, numbered sequentially.
7. RFI subject.
8. Specification Section number and title and related paragraphs, as appropriate.
9. Drawing number and detail references, as appropriate.
10. Field dimensions and conditions, as appropriate.
11. Contractor's suggested resolution. If Contractor's suggested resolution impacts the Contract Time or the Contract Sum, Contractor shall state impact in the RFI.
12. Contractor's signature.
13. Attachments: Include sketches, descriptions, measurements, photos, Product Data, Shop Drawings, coordination drawings, and other information necessary to fully describe items needing interpretation.

    a. Include dimensions, thicknesses, structural grid references, and details of affected materials, assemblies, and attachments on attached sketches.

C. RFI Forms: AIA Document G716. Software-generated form with substantially the same content as indicated above, acceptable to Architect.

D. Architect's Action: Architect will review each RFI, determine action required, and respond. For standard or simple issues, allow seven (7) working days for Architect's response for each RFI. For more complicated issues as determined by the Architect, the Architect shall submit a schedule indicating when the Architect expects to take action. RFIs received by Architect after 1:00 p.m. will be considered as received the following business day.

1. The following Contractor-generated RFIs will be returned without action:

    a. Requests for approval of submittals.
    b. Requests for approval of substitutions.
    c. Requests for approval of Contractor's means and methods.
    d. Requests for coordination information already indicated in the Contract Documents.
    e. Requests for adjustments in the Contract Time or the Contract Sum.
    f. Requests for interpretation of Architect's actions on submittals.
    g. Incomplete RFIs or inaccurately prepared RFIs.

2. Architect's action may include a request for additional information, in which case Architect's time for response will date from time of receipt by Architect of additional information.
3. Architect's action on RFIs that may result in a change to the Contract Time or the Contract Sum may be eligible for Contractor to submit Change Proposal.

E. RFI Log: Prepare, maintain, and submit a tabular log of RFIs organized by the RFI number. Submit log monthly.

1. Project name.
2. Name and address of Contractor.
3. Name and address of Architect.
4. RFI number including RFIs that were returned without action or withdrawn.
5. RFI description.
6. Date the RFI was submitted.
7. Date Architect's response was received.
8. Identification of related Minor Change in the Work, Construction Change Directive, and Change Proposal Request, as appropriate.

F. On receipt of Architect's action, update the RFI log and immediately distribute the RFI response to affected parties. Review response and notify Architect within seven (7) days if Contractor disagrees with response.

1.6 DIGITAL PROJECT MANAGEMENT PROCEDURES

A. Use of Architect's Digital Data Files: Digital data files of Architect's CAD drawings will be provided by Architect, at the Architect's discretion, for Contractor's use during construction.

1. Digital data files may be used by Contractor in preparing coordination drawings, Shop Drawings, and Project record Drawings.
2. Architect makes no representations as to the accuracy or completeness of digital data files as they relate to Contract Drawings.
3. Digital Drawing Software Program: Contract Drawings are available in Autodesk AutoCAD 2019.
4. Contractor shall execute a data licensing agreement in the form of Agreement included in Project Manual.

B. PDF Document Preparation: Where PDFs are required to be submitted to Architect, prepare as follows:

1. Assemble complete submittal package into a single indexed file incorporating submittal requirements of a single Specification Section and transmittal form with links enabling navigation to each item.
2. Name file with submittal number or other unique identifier, including revision identifier.

1.7 PROJECT MEETINGS

A. General: Schedule and conduct meetings and conferences at Project site unless otherwise indicated.

1. Attendees: Inform participants and others involved, and individuals whose presence is required, of date and time of each meeting. Notify Owner and Architect of scheduled meeting dates and times a minimum of 10 working days prior to meeting.
2. Agenda: Prepare the meeting agenda. Distribute the agenda to all invited attendees.
3. Minutes: Record significant discussions and agreements achieved. Distribute the meeting minutes to everyone concerned, including Owner and Architect, within three (3) days of the meeting.

B. Preconstruction Conference: Schedule and conduct a preconstruction conference before starting construction, at a time convenient to Owner and Architect, but no later than 15 days after execution of the Agreement.

1. Attendees: Authorized representatives of Owner Architect, and their consultants; Contractor and its superintendent; major subcontractors; suppliers; and other concerned parties shall attend the conference. Participants at the conference shall be familiar with Project and authorized to conclude matters relating to the Work.
2. Agenda: Discuss items of significance that could affect progress, including the following:

a. Responsibilities and personnel assignments.
b. Tentative construction schedule.
c. Phasing.
d. Critical work sequencing and long lead items.
e. Designation of key personnel and their duties.
f. Lines of communications.
g. Use of web-based Project software.
h. Procedures for processing field decisions and Change Orders.
i. Procedures for RFIs.
j. Procedures for processing Applications for Payment.
k. Submittal procedures.
l. Preparation of Record Documents.
m. Use of the premises.
n. Work restrictions.
o. Working hours.
p. Owner's occupancy requirements.
q. Responsibility for temporary facilities and controls.
r. Procedures for moisture and mold control.
s. Procedures for disruptions and shutdowns.
t. Construction waste management and recycling.
u. Parking availability.
v. Office, work, and storage areas.
w. Equipment, deliveries and priorities.
x. Security.

y. Progress cleaning.

3. Minutes: Entity responsible for conducting the meeting will record and distribute meeting minutes.

C. Project Closeout Conference: Schedule and conduct a project closeout conference, at a time convenient to Owner and Architect, but no later than 30 days prior to the scheduled date of Substantial Completion.

1. Conduct the conference to review requirements and responsibilities related to Project closeout.
2. Attendees: Authorized representatives of Owner, Architect, and their consultants; Contractor and its superintendent; major subcontractors; suppliers; and other concerned parties shall attend the meeting. Participants at the meeting shall be familiar with Project and authorized to conclude matters relating to the Work.
3. Agenda: Discuss items of significance that could affect or delay Project closeout, including the following:

a. Preparation of Record Documents.
b. Procedures required prior to inspection for Substantial Completion and for final inspection for acceptance.
c. Submittal of written warranties.
d. Requirements for preparing operations and maintenance data.
e. Requirements for delivery of material samples, attic stock, and spare parts.
f. Preparation of Contractor's punch list.
g. Procedures for processing Applications for Payment at Substantial Completion and for final payment.
h. Owner's partial occupancy requirements.
i. Responsibility for removing temporary facilities and controls.

4. Minutes: Entity conducting meetings will record and distribute meeting minutes.

D. Progress Meetings: Conduct progress meetings at monthly intervals. Until arrival of portable buildings and bi-weekly thereafter.

1. Coordinate dates of meetings with preparation of payment requests.
2. Attendees: In addition to representatives of Owner's Commissioning Authority] and Architect, each contractor, subcontractor, supplier, and other entity concerned with current progress or involved in planning, coordination, or performance of future activities shall be attend. All participants at the meeting shall be familiar with Project and authorized to conclude matters relating to the Work.
3. Agenda: Review and correct or approve minutes of previous progress meeting. Review other items of significance that could affect progress. Include topics for discussion as appropriate to status of Project.

a. Contractor's Construction Schedule: Review progress since the last meeting. Determine whether each activity is on time, ahead of schedule, or behind schedule, in relation to Contractor's construction schedule. Determine how construction behind schedule will be expedited; secure commitments from parties involved to do so. Discuss whether schedule revisions are required to ensure that current and subsequent activities will be completed within the Contract Time.

1) Review schedule for next period.

b. Review present and future needs of each entity present, including the following:

1) Interface requirements.
2) Sequence of operations.
3) Status of submittals.
4) Deliveries.
5) Off-site fabrication.
6) Access.
7) Site use.
8) Temporary facilities and controls.
9) Progress cleaning.
10) Quality and work standards.
11) Status of correction of deficient items.
12) Field observations.
13) Status of RFIs.
14) Status of Proposal Requests.
15) Pending changes.
16) Status of Change Orders.
17) Pending claims and disputes.
18) Documentation of information for payment requests.

4. Minutes: Record and distribute the meeting minutes to each party present and to parties requiring information.

1.8 OFFICIAL PROJECT COMMUNICATIONS

A. General: Use of letters and emails are recognized as official project communication mediums for this project.

1. Under no circumstances will text messages or verbal communication be considered official project communications. Should text messages or verbal communication be used, follow up with official project communications is necessary for the information to be recognized.
2. The transmittal of all procedural documents (e.g. schedules, submittals, applications for payment, RFIs, ARFIs, etc.) shall only be done through official communications mediums only.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION

SECTION 01 33 00 - SUBMITTAL PROCEDURES

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Submittal schedule requirements.
2. Administrative and procedural requirements for submittals.

1.2 DEFINITIONS

A. Action Submittals: Written and graphic information and physical samples that require Architect's responsive action. Action submittals are those submittals indicated in individual Specification Sections as "action submittals."

B. Informational Submittals: Written and graphic information and physical samples that do not require Architect's responsive action.

1.3 SUBMITTAL SCHEDULE

A. Submittal Schedule: Submit, as an action submittal, a list of submittals, arranged in chronological order by dates required by construction schedule. Include time required for review, ordering, manufacturing, fabrication, and delivery when establishing dates. Include additional time required for making corrections or revisions to submittals noted by Architect and additional time for handling and reviewing submittals required by those corrections.

1.4 SUBMITTAL FORMATS

A. Submittal Information: Include the following information in each submittal:

1. Project name.
2. Date.
3. Name of Architect.
4. Name of Contractor.
5. Name of firm or entity that prepared submittal.
6. Names of subcontractor, manufacturer, and supplier.
7. Unique submittal number, including revision identifier. Include Specification Section number with sequential alphanumeric identifier; and alphanumeric suffix for resubmittals.
8. Indication of full or partial submittal.
9. Identification of options requiring selection by Architect.
10. Deviations from requirements of contract documents.

1.5 SUBMITTAL PROCEDURES

A. Prepare and submit submittals required by individual Specification Sections. Types of submittals are indicated in individual Specification Sections. Prepare submittals in PDF form, and upload to web-based Project software website. Enter required data in web-based software site to fully identify submittal.

B. Coordinate preparation and processing of submittals with performance of construction activities.

1. Coordinate each submittal with fabrication, purchasing, testing, delivery, other submittals, and related activities that require sequential activity.
2. Submit all submittal items required for each Specification Section concurrently unless partial submittals for portions of the Work are indicated on approved submittal schedule.

C. Processing Time: Allow time for submittal review, including time for resubmittals, as follows. Time for review shall commence on receipt of submittal. No extension of the Contract Time will be authorized because of failure to transmit submittals enough in advance of the Work to permit processing, including resubmittals.

1. Initial Review: Allow 15 days for initial review of each submittal. Allow additional time if coordination with subsequent submittals is required. will advise Contractor when a submittal being processed must be delayed for coordination.
2. Resubmittal Review: Allow 15 days for review of each resubmittal.

D. Resubmittals: Make resubmittals in same form and number of copies as initial submittal.

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

F. Use for Construction: Retain complete copies of submittals on Project site. Use only final action submittals that are marked with approval notation from Architect's action stamp.

1.6 SUBMITTAL REQUIREMENTS

A. Product Data: Collect information into a single submittal for each element of construction and type of product or equipment.

1. If information must be specially prepared for submittal because standard published data are unsuitable for use, submit as Shop Drawings, not as Product Data.
2. Mark each copy of each submittal to show which products and options are applicable.
3. Include the following information, as applicable:

a. Manufacturer's catalog cuts.
b. Manufacturer's product specifications.
c. Standard color charts.
d. Statement of compliance with specified referenced standards.
e. Testing by recognized testing agency.
f. Application of testing agency labels and seals.
g. Notation of coordination requirements.
h. Availability and delivery time information.

4. For equipment, include the following in addition to the above, as applicable:

    a. Wiring diagrams that show factory-installed wiring.
    b. Printed performance curves.
    c. Operational range diagrams.
    d. Clearances required to other construction, if not indicated on accompanying Shop Drawings.

B. Shop Drawings: Prepare Project-specific information, drawn accurately to scale. Do not base Shop Drawings on reproductions of the Contract Documents or standard printed data unless submittal based on Architect's digital data drawing files is otherwise permitted.

1. Preparation: Fully illustrate requirements in the Contract Documents. Include the following information, as applicable:

    a. Identification of products.
    b. Schedules.
    c. Compliance with specified standards.
    d. Notation of coordination requirements.
    e. Notation of dimensions established by field measurement.
    f. Relationship and attachment to adjoining construction clearly indicated.
    g. Seal and signature of professional engineer if specified.

2. Paper Sheet Size: Except for templates, patterns, and similar full-size Drawings, submit Shop Drawings on sheets at least 8-1/2 by 11 inches, but no larger than 30 by 42 inches

C. Samples: Submit Samples for review of kind, color, pattern, and texture for a check of these characteristics with other materials.

1. Transmit Samples that contain multiple, related components such as accessories together in one submittal package.
2. Identification: Permanently attach label on unexposed side of Samples.

D. Web-Based Project Software: Prepare submittals in PDF form, and upload to web-based Project software website. Enter required data in web-based software site to fully identify submittal.

E. Disposition: Maintain sets of approved Samples at Project site, available for quality-control comparisons throughout the course of construction activity. Sample sets may be used to determine final acceptance of construction associated with each set.

F. Design Data: Prepare and submit written and graphic information indicating compliance with indicated performance and design criteria in individual Specification Sections. Include list of assumptions and summary of loads. Include load diagrams if applicable. Provide name and version of software, if any, used for calculations. Number each page of submittal.

G. Certificates:

1. Certificates and Certifications Submittals: Submit a statement that includes signature of entity responsible for preparing certification. Certificates and certifications shall be signed by an officer or other individual authorized to sign documents on behalf of that entity. Provide a notarized signature where indicated.
2. Manufacturer Certificates: Submit written statements on manufacturer's letterhead certifying that manufacturer complies with requirements in the Contract Documents. Include evidence of manufacturing experience where required.

H. Test and Research Reports:

1. Material Test Reports: Submit reports written by a qualified testing agency, on agency's standard form, indicating and interpreting test results of material for compliance with requirements in the Contract documents.
2. Preconstruction Test Reports: Submit reports written by a qualified testing agency, on testing agency's standard form, indicating and interpreting results of test performed before installation of product, for compliance with performance requirements in the Contract Documents.
3. Products Test Reports: Submit written reports indicating that current products produced by manufacturer complies with requirements in the Contact Documents. Base reports on evaluation of tests, performed by manufacturer and witnessed by a qualified testing agency, or on comprehensive tests performed by a qualified testing agency.

4. Research Reports: Submit written evidence, from a model code organization acceptable to authorities having jurisdiction, that product complies with building code in effect for Project. Include the following information:

a. Name of evaluation organization.
b. Date of evaluation.
c. Time period when report is in effect.
d. Product and manufacture' names.
e. Description of product.
f. Test procedures and results.
g. Limitations of use.

1.7 DELEGATED-DESIGN SERVICES

A. Where professional design services or certifications by a design professional are specifically required of Contractor by the Contract Documents, provide products and systems complying with specific performance and design criteria indicated.

B. Delegated-Design Services Certification: In addition to Shop Drawings, Product Data, and other required submittals, submit digitally signed PDF file paper copies of certificate, signed and sealed by the responsible design professional, for each product and system specifically assigned to Contractor to be designed or certified by a design professional.

1. Indicate that products and systems comply with performance and design criteria in the Contract Documents. Include list of codes, loads, and other factors used in performing these services.

1.8 CONTRACTOR'S REVIEW

A. Review each submittal and check for coordination with other Work of the Contract and for compliance with the Contract Documents. Note corrections and field dimensions. Mark with approval stamp before submitting to Architect.

B. Indicate Contractor's approval for each submittal with a uniform approval stamp. Include name of reviewer, date of Contractor's approval, and statement certifying that submittal has been reviewed, checked, and approved for compliance with the Contract Documents.

1.9 ARCHITECT'S REVIEW

A. Action Submittals: Architect will review each submittal, indicate corrections or revisions required, and return it.

B. Informational Submittals: Architect will review each submittal and will not return it, or will return it if it does not comply with requirements. Architect will forward each submittal to appropriate party.

C. Partial submittals prepared for a portion of the Work will be reviewed when use of partial submittals has received prior approval from Architect.

D. Incomplete submittals are unacceptable, will be considered nonresponsive, and will be returned for resubmittal without review.

E. Architect will return without review submittals received from sources other than Contractor.

F. Submittals not required by the Contract Documents will be returned by Architect without action.

PART 2 - EXECUTION (Not Used)

END OF SECTION **01 33 00**

SECTION 017419 - CONSTRUCTION WASTE MANAGEMENT AND DISPOSAL

PART 1 - GENERAL

1.1 SUMMARY

A. Section includes administrative and procedural requirements for Disposing of nonhazardous demolition and construction waste.

1.2 DEFINITIONS

A. Construction Waste: Building, structure, and site improvement materials and other solid waste resulting from construction operations. Construction waste includes packaging.

B. Disposal: Removal of demolition or construction waste and subsequent deposit in landfill.

1.3 WASTE MANAGEMENT PLAN

A. General: Develop a waste management plan that indicates methods of waste disposal. Indicate quantities by weight.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 PLAN IMPLEMENTATION

A. Provide handling, containers, storage, signage, transportation, and other items as required to implement waste management plan during the entire duration of the Contract.

B. Site Access and Temporary Controls: Conduct waste management operations to ensure minimum interference with roads, streets, walks, walkways, and other adjacent occupied and used facilities.

3.2 DISPOSAL OF WASTE

A. General: Remove waste materials from Project site and legally dispose of them in a landfill or incinerator acceptable to authorities having jurisdiction.

1. Except as otherwise specified, do not allow waste materials that are to be disposed of accumulate on-site.
2. Remove and transport debris in a manner that will prevent spillage on adjacent surfaces and areas.

B. Burning: Do not burn waste materials.

END OF SECTION

SECTION 01 77 00 - CLOSEOUT PROCEDURES

PART 1 - GENERAL

1.1 SUMMARY

A. Section includes administrative and procedural requirements for contract closeout, including, but not limited to, the following:

1. Substantial Completion procedures.
2. Final Completion procedures.
3. Warranties.
4. Final cleaning.

1.2 SUBSTANTIAL COMPLETION

A. Preliminary Procedures: Before requesting inspection for determining date of Substantial Completion, complete the following.

1. Prepare a list of items to be completed and corrected (punch list), the value of items on the list, and reasons why the Work is not complete.
2. Advise Owner of pending insurance changeover requirements.
3. Submit specific warranties, maintenance service agreements, final certifications, and similar documents.
4. Obtain and submit releases permitting Owner unrestricted use of the Work and access to services and utilities. Include occupancy permits, operating certificates, and similar releases.
5. Prepare and submit Project Record Documents, operation and maintenance manuals, final completion photographic documentation, damage or settlement surveys, property surveys, and similar final record information.
6. Deliver tools, spare parts, extra materials, and similar items to location designated by Owner. Label with manufacturer's name and model number where applicable.
7. Complete startup testing of systems.
8. Advise Owner of changeover utilities.
9. Submit changeover information related to Owner's occupancy, use, operation, and maintenance.
10. Complete final cleaning requirements, including touchup painting.
11. Touch up and otherwise repair and restore marred exposed finishes to eliminate visual defects.

B. Review: Submit a written request for review for Substantial Completion. On receipt of request, Architect will either proceed with review or notify Contractor of unfulfilled requirements. Architect will prepare the Certificate of Substantial Completion after review or will notify Contractor of items, either on Contractor's list or additional items identified by Architect, that must be completed or corrected before certificate will be issued.

1. Subsequent Review: Request a subsequent review when the Work identified in previous reviews as incomplete is completed or corrected.
2. Results of completed reviews will form the basis of requirements for Final Completion.

1.3 FINAL COMPLETION

A. Preliminary Procedures: Before requesting final inspection for determining final completion, complete the following:

1. Submit a final Application for Payment according to Division 01 Section "Payment Procedures."
2. Submit a letter certifying that the Architect's Substantial Completion review list of items to be completed or corrected (punch list) have been completed, and if not completed, provide an explanation for each item not complete. The letter shall state that each item has been completed or otherwise resolved for acceptance.
3. Submit evidence of final, continuing insurance coverage complying with insurance requirements.
4. Submit pest-control final inspection report and warranty.
5. Instruct Owner's personnel in operation, adjustment, and maintenance of products, equipment, and systems.

B. Final Review: Submit a written request for final review for acceptance. On receipt of request, Architect will either proceed with review or notify Contractor of unfulfilled requirements. Architect will prepare a final Certificate for Payment after review or will notify Contractor of construction that must be completed or corrected before certificate will be issued.

1. Subsequent Review: Request a subsequent review when the Work identified in previous reviews as incomplete is completed or corrected.

1.4 WARRANTIES

A. Submittal Time: Submit written warranties at Substantial Completion.

B. Organize warranty documents into an orderly sequence based on the table of contents of the Project Manual.

C. Provide additional copies of each warranty to include in operation and maintenance manuals.

PART 2 - PRODUCTS

2.1 MATERIALS

A. Cleaning Agents: Use cleaning materials and agents recommended by manufacturer or fabricator of the surface to be cleaned. Do not use cleaning agents that are potentially hazardous to health or property or that might damage finished surfaces.

PART 3 - EXECUTION

3.1 FINAL CLEANING OF SITE AND MODULAR BUILDINGS

A. General: Perform final cleaning. Conduct cleaning and waste-removal operations to comply with local laws and ordinances and Federal and local environmental and antipollution regulations.

B. Employ experienced workers or professional cleaners for final cleaning. Clean each surface or unit to condition expected in an average commercial building cleaning and maintenance program. Comply with manufacturer's written instructions.

1. Complete the following cleaning operations before requesting inspection for certification of Substantial Completion for entire Project or for a portion of Project:

a. Clean Project site, yard, and grounds, in areas disturbed by construction activities, including landscape development areas, of rubbish, waste material, litter, and other foreign substances.
b. Sweep paved areas affected by the work broom clean. Remove petrochemical spills, stains, and other foreign deposits.
c. Rake grounds within 15ft of the building and walkways that are neither planted nor paved to a smooth, even-textured surface.
d. Remove tools, construction equipment, machinery, and surplus material from Project site.
e. Clean exposed exterior and interior hard-surfaced finishes to a dirt-free condition, free of stains, films, and similar foreign substances.
f. Remove debris and surface dust from limited access spaces, including roofs, plenums, shafts, trenches, equipment vaults, manholes, attics, crawl spaces, and similar spaces.
g. Vacuum carpet and similar soft surfaces, removing debris and excess nap; shampoo if visible soil or stains remain.
h. Clean transparent materials, including mirrors and glass in doors and windows. Remove glazing compounds and other noticeable, vision-obscuring materials. Polish mirrors and glass, taking care not to scratch surfaces.
i. Remove labels that are not permanent.
j. Touch up and otherwise repair and restore marred, exposed finishes and surfaces. Replace finishes and surfaces that cannot be satisfactorily repaired or restored or that already show evidence of repair or restoration.

1) Do not paint over "UL" and other required labels and identification, including mechanical and electrical nameplates.

k. Wipe surfaces of mechanical and electrical equipment, Remove excess lubrication, paint and other foreign substances.
l. Replace parts subject to operating conditions during construction that may impede operation or reduce longevity.
m. Clean plumbing fixtures to a sanitary condition, free of stains, including stains resulting from water exposure.
n. Replace disposable air filters and clean permanent air filters. Clean exposed surfaces of diffusers, registers, and grills.
o. Clean light fixtures, lamps, globes, and reflectors to function with full efficiency. Replace burned-out bulbs, and those noticeably dimmed by hours of use, and defective and noisy starters in fluorescent and mercury vapor fixtures to comply with requirements for new fixtures.

C. Comply with safety standards for cleaning. Do not burn waste materials. Do not bury debris or excess materials on Owner’s property. Do not discharge volatile, harmful, or dangerous materials into drainage systems. Remove waste materials from Project site and dispose of lawfully.

END OF SECTION 01 77 00

SECTION 01 78 23 - OPERATION AND MAINTENANCE DATA

PART 1 - GENERAL

1.1 SUMMARY

A. Section includes administrative and procedural requirements for preparing operation and maintenance manuals, including the following:

1. Emergency manuals.
2. Operation manuals for systems, subsystems, and equipment.
3. Maintenance manuals for the care and maintenance of products, materials, finishes, systems, and equipment.

1.2 SUBMITTALS

A. Manual Submittal: Submit one (1) copy of each manual in final form prior to requesting inspection for Substantial Completion and at least fifteen (15) days before commencing demonstration and training. Correct or modify each manual to comply with Architect's comments. Submit copies of each corrected manual within fifteen (15) days of receipt.

PART 2 - PRODUCTS

2.1 GENERAL REQUIREMENTS FOR MANUALS

A. Organization: Unless otherwise indicated, organize each manual into a separate section for each system and subsystem, and a separate section for each piece of equipment not part of a system. Each manual shall contain the following materials, in the order listed:

1. Title page.
2. Table of contents.

B. Title Page: Include the following information:

1. Subject matter included in manual.
2. Name and address of Project.
3. Name and address of Owner.
4. Date of submittal.
5. Name and contact information for Contractor.
6. Name and contact information for Architect.
7. Cross-reference to related systems in other operation and maintenance manuals.

C. Table of Contents: List each product included in manual, identified by product name, indexed to the content of the volume, and cross-referenced to Specification Section number in Project Manual.

D. Manuals, Paper Copy: Submit final manuals in the form of hard copy, bound and labeled volumes.

1. Binders: Heavy-duty, three-ring, vinyl-covered, loose-leaf binders, in thickness

2.2 EMERGENCY MANUALS

A. Content: Organize manual into a separate section for each of the following:

1. Type of emergency.
2. Emergency instructions.
3. Emergency procedures.

B. Type of Emergency: Where applicable for each type of emergency indicated below, include instructions and procedures for each system, subsystem, piece of equipment, and component:

1. Fire.
2. Flood.
3. Water leak.
4. Power failure.
5. Water outage.
6. System, subsystem, or equipment failure.

C. Emergency Instructions: Describe and explain warnings, trouble indications, error messages, and similar codes and signals. Include responsibilities of Owner's operating personnel for notification of Installer, supplier, and manufacturer to maintain warranties.

D. Emergency Procedures: Include the following, as applicable:

1. Instructions on stopping.
2. Shutdown instructions for each type of emergency.
3. Operating instructions for conditions outside normal operating limits.

2.3 OPERATION MANUALS

A. Content: In addition to requirements in this Section, include operation data required in individual Specification Sections and the following information:

1. System, subsystem, and equipment descriptions.
2. Performance and design criteria if Contractor is delegated design responsibility.
3. Operating procedures.
4. Wiring diagrams.
5. Control diagrams.
6. Precautions against improper use.

B. Descriptions: Include the following:

1. Product name and model number.
2. Manufacturer's name.
3. Equipment identification with serial number of each component.
4. Operating characteristics.
5. Performance curves.
6. Engineering data and tests.
7. Complete nomenclature and number of replacement parts.

C. Operating Procedures: Include the following, as applicable:

1. Routine and normal operating instructions.
2. Regulation and control procedures.
3. Instructions on stopping.
4. Normal shutdown instructions.
5. Seasonal and weekend operating instructions.

2.4 PRODUCT MAINTENANCE MANUALS

A. Content: Organize manual into a separate section for each product, material, and finish. Include source information, product information, maintenance procedures, repair materials and sources, and warranties, as described below.

B. Source Information: List each product included in manual, identified by product name and arranged to match manual's table of contents. For each product, list name, address, and telephone number of Installer or supplier and maintenance service agent, Specification Section number in Project Manual.

C. Product Information: Include the following, as applicable:

1. Product name and model number.
2. Manufacturer's name.
3. Reordering information for specially manufactured products.

D. Maintenance Procedures: Include manufacturer's written recommendations and the following:

1. Inspection procedures.
2. Types of cleaning agents to be used and methods of cleaning.
3. List of cleaning agents and methods of cleaning detrimental to product.
4. Schedule for routine cleaning and maintenance.
5. Repair instructions.

2.5 SYSTEMS AND EQUIPMENT MAINTENANCE MANUALS

A. Content: For each system, subsystem, and piece of equipment not part of a system, include source information, manufacturers' maintenance documentation, maintenance procedures, maintenance and service schedules, spare parts list and source information, maintenance service contracts, and warranty and bond information, as described below.

B. Source Information: List each system, subsystem, and piece of equipment included in manual, identified by product name and arranged to match manual's table of contents. For each product, list name, address, and telephone number of Installer or supplier and maintenance service agent, and cross-reference Specification Section number and title in Project Manual.

C. Manufacturers' Maintenance Documentation: Manufacturers' maintenance documentation including the following information for each component part or piece of equipment:

1. Standard maintenance instructions and bulletins.
2. Drawings, diagrams, and instructions required for maintenance, including disassembly and component removal, replacement, and assembly.
3. Identification and nomenclature of parts and components.

D. Maintenance Procedures: Include the following information and items that detail essential maintenance procedures:

1. Test and inspection instructions.
2. Troubleshooting guide.
3. Precautions against improper maintenance.
4. Aligning, adjusting, and checking instructions.

E. Maintenance and Service Schedules: Include service and lubrication requirements, list of required lubricants for equipment, and separate schedules for preventive and routine maintenance and service with standard time allotment.

F. Spare Parts List and Source Information: Include lists of replacement and repair parts, with parts identified and cross-referenced to manufacturers' maintenance documentation and local sources of maintenance materials and related services.

G. Maintenance Service Contracts: Include copies of maintenance agreements with name and telephone number of service agent.

H. Warranties and Bonds: Include copies of warranties and lists of circumstances and conditions that would affect validity of warranties or bonds.

PART 3 - EXECUTION

3.1 MANUAL PREPARATION

A. Emergency Manual: Assemble a complete set of emergency information indicating procedures for use by emergency personnel and by Owner's operating personnel for types of emergencies indicated.

B. Product Maintenance Manual: Assemble a complete set of maintenance data indicating care and maintenance of each product, material, and finish incorporated into the Work.

C. Operation and Maintenance Manuals: Assemble a complete set of operation and maintenance data indicating operation and maintenance of each system, subsystem, and piece of equipment not part of a system.

D. Manufacturers' Data: Where manuals contain manufacturers' standard printed data, include only sheets pertinent to product or component installed. Mark each sheet to identify each product or component incorporated into the Work.

END OF SECTION **01 78 23**

SECTION 01 79 00 - DEMONSTRATION AND TRAINING

PART 1 - GENERAL

1.1 SUMMARY

A. Section includes administrative and procedural requirements for instructing Owner's personnel, including Demonstration and training in operation of systems. subsystems, and equipment.

1.2 SUBMITTALS

A. Training Manuals: At completion of training, submit complete training manual(s) for Owner's use.

1.3 COORDINATION

A. Coordinate instruction schedule with Owner's operations.

B. Coordinate content of training modules with content of approved emergency, operation, and maintenance manuals. Do not submit instruction program until operation and maintenance data has been reviewed and approved by Architect.

PART 2 - PRODUCTS

2.1 INSTRUCTION PROGRAM

A. Program Structure: Develop an instruction program that includes individual training modules for each system and for equipment not part of a system.

B. Training Modules: Develop a learning objective and teaching outline for each module. Include a description of specific skills and knowledge that participant is expected to master.

1. Documentation: Review the following items in detail:

    a. Emergency manuals.
    b. Operations manuals.
    c. Maintenance manuals.
    d. Maintenance service agreements and similar continuing commitments.

2. Emergencies: Include the following, as applicable:

    a. Instructions on meaning of warnings, trouble indications, and error messages.
    b. Instructions on stopping.
    c. Shutdown instructions for each type of emergency.
    d. Operating instructions for conditions outside of normal operating limits.

3. Operations: Include the following, as applicable:

a. Startup procedures.
b. Routine and normal operating instructions.
c. Regulation and control procedures.
d. Control sequences.
e. Safety procedures.
f. Instructions on stopping.
g. Normal shutdown instructions.

4. Troubleshooting: Include the following:

a. Diagnostic instructions.
b. Test and inspection procedures.

5. Maintenance: Include the following:

a. Inspection procedures.
b. Types of cleaning agents to be used and methods of cleaning.
c. List of cleaning agents and methods of cleaning detrimental to product.
d. Procedures for routine cleaning
e. Procedures for preventive maintenance.
f. Procedures for routine maintenance.
g. Instruction on use of special tools.

PART 3 - EXECUTION

3.1 PREPARATION

A. Assemble educational materials necessary for instruction, including documentation and training module.

3.2 INSTRUCTION

A. Engage a qualified individual to prepare instruction program and training modules.

END OF SECTION **01 79 00**

SECTION 03 30 00 - CAST-IN-PLACE CONCRETE

PART 1 - GENERAL

1.1 SUMMARY

A. Section includes cast-in-place concrete, including formwork, reinforcement, concrete materials, mixture design, placement procedures, and finishes.

1.2 ACTION SUBMITTALS

A. Product Data: Submit for the following products.
   1. Sheet vapor barrier.

B. Design Mixtures: For each concrete mixture.

C. Steel Reinforcement Shop Drawings: Placing drawings that detail fabrication, bending, and placement.

D. See Section 133423.13 for deleted design requirements and submittals.

1.3 INFORMATIONAL SUBMITTALS

A. Welding certificates.

B. Material certificates.

C. Material test reports.

D. Floor surface flatness and levelness measurements.

1.4 QUALITY ASSURANCE

A. Manufacturer Qualifications: A firm experienced in manufacturing ready-mixed concrete products and that complies with ASTM C 94/C 94M requirements for production facilities and equipment.
   1. Manufacturer certified according to NRMCA's "Certification of Ready Mixed Concrete Production Facilities."

B. Testing Agency Qualifications: An independent agency, qualified according to ASTM C 1077 and ASTM E 329 for testing indicated.

C. Welding Qualifications: Qualify procedures and personnel according to AWS D1.4/D 1.4M, "Structural Welding Code - Reinforcing Steel."

D. ACI Publications: Comply with the following unless modified by requirements in the Contract Documents:
   1. ACI SPEC-301, "Specifications for Structural Concrete,"
   2. ACI SPEC-117, "Specifications for Tolerances for Concrete Construction and Materials."

E. Preinstallation Conference: Conduct conference at Project site.

1.5 DELIVERY, STORAGE, AND HANDLING

A. Deliver, store, and handle steel reinforcement to prevent bending and damage.

1.6 PROJECT CONDITIONS

A. Protection of Footings Against Freezing: Cover completed work at footing level with sufficient temporary or permanent cover to protect footings and adjacent subgrade against possibility of freezing. Maintain cover for time period as necessary.

B. Protect adjacent finish materials against spatter during concrete placement.

PART 2 - PRODUCTS

2.1 FORM-FACING MATERIALS

A. Smooth-Formed Finished Concrete: Form-facing panels that will provide continuous, true, and smooth concrete surfaces. Furnish in largest practicable sizes to minimize number of joints.
1. Plywood, metal, or other approved panel materials.
2. Exterior-grade plywood panels, suitable for concrete forms, complying with DOC PS 1.

B. Rough-Formed Finished Concrete: Plywood, lumber, metal, or another approved material. Provide lumber dressed on at least two edges and one side for tight fit.

C. Chamfer Strips: Wood, metal, PVC, or rubber strips, 3/4 by 3/4 inch (19 by 19 mm), minimum.

D. Form-Release Agent: Commercially formulated form-release agent that does not bond with, stain, or adversely affect concrete surfaces and does not impair subsequent treatments of concrete surfaces.
1. Formulate form-release agent with rust inhibitor for steel form-facing materials.

2.2 STEEL REINFORCEMENT

A. Reinforcing Bars: ASTM A 615/A 615M, Grade 60 (Grade 420), deformed.

B. Plain-Steel Welded Wire Reinforcement: ASTM A 1064, plain, fabricated from as-drawn steel wire into flat sheets.

C. Bar Supports: Bolsters, chairs, spacers, and other devices for spacing, supporting, and fastening reinforcing bars and welded wire reinforcement in place. Manufacture bar supports from steel wire, plastic, or precast concrete according to CRSI's "Manual of Standard Practice.

2.3 CONCRETE MATERIALS

A. Cementitious Material: Use the following cementitious materials, of the same type, brand, and source, throughout Project:
1. Portland Cement: ASTM C 150, Type I
2. Fly Ash and Slag: Not permitted

B. Normal-Weight Aggregates: ASTM C 33, graded.
1. Maximum Coarse-Aggregate Size: 1-1/2 inches nominal.
2. Fine Aggregate: Free of materials with deleterious reactivity to alkali in cement.

C. Water: ASTM C 1602 and potable.

2.4 ADMIXTURES

A. Air-Entraining Admixture: ASTM C 260.

B. Chemical Admixtures: Provide admixtures certified by manufacturer to be compatible with other admixtures and that will not contribute water-soluble chloride ions exceeding those permitted in hardened concrete. Do not use calcium chloride or admixtures containing calcium chloride.
1. Water-Reducing Admixture: ASTM C 494/C 494M, Type A.
2. Retarding Admixture: ASTM C 494/C 494M, Type B.
3. Water-Reducing and Retarding Admixture: ASTM C 494/C 494M, Type D.
4. High-Range, Water-Reducing Admixture: ASTM C 494/C 494M, Type F.
5. High-Range, Water-Reducing and Retarding Admixture: ASTM C 494/C 494M, Type G.
6. Plasticizing and Retarding Admixture: ASTM C 1017/C 1017M, Type II.

2.5 WATERSTOPS

A. Flexible Rubber Waterstops: CE CRD-C 513, with factory-installed metal eyelets, for embedding in concrete to prevent passage of fluids through joints. Factory fabricate corners, intersections, and directional changes.

B. Flexible PVC Waterstops: CE CRD-C 572, with factory-installed metal eyelets, for embedding in concrete to prevent passage of fluids through joints. Factory fabricate corners, intersections, and directional changes.

2.6 VAPOR BARRIER

A. Sheet Vapor barrier shall have all of the following qualities:
1. Maintain permeance of less than 0.01 Perms [grains/(ft^2 · hr · inHg)] as tested in accordance with mandatory conditioning tests per ASTM E1745 Section 7.1 (7.1.1-7.1.5).
2. Other performance criteria:
3. Strength: ASTM E1745 Class A.
4. Thickness: 15 mils minimum
5. Provide third party documentation that all testing was performed on a single production roll per ASTM E1745 Section 8.1
6. Warranty: (a) compliance with the designated ASTM E1745 classification, and (b) no manufacturing defects in the product for, at least, the Life of the Building.

2.7 CURING MATERIALS

A. Evaporation Retarder: Waterborne, monomolecular film forming, manufactured for application to fresh concrete.

B. Absorptive Cover: AASHTO M 182, Class 2, burlap cloth made from jute or kenaf, weighing approximately 9 oz./sq. yd. (305 g/sq. m) when dry.

C. Moisture-Retaining Cover: ASTM C 171, polyethylene film or white burlap-polyethylene sheet.

D. Water: Potable.

E. Clear, Waterborne, Membrane-Forming Curing Compound: ASTM C 309, Type 1, Class B, dissipating.

2.8 RELATED MATERIALS

A. Expansion- and Isolation-Joint-Filler Strips: ASTM D 1751, asphalt-saturated cellulosic fiber or ASTM D 1752, cork or self-expanding cork.

B. Bonding Agent: ASTM C 1059/C 1059M, Type II, non-redispersible, acrylic emulsion or styrene butadiene.

C. Epoxy Bonding Adhesive: ASTM C 881, two-component epoxy resin, capable of humid curing and bonding to damp surfaces, of class suitable for application temperature and of grade to suit requirements, and as follows:
1. Types IV and V, load bearing, for bonding hardened or freshly mixed concrete to hardened concrete.

2.9 CONCRETE MIXTURES

A. Prepare design mixtures for each type and strength of concrete, proportioned on the basis of laboratory trial mixture or field test data, or both, according to ACI 301.

B. Admixtures: Use admixtures according to manufacturer's written instructions.
1. Use water-reducing admixture in concrete, as required, for placement and workability.
2. Use water-reducing and retarding admixture when required by high temperatures, low humidity, or other adverse placement conditions.
3. Use water-reducing admixture in pumped concrete, concrete for heavy-use industrial slabs and parking structure slabs, concrete required to be watertight, and concrete with a water-cementitious materials ratio below 0.50.

C. Proportion normal-weight concrete mixture as follows:
1. Minimum Compressive Strength: 4000 psi at 28 days.
2. Maximum Water-Cementitious Materials Ratio: 0.45.
3. Slump Limit: 8 inches (200 mm) for concrete with verified slump of 2 to 4 inches before adding high-range water-reducing admixture or plasticizing admixture, plus or minus 1 inch.
4. Air Content: 2 percent, plus or minus 1.5 percent at point of delivery for 1-1/2-inch (38-mm) nominal maximum aggregate size.

2.10 FABRICATING REINFORCEMENT

A. Fabricate steel reinforcement according to CRSI's "Manual of Standard Practice."

2.11 CONCRETE MIXING

A. Ready-Mixed Concrete: Measure, batch, mix, and deliver concrete according to ASTM C 94/C 94M, and furnish batch ticket information.
   1. When air temperature is between 85 and 90 deg F (30 and 32 deg C), reduce mixing and delivery time from 1-1/2 hours to 75 minutes; when air temperature is above 90 deg F (32 deg C), reduce mixing and delivery time to 60 minutes.

PART 3 - EXECUTION

3.1 FORMWORK

A. Construct formwork so concrete members and structures are of size, shape, alignment, elevation, and position indicated, within tolerance limits of ACI 117.

B. Chamfer exterior corners and edges of permanently exposed concrete.

C. Construct forms tight enough to prevent loss of concrete mortar.

D. Construct forms for easy removal without hammering or prying against concrete surfaces. Provide crush or wrecking plates where stripping may damage cast-concrete surfaces. Provide top forms for inclined surfaces steeper than 1.5 horizontal to 1 vertical.
   1. Install keyways, reglets, recesses, and the like, for easy removal.
   2. Do not use rust-stained steel form-facing material.

E. Set edge forms, bulkheads, and intermediate screed strips for slabs to achieve required elevations and slopes in finished concrete surfaces. Provide and secure units to support screed strips; use strike-off templates or compacting-type screeds.

F. Clean forms and adjacent surfaces to receive concrete. Remove chips, wood, sawdust, dirt, and other debris just before placing concrete.

G. Retighten forms and bracing before placing concrete, as required, to prevent mortar leaks and maintain proper alignment.

H. Coat contact surfaces of forms with form-release agent, according to manufacturer's written instructions, before placing reinforcement.

I. Earth forming of footings, grade beams and similar "in-ground" concrete will be allowed if:
   1. The soil is stable enough to stand at an approximately vertical plane for the depth of the structural members to occupy the excavation.
   2. Those surfaces to be exposed in the completed structure shall be formed with plywood above a plane located 6 inches (152 mm) below finished grade.
   3. Over-excavations or cave-ins shall be filled with concrete.
   4. 3 inches (76 mm) clearance is maintained to reinforcing steel from earth formed surfaces.

3.2 EMBEDDED ITEMS

A. Place and secure anchorage devices and other embedded items required for adjoining work that is attached to or supported by cast-in-place concrete. Use setting drawings, templates, diagrams, instructions, and directions furnished with items to be embedded.

3.3 VAPOR BARRIER

A. Install vapor barrier in accordance ASTM E1643.
   1. Unroll vapor barrier with the longest dimension parallel with the direction of the concrete placement and face laps away from the expected direction of the placement whenever possible.
   2. Extend vapor barrier to the perimeter of the slab. If practicable, terminate it at the top of the slab, otherwise (a) at a point acceptable to the structural engineer or (b) where obstructed by impediments, such as dowels, waterstops, or any other site condition requiring early termination of the vapor barrier. At the point of termination, seal vapor barrier to the slab itself using Stego Crete Claw Tape, per manufacturer's instructions.
   3. Overlap joints 6 inches and seal with manufacturer’s seam tape.
   4. Apply seam tape to a clean and dry vapor barrier.
   5. Seal all penetrations (including pipes) per manufacturer’s instructions.
   6. Repair damaged areas with vapor barrier material of similar (or better) permeance, puncture and tensile.

3.4 STEEL REINFORCEMENT

A. General: Comply with CRSI's "Manual of Standard Practice" for placing reinforcement.
   1. Do not cut or puncture vapor retarder. Repair damage and reseal vapor retarder before placing concrete.

B. Clean reinforcement of loose rust and mill scale, earth, ice, and other foreign materials that reduce bond to concrete.

C. Accurately position, support, and secure reinforcement against displacement. Locate and support reinforcement with bar supports to maintain minimum concrete cover. Do not tack weld crossing reinforcing bars.

D. Set wire ties with ends directed into concrete, not toward exposed concrete surfaces.

3.5 JOINTS

A. General: Construct joints true to line with faces perpendicular to surface plane of concrete.

B. Construction Joints: Install so strength and appearance of concrete are not impaired, at locations indicated or as approved by Architect.

C. Contraction Joints in Slabs-on-Grade: Form weakened-plane contraction joints, sectioning concrete into areas as indicated. Construct contraction joints for a depth equal to at least one-fourth of concrete thickness as follows:
   1. Sawed Joints: Form contraction joints with power saws equipped with shatterproof abrasive or diamond-rimmed blades. Cut 1/8-inch- (3.2-mm-) wide joints into concrete when cutting action will not tear, abrade, or otherwise damage surface and before concrete develops random contraction cracks.

D. Isolation Joints in Slabs-on-Grade: After removing formwork, install joint-filler strips at slab junctions with vertical surfaces, such as column pedestals, foundation walls, grade beams, and other locations, as indicated.

E. Waterstops: Install in construction joints and at other joints indicated according to manufacturer's written instructions.

3.6 CONCRETE PLACEMENT

A. Before placing concrete, verify that installation of formwork, reinforcement, and embedded items is complete and that required inspections have been performed.

B. Deposit concrete continuously in one layer or in horizontal layers of such thickness that no new concrete will be placed on concrete that has hardened enough to cause seams or planes of weakness. If a section cannot be placed continuously, provide construction joints as indicated. Deposit concrete to avoid segregation.
   1. Consolidate placed concrete with mechanical vibrating equipment according to ACI 301.
   2. Do not use vibrators to transport concrete inside forms. Insert and withdraw vibrators vertically at uniformly spaced locations to rapidly penetrate placed layer and at least 6 inches (150 mm) into preceding layer. Do not insert vibrators into lower layers of concrete that have begun to lose plasticity. At each insertion, limit duration of vibration to time necessary to consolidate concrete and complete embedment of reinforcement and other embedded items without causing mixture constituents to segregate.

C. Deposit and consolidate concrete for floors and slabs in a continuous operation, within limits of construction joints, until placement of a panel or section is complete.
   1. Consolidate concrete during placement operations, so concrete is thoroughly worked around reinforcement and other embedded items and into corners.
   2. Maintain reinforcement in position on chairs during concrete placement.
   3. Screed slab surfaces with a straightedge and strike off to correct elevations.
   4. Slope surfaces uniformly to drains where required.
   5. Begin initial floating using bull floats or darbies to form a uniform and open-textured surface plane, before excess bleedwater appears on the surface. Do not further disturb slab surfaces before starting finishing operations.

D. Dusting surface(s) of concrete to remove water or for any other purpose is not acceptable.

E. Cold-Weather Placement: Comply with ACI SPEC-306.1.

F. Hot-Weather Placement: Comply with ACI 3SPEC-05.1 and as follows, when hot-weather conditions exist:
   1. Cool ingredients before mixing to maintain concrete temperature below 90 ^{0}F (32 C) at time of placement. Chilled mixing water or chopped ice may be used to control temperature, provided water equivalent of ice is calculated to total amount of mixing water. Using liquid nitrogen to cool concrete is Contractor's option.
   2. Cover steel reinforcement with water-soaked burlap so steel temperature will not exceed ambient air temperature immediately before embedding in concrete.
   3. Fog-spray forms, steel reinforcement, and subgrade just before placing concrete. Keep subgrade moisture uniform without standing water, soft spots, or dry areas.

3.7 FINISHING FORMED SURFACES

A. Rough-Formed Finish: As-cast concrete texture imparted by form-facing material with tie holes and defects repaired and patched. Remove fins and other projections that exceed specified limits on formed-surface irregularities.
   1. Apply to concrete surfaces not exposed to public view.

B. Smooth-Formed Finish: As-cast concrete texture imparted by form-facing material, arranged in an orderly and symmetrical manner with a minimum of seams. Repair and patch tie holes and defects. Remove fins and other projections that exceed specified limits on formed-surface irregularities.

1. Apply to concrete surfaces exposed to public view and to be covered with a coating or covering material applied directly to concrete.

C. Rubbed Finish: Apply the following to smooth-formed finished as-cast concrete where indicated:
   1. Smooth-Rubbed Finish: Not later than one day after form removal, moisten concrete surfaces and rub with carborundum brick or another abrasive until producing a uniform color and texture. Do not apply cement grout other than that created by the rubbing process.

D. Related Unformed Surfaces: At tops of walls, horizontal offsets, and similar unformed surfaces adjacent to formed surfaces, strike off smooth and finish with a texture matching adjacent formed surfaces. Continue final surface treatment of formed surfaces uniformly across adjacent unformed surfaces unless otherwise indicated.

3.8 FINISHING FLOORS AND SLABS

A. General: Comply with ACI PRC-302.1 recommendations for screeding, restraightening, and finishing operations for concrete surfaces. Do not wet concrete surfaces.

B. Scratch Finish: While still plastic, texture concrete surface that has been screeded and bull-floated or darbied. Use stiff brushes, brooms, or rakes to produce a profile amplitude of 1/4 inch (6 mm) in one direction.
   1. Apply scratch finish to surfaces indicated and to receive mortar setting beds for bonded cementitious floor finishes.

C. Float Finish: Consolidate surface with power-driven floats or by hand floating if area is small or inaccessible to power driven floats. Restraighten, cut down high spots, and fill low spots. Repeat float passes and restraightening until surface is left with a uniform, smooth, granular texture.
   1. Apply float finish to surfaces to be covered with fluid-applied or sheet waterproofing, built-up or membrane roofing, or sand-bed terrazzo.

D. Trowel Finish: After applying float finish, apply first troweling and consolidate concrete by hand or power-driven trowel. Continue troweling passes and restraighten until surface is free of trowel marks and uniform in texture and appearance. Grind smooth any surface defects that would telegraph through applied coatings or floor coverings.
   1. Apply a trowel finish to surfaces exposed to view or to be covered with resilient flooring, carpet, ceramic or quarry tile set over a cleavage membrane, paint, or another thin-film-finish coating system.
   2. Finish and measure surface so gap at any point between concrete surface and an unleveled, freestanding, 10-ft.- (3.05-m-) long straightedge resting on two high spots and placed anywhere on the surface does not exceed 1/4 inch.

E. Trowel and Fine-Broom Finish: Apply a first trowel finish to surfaces where ceramic or quarry tile is to be installed by either thickset or thin-set method. While concrete is still plastic, slightly scarify surface with a fine broom.
   1. Comply with flatness and levelness tolerances for trowel-finished floor surfaces.

F. Broom Finish: Apply a broom finish to exterior concrete platforms, steps, ramps, and elsewhere as indicated.

3.9 MISCELLANEOUS CONCRETE ITEM INSTALLATION

A. Filling In: Fill in holes and openings left in concrete structures after work of other trades is in place unless otherwise indicated. Mix, place, and cure concrete, as specified, to blend with in-place construction. Provide other miscellaneous concrete filling indicated or required to complete the Work.

B. Curbs: Provide monolithic finish to interior curbs by stripping forms while concrete is still green and by steel-troweling surfaces to a hard, dense finish with corners, intersections, and terminations slightly rounded.

C. Equipment Bases and Foundations:
1. Coordinate sizes and locations of concrete bases with actual equipment provided.
2. Construct concrete bases 6 inches (150 mm) high unless otherwise indicated, and extend base not less than 6 inches (150 mm) in each direction beyond the maximum dimensions of supported equipment unless otherwise indicated or unless required for seismic anchor support.
3. Provide 4x4xW1.4xW1.4 WWF, unless indicated otherwise.
4. Install dowel rods to connect concrete base to concrete floor. Unless otherwise indicated, install dowel rods on 18-inch (450-mm) centers around the full perimeter of concrete base.
5. For supported equipment, install epoxy-coated anchor bolts that extend through concrete base and anchor into structural concrete substrate.
6. Prior to pouring concrete, place and secure anchorage devices. Use setting drawings, templates, diagrams, instructions, and directions furnished with items to be embedded.

D. Cast anchor-bolt insert into bases. Install anchor bolts to elevations required for proper attachment to supported equipment.

3.10 CONCRETE PROTECTING AND CURING

A. General: Protect freshly placed concrete from premature drying and excessive cold or hot temperatures. Comply with ACI SPEC-306.1 for cold-weather protection and ACI SPEC-305.1 for hot-weather protection during curing.

B. Evaporation Retarder: Apply evaporation retarder to unformed concrete surfaces if hot, dry, or windy conditions cause moisture loss approaching 0.2 lb/sq. ft. x h (1 kg/sq. m x h) before and during finishing operations. Apply according to manufacturer's written instructions after placing, screeding, and bull floating or darbying concrete, but before float finishing.

C. Cure concrete according to ACI SPEC-308.1, by one or a combination of the following methods:
1. Moisture Curing: Keep surfaces continuously moist for not less than seven days.
2. Moisture-Retaining-Cover Curing: Cover concrete surfaces with moisture-retaining cover for curing concrete, placed in widest practicable width, with sides and ends lapped at least 12 inches (300 mm), and sealed by waterproof tape or adhesive. Cure for not less than seven days. Immediately repair any holes or tears during curing period using cover material and waterproof tape.
3. Curing Compound: Apply uniformly in continuous operation by power spray or roller according to manufacturer's written instructions. Recoat areas subjected to heavy rainfall within three hours after initial application. Maintain continuity of coating and repair damage during curing period.
    a. Removal: After curing period has elapsed, remove curing compound without damaging concrete surfaces by method recommended by curing compound manufacturer.

4. Curing and Sealing Compound: Apply uniformly to floors and slabs indicated in a continuous operation by power spray or roller according to manufacturer's written instructions. Recoat areas subjected to heavy rainfall within three hours after initial application. Repeat process 24 hours later and apply a second coat. Maintain continuity of coating and repair damage during curing period.

3.11 CONCRETE SURFACE REPAIRS

A. Defective Concrete: Repair and patch defective areas when approved by Architect. Remove and replace concrete that cannot be repaired and patched to Architect's approval.

3.12 FIELD QUALITY CONTROL

A. Testing and Inspecting: Engage a qualified testing and inspecting agency to perform field tests and inspections and prepare test reports.

B. Inspections:

1. Steel reinforcement placement.
2. Steel reinforcement welding.
3. Headed bolts and studs.
4. Verification of use of required design mixture.
5. Concrete placement, including conveying and depositing.
6. Curing procedures and maintenance of curing temperature.

C. Concrete Tests: Testing of composite samples of fresh concrete obtained according to ASTM C 172 shall be performed according to the following requirements:

1. Testing Frequency: Obtain one composite sample for each day's pour of each concrete mixture exceeding 5 cu. yd., but less than 25 cu. yd., plus one set for each additional 50 cu. yd. or fraction thereof.
2. Testing Frequency: Obtain at least one composite sample for each 100 cu. yd. or fraction thereof of each concrete mixture placed each day.

3. Slump: ASTM C 143/C 143M; one test at point of placement for each composite sample, but not less than one test for each day's pour of each concrete mixture. Perform additional tests when concrete consistency appears to change.

4. Compressive-Strength Tests: ASTM C 39/C 39M; test one set of two laboratory-cured specimens at 7 days and one set of two specimens at 28 days.

    a. Test one set of two field-cured specimens at 7 days and one set of two specimens at 28 days.
    b. A compressive-strength test shall be the average compressive strength from a set of two specimens obtained from same composite sample and tested at age indicated.

5. When strength of field-cured cylinders is less than 85 percent of companion laboratory-cured cylinders, Contractor shall evaluate operations and provide corrective procedures for protecting and curing in-place concrete.
6. Strength of each concrete mixture will be satisfactory if every average of any three consecutive compressive-strength tests equals or exceeds specified compressive

strength and no compressive-strength test value falls below specified compressive strength by more than 500 psi (3.4 MPa).

7. Test results shall be reported in writing to Architect, concrete manufacturer, and Contractor within 48 hours of testing. Reports of compressive-strength tests shall contain Project identification name and number, date of concrete placement, name of concrete testing and inspecting agency, location of concrete batch in Work, design compressive strength at 28 days, concrete mixture proportions and materials, compressive breaking strength, and type of break for both 7- and 28-day tests.
8. Additional Tests: Testing and inspecting agency shall make additional tests of concrete when test results indicate that slump, air entrainment, compressive strengths, or other requirements have not been met, as directed by Architect. Testing and inspecting agency may conduct tests to determine adequacy of concrete by cored cylinders complying with ASTM C 42/C 42M or by other methods as directed by Architect.
9. Additional testing and inspecting, at Contractor's expense, will be performed to determine compliance of replaced or additional work with specified requirements.
10. Correct deficiencies in the Work that test reports and inspections indicate do not comply with the Contract Documents.

END OF SECTION 03 30 00

SECTION 13 34 23.13 – PORTABLE AND MOBILE BUILDINGS

PART 1 - GENERAL

1.1 SUMMARY

A. For the purpose of this specification, the following terms are interchangeable:
   1. Portable and mobile building: Modular: Modular structures.
   2. Contractor: Vendor/Manufacturer.

B. Section includes Portable and mobile buildings, classroom, and related work
   1. This project consists of the fabrication, delivery and set-up of portable and mobile buildings. Contractor is responsible for the design, engineering, permitting, transport and complete set-up (included but not limited to setting units, anchoring and blocking, and skirting of units). See scope summary at the end of this section.
   2. This project includes sewage, storm drain, domestic water and electrical connections as well as stairs, landings, ramps.

1.2 ACTION SUBMITTALS

A. Shop Drawing: Proposed layout and floor plans, cross sections and elevations of the Portable and Mobile building(s) and method of furnishing / connecting utilities.

B. Delegated-Design Submittal: Modular buildings and their foundations shall comply with performance requirements and design criteria, signed and sealed by the Louisiana Licensed Professional Engineer responsible for their preparation. This includes structural, plumbing, HVAC, and electrical.

C. Complete shop drawings and calculations bearing the seal of a registered structural engineer in the State of Louisiana. Foundations anchoring details and canopy design shall be included and stamped by the engineer. All calculations, details and drawings shall be stamped by the same engineer and engineer shall have a minimum of 5 years documented experience designing modular buildings similar to those required for this project.

D. Building documentation includes a stamped certification from a Louisiana licensed electrical engineer stating that the lighting level meets requirements of Louisiana Department of Health and Hospitals and code requirements.

E. The Delegated Design Engineers of record including structural, plumbing, mechanical and electrical shall carry and provide not less than $1,000,000 of professional errors and omissions insurance naming the owner as additional insured. of record shall carry and provide not less than $1,000,000 of professional errors and omissions insurance naming the owner as additional insured.

F. Shop drawings shall include details showing framing, extent of any pre-fabrication, and details or attachments of member-to-member within system, bridging, attachment to foundations and other framing systems. Shop drawings must be approved by Architect prior to building fabrication or scheduling of delivery.

G. Submit complete building products and warranty information.

1.3 INFORMATIONAL SUBMITTALS

A. Manufacturer Standards: Statement that portable and mobile buildings were designed and produced in accordance with the standard of Mobile Office Manufacturer's Association and NFPA as set forth in ANSI A119.1 and NFPA 501B.

1.4 QUALITY ASSURANCE

A. Conduct pre-installation conference at project site.

B. Units shall be new and approved by the Louisiana State Fire Marshal and all other governing authorities having jurisdiction.

C. Modular buildings are to be certified as having no asbestos or formaldehyde containing materials and shall have V.O.C. levels below those recommended by the EPA.

D. Buildings shall have no mold and any materials showing signs of such are to be fully replaced and the building tested by Owner's environmental consultant at the contractors expense.

1.5 PERFORMANCE REQUIRMENTS

A. Design loads are indicated on the drawings. Equipment dead loads are indicated in schedules..

B. Compliance with State of Louisiana – Fire Marshal Review for Industrialized Buildings.

C. Lighting Design: Comply with ASHRAE 90.1 in addition to Department of Health and Hospitals minimum design criteria for school classrooms.

D. Compliance with all applicable codes.

E. Contractor is responsible for decks, steps, ramps, walkway, canopies, electrical and plumbing connections to site utilities or special system connections. As well as design for foundations for decks, steps, ramps and canopies. These items shall be installed in or adjacent to the modular buildings by the contractor.

F. Contractor is responsible for all approvals and permits necessary to provide, transport and install the modular buildings. Contractor shall also provide and coordinate and participate as needed with owner to provide any necessary information to authorities having jurisdiction of the development of the modular buildings for issuance of all required permits, inspections and final occupancy inspections.

G. Modular buildings shall be designed and built to meet all latest edition of current applicable codes, shall have shop drawings and be built in accordance with these codes, shall be reviewed and approved by the Louisiana State Fire Marshal including the Industrial Building Review, NFPA Fire Safety, and IBC. At a minimum, modular buildings shall be capable of withstanding design loads in accordance with ASCE 7-10.

H. Finishes shall be of typical of modular building industry for use in a heavily utilized classroom and office setting.

PART 2 - PRODUCTS

2.1 PORTABLE AND MOBILE BUILDINGS

A. Vendor/Manufacturers: Subject to compliance with requirements, provide products by one of the following:
   1. Mobile Modular
   2. Williams Scotsman
   3. Palomar Modular Buildings
   4. Quick Building Modular
   5. Satellite

B. Condition: New; Asbestos and Formaldehyde Free.

C. Size: As indicated on the drawings.

D. Walls: Full depth Insulated paneled walls, fire-rated and extending up to underside of roof desk and sealed with fire-caulk where show on drawings.

E. Windows: Provide sliding windows and as shown. Window locations shall not interfere with millwork, appliances, and lab equipment. Provide insulates glazing with Low-E coating; meet all thermal performance requirements or IECC 2021.

F. Interior Doors: Solid Core Wood Doors, metal frames and Hardware. Locksets shall cylindrical type and shall meet or exceed ANSI A156.2 Series 4000, Grade 1 requirements. Provide door silencers in frames. Provide 2 keys, keyed master system, with each lock. Single-use restroom door locksets shall have a Privacy/Bathroom Function. Non-Single-use restroom doors shall be provided with closers. See schedule on drawings.

G. Exterior Doors: Hollow Metal Doors insulated and Frames with Hardware, Closers, and safety Glass Vision Panel. (6” X 2’-10”). Locksets shall be cylindrical type and shall meet or exceed ANSI A156.2 Series 4000, Grade 1 requirements. Provide 2 keys, keyed to the existing master system, with each lock. Doors shall be provided with minimum 3 hinges, ADA/ABA compliant threshold, door sweep, perimeter gasketing at frame.

H. Exterior Finish: Painted Hardi-plank or Prefinished metal panels: or Hardi-board. All exterior finishes shall match in color and be selected by owner.

I. Exterior Perimeter Skirting: Painted Hardi-plank or prefinished metal panel In accordance with Code allowing sufficient ventilation to prevent mold growth. Coordinate with infrastructure contractor to allow access utility connections.

J. HVAC: Air conditioning and heating, designed for the size, load, and use of the building\classroom. System shall be designed to maintain temperature when fully occupied within 2 degrees +/- of cooling and heating at 72 degrees.

K. Lighting: Interior recessed L.E.D. Exterior Wall Sconces at all exterior doors unless doors are centrally located and less than 10’-0’ apart. Illumination levels shall be a minimum of 50 foot-candles at desktop surfaces and shall comply with current IES guidelines and Louisiana Department of Health and Hospitals standards.

L. Flooring: Vinyl Composition Tile

M. Base Vinyl / Rubber, 4 inch tall.

N. Ceiling Finish: Suspended T-Grid with 2' x 2' acoustical tiles with sufficient space in plenum above to run electrical, intercom, telecom, and other special systems wiring and conduit by separate Infrastructure Contractor.

O. Roof system: manufacturer's standard leak free and warranted for weather tightness for duration of lease period, with gutters and downspouts (See drawings for locations).

P. Power and plumbing, as indicated on drawings and required for a functioning facility.

Q. Information Technology Closet: Provide fire-rated ¾" x 8' inch ta; plywood blackboard to cover entire back wall.

2.2 PLUMBING AND MECHANICAL

A. Fixtures: Provide Minimum Toilet Fixture Count as represented on Drawings.
1. Provide ADA ABA handicap accessible fixtures where indicated on drawings. Maintain required clearances and access.
2. Provide Accessories as indicated on Drawings.

B. Provide ducted exhaust fans controlled by light switch.

C. HVAC: Air conditioning and heating, designed for the size, load, and use of the building\classroom. System shall be designed to maintain temperature when fully occupied within 2 degrees +/- of cooling and heating at 72 degrees. Provide interior vent fans.

D. Wall Finish: Provide prefinished polyester glass reinforced plastic (FRP) sheets adhered to unfinished gypsum with coordinating PVC trim and moldings and wall base on all walls. Panels shall be Class A Fire Rated with a smooth finish and no exposed fasteners.

E. Ceiling Finish: 2x2 ceiling grid and acoustical ceiling panels with 10-year non-sag warranty.

F. Toilet Partitions: Powder Coated Steel Privacy Partitions. Toilet partitions shall be overhead braced floor mounted type with chromed zamac hardware. Urinal screens shall be wall-hung type with continuous wall brackets. Provide toilet partitions and urinal screens as indicated on drawings.

G. Electric Hand Dryers: Provide 120 volt electric hand dryers where shown on the drawings. Connect each hand dryer to a dedicated branch circuit in the building panelboard.

H. Utility Closet: Provide electric water heater sized for building loads, floor-mount corner mop sink with faucet, mop rack with shelf, and three (3) tier 15" deep wall-mounted shelving in room as indicated on drawings.

I. Water Supply: Provide insulated manifold under building for connection by separate Infrastructure Contractor as indicated on drawings. Coordinate with Infrastructure Contractor as required.

J. Sewer Discharge: Provide manifold under building for connection by this Contractor as indicated on drawings. Coordinate with Infrastructure Contractor as required.

K. Provide Junction boxes and empty conduits for the special systems (fire alarm, intercom and telecom) scope to be installed by others as shown on the drawings.

2.3 ASSOCIATED WORK

A. General: Provide accessories as standard with modular buildings manufacturer and as specified. Comply with OSHA and NFPA requirements per ANSI A119.1. Comply with ADA ABA accessibility guidelines.

B. Construct building foundation and piers in accordance with delegated design.

C. Construct metal landings, stairs and ramps as shown on drawings in accordance with delegated design. Design and provide soil-supported spread footings.

D. Construct concrete walkways as shown on drawing, 4-inch thick, 3000 PSI concrete mesh reinforced on compacted fill with joints at 4 feet on center. Turn down edges to min. 8 inches thick by 12inch wide.

E. Drawings indicate electrical and plumbing requirements to be designed and provided by contractor.

PART 3 - EXECUTION

3.1 INSTALLATION OF MODULAR BUILDINGS

A. Install modular buildings according to manufacturer's written instructions and delegated design drawings.

B. Install foundations in accordance with delegated design drawings, coordinate load points with Owner’s Consulting Engineer.

C. Block and level units. Tires and axels can be removed. Yokes shall be removed.

D. Provide permanent tie-ins to utilities existing in field: Water, sewer, storm drainage, electricity.

E. Provide anchor straps per manufacturer’s reviewed installation drawings and as required for wind performance criteria.

F. Provide Building Owner with a list of general maintenance items to be performed, including but not limited to the following:
1. HVAC filter: Type, size and frequency of replacement.
2. Light Fixtures: Type and size of lamps.
3. Flooring: Types of cleaners acceptable for mopping of floor.

G. Prior to Owner acceptance for move-in, Contractor shall apply four coats of commercial floor polish. ‘Pre-waxed’ tiles are not acceptable.

H. Coordinate all staging, delivery and installation with the Owner and Infrastructure Contractor so as to not affect the operations of the facility.

I. Tie down portable and modular buildings against wind forces, in accordance with delegated design and manufacturers and industry standard requirements. Wind tie downs shall be designed and installed in accordance with industry standards and local ordinance requirements, as it pertains to wind speeds. The tie downs shall be designed and stamped by a Louisiana licensed and registered engineer.

J. Protect modular buildings from damage during delivery, storage and handling. Reinforce, stiffen and brace modular buildings to withstand handling, delivery and erection stresses. Lift fabricated assemblies to prevent damage or permanent distortion. Buildings are to be installed plumb, square, true to line and with connections securely fastened to foundations in accordance with manufacturer's written instructions, and any requirements of authorities having jurisdiction.

3.2 SCOPE SCHEDULE

Labor, materials, delegated design and equipment to provide the following in accordance with the drawings and specifications and in accordance with the manufacturer's standards where not included in the drawings or the specifications.

1. Building permit and State Fire Marshal approval
2. State contracting license
3. Sub-surface foundations for the modular buildings
4. Concrete masonry unit piers
5. Shop drawings, including:
    a. modular buildings and all associated components, including foundations, deck, steps, ramps and aluminum canopies sealed by a LA licensed engineer for the trades involved
    b. plumbing, mechanical and electrical components of the modular buildings
    c. casework and certain lab furnishings
6. New factory-manufactured modular buildings sufficient to provide the spaces shown on the drawings, including:
    a. Layout and construction of foundations
    b. Transportation to the site from factory or manufacturer’s storage facility
    c. Setting the units on the foundations
    d. Setting and connecting anchors and strapping meeting drawings and specifications
    e. Removal of hitches and yokes and storage beneath the buildings
    f. Exterior and interior seams between modulars that maintain the building envelope
    g. Vented white vinyl skirting and associated trim, cut to site profile
    h. Complete outfitting of units with all finishes, mechanical-electrical-plumbing, built-in casework, laboratory furniture
    i. Connection to underground water, sewage, storm drainage and electrical service
    j. Decks, steps, ramps and aluminum canopies
7. Dumpster and daily site and building cleanup; final cleaning at completion
8. Temporary fencing and jobsite security
9. Portable restroom and cleaning facility
10. Temporary utilities
11. Jobsite temporary office
12. Coordination with Owner’s testing laboratory
13. Temporary fire extinguishers
14. Worker identification and personnel protection equipment, including hard hats
15. Appropriate safety measures
16. Tobacco-free site
17. Daily reports to Owner’s representative
18. Project manager, full-time superintendent, safety manager
19. Certified welders (if needed for construction)

NOT IN SCOPE

1. Survey with benchmark
2. Geotechnical reports
3. Testing laboratory services

4. Site plans
5. Removal of axles and tires

END OF SECTION **133423.13**

SOUTHERN UNIVERSITY
AND AGRICULTURAL & MECHANIC COLLEGE

SEYMOUR MODULAR CLASSROOM

BATON ROUGE CAMPUS

BID DOCUMENTS

ARCHITECT

Holly & Smith Architects, APAC

208 N. Cate Street
Hammond, LA 70401
985.345.5210

2302 Magazine Street
New Orleans, LA 70130
504.585.1315

100 E. Vermilion Street, Suite 406
Lafayette, LA 70501
337.279.2010

STRUCTURAL ENGINEER

Forte & Tablada

9107 Interline Avenue
Baton Rouge, LA 70809
225.927.9321

MEP ENGINEER

Parish Engineering

7600 Innovation Park Drive
Baton Rouge, LA 70820
225.332.0222

OWNER

Southern University and A&M College SU AG Center

801 Harding Blvd
Baton Rouge, LA 70807

HOLLY & SMITH ARCHITECTS
HAMMOND
T 985.345.5210
NEW ORLEANS
T 504.585.1315
LAFAYETTE
T 337.279.2010
www.hollyandsmith.com

SOUTHERN UNIVERSITY AND AGRICULTURAL & MECHANIC COLLEGE
SEYMOUR MODULAR CLASSROOM
BATON ROUGE CAMPUS

NO.	DESCRIPTION	DATE

PROJECT NO.	26003
PHASE	BID
DATE	3/2/2026
PROJECT MANAGER	TH
QUALITY CONTROL	AV, RS

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published, or used in any way without the permission of the Architect.
© Holly & Smith Architects, APAC

BID DOCUMENTS

G100

TITLE SHEET

H/S

3/9/2026 2:47:07 PM

Autodesk Docs://SUBR Modular Clrm Bldg/26003-SUBR Modular Clrm Bldg.rvt

0" 1/2" 1" The graphic scale at the bottom left corner of this drawing must measure 1"x1" otherwise all listed scales are null and void.

VICINITY MAP

INDEX OF DRAWINGS

SHEET NUMBER	SHEET NAME
GENERAL	
G100	TITLE SHEET
G101	GENERAL INFORMATION
G102	ACCESSIBILITY GUIDELINES
G110	CODE ANALYSIS
SURVEY	
01	SURVEY
ARCHITECTURAL	
A101	SITE PLAN
A201	FLOOR PLAN
A901	CANOPY AND ROOF PLAN
STRUCTURAL	
S0.01	GENERAL NOTES & INDEX
S1.01	SIDEWALK DETAILS
PLUMBING	
P000	PLUMBING COVER SHEET
P100	PLUMBING PLAN
P200	PLUMBING DETAILS
ELECTRICAL	
E000	ELECTRICAL COVER SHEET
E100	ELECTRICAL SITE PLAN
E200	POWER PLAN
E300	RISER DIAGRAM & SCHEDULES
E400	ELECTRICAL DETAILS
E500	ELECTRICAL SPECIFICATIONS

PROJECT SUMMARY

DELEGATED DESIGN, FABRICATION, AND INSTALLATION OF A NEW MODULAR CLASSROOM FOR SOUTHERN UNIVERSITY'S PHYSICAL ED DEPARTMENT. ALL IMPROVEMENTS SHALL BE THE PROPERTY OF THE UNIVERSITY. NO COMPONENTS OF THE PROJECT SCOPE SHALL BE LEASED.

PROVIDE AND INSTALL NEW MODULAR CLASSROOM BUILDING AS SHOWN. REFER TO SPECIFICATION SECTION 13 34 23.13 - PORTABLE AND MOBILE BUILDINGS FOR ALL REQUIREMENTS PERTAINING TO DESIGN, ENGINEERING, PERMITTING, FABRICATION, DELIVERY AND SET UP. SCOPE OF WORK INCLUDES SANITARY SEWER, STORM DRAINAGE, DOMESTIC WATER, FIBER AND ELECTRICAL CONNECTIONS AS WELL AS PRE-MANUFACTURED ALUMINUM STAIRS, LANDINGS AND RAMPS.

SYMBOLS

NOTE: ALL OF THE SYMBOLS AND ABBREVIATIONS APPEARING ON THIS SHEET MAY NOT NECESSARILY BE USED ON THIS PROJECT. FOR ADDITIONS TO AND/OR DEVIATIONS FROM THESE STANDARDS, REFER TO THE APPLICABLE DISCIPLINE'S WORK THROUGHOUT THE SET OF DRAWINGS.

- 0.000 — NEW ELEVATION
- 0.000 — EXISTING ELEVATION
- A — COLUMN MARK
- 100' - 0" — LEVEL LINE, CONTROL POINT OR DATUM
- BREAK LINE
- 101a — ROOM NUMBER
- CENTERLINE
- FEC — FIRE CABINET AND EXTINGUISHER
- REVISION NOTE (CLOUDED AREA DENOTES REVISIONS OCCUR IN THIS AREA)
- A — WINDOW TAG
- A01 — MISCELLANEOUS TAG
- 101a — DOOR TAG
- 0000 — KEYNOTE
- 0A0 — WALL TYPE
- 3/G101 — PHOTO TAG

DRAWING NUMBER / SHEET NUMBER
- 1 / A501 — BUILDING SECTION
- 1 / A701 — DETAIL SECTION
- 1 / A401 — ELEVATION
- 1 / A801 2 — INTERIOR ELEVATION
- 1/A801 — INTERIOR ELEVATION

ABBREVIATIONS

#	NUMBER
@	AT
AFF	ABOVE FINISHED FLOOR
ACT	ACOUSTICAL CEILING TILE
ADJ	ADJACENT
AHU	AIR HANDLING UNIT
ALT	ALTERNATE
ALUM	ALUMINUM
APC	ACOUSTICAL PANEL CEILING BOARD
BFE	BASE FLOOD ELEVATION
BLDG	BUILDING
BO	BOTTOM OF
BOS	BOTTOM OF STEEL
CIP	CAST-IN-PLACE
CJ	CONTROL JOINT
CL	CENTERLINE
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
CO	CLEANOUT
CONC	CONCRETE
CONT	CONTINUOUS
CPT	CARPET
CR	CARD READER
CT	CERAMIC TILE
CW	CASEWORK
DF	DRINKING FOUNTAIN
DFE	DESIGN FLOOD ELEVATION
DIA	DIAMETER
DN	DOWN
DS	DOWNSPOUT
DW	DISHWASHER
DWG	DRAWING
EA	EACH
EJ	EXPANSION JOINT
ELEC	ELECTRICAL
ELEV	ELEVATION
EOS	EDGE OF SLAB
EQ	EQUAL
EXIST	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
EWC	ELECTRIC WATER COOLER
FD	FLOOR DRAIN
FDRM	FLOOD DAMAGE RESISTANT MATERIAL
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISH FLOOR
FOF	FACE OF FINISH
FOS	FACE OF STUD
FRP	FIBER REINFORCED PLASTIC
FT	FOOT OR FEET
GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GYP	GYPSUM
GYP BD	GYPSUM BOARD
HC	HANDICAPPED
HDWR	HARDWARE
HM	HOLLOW METAL
HVAC	HEATING, VENTILATION & AIR CONDITIONING
IC	INTERCOM
IN	INCHES
INCL	INCLUDED
INFO	INFORMATION
INT	INTERIOR
J-BOX	JUNCTION BOX
JNT	JOINT
KDAT	KILN-DRIED AFTER TREATMENT
LS	LIFE SAFETY
LVT	LUXURY VINYL TILE
MANUF	MANUFACTURER
MAX	MAXIMUM
MB	MARKER BOARD
MDF	MEDIUM DENSITY FIBERBOARD
MECH	MECHANICAL
MEP	MECHANICAL, ELECTRICAL, & PLUMBING
MIN	MINIMUM
MOD BIT	MODIFIED BITUMEN
MTL	METAL
N/A	NOT APPLICABLE
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OF/CI	OWNER-FURNISHED/ CONTRACTOR INSTALLED
OH	OPPOSITE HAND
OPP	OPPOSITE
OVHD	OVERHEAD
PERF	PERFORATED
PERM	PERMEABLE
PLAM	PLASTIC LAMINATE
PLWD	PLYWOOD
PT	PRESSURE TREATED
PTD	PAINTED
RB	RESILIENT BASE
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
RE	REFER
REQ'D	REQUIRED
REV	REVISION
RM	ROOM
RO	ROUGH OPENING
SB	SMART BOARD
SCW	SOLID CORE WOOD
SIM	SIMILAR
SPEC	SPECIFIED OR SPECIFICATION
SS	STAINLESS STEEL
STC	SOUND TRANSMISSION COEFFICIENT
STL	STEEL
SQ	SQUARE
T&G	TONGUE & GROOVE
TB	TACK BOARD
TBD	TO BE DETERMINED
TEL	TELEPHONE
TEMP	TEMPORARY
T.O.	TOP OF
TOS	TOP OF STEEL
TS	TUBE STEEL
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VCT	VINYL COMPOSITE TILE
VIF	VERIFY IN FIELD
VPAB	VAPOR PERMEABLE AIR BARRIER
W/	WITH
W/O	WITHOUT
WB	WOOD BASE
WD	WOOD
WH	WATER HEATER
WWF	WELDED WIRE FABRIC

GENERAL NOTES

1. VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS. VERIFY ALL CONDITIONS THAT RELATE TO THE EXECUTION OF THE WORK.
2. NOTIFY ARCHITECT OF ANY DISCREPANCIES OR OMISSIONS THAT AFFECT COMPLETION OF THE WORK.
3. DIVISION OF DRAWINGS AND SPECIFICATIONS INTO DISCIPLINES DOES NOT LIMIT SCOPE OR INTENT OF ANY PART. WORK IS TO BE CONSTRUCTED AS A COMPLETE INTEGRATED AND UNIFIED WHOLE.
4. THE DOCUMENTS ARE COMPLIMENTARY; ITEMS SHOWN IN ONE OR MULTIPLE LOCATIONS SHALL BE REQUIREMENTS OF THE CONTRACT FOR CONSTRUCTION. SEEK CLARIFICATION FROM THE ARCHITECT PRIOR TO BIDDING IN THE EVENT OF INCONSISTENCIES WITHIN THE DOCUMENTS. WHERE INCONSISTENCIES ARE NOT CLARIFIED INCLUDE THE BETTER QUALITY OR GREATER QUANTITY OF WORK IN THE BID PROPOSAL. THE WORK INCLUDES LABOR AND MATERIALS NECESSARY FOR A COMPLETE PROJECT AS DESCRIBED OR INFERRED IN THE DOCUMENTS.
5. THE CONTRACT DOCUMENTS INCLUDE THE AGREEMENT, DRAWINGS, PROJECT MANUAL, ADDENDA, AMENDMENTS, FIELD ORDERS, AND CHANGE ORDERS.
6. DRAWING SCALES CHANGE WITH PRINTED SHEET SIZE. NOTE THE GRAPHIC SCALE IN THE LOWER LEFT CORNER OF EACH ARCHITECTURAL SHEET. NOT ALL DRAWINGS ARE GUARANTEED TO BE EXACTLY TO SCALE; CONSULT ARCHITECT SHOULD QUESTIONS ARISE.
7. DOCUMENTS DO NOT SHOW THE EXACT QUANTITIES OF MATERIALS.
8. THE DRAWINGS REPRESENT GENERAL LOCATIONS OF IMPROVEMENTS. LOCATE ALL IMPROVEMENTS ON SITE PRIOR TO ALTERATION, ADDITIONS, OR TIE-INS.
9. PROTECT THE SITE AND PROPERTY. MAINTAIN ALL AREAS FREE OF TRASH AND DEBRIS; REMOVE COLLECTED WASTE WEEKLY. VERIFY LOCATION OF DUMPSTER WITH ARCHITECT. AFTER PROJECT COMPLETION, RESTORE DUMPSTER AREA TO PRE-CONSTRUCTION CONDITION UNLESS NOTED OTHERWISE.
10. STORE MATERIALS IN STAGING AREA, WHICH SHALL BE DETERMINED AND APPROVED BY THE OWNER AT THE PRE-BID MEETING. AFTER COMPLETION, RESTORE STAGING AREA TO ORIGINAL CONDITION UNLESS NOTED OTHERWISE. RESTORE PORTIONS OF THE SITE AFFECTED BY THE WORK TO ORIGINAL CONDITION.
11. MINIMIZE TRAFFIC DISRUPTION IN THE VICINITY OF THE SITE. REGULAR WORKING HOURS SHALL BE FROM 7:00 AM TO 5:00 PM UNLESS NOTED OR APPROVED OTHERWISE.
12. PROVIDE TEMPORARY ENCLOSURES AND SITE FENCING WHERE INDICATED, OR WHERE NOT INDICATED, IN LOCATIONS APPROVED BY THE ARCHITECT AT THE PRE-CONSTRUCTION CONFERENCE.
13. OBTAIN AND PAY FOR UTILITY CONNECTION FEES, IMPACT FEES; PROVIDE FINAL INSPECTION CERTIFICATES AND OCCUPANCY PERMITS UPON COMPLETION."
14. NOTIFY THE ARCHITECT OF ANY DISCOVERED DISCREPANCIES BETWEEN THE WORK AND APPLICABLE CODES AND STANDARDS.
15. UNLESS NOTED OTHERWISE, ALL MATERIALS SHALL BE NEW. INSTALL MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS, IN PROPER RELATION WITH EACH OTHER AND WITH ADJACENT CONSTRUCTION.
16. ANTICIPATE AND MAKE ARRANGEMENTS WITH LOCAL GOVERNMENT AGENCIES SHOULD ENTRY ONTO, OR OBSTRUCTION OF, A PUBLIC WAY BE NECESSARY IN CONNECTION WITH THE WORK.
17. VERIFY EXISTING UTILITIES AND EXACT LOCATIONS PRIOR TO PERFORMING WORK. NOTIFY THE ARCHITECT REGARDING EXISTING SITE CONDITIONS IN CONFLICT WITH THE DOCUMENTS.
18. MAINTAIN INTERIOR MOISTURE LEVELS WITHIN THE RECOMMENDATIONS OF THE MANUFACTURERS OF PRODUCTS TO BE INSTALLED. NOTIFY ARCHITECT SHOULD THIS NOT BE POSSIBLE.
19. EQUIPMENT AND DEVICE LOCATIONS ARE SHOWN ON THE DRAWINGS. CONFIRM DISCREPANCIES AND QUESTIONS WITH THE ARCHITECT.
20. EXERCISE CARE TO AVOID DAMAGE TO EXISTING WORK, ADJACENT SURFACES, AND ADJOINING AREAS. REPAIR OR RESTORE AREAS OR SURFACES DAMAGED OR REMOVED ON ACCOUNT OF CONSTRUCTION WORK
21. PROVIDE AND INSTALL ALL ITEMS UNLESS NOTED OTHERWISE.
22. WORK INDICATED AS "NOT IN CONTRACT", "N.I.C", OR "BY OTHERS" SHALL BE PERFORMED BY OWNER'S SEPARATE CONTRACTORS. ASSIST IN COORDINATING THE WORK BY SEPARATE CONTRACTORS WITH THE WORK OF THIS CONTRACT.
23. ALL PLAN DIMENSIONS ARE TO FACE OF FINISH, FACE OF MASONRY, FACE OF SLAB, OR CENTERLINE OF WALL.
24. AS A PRE-CONDITION TO SUBSTANTIAL COMPLETION, PROVIDE A SURVEY CONTAINING FLOOR, MECHANICAL EQUIPMENT, ELECTRICAL PANELS, EQUIPMENT AND DEVICE ELEVATIONS CONFIRMING THAT THEY ARE LOCATED ABOVE DESIGN FLOOD ELEVATION.
25. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL LOCATIONS OF CONSTRUCTION.
26. COORDINATE ROOFTOP EQUIPMENT AND PENETRATIONS WITH MECHANICAL AND ELECTRICAL DRAWINGS. FLASH ALL PENETRATIONS IN ACCORDANCE WITH THE ROOFING MANUFACTURER'S RECOMMENDATIONS. PROVIDE POSITIVE DRAINAGE ON HIGH-SIDE OF PENETRATIONS.
27. ALL WORK IS TO HAVE A ONE YEAR WARRANTY FROM THE DATE OF SUBSTANTIAL COMPLETION, MINIMUM.
28. NAMING A CERTAIN BRAND OR MANUFACTURER IS TO DESIGNATE THE GENERAL STYLE, TYPE, CHARACTER, AND QUALITY STANDARD OF THE PRODUCT DESIRED. SUBSTITUTION REQUESTS MUST BE SUBMITTED PRIOR TO BIDDING.
29. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SAFETY APPARATUS, MEANS, METHODS, AND TECHNIQUES, AS REQUIRED TO ENSURE THE HEALTH, SAFETY, AND WELFARE OF ALL PERSONNEL INCLUDING, BUT NOT LIMITED TO: STAFF, FACULTY, STUDENTS, AND THE GENERAL PUBLIC, IN AND AROUND THE SITE.
30. INTERIOR WALLS AND CEILING SHALL HAVE A FLAME SPREAD OF 0-200 AND A SMOKE DEVELOPMENT RATING OF 0-450.
31. PENETRATIONS THROUGH RATED CONSTRUCTION SHALL BE SEALED BY APPROVED FIRESTOP SYSTEMS OR DEVICES TESTED IN ACCORDANCE WITH ASTM E-814 OR ANSI/UL 1479.
32. CONCEALED INSULATION SHALL HAVE A FLAME SPREAD OF 0- 25 AND A SMOKE DEVELOPMENT FACTOR OF 0-450.
33. MODULAR BUILDING SUBMITTALS SHALL INCLUDE DIMENSIONED LAYOUTS OF ALL MILLWORK AND EQUIPMENT FURNISHED BY EITHER OWNER OR CONTRACTOR. OBTAIN ALL EQUIPMENT CUT SHEETS FROM THE OWNER'S REPRESENTATIVE PRIOR TO PREPARING SUBMITTALS. DETERMINE LOCATIONS AND SIZES OF ALL UTILITY SERVICES – SEWER, WATER AND ELECTRICAL CONNECTIONS – AND PREPARE COORDINATION DRAWINGS SHOWING DIMENSIONED LAYOUT OF ALL EQUIPMENT AND UTILITY SERVICES FOR ARCHITECT AND OWNER APPROVAL.
34. THIS PROJECT IS TO BE TAX EXEMPT FROM SALES AND USE TAXES IMPOSED BY ANY TAXING AUTHORITY. THE SUCCESSFUL CONTRACTOR / SUB-CONTRACTOR WILL BE REQUIRED TO MAKE USE OF THE TAX EXEMPTION FORM R-85012-T (PUBLIC PROJECTS CONTRACTOR / SUB-CONTRACTOR: SALES TAX CERTIFICATION AND EXEMPTION APPLICATION - LOUISIANA REVISED STATUTE 47:305.7 (A)(1)(b)). SEE PROJECT SPECIFICATIONS FOR TAX FORM.

HOLLY & SMITH ARCHITECTS
HAMMOND
T 985.345.5210
NEW ORLEANS
T 504.585.1315
LAFAYETTE
T 337.279.2010
www.hollyandsmith.com

SOUTHERN UNIVERSITY AND AGRICULTURAL & MECHANIC COLLEGE

SEYMOUR MODULAR CLASSROOM

BATON ROUGE CAMPUS

NO.	DESCRIPTION	DATE

PROJECT NO.	26003
PHASE	BID
DATE	3/2/2026
PROJECT MANAGER	TH
QUALITY CONTROL	AV, RS

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published, or used in any way without the permission of the Architect.
© Holly & Smith Architects, APAC

BID DOCUMENTS

G101

GENERAL INFORMATION

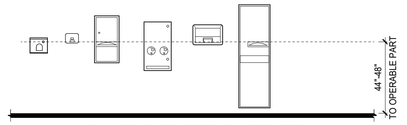
H/S

3/9/2026 2:49:57 PM

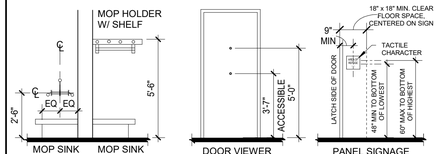
Autodesk Docs://SUBR Modular Clrm Bldg/26003-SUBR Modular Clrm Bldg.rvt

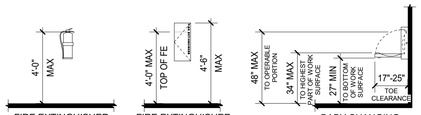
1" 1/2" 0" The graphic scale at the bottom left corner of this drawing must measure 1"x1" otherwise all listed scales are null and void.

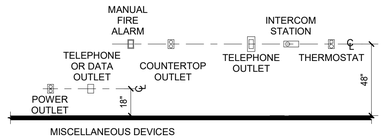
TYPICAL MOUNTING HEIGHTS



MOUNTING HEIGHTS FOR RESTROOM ACCESSORIES WITH OPERABLE PARTS



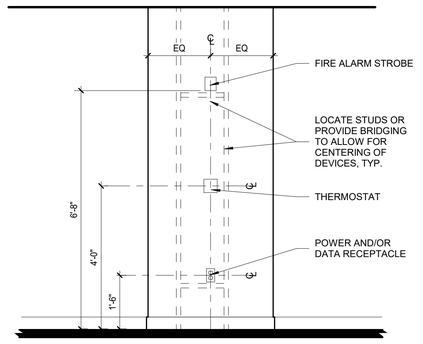


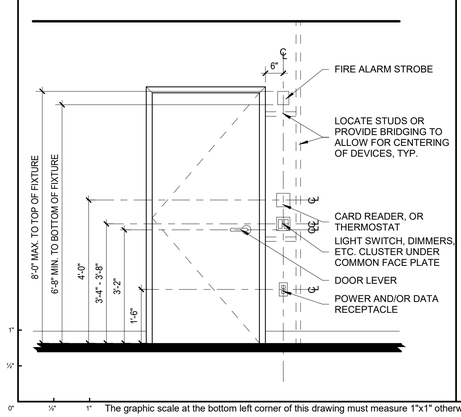


NOTE:

- ALL ITEMS INDICATED ABOVE THAT ARE TO BE RECESS MOUNTED SHALL BE VERIFIED AGAINST STUD DEPTH / CAVITY SO AS TO ENSURE PROPER FIT. RATED ASSEMBLIES ARE TO BE MAINTAINED FOR ALL RECESSED COMPONENTS WHERE INSTALLED IN FIRE RATED PARTITION.
- ALL LIFE SAFETY, ELECTRICAL AND DATA DEVICES AND COVER PLATES SHALL BE **WHITE**, UNLESS NOTED OTHERWISE.

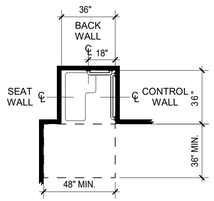
TYPICAL DEVICE LOCATIONS



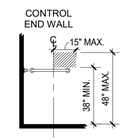


ACCESSIBILITY REQUIREMENTS

TRANSFER SHOWERS

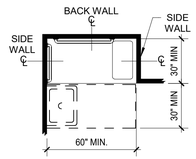


TRANSFER SHOWER COMPARTMENT SIZE AND CLEARANCE



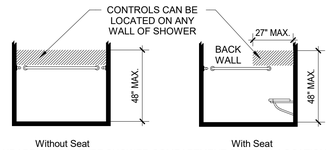
TRANSFER TYPE SHOWER CONTROL LOCATION

ROLL-IN SHOWERS

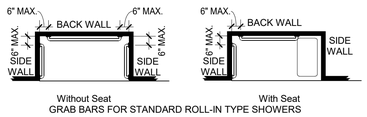


STANDARD ROLL-IN SHOWER COMPARTMENT SIZE AND CLEARANCE

NOTE: INSIDE FINISHED DIMENSIONS MEASURED AT THE CENTER POINTS OF OPPOSING SIDES

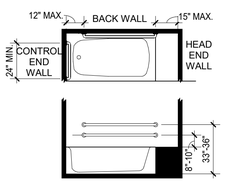


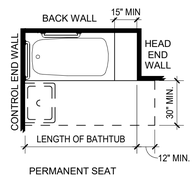
Without Seat With Seat
STANDARD ROLL-IN TYPE SHOWER COMPARTMENT CONTROL LOCATION



Without Seat With Seat
GRAB BARS FOR STANDARD ROLL-IN TYPE SHOWERS

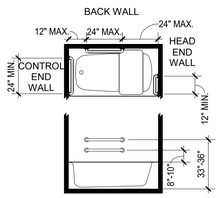
BATHTUBS

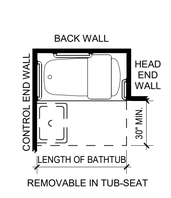




PERMANENT SEAT

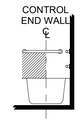
CLEARANCE AND GRAB BARS FOR BATHTUBS WITH PERMANENT SEATS





REMOVABLE IN TUB-SEAT

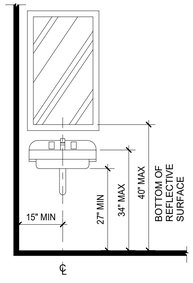
CLEARANCE AND GRAB BARS FOR BATHTUBS WITH REMOVABLE IN-TUB SEATS

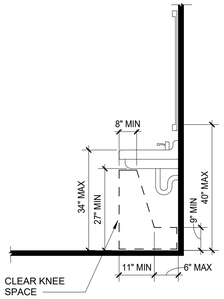


BATHTUB CONTROL LOCATION

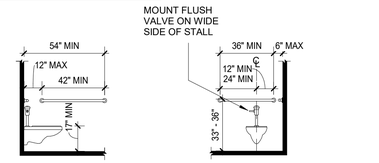
ACCESSIBILITY REQUIREMENTS

PLUMBING ELEMENTS - LAVATORIES

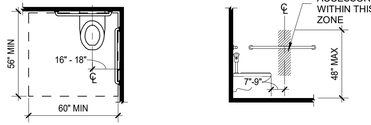




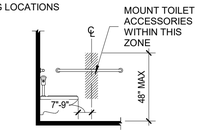
PLUMBING ELEMENTS - WATER CLOSETS



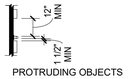
GRAB BAR MOUNTING LOCATIONS



WATER CLOSET LOCATION AND SIZE



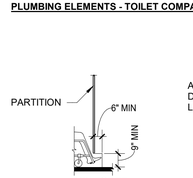
TOILET ACCESSORY MOUNTING ZONE

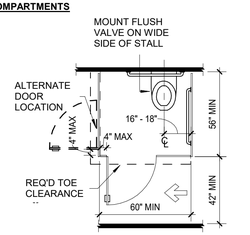


PROTRUDING OBJECTS MOUNTED NEAR GRAB BARS

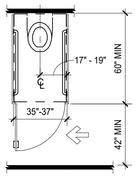
NOTE: PROVIDE CLEARANCE ABOVE / BELOW GRAB BAR. VERIFY WITH ARCHITECT SHOULD CONFLICT EXIST.

PLUMBING ELEMENTS - TOILET COMPARTMENTS

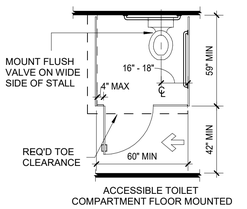




ACCESSIBLE TOILET COMPARTMENT WALL HUNG

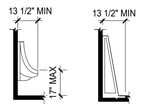


AMBULATORY ACCESSIBLE TOILET COMPARTMENT



ACCESSIBLE TOILET COMPARTMENT FLOOR MOUNTED

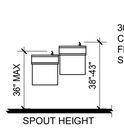
PLUMBING ELEMENTS - URINALS



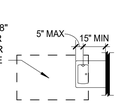
WALL HANG TYPE

STALL TYPE

PLUMBING ELEMENTS - DRINKING FOUNTAINS



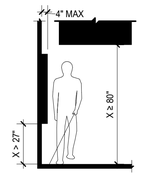
SPOUT HEIGHT



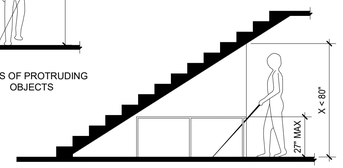
SPOUT LOCATION

ACCESSIBILITY REQUIREMENTS

VERTICAL CLEARANCES / PROTRUDING OBJECTS



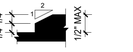
LIMITS OF PROTRUDING OBJECTS



VERTICAL CLEARANCE

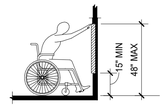
CHANGES IN LEVEL

VERTICAL

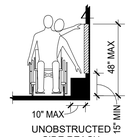


BEVELED

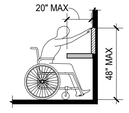
REACH RANGES



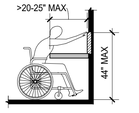
UNOBSTRUCTED FORWARD REACH



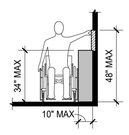
UNOBSTRUCTED SIDE REACH



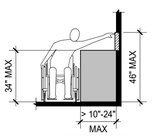
UNOBSTRUCTED HIGH FORWARD REACH



UNOBSTRUCTED HIGH FORWARD REACH



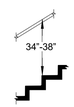
OBSTRUCTED HIGH SIDE REACH



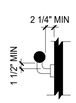
OBSTRUCTED HIGH SIDE REACH

HANDRAILS

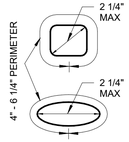
RAMPS & WALKING SURFACES



STAIRS



HANDRAIL CLEARANCE

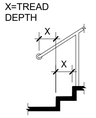


HANDRAIL NON-CIRCULAR CROSS SECTION

HANDRAIL EXTENSIONS

RAMPS

TOP OF STAIRS



BOTTOM OF STAIRS

ACCESSIBILITY REQUIREMENTS

UNLESS NOTED OTHERWISE IN THE DOCUMENTS, ALL ACCESSIBLE COMPONENTS OF THE PROJECT SHALL MEET THE MINIMUM REQUIREMENTS OUTLINED BELOW. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN THESE REQUIREMENTS & THE ACTUAL FIELD CONDITIONS TO THE ARCHITECT

GENERAL NOTES

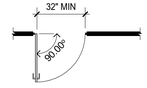
A. DIMENSIONS ARE TYPICAL UNLESS OTHERWISE NOTED ON PLANS.

B. PROVIDE SOLID BLOCKING BEHIND ALL WALL-MOUNTED COMPONENTS.

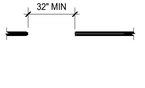
C. SEE THE PLANS FOR ALL ADDITIONAL TOILET ACCESSORIES AND ACTUAL ROOM DIMENSIONS.

D. ACCESSIBILITY DIAGRAMS ILLUSTRATED ARE STANDARD. ALL ITEMS SHOWN ON THIS SHEET MAY NOT BE PRESENT ON THIS PROJECT. IF AN ITEM IS PRESENT ON THIS PROJECT AND DOES NOT COMPLY WITH THESE STANDARDS, NOTIFY THE ARCHITECT BEFORE INSTALLATION OF ITEM.

CLEAR WIDTH OF DOORWAYS

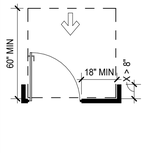


HINGED DOOR

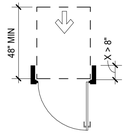


SLIDING DOOR

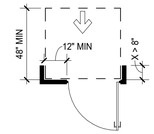
MANEUVERING CLEARANCES AT RECESSED DOORS AND GATES



PULL SIDE

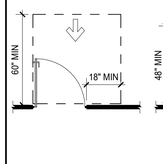


PUSH SIDE

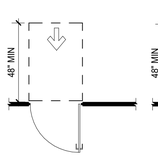


PUSH SIDE, DOOR PROVIDED WITH BOTH CLOSER AND LATCH

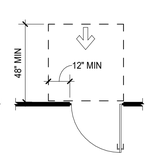
DOOR MANEUVERING CLEARANCES



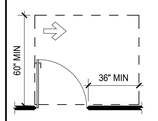
FRONT APPROACH, PULL SIDE



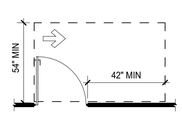
FRONT APPROACH, PUSH SIDE



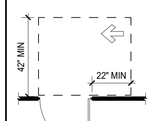
FRONT APPROACH, PUSH SIDE, DOOR PROVIDED WITH BOTH CLOSER AND LATCH



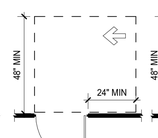
HINGE APPROACH, PULL SIDE



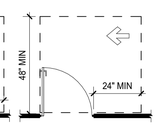
HINGE APPROACH, PULL SIDE



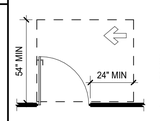
HINGE APPROACH, PUSH SIDE



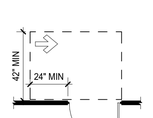
HINGE APPROACH, PUSH SIDE, DOOR PROVIDED WITH BOTH CLOSER AND LATCH



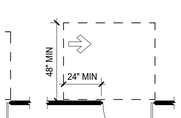
LATCH APPROACH, PULL SIDE



LATCH APPROACH, PULL SIDE, DOOR PROVIDED WITH CLOSER



LATCH APPROACH, PUSH SIDE



LATCH APPROACH, PUSH SIDE, DOOR PROVIDED WITH CLOSER

HOLLY & SMITH ARCHITECTS
HAMMOND
T 985.345.5210
NEW ORLEANS
T 504.585.1315
LAFAYETTE
T 337.279.2010
www.hollyandsmith.com

SOUTHERN UNIVERSITY AND AGRICULTURAL & MECHANIC COLLEGE

SEYMOUR MODULAR CLASSROOM

BATON ROUGE CAMPUS

ROHIT SOOD
Reg. No. 34670
STATE OF LOUISIANA
REGISTERED ARCHITECT

NO.	DESCRIPTION	DATE

PROJECT NO.	26003
PHASE	BID
DATE	3/2/2026
PROJECT MANAGER	TH
QUALITY CONTROL	AV, RS

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published, or used in any way without the permission of the Architect.
© Holly & Smith Architects, APAC

BID DOCUMENTS

G102

ACCESSIBILITY GUIDELINES

H/S

3/9/2026 2:32:47 PM

Autodesk Docs://SUBR Modular Cirm Bldg/26003-SUBR Modular Cirm Bldg.rvt

0" ½" 1" The graphic scale at the bottom left corner of this drawing must measure 1"x1" otherwise all listed scales are null and void.

CODE ANALYSIS

APPLICABLE BUILDING CODES (NOT LIMITED TO THE FOLLOWING)
2015 LIFE SAFETY CODE (NFPA 101, EXCLUDING CHAPTER 5)
2021 INTERNATIONAL BUILDING CODE (IBC, EXCLUD. CHAPTERS 1, 11, & 27)
2021 INTERNATIONAL EXISTING BUILDING CODE (IEBC, EXCLUD. CHAPTER 1)
2021 INTERNATIONAL MECHANICAL CODE (IMC)
2021 NATIONAL ELECTRIC CODE (NFPA 70)
2015 INTERNATIONAL PLUMBING CODE
019 NFPA 10 - FIRE EXTINGUISHERS

OTHER APPLICABLE CODES (NOT LIMITED TO)
2010 AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG)
AMERICAN NATIONAL STANDARD INSTITUTE (ANSI)
UL FIRE RESISTANCE DIRECTORY
2007 ANSI/ASHRAE/IES STANDARD 90.1 - ENERGY CODE FOR BUILDINGS]

NOTE: THE CURRENT EDITIONS OF CODES AND STANDARDS ENFORCED BY THE CURRENT STATUES OF THE STATE OF LOUISIANA IN LOUISIANA ADMINISTRATIVE CODE, TITLE 55-V.103 AND 303 SHALL BE REFERENCED ON THIS PROJECT.

PROJECT DESCRIPTION:

THIS PROJECT CONSISTS OF ONE NEW MODULAR BUILDING TO BE USED AS CLASSROOMS. THE BUILDINGS WILL INCLUDE OFFICE SPACE, CLASSROOMS, AND SUPPORT FUNCTIONS. THE BUILDINGS WILL BE INSTALLED ON SITE AS NEW CONSTRUCTION.

OCCUPANCY CLASSIFICATION:	BUSINESS, B	IBC CHAPTER 03
CONSTRUCTION TYPE:	TYPE VB	IBC CHAPTER 06
SPRINKLER:	NO	

CODE REQUIREMENTES

	CITATION	ALLOWED / REQUIRED	PROVIDED	COMMENTS
HEIGHT AND AREA LIMITATIONS	IBC: TABLES: 504.3, 504.4, & 506.2	BUILDING HEIGHT: 40' NUMBER OF STOREIS: 2 AREA PER FLOOR: 9,000 SF	BUILDING HEIGHT: 17' NUMBER OF STORIES: 1 AREA: 5,924 SF	
FIRE RESISTANCE RATING FOR BUILDING ELEMENTS	IBC: TABLE 601 NFPA 101: TABLE A.8.2.1.2	PRIMARY STRUCTURE: 0 HR BEARING WALLS: 0 HR NON BEARING WALLS: 0 HR FLOOR & ROOF: 0 HR	PRIMARY STRUCTURE: 0 HR BEARING WALLS: 0 HR NON BEARING WALLS: 0 HR FLOOR & ROOF: 0 HR	
FIRE RESISTANCE RATING FOR EXTERIOR WALLS BASED ON SEPARATION DISTANCE	IBC: TABLE 705.5	X < 5' 1 HR 5' ≤ X < 10' 1 HR 10' ≤ X ≤ 30' 0 HR X ≥ 30' 0 HR	REQUIREMENTS MET. SEE PLANS.	
CORRIDOR RATING	IBC: TABLE 1020.2 NFPA: 38.3.6.1	1HR	REQUIREMENTS MET. SEE PLANS.	
AUTOMATIC SPRINKLER SYSTEM	IBC: 903 NFPA 101: 38.3.5	NOT REQUIRED		PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED IN ACCORDANCE WITH NFPA 101: SECTION 9.9
FIRE ALARM	IBC: 907.2 NFPA 101: 38.3.4	NOT REQUIRED		
INTERIOR WALLS & CEILING FINISHES	IBC: TABLE 803.13	INTERIOR EXIT STAIRWAYS: NA CORRIDORS & EXIT ACCESS: B ROOMS & ENCLOSED SPACES: C	CORRIDORS & EXIT ACCESS: B ROOMS & ENCLOSED SPACES: A,B,C	
	NFPA 101: 38.3.3.2 NFPA: A.10.2.2 NFPA: 10.2.8.1	EXITS & EXIT ACCESS: A, B ROOMS & ENCLOSED SPACES: A, B, C		

AREA & OCCUPANCY TABLE

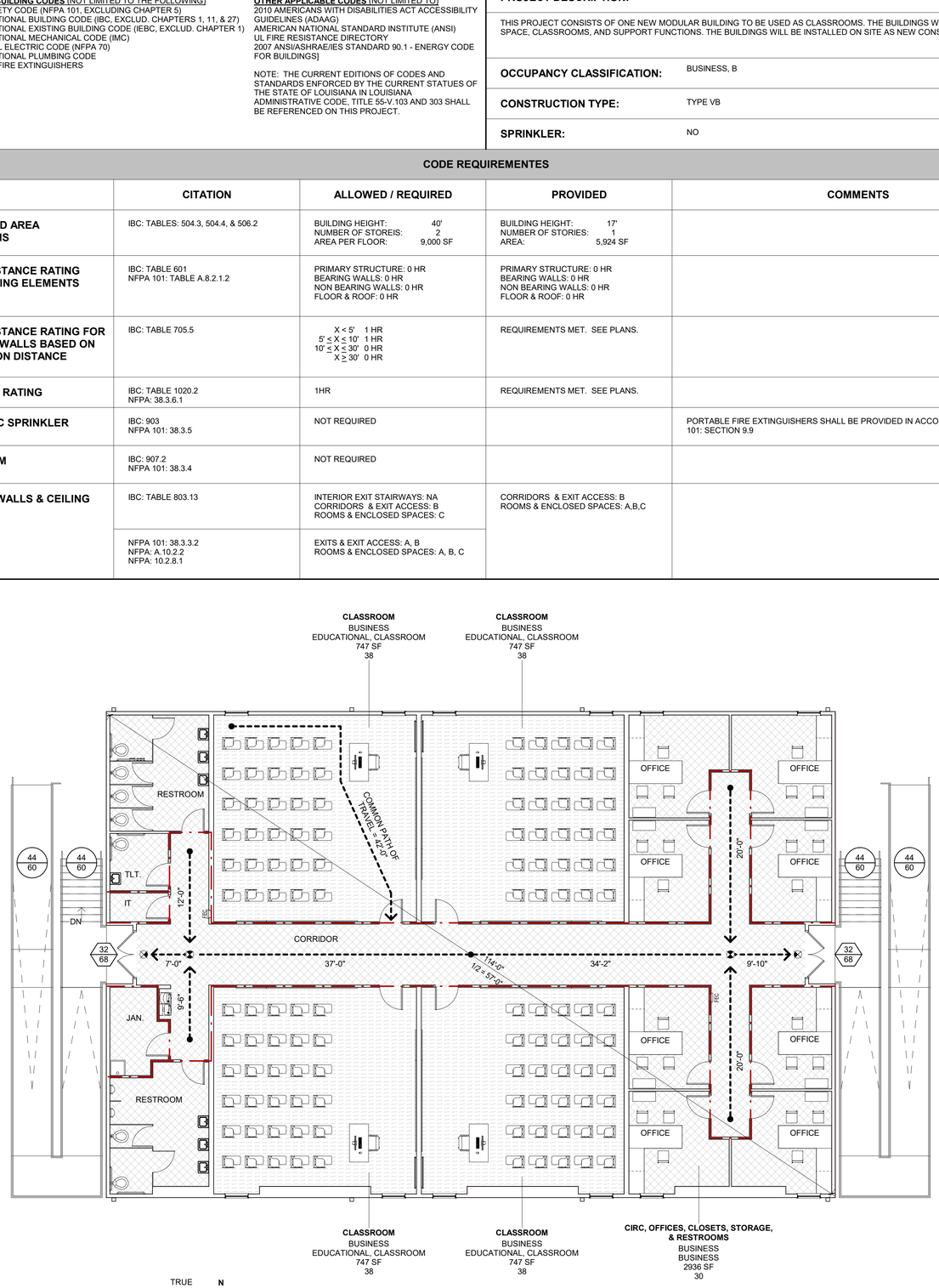
NAME	AREA	OCCUPANCY CLASSIFICATION	OCCUPANCY FUNCTION OF SPACE	OCCUPANCY LOAD FACTOR	OCCUPANCY LOAD
CIRC, OFFICES, CLOSETS, STORAGE, & RESTROOMS	2936 SF	BUSINESS	BUSINESS	100 SF	30
CLASSROOM	747 SF	BUSINESS	EDUCATIONAL, CLASSROOM	20 SF	38
CLASSROOM	747 SF	BUSINESS	EDUCATIONAL, CLASSROOM	20 SF	38
CLASSROOM	747 SF	BUSINESS	EDUCATIONAL, CLASSROOM	20 SF	38
CLASSROOM	747 SF	BUSINESS	EDUCATIONAL, CLASSROOM	20 SF	38
TOTALS					182

PLUMBING CODE SUMMARY - IPC TABLE 403.1

OCCUPANCY	MALE WATER CLOSET	FEMALE WATER CLOSET	MALE LAVATORIES	FEMALE LAVATORIES	DRINKING FOUNTAINS
BUSINESS, B: 30 OCC	1/ 25 (1-50), THEN 1/ 50 EXACT REQUIRED = 0.60	1/ 25 (1-50), THEN 1/ 50 EXACT REQUIRED = 0.60	1/ 40 (1-80), THEN 1/ 80 EXACT REQUIRED = 0.38	1/ 40 (1-80), THEN 1/ 80 EXACT REQUIRED = 0.38	1/ 100 EXACT REQUIRED = 0.30
EDUCATIONAL, E: 152 OCC	1/ 50 EXACT REQUIRED = 1.52	1/ 50 EXACT REQUIRED = 1.52	1/ 50 EXACT REQUIRED = 1.52	1/ 50 EXACT REQUIRED = 1.52	1/ 100 EXACT REQUIRED = 1.52
TOTALS: 182 OCC	EXACT REQUIRED = 2.12 REQUIRED = 3 PROVIDED = 5 (1 UNISEX)	EXACT REQUIRED = 2.12 REQUIRED = 3 PROVIDED = 5 (1 UNISEX)	EXACT REQUIRED = 1.90 REQUIRED = 2 PROVIDED = 4 (1 UNISEX)	EXACT REQUIRED = 1.90 REQUIRED = 2 PROVIDED = 4 (1 UNISEX)	EXACT REQUIRED = 1.82 REQUIRED = 2 PROVIDED = 2

MEANS OF EGRESS

	CITATION	ALLOWED / REQUIRED	PROVIDED
EGRESS WIDTH	IBC: 1005.3.1 + 1011.2, 1005.3.2 + 1010.1.1. TABLE 1020.3 NFPA 101: 7.2.2.2.1.2 + TABLE 7.3.3.1, 7.2.1.2.3.2, 38.2.3.2	STAIRS: .3"/OCC, MINIMUM 44" DOORS: .2"/OCC, MINIMUM 32" CORRIDORS: .2"/OCC, MINIMUM 44"	REQUIREMENTS MET. SEE PLANS.
EXIT SEPARATION	IBC: 1007.1.1 NFPA 101: 7.5.1.3.2	THE SEPARATION DISTANCE SHALL BE NOT LESS THAN 1/2 OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED.	REQUIREMENTS MET. SEE PLANS.
TRAVEL DISTANCE	IBC: TABLE 1017.2 NFPA 101: 38.2.6.2	WITHOUT SPRINKLER SYSTEM BUSINESS: 200'	REQUIREMENTS MET. SEE PLANS.
COMMON PATH	IBC: 1006.2.1 NFPA 101: 38.2.5.3.3	BUSINESS: 75'	REQUIREMENTS MET. SEE PLANS.
DEAD END	IBC: 1020.5 NFPA 101: 38.2.5.2.2	BUSINESS: 20'	REQUIREMENTS MET. SEE PLANS.
ACCESSIBLE MEANS OF EGRESS	IBC: 1009 NFPA: 7.5.4, 38.2.4.1 2010 ADA STANDARDS: 206.4.1	NOT LESS THAN (2) ACCESSIBLE MEANS OF EGRESS RQUIRED AND/ OR AT LEAST 60% OF ALL PUBLIC ENTRANCES	(2) ACCESSIBLE MEANS OF EGRESS PROVIDED.



16 LIFE SAFETY PLAN
1/8" = 1'-0"
0 8' 16'

TRUE NORTH N

EGRESS LEGEND

NAME
CLASSIFICATION
FUNCTIOIN OF USE
AREA
OCCUPANT LOAD

AREA TAG

EGRESS WIDTH TAG
0
0
EXIT WIDTH REQUIRED
EXIT WIDTH PROVIDED

STAIR WIDTH TAG
0
0
WIDTH REQUIRED
WIDTH PROVIDED

1 HR. FIRE RATED; UL DESIGN - U419

NON RATED WALL

EXIT LIGHT FIXTURE (ARROWS INDICATE DIRECTIONAL INDICATORS IF PRESENT)

FIRE EXTINGUISHER CABINET

FUNCTION OF SPACE

BUSINESS

EDUCATIONAL, CLASSROOM

GENERAL NOTES

1. THESE PLANS ARE PROVIDED FOR THE CONVENIENCE OF THE BUILDING OFFICIAL & FIRE MARSHAL. THEY DOCUMENT THE MAJOR LIFE SAFETY FEATURES OF THE PROJECT INCLUDING THE EXIT FLOW & FIRE SEPARATION. THIS PLAN IS TO BE FOLLOWED IN REGARDS TO LIFE SAFETY ISSUES BY THE GENERAL CONTRACTOR.
2. REFER TO MECHANICAL DRAWINGS FOR LOCATIONS OF FIRE DAMPER REQUIREMENTS IN DUCTWORK. IN GENERAL, ALL DUCT WORK THROUGH RATED ASSEMBLIES WILL REQUIRE A DAMPER.
3. REFER TO ELECTRICAL DRAWINGS FOR LOCATIONS OF EXIT LIGHTS.
4. CONTRACTOR SHALL CONFIRM THAT ALL FIXTURES AND APPURTANANCES THAT PENETRATE A FIRE RATED FLOOR/CEILING OR ROOF/CEILING ASSEMBLY ARE COMPATIBLE WITH UL FIRE RATED CEILING DESIGNS WHEN INSTALLED IN ACCORDANCE WITH THE UL FIRE RESISTANCE DIRECTORY. IF THESE ITEMS ARE DEEMED NOT COMPATIBLE TO MAINTAIN THE FIRE RATING OF THE ASSEMBLY AT THE PENETRATION, CONTRACTOR SHALL PROVIDE AND INSTALL ONE-HOUR FIRE RATED ENCLOSURES AT EACH PENETRATION LOCATION. FIRE RATED ENCLOSURES SHALL BE MANUFACTURED BY FIRE RATED PRODUCT SPECIALTIES, EZ BARRIER, TENMAT FIRE PROTECTION SOLUTIONS, OR EQUAL. THIS SHALL APPLY TO ALL LIGHTING FIXTURES, EXHAUST FANS, SPEAKERS, AND OTHER MISCELLANEOUS FIXTURES THAT MAY PENETRATE THE ASSEMBLY.
5. CONTRACTOR SHALL CONFIRM THAT ALL ELECTRICAL OUTLETS AND RECESSED PLUMBING BOXES (I.E. REFRIGERATOR ICEMAKER VALVE) THAT PENETRATE A FIRE RATED WALL ASSEMBLY ARE COMPATIBLE WITH UL FIRE RATED WALL DESIGNS WHEN INSTALLED IN ACCORDANCE WITH THE UL FIRE RESISTANCE DIRECTORY. IF THESE ITEMS ARE DEEMED NOT COMPATIBLE TO MAINTAIN THE FIRE RATING OF THE ASSEMBLY AT THE PENETRATION, CONTRACTOR SHALL PROVIDE AND INSTALL ONE-HOUR FIRE RATED ENCLOSURES AT EACH PENETRATION LOCATION. ELECTRICAL OUTLET PROTECTION SHALL BE PUTTY PADS. RECESSED PLUMBING BOXES SHALL BE ONE-HOUR FIRE RATED ENCLOSURES MANUFACTURED BY FIRE RATED PRODUCT SPECIALTIES OR EQUAL.
6. ALL RECESSED MOUNTED FIRE EXTINGUISHER CABINETS SHALL BE FIRE RATED WHERE THEY PENETRATE A FIRE RATED ASSEMBLY.
7. FIRE SEALANT THAT IS VISIBLE AND EXPOSED TO THE FINISHED INTERIOR OF ROOMS SHALL BE INSTALLED AND TOOLED IN A NEAT, WORKMANLIKE, AND SMOOTH MANNER TO PRODUCE A CLEAN, AESTHETIC JOINT. COMPLETED JOINTS THAT DO NOT MEET THIS REQUIREMENT SHALL BE REWORKED OR REMOVED AND REINSTALLED PER ARCHITECT'S DIRECTION.
8. CONTRACTOR SHALL PROVIDE APPROPRIATELY SIZED ACCESS PANELS AT ALL PLUMBING ACCESS POINTS, HVAC DAMPERS, FIRE DAMPERS, ELECTRICAL ACCESS POINTS, AND AT ALL OTHER EQUIPMENT REQUIRING ACCESS INSIDE WALLS OR CEILINGS. FIRE RATED ACCESS PANELS SHALL BE REQUIRED AT FIRE RATED ASSEMBLIES. UNLESS OTHERWISE NOTED OR DIRECTED, ASSUME PROVISION OF 24" x 24" ACCESS PANEL FOR BIDDING PURPOSES AT EQUIPMENT REQUIRING ACCESS PER MECHANICAL, PLUMBING, OR ELECTRICAL DRAWINGS.

HOLLY & SMITH ARCHITECTS
HAMMOND T 985.345.5210
NEW ORLEANS T 504.585.1315
LAFAYETTE T 337.279.2010
www.hollyandsmith.com

SOUTHERN UNIVERSITY AND AGRICULTURAL & MECHANIC COLLEGE
SEYMOUR MODULAR CLASSROOM
BATON ROUGE CAMPUS

ROHIT SOOD Reg. No. 7469 STATE OF LOUISIANA REGISTERED ARCHITECT

NO.	DESCRIPTION	DATE

PROJECT NO.	26003
PHASE	BID
DATE	3/2/2026
PROJECT MANAGER	TH
QUALITY CONTROL	AV, RS

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published, or used in any way without the permission of the Architect.
© Holly & Smith Architects, APAC

BID DOCUMENTS

G110

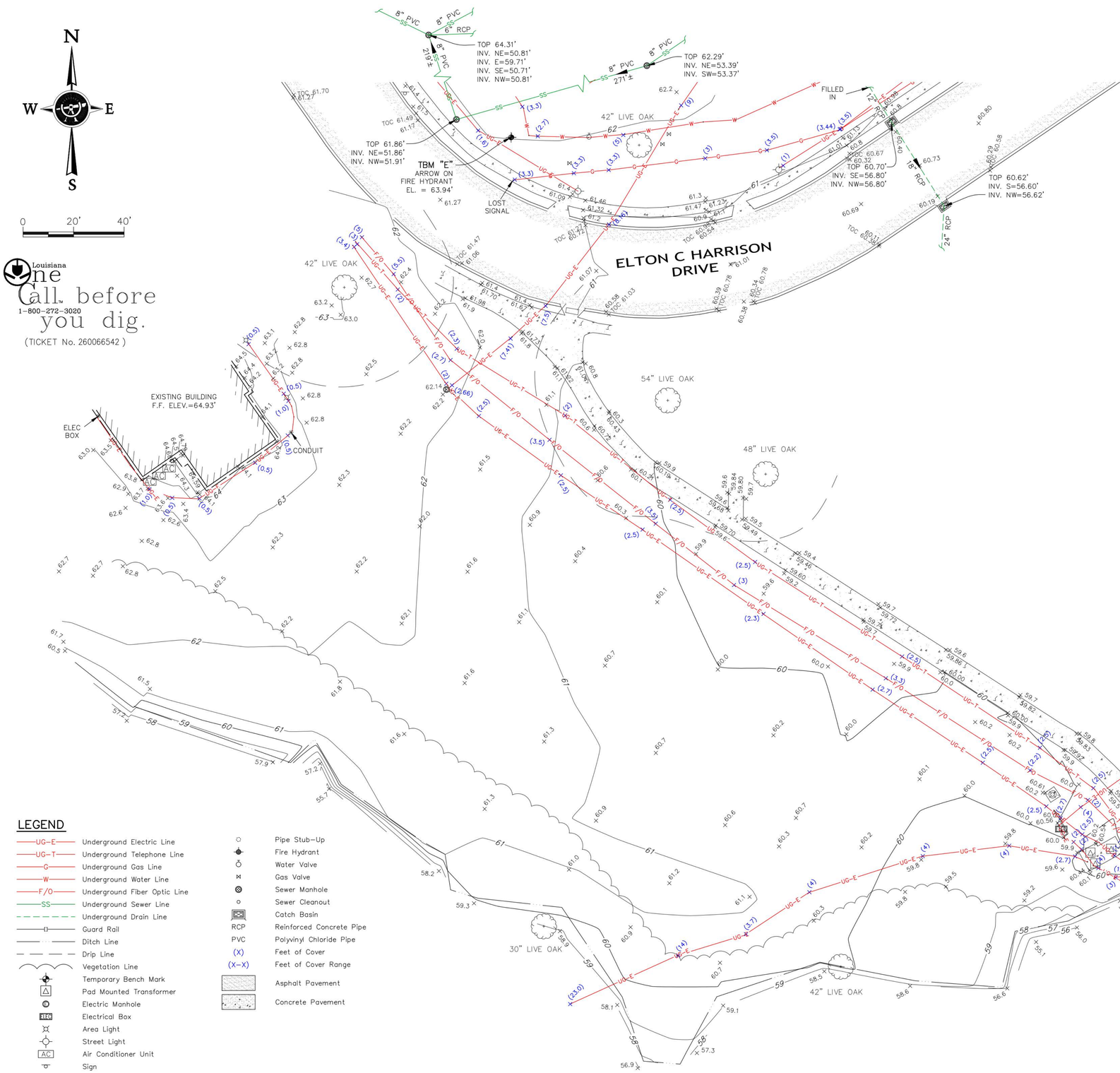
CODE ANALYSIS

H/S

3/9/2026 2:32:49 PM

Autodesk Docs://SUBR Modular Clrm Bldg/26003-SUBR Modular Clrm Bldg.rvt

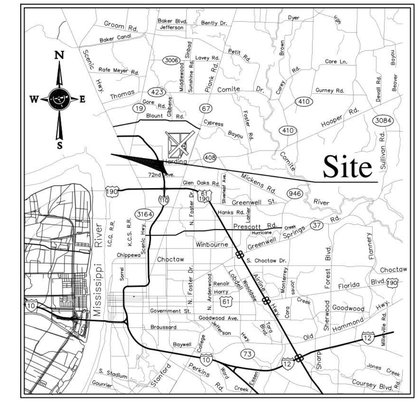
1" 5" 8" The graphic scale at the bottom left corner of this drawing must measure 1"x1" otherwise all listed scales are null and void.



Louisiana One Call before you dig.
1-800-272-3020
(TICKET No. 260066542)

LEGEND

- UG-E — Underground Electric Line
- UG-T — Underground Telephone Line
- G — Underground Gas Line
- W — Underground Water Line
- F/O — Underground Fiber Optic Line
- SS — Underground Sewer Line
- Underground Drain Line
- Guard Rail
- Ditch Line
- Drip Line
- Vegetation Line
- Temporary Bench Mark
- Pad Mounted Transformer
- Electric Manhole
- Electrical Box
- Area Light
- Street Light
- AC — Air Conditioner Unit
- Sign
- Pipe Stub-Up
- Fire Hydrant
- Water Valve
- Gas Valve
- Sewer Manhole
- Sewer Cleanout
- Catch Basin
- RCP — Reinforced Concrete Pipe
- PVC — Polyvinyl Chloride Pipe
- (X) — Feet of Cover
- (X-X) — Feet of Cover Range
- Asphalt Pavement
- Concrete Pavement



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

1.) Flood Note: In accordance with FEMA Flood Insurance Rate Map Panel No. 22033C0165E for East Baton Rouge Parish Louisiana, last revised 05/02/2008, the property shown hereon is located in Flood Zone "X". Nearest adjacent Base Flood Elevation = 48 feet (NAVD 1988). The current base flood and inundation elevations are subject to change and should be verified with the Department of Development prior to issuance of building permits.

FLOOD AREAS DEFINED:
Zone "X": Areas determined to be outside the 0.2% annual chance flood plain.

Flood Insurance Rate Maps are revised frequently and can be found online at: msc.fema.gov

2.) Zoning: A4 (General Residential)

Zoning information should be verified with City/Parish Planning Commission.

3.) Elevations and TBM's were derived from the Leica Smartnet using Trimble R12 dual frequency GPS units. NAVD 1988 datum, Geoid 18.

4.) No attempt has been made by LandSource, Inc., to verify title, actual legal ownerships, deed restrictions, servitudes, easements, or other burdens on the property other than that furnished by the client or his representative.

5.) Utilities: The underground utilities shown hereon have been located from visible utility features, paint markings made on the ground by utility companies requested by LA. One Call (Ticket No. 260066542) and/or previous construction drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. The surveyor has not physically located the underground utilities, except for above ground visible utility features.

6.) All spot elevations are not shown for clarity of the drawing.

MAP SHOWING
PARTIAL TOPOGRAPHIC SURVEY
OF
SOUTHERN UNIVERSITY HOUSING
BEING A PORTION OF SOUTHERN UNIVERSITY
LOCATED IN SECTION 39, T-6-S, R-1-W,
GREENSBURG LAND DISTRICT,
EAST BATON ROUGE PARISH, LOUISIANA
FOR
HOLLY & SMITH ARCHITECTS

CERTIFICATION:

I hereby certify that I made a survey on the grounds of the property shown and that this drawing accurately reflects the findings of said survey.

STATE OF LOUISIANA
DAVID L. PATTERSON
REG. No. 4784
REGISTERED PROFESSIONAL
LAND SURVEYOR

ADVANCE ISSUE

David L. Patterson, P.L.S.
La. Registration No. 04784

Printed on: Feb. 11, 2026

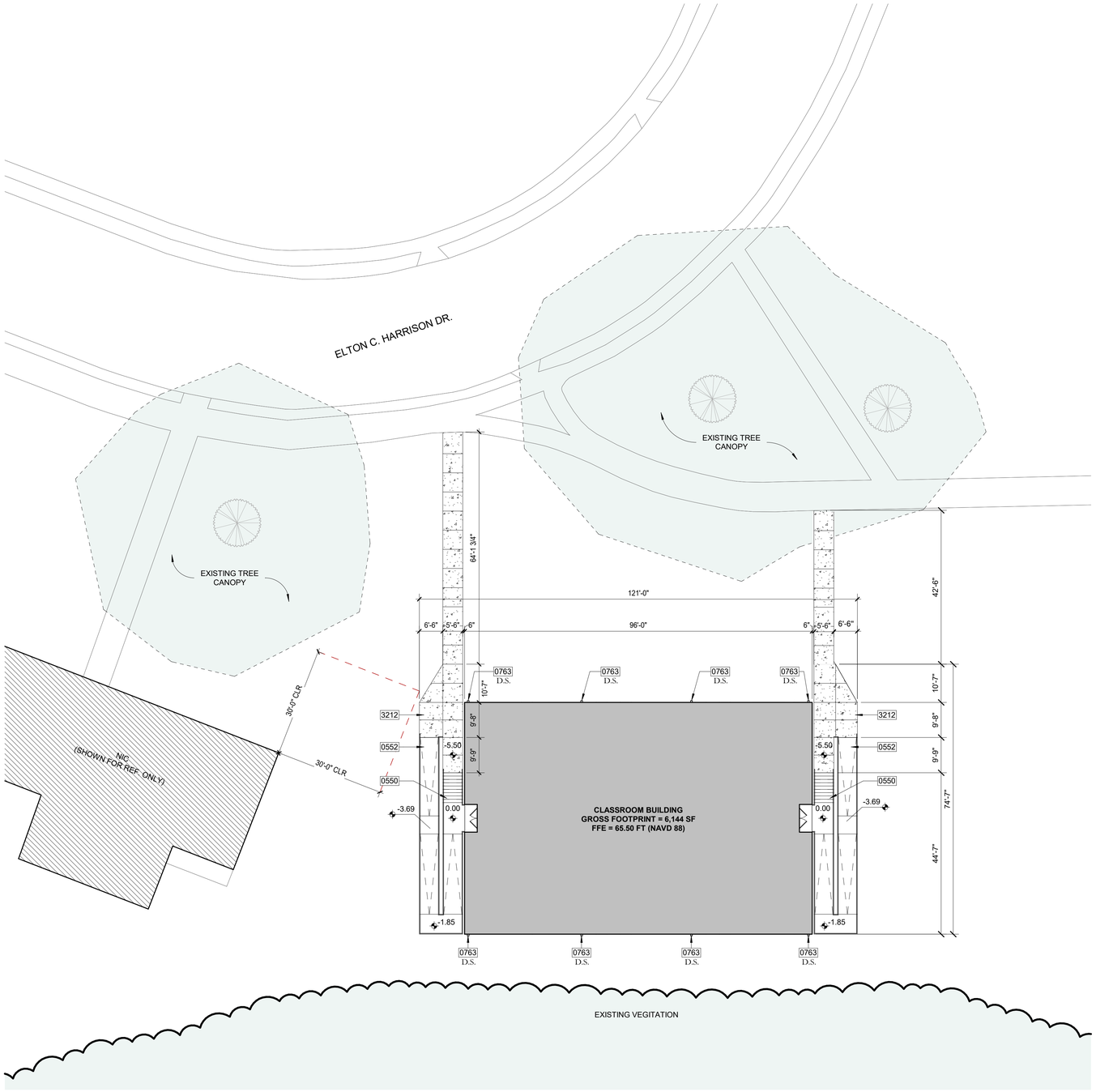
Date

LANDSOURCE INCORPORATED
A Professional Surveying And Land Information Company
6730 Exchequer Drive
Baton Rouge, LA 70809
website: www.landsource.com
Ph. (225) 752-0995
Fax (225) 752-0997
email: lsi@landsource.com

NOTE TO BE REMOVED UPON FINAL SIGNATURE
THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.

DATE: 02/04/2026
JOB #: 26-363-01
DWN. BY: DCS
CKD. BY: DLP
SHEET NO: 01
OF: 01

© ALL RIGHTS RESERVED
P: \lsi\26\26-363\26-363-01.dwg
Printed on: Feb. 11, 2026 - 4:00pm by spatterson



16 SITE PLAN
1/16" = 1'-0"
0 16' 32'

TRUE NORTH N

1" ½" 0" The graphic scale at the bottom left corner of this drawing must measure 1"x1" otherwise all listed scales are null and void.

GENERAL NOTES

1. MODULAR BUILDINGS, STAIRS, RAMPS, LANDINGS AND WALKWAY CANOPIES ARE TO BE PLACED ON SUBSURFACE CONCRETE FOUNDATIONS DESIGNED AND INSTALLED BY THE MODULAR BUILDING CONTRACTOR / VENDOR TO MEET WIND VELOCITY AND UPLIFT REQUIREMENTS. LANDING ELEVATIONS AT DOORWAYS SHALL BE NOT MORE THAN 1/2-IN. LOWER THAN DOOR THRESHOLDS.
2. A CONTINUOUS BASE SKIRT SYSTEM WITH CODE-COMPLIANT VENTILATION LOUVERS SHALL BE PROVIDED AT ALL MODULAR BUILDINGS.
3. MECHANICAL AND ELECTRICAL EQUIPMENT SHALL BE LOCATED ON THE SOUTHWARD-FACING SIDES OF THE MODULAR BUILDINGS.
4. WALKWAYS, RAMPS, AND CANOPIES SHOWN ARE PART OF THIS PROJECT SCOPE AND TO BE COORDINATED WITH ADJACENT SITE WORK AND MODULAR BUILDING DESIGN.
5. UPON COMPLETION OF PROJECT THE GENERAL CONTRACTOR SHALL PROVIDE AN AS-BUILT SURVEY DOCUMENTING THE AS-BUILT CONDITION. INCLUDE ALL ON-SITE AND OFF SITE UTILITIES, SITE SURFACE FEATURES, BOUNDARY INFORMATION, AND TOPOGRAPHICAL INFORMATION. INCLUDE ELEVATION CERTIFICATE.

KEYNOTE LEGEND

UNLESS NOTED NIC, ALL ITEMS ARE DESIGNED, FURNISHED, AND INSTALLED BY THE MODULAR BUILDING CONTRACTOR / VENDOR.

0550 PRE-MANUFACTURED METAL STAIRS AND LANDINGS WITH ADA COMPLIANT GUARDRAILS AND HANDRAILS.
0552 PRE-MANUFACTURED 5'-0" WIDE MIN. METAL RAMPS AND LANDINGS WITH ADA COMPLIANT GUARDRAILS, HANDRAILS.
0763 PREFINISHED METAL DOWNSPOUT.
3212 CAST-IN-PLACE CONCRETE SIDEWALK; SEE STRUCTURAL DRAWINGS FOR DETAILS.

SITE LEGEND

- EXISTING, N.I.C.
- EXISTING LANDSCAPE / TREE CANOPY
- PORTABLE MODULAR BUILDINGS
- NEW CONCRETE WALKWAYS
- NEW PRE-MANUFACTURED PAMPS AND LANDINGS

HOLLY & SMITH ARCHITECTS
HAMMOND
T 985.345.5210
NEW ORLEANS
T 504.585.1315
LAFAYETTE
T 337.279.2010
www.hollyandsmith.com

SOUTHERN UNIVERSITY AND AGRICULTURAL & MECHANIC COLLEGE
SEYMOUR MODULAR CLASSROOM
BATON ROUGE CAMPUS

ROHIT SOOD
Reg. No. 7460
STATE OF LOUISIANA
REGISTERED ARCHITECT

NO.	DESCRIPTION	DATE

PROJECT NO.	26003
PHASE	BID
DATE	3/2/2026
PROJECT MANAGER	TH
QUALITY CONTROL	AV, RS

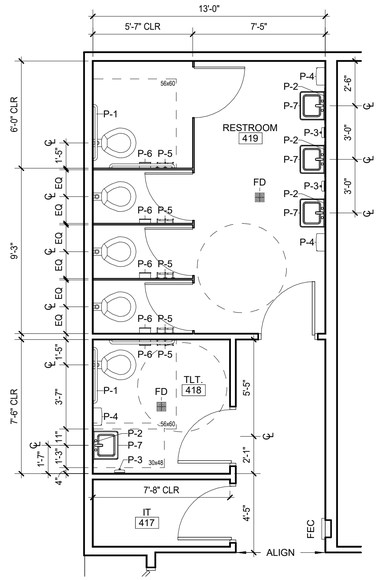
This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published, or used in any way without the permission of the Architect.
© Holly & Smith Architects, APAC

BID DOCUMENTS

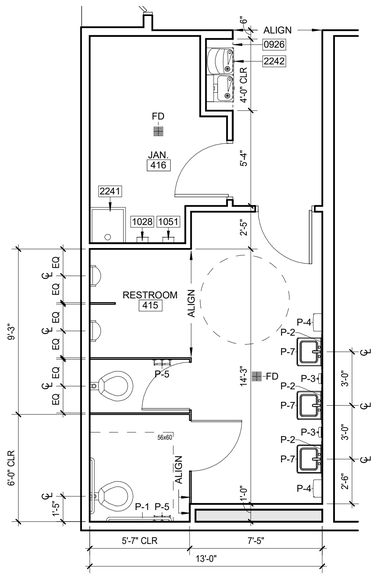
A101
SITE PLAN

H/S

3/9/2026 2:32:53 PM
Autodesk Docs://SUBR Modular Cirm Bldg/26003-SUBR Modular Cirm Bldg.rvt

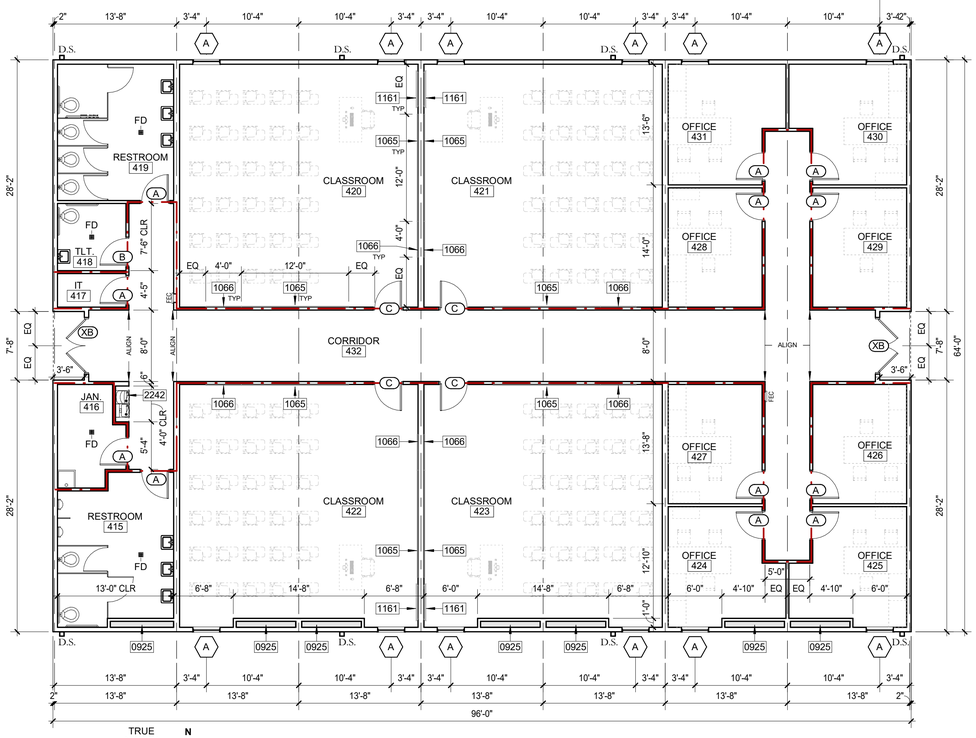


6 ENL PLAN - WOMEN'S RR. & TLT.
1/4" = 1'-0"



7 ENL PLAN - MEN'S RR. & JAN.
1/4" = 1'-0"

WINDOW; SEE GENERAL NOTE 10; TYP.



16 FLOOR PLAN
1/8" = 1'-0"

TRUE NORTH

GENERAL NOTES

1. REFER TO THE CODE ANALYSIS SHEET AND LIFE SAFETY DRAWINGS FOR FIRE RATED WALL LOCATIONS AND ADDITIONAL RATED CONSTRUCTION INFORMATION.
2. INTERIOR PARTITION DIMENSIONS ARE TAKEN FROM THE FACE OF FINISH. CRITICAL CLEARANCES ARE INDICATED WITH "**CLR**" OR "**CLEAR**." "**ALIGN**" INDICATES THAT FINISH FACES ARE TO BE LOCATED IN THE SAME PLANE.
3. ALL RESTROOMS AND JANITOR'S CLOSETS SHALL RECEIVE MOISTURE-RESISTANT GYPSUM BOARD.
4. PROVIDE CONCEALED WOOD BLOCKING WITHIN WALLS FOR ALL MOUNTED ITEMS INCLUDING WALL CABINETS, MILLWORK, TVS, TOILET ROOM ACCESSORIES, ETC.
5. PROVIDE GYPSUM BOARD EXPANSION/MOVEMENT JOINTS AT SPACINGS NOT EXCEEDING MANUFACTURER'S RECOMMENDATIONS.
6. LOCATE DOOR ROUGH OPENINGS A MINIMUM OF 6" FROM THE INSIDE FACE OF THE ADJACENT STUD WALL UNLESS OTHERWISE NOTED.
7. FURNITURE AND EQUIPMENT SHOWN IN CLASSROOM TYPICAL OF ALL CLASSROOMS UNLESS NOTED OTHERWISE.
8. APPLIANCES & EQUIPMENT SHALL BE OWNER-SUPPLIED AND CONTRACTOR-INSTALLED WHERE NOTED.
9. CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PROVIDING **ALL** CUT SHEETS FOR ALL EQUIPMENT FROM THE OWNER PRIOR TO INSTALLATION.
10. PROVIDE SOUND ATTENUATION BLANKETS IN ALL INTERIOR WALLS.
11. ALL WINDOW TYPES TO BE AS FOLLOWS:
    A. 36"x42" (WIDTH x HEIGHT) WITH A 44" SILL HEIGHT (SINGLE-HUNG): INSULATED WITH LOW-E COATING.

KEYNOTE LEGEND

UNLESS NOTED NIC, ALL ITEMS ARE DESIGNED, FURNISHED, AND INSTALLED BY THE MODULAR BUILDING CONTRACTOR / VENDOR.

0925 SHAFT WALL, TYPICAL
0926 WALL OPENING, ALIGN HEAD HEIGHT W/ DOORS (7'-0" AFF)
1028 MOP / BROOM HOLDER
1051 UTILITY SHELF
1065 4'X12' MARKER BOARD. BASE AT 36" A.F.F.; PROVIDE SOLID WOOD BLOCKING IN WALL.
1066 4'X4' CORK BULLETIN BOARD. BASE AT 36" A.F.F.; PROVIDE SOLID WOOD BLOCKING IN WALL.
1161 WALL-MOUNTED TELEVISION - OWNER-PROVIDED, CONTRACTOR-INSTALLED; PROVIDE POWER, DATA, AND CABLE; MOUNT TV 60" O.C. ABOVE FINISH FLOOR; PROVIDE SOLID WOOD BLOCKING IN WALL.
2241 MOP SINK - WALL PROTECTION AND FAUCET FITTINGS
2242 DUAL-HEIGHT ELECTRIC DRINKING FOUNTAINS WITH CHILLER

PLUMBING ACCESSORIES

P-1 36" REAR AND 42" SIDE GRAB BARS, MOUNTED AS PER ADA-ABA REQUIREMENTS
P-2 24" X 42" WALL-MOUNTED MIRROR, MOUNTED AS PER ADA-ABA REQUIREMENTS
P-3 LIQUID SOAP DISPENSER, MOUNTED AS PER ADA-ABA REQUIREMENTS
P-4 PAPER TOWEL (FOLDED) DISPENSER, MOUNTED AS PER ADA-ABA REQUIREMENTS
P-5 TOILET TISSUE DISPENSER, MOUNTED AS PER ADA-ABA REQUIREMENTS
P-6 SANITARY NAPKIN DISPOSAL UNIT
P-7 BELOW LAVATORY EXPOSED PIPE INSULATION KIT

DOOR SCHEDULE (OFFICES)

MARK	DOOR / PANEL WIDTH	HEIGHT	THICKNESS	MATERIAL	FRAME TYPE	MATERIAL	FIRE RATING	COMMENT
Exterior								
XB	6' - 0"	7' - 0"	1 3/4"	HM_PTD	DOUBLE	HM_PTD		5,6,8
Interior								
A	3' - 0"	7' - 0"	1 3/4"	SCW_PTD	SINGLE	HM_PTD	45 MIN.	5
B	3' - 0"	7' - 0"	1 3/4"	SCW_PTD	SINGLE	HM_PTD	45 MIN.	5,7
C	3' - 0"	7' - 0"	1 3/4"	SCW_PTD	SINGLE	HM_PTD	45 MIN.	5

COMMENTS LEGEND

(SEE COMMENT NUMBERS IN DOOR SCHEDULE "**COMMENT**" COLUMN)

1. DOOR CONTACT; COORDINATE WITH OWNER
2. INTERCOM, CAMERA, AND KEYLESS ENTY SYSTEM; COORDINATE WITH OWNER
3. REX MOTION; COORDINATE WITH OWNER
4. VERKADA CARD READER; COORDINATE WITH OWNER
5. DOOR CLOSER
6. REMOVABLE MULLION
7. STATUS INDICATOR
8. PROVIDE A MINIMUM U-0.700 PER ASHRAE 90.1

PLAN LEGEND

1 HR. FIRE RATED WALL; UL DESIGN - U419
NON RATED WALL
FURNITURE & EQUIPMENT PROVIDED BY OWNER AND INSTALLED BY CONTRACTOR
FURNITURE & EQUIPMENT PROVIDED AND INSTALLED BY OWNER

HOLLY & SMITH ARCHITECTS
HAMMOND
T 985.345.5210
NEW ORLEANS
T 504.585.1315
LAFAYETTE
T 337.279.2010
www.hollyandsmith.com

SOUTHERN UNIVERSITY AND AGRICULTURAL & MECHANIC COLLEGE
SEYMOUR MODULAR CLASSROOM
BATON ROUGE CAMPUS

ROHIT SOOD Reg No. 7469 STATE OF LOUISIANA REGISTERED ARCHITECT

NO.	DESCRIPTION	DATE

PROJECT NO.	26003
PHASE	BID
DATE	3/2/2026
PROJECT MANAGER	TH
QUALITY CONTROL	AV, RS

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published, or used in any way without the permission of the Architect.
© Holly & Smith Architects, APAC

BID DOCUMENTS

A201
FLOOR PLAN

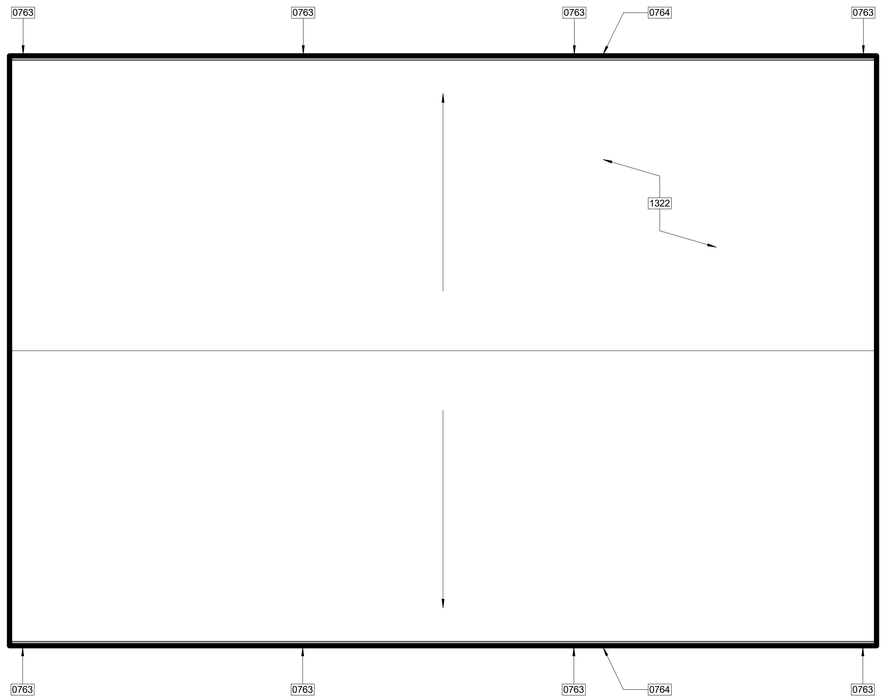
H/S

3/9/2026 2:32:56 PM

Autodesk Docs://SUBR Modular Clrm Bldg/26003-SUBR Modular Clrm Bldg.rvt

1" 0' 1" 2" The graphic scale at the bottom left corner of this drawing must measure 1"x1" otherwise all listed scales are null and void.

3/9/2026 2:32:57 PM
Autodesk Docs://SUBR Modular Clrm Bldg/26003-SUBR Modular Clrm Bldg.rvt



16 CANOPY AND ROOF PLAN
1/8" = 1'-0"
0 16' 32'

TRUE NORTH
N

1"
½"
0" ½" 1" The graphic scale at the bottom left corner of this drawing must measure 1"x1" otherwise all listed scales are null and void.

GENERAL NOTES

1. PROVIDE STANDARD DETAILS AS RECOMMENDED BY THE ROOFING MANUFACTURER AND NRCA. REPORT ANY DISCREPANCIES BETWEEN DETAILS, MANUFACTURER'S RECOMMENDATIONS, AND FIELD CONDITIONS TO THE ARCHITECT.
2. SEE MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR EQUIPMENT PENETRATING AND MOUNTED ON ROOF. PROVIDE MINIMUM 10-IN. TALL, FIXED CURBS, ANCHORED TO STRUCTURE, AND FLASHED INTO THE ROOF FOR ALL EQUIPMENT.
3. COAT ALL UNFINISHED EXPOSED METAL ITEMS WITH GALVANIZING PAINT.

KEYNOTE LEGEND

0763 PREFINISHED METAL DOWNSPOUT.
0764 PREFINISHED METAL GUTTER.
1322 MODULAR CLASSROOM BUILDING WITH GABLE STANDING SEAM ROOF, GUTTERS, AND DOWNSPOUTS

HOLLY & SMITH ARCHITECTS
HAMMOND
T 985.345.5210
NEW ORLEANS
T 504.585.1315
LAFAYETTE
T 337.279.2010
www.hollyandsmith.com

SOUTHERN UNIVERSITY AND AGRICULTURAL & MECHANIC COLLEGE
SEYMOUR MODULAR CLASSROOM
BATON ROUGE CAMPUS

NO.	DESCRIPTION	DATE

PROJECT NO.	26003
PHASE	BID
DATE	3/2/2026
PROJECT MANAGER	TH
QUALITY CONTROL	AV, RS

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published, or used in any way without the permission of the Architect.
© Holly & Smith Architects, APAC

BID DOCUMENTS

A901

CANOPY AND ROOF PLAN

H/S

STRUCTURAL SHEET INDEX:

S0.01 GENERAL NOTES & INDEX
S1.01 SIDEWALK DETAILS

STRUCTURAL NOTES:

DESIGN CRITERIA:

DESIGN CODES:

INTERNATIONAL BUILDING CODE (IBC), 2021 EDITION, PUBLISHED BY THE INTERNATIONAL CODE COUNCIL (ICC). ALL REFERENCED CODES AND SPECIFICATION NOTED SHALL BE THE LATEST APPROVED EDITIONS AND REVISIONS BY THE GOVERNMENTAL AGENCY HAVING JURISDICTION OVER THIS PROJECT (UNLESS OTHERWISE NOTED.)

DESIGN LOADS:

LIVE LOADS

i.	FLOOR LIVE LOAD	100 PSF PLUS WEIGHT OF ANY PERMANENTLY MOUNTED EQUIPMENT
ii.	ROOF LIVE LOAD	20 PSF

WIND LOADS

i.	ULTIMATE DESIGN WIND SPEED	122 MPH (3-SECOND GUST)
ii.	NOMINAL DESIGN WIND SPEED	95 MPH (3-SECOND GUST)
iii.	RISK CATEGORY	II
iv.	EXPOSURE CATEGORY	EXPOSURE B
v.	MEAN ROOF HEIGHT	< 30 FT
vi.	GCPi	+/- 0.18

SEISMIC LOADS

i.	IMPORTANCE FACTOR	1.0
ii.	S_{DS}	9.5%
iii.	S_{D1}	9.3%
iv.	SITE CLASS	D
v.	S_S	0.089
vi.	S_1	0.058
vii.	SEISMIC DESIGN CATEGORY	B

SNOW LOADS

i.	P_g	0 PSF

FLOOD LOADS

i. NO FLOOD LOADING, BUILDING LOCATED OUTSIDE OF A FLOOD HAZARD AREA

GENERAL:

1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL EXISTING DIMENSIONS IN THE FIELD BEFORE CONSTRUCTION BEGINS.
2. ALL DIMENSIONS, DISCREPANCIES, OR CONFLICTS BETWEEN CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH ANY WORK INVOLVED. THE CONTRACTOR SHALL VERIFY ALL MECHANICAL, PLUMBING, AND MISCELLANEOUS OPENINGS AND ALL SLEEVES, BOLTS, AND OTHER RELATED ITEMS. NOTIFY THE ENGINEER WHEN DRAWINGS BY OTHERS SHOW OPENINGS, POCKETS, ETC. NOT SHOWN ON THE STRUCTURAL DRAWINGS, BUT ARE LOCATED IN OR ON THE STRUCTURAL MEMBERS.
3. THESE PLANS ARE NOT INTENDED TO CONVEY ANY PARTICULAR CONSTRUCTION SEQUENCE OR PROCEDURE AND REPRESENT THE FINISHED STRUCTURE. THE RESPECTIVE BIDDER AND/OR CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING ADEQUATE MEANS AND MEASURES TO ENSURE THE STABILITY OF THE BUILDING AND ITS COMPONENTS DURING CONSTRUCTION. THESE SHALL INCLUDE, BUT ARE NOT LIMITED TO: NECESSARY SHORING, SHEETING, TEMPORARY BRACING, DEWATERING, ETC. CONSTRUCTION MATERIALS SHALL BE SPREAD OUT WHEN PLACED ON FRAMED FLOORS OR ROOFS. THE CONSTRUCTION MATERIAL LOAD SHALL NOT EXCEED THE DESIGN LIVE LOADS. PROVIDE ADEQUATE SHORING AND/OR BRACING WHERE THE STRUCTURE HAS NOT ATTAINED DESIGN STRENGTH.
4. OBSERVATIONS, VISITS, OR VERBAL COMMUNICATION DURING CONSTRUCTION BY A REPRESENTATIVE OF THE STRUCTURAL ENGINEER SHALL NEITHER BE CONSTRUED AS AN INSPECTION NOR APPROVAL OF CONSTRUCTION UNLESS STATED SO IN WRITING BY THE ENGINEER. OBSERVATION VISITS DO NOT INCLUDE INSPECTION OF CONSTRUCTION MEANS AND METHODS AND ARE NOT CONTINUOUS AND DETAILED INSPECTION SERVICES WHICH ARE TO BE PERFORMED BY OTHERS. OBSERVATIONS ARE PERFORMED SOLELY FOR THE PURPOSE OF DETERMINING IF THE CONTRACTOR UNDERSTANDS DESIGN INTENT SHOWN IN CONTRACT DRAWINGS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY AND PROTECTION IN AND AROUND THE JOB SITE AND/OR ADJACENT PROPERTY.

FOUNDATIONS:

1. DESIGN BEARING PRESSURE: 1200 PSF (STRIP FOOTINGS)
   1500 PSF (SPREAD FOOTINGS)
2. ALL FILL SHALL BE A LOW PI (10 TO 25) NON-EXPANSIVE MATERIAL FREE OF ORGANIC AND DELETERIOUS MATERIALS. FILL SHALL BE PLACED IN 6" LIFTS WITHIN TWO PERCENTAGE POINTS OF OPTIMUM MOISTURE CONTENT AND COMPACTED TO 95% MODIFIED PROCTOR.

FOUNDATION PREPARATION AND EARTHWORK:

1. THE CONTRACTOR SHALL PROVIDE FOR PROPER DEWATERING OF EXCAVATIONS FROM SURFACE WATER, GROUND WATER, SEEPAGE, ETC.
2. ALL ABANDONED UTILITIES, FOOTINGS, ETC., THAT INTERFERE WITH THE NEW CONSTRUCTION SHALL BE REMOVED. NOTIFY THE STRUCTURAL ENGINEER SHOULD ANY FOUNDATIONS FOR EXISTING STRUCTURES BE ENCOUNTERED THAT ARE NOT SHOWN ON THE STRUCTURAL DRAWINGS.
3. FOOTINGS, GRADE BEAMS, SLABS, AND THICKENED SLAB SECTIONS SHALL BE PLACED TO THE DIMENSIONS SHOWN ON THE DRAWINGS AND OBSERVED FOR QUALITY ASSURANCE PRIOR TO PLACING CONCRETE AND REINFORCING. SHOULD SOIL ENCOUNTERED NOT BE APPROVED, DESIGNS, EXCAVATIONS, AND SITE WORK WILL BE ALTERED BY CHANGE ORDER. THE INSPECTION OF FOUNDATION FOOTINGS AND REINFORCEMENT AND THE PLACEMENT OF CONCRETE SHALL PROCEED IMMEDIATELY FOLLOWING APPROVAL. IF FOOTING EXCAVATIONS ARE TO REMAIN OPEN FOR MORE THAN ONE DAY, THE CONTRACTOR SHALL TAKE MEASURES TO REDUCE MOISTURE ENTRY OR EVAPORATION.
4. ALL EXCAVATIONS SHALL BE PROPERLY BACKFILLED. FOOTING BACKFILL AND UTILITY TRENCH BACKFILL WITHIN THE BUILDING PERIMETER SHALL BE MECHANICALLY COMPACTED IN LAYERS, TO THE APPROVAL OF THE SPECIAL INSPECTOR.
5. ALL TOPSOIL AND ORGANIC MATERIALS, INCLUDING TREES AND LARGE ROOTS, AND ANY DELETERIOUS MATERIALS SHALL BE STRIPPED FROM THE PROJECT AREA AND REPLACED WITH STRUCTURAL FILL.

SHOP DRAWINGS:

1. THE REVIEW OF SHOP DRAWINGS BY THE STRUCTURAL ENGINEER IS INTENDED ONLY TO MONITOR THE CONTRACTOR'S COMPREHENSION OF THE VARIOUS ASSEMBLIES. THIS REVIEW IS NOT A THOROUGH EXAMINATION OF THE WORK NOR IS IT AN ASSUMPTION OF RESPONSIBILITY BY THE ENGINEER FOR THE WORK OF OTHERS.
2. SHOP DRAWINGS ARE NOT A PART OF CONTRACT DOCUMENTS; THEREFORE, THE STRUCTURAL ENGINEER'S REVIEW DOES NOT CONSTITUTE AN AUTHORIZATION TO DEVIATE FROM THE TERMS AND CONDITIONS OF THE CONTRACT.
3. SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW PRIOR TO FABRICATION.
4. FABRICATORS SHALL DRAW THEIR OWN ERECTION PLANS. COPYING THE STRUCTURAL PLANS AND USING THEM AS ERECTION DRAWINGS IS NOT ACCEPTABLE.
5. PRIOR TO SUBMITTAL, THE CONTRACTOR SHALL REVIEW THE SHOP DRAWINGS AND MAKE ANY CORRECTIONS REQUIRED. THE CONTRACTOR SHALL STAMP AND SIGN THE DRAWINGS AS EVIDENCE THAT HE HAS REVIEWED THEM.
6. SHOP DRAWINGS SHALL BE FURNISHED FOR ALL STRUCTURAL COMPONENTS.
7. SHOP DRAWINGS WILL BE REJECTED FOR INCOMPLETENESS, LACK OF COORDINATION WITH OTHER PORTIONS OF THE CONTRACT DOCUMENT, LACK OF CALCULATIONS (IF REQUIRED), OR WHERE MODIFICATIONS OR SUBSTITUTIONS ARE INDICATED WITHOUT PRIOR REVIEW.

SPECIFICATIONS:

1. SEE PROJECT SPECIFICATIONS FOR STRUCTURAL REQUIREMENTS, PROPERTIES, ETC. PERTAINING TO:
   i. MODULAR BUILDINGS
   ii. CONCRETE

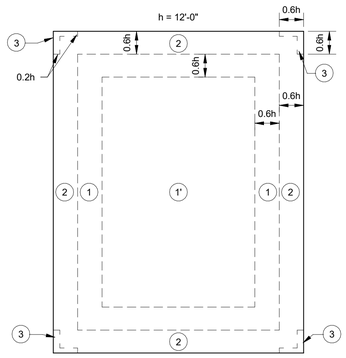
SPECIAL INSPECTIONS:

1. INSPECTIONS SHALL BE PERFORMED AS REQUIRED IN THE 2021 INTERNATIONAL BUILDING CODE, SECTION 1704. REFER TO IBC FOR INSPECTION REQUIREMENTS.
2. CONTINUOUS INSPECTIONS:
   i. CONCRETE

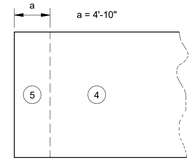
SIDEWALKS:

1. ALL SIDEWALKS ARE SET AT 4' TYPICAL INTERVALS UNLESS OTHERWISE SHOWN. ALL SIDEWALK JOINTS ARE SIDEWALK CONTRACTION JOINTS (SWCJ) UNLESS OTHERWISE NOTED.

COMPONENT AND CLADDING PRESSURES:



BUILDING ROOF ZONES - GABLE ROOF



BUILDING WALL ZONES

COMPONENT AND CLADDING ROOF PRESSURES				
ZONE	LOCATION	EFF. WIND AREA (SQ. FT.)	PRESSURE (PSF)	
			POSITIVE	NEGATIVE
1'	ROOF FIELD	≤10	16.0	-24.5
		20		-24.5
		50		-24.5
		≥100		-24.5
1	ROOF FIELD EDGE	≤10	16.0	-42.6
		20		-40.3
		50		-35.8
		≥100		-33.5
2	ROOF EDGE	≤10	16.0	-56.2
		20		-51.7
		50		-47.1
		≥100		-44.9
3	ROOF CORNER	≤10	16.0	-76.6
		20		-69.8
		50		-60.7
		≥100		-51.7

COMPONENT AND CLADDING WALL PRESSURES				
ZONE	LOCATION	EFF. WIND AREA (SQ. FT.)	PRESSURE (PSF)	
			POSTIVE	NEGATIVE
4	WALL FIELD	≤10	26.7	-29.0
		20	25.6	-27.9
		50	24.5	-26.7
		100	22.2	-24.5
		≥500	19.9	-22.2
5	WALL PERIMETER	≤10	26.7	-35.8
		20	25.6	-33.5
		50	24.5	-30.1
		100	22.2	-27.9
		≥500	19.9	-22.2

C&C NOTES:

THE PROVIDED PRESSURES ARE ULTIMATE PRESSURES AND SHOULD BE MULTIPLIED BY THE APPROPRIATE FACTORS IN IBC 2021.

POSITIVE AND NEGATIVE PRESSURES ACT TOWARD AND AWAY FROM THE SURFACES, RESPECTIVELY.

FOR EFFECTIVE WIND AREA BETWEEN THE ZONES GIVEN, VALUES MAY BE INTERPOLATED, OTHERWISE, USE THE VALUE ASSOCIATED WITH THE LOWER EFFECTIVE WIND AREA. SOFFIT PRESSURES ARE THE SAME AS THE ADJACENT WALL PRESSURES.

FORTE & TABLADA
9107 Interline Avenue
Baton Rouge, LA 70809
T (225) 927-9321 F (225) 927-9326
WWW.FORTEANDTABLADA.COM
Consulting Engineers / Land Surveyors

HOLLY & SMITH ARCHITECTS
HAMMOND
T 985.345.5210
NEW ORLEANS
T 504.585.1315
LAFAYETTE
T 337.279.2010
www.hollyandsmith.com

SOUTHERN UNIVERSITY AND AGRICULTURAL & MECHANIC COLLEGE

SEYMOUR MODULAR CLASSROOM

BATON ROUGE CAMPUS

STATE OF LOUISIANA
JASON P. FENNELL
REG. No. 37257
REGISTERED PROFESSIONAL ENGINEER
2-27-2026
CIVIL ENGINEERING

NO.	DESCRIPTION	DATE

PROJECT NO.	26003
PHASE	BID
DATE	3/2/2026
PROJECT MANAGER	TLM
QUALITY CONTROL	JPF

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published, or used in any way without the permission of the Architect.
© Holly & Smith Architects, APAC

BID DOCUMENTS

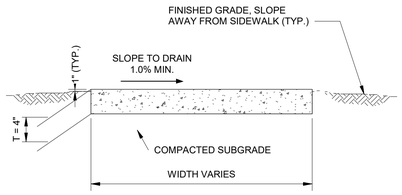
S0.01

GENERAL NOTES & INDEX

H/S

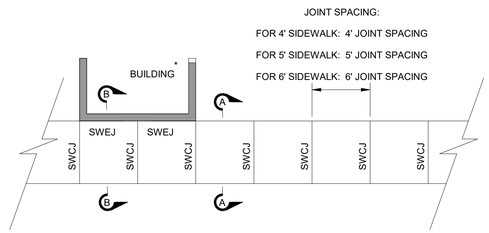
2/27/2026 11:02:36 AM
R:\2026\260268 - SUBR Semour Mod Classrooms\7.0 CAD\Production Plan\260268 - SUBR Semour Mod Classrooms - STRUC - R23_tmckinney4PP3T.rvt

1" ½" 0" The graphic scale at the bottom left corner of this drawing must measure 1"x1" otherwise all listed scales are null and void.



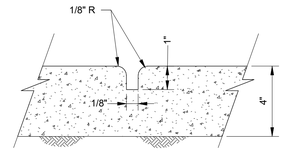
TYP. SIDEWALK SECTION A

SCALE: N.T.S.



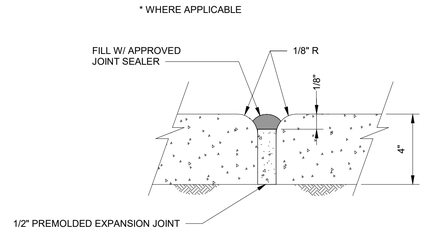
CONCRETE SIDEWALK PLAN

SCALE: N.T.S.



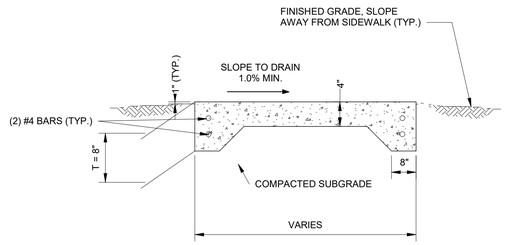
CONTRACTION JOINT (SWCJ) SECTION

SCALE: N.T.S.



EXPANSION JOINT (SWEJ) SECTION

SCALE: N.T.S.



TYP. SIDEWALK SECTION B

SCALE: N.T.S.

NOTE: THIS SECTION ONLY APPLIES TO
SIDEWALKS COVERED BY A CANOPY.

HOLLY & SMITH
ARCHITECTS
HAMMOND
T 985.345.5210
NEW ORLEANS
T 504.585.1315
LAFAYETTE
T 337.279.2010
www.hollyandsmith.com

SOUTHERN UNIVERSITY AND AGRICULTURAL & MECHANIC COLLEGE

SEYMOUR MODULAR CLASSROOM

BATON ROUGE CAMPUS

STATE OF LOUISIANA
JASON P. FENNELL
REG. No. 37287
REGISTERED
PROFESSIONAL ENGINEER
2-27-2026
CIVIL ENGINEERING

NO.	DESCRIPTION	DATE

PROJECT NO.	26003
PHASE	BID
DATE	3/2/2026
PROJECT MANAGER	TLM
QUALITY CONTROL	JPF

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published, or used in any way without the permission of the Architect.
© Holly & Smith Architects, APAC

BID DOCUMENTS

S1.01

SIDEWALK DETAILS

H/S

2/27/2026 11:02:37 AM
R:\2026\260268 - SUBR Semour Mod Classrooms\7.0 CAD\Production Plan\260268 - SUBR Semour Mod Classrooms - STRUC - R23_tmckinney4PP3T.rvt

1"
½"
0" ½" 1" The graphic scale at the bottom left corner of this drawing must measure 1"x1" otherwise all listed scales are null and void.

PLUMBING GENERAL NOTES

1. ALL WORK BY CONTRACTORS SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE AND LOCAL BUILDING CODES, INCLUDING THE CURRENT INTERNATIONAL ENERGY CONSERVATION CODE.
2. MATERIALS FURNISHED UNDER THE CONTRACT SHALL BE NEW & SHALL BEAR THE UL LABEL WHERE APPLICABLE, UNLESS NOTED OTHERWISE. ALL WORK SHALL BE GUARANTEED AGAINST DEFECTIVE MATERIALS & WORKMANSHIP FOR A PERIOD OF NOT LESS THAN ONE YEAR AFTER COMPLETION & ACCEPTANCE BY THE OWNER, LONGER IF STATED OTHERWISE ELSEWHERE IN THE SPECIFICATION.
3. CONTRACTOR SHALL INSTALL SYSTEMS WITHOUT INTERFERENCE & PROVIDE MANUFACTURER'S RECOMMENDED AIR & SERVICE CLEARANCES. INSTALL ALL EQUIPMENT IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AS REQUIRED TO MAINTAIN WARRANTIES & GUARANTEES. CONTRACTOR SHALL COORDINATE WITH ALL TRADES & DISCIPLINES.
4. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION, INVERT/ DEPTH/ ELEVATIONS OF EXISTING SANITARY SEWER, DOMESTIC WATER, FIRE WATER, NATURAL GAS, STORM DRAINAGE, ETC. PRIOR TO ANY CONSTRUCTION. CONTRACTOR TO NOTIFY THE MECHANICAL ENGINEER & ARCHITECT FOR FURTHER DIRECTION IF EXISTING PIPING IS NOT AT AN ELEVATION/ INVERT/ DEPTH THAT ALLOWS FOR PROPER INSTALLATION & SLOPE OF NEW UTILITIES.
5. PRELIMINARY SEWER INVERT PIPE PLAN: CONTRACTOR SHALL PROVIDE DRAWING (NO LESS THAN 1/8"=1'-0" SCALE) SHOWING PROPOSED INVERTS OF ALL SUBSURFACE PIPING (SANITARY SEWER, STORM DRAINAGE, DOMESTIC WATER, FIRE WATER, CHILLED/HEATING WATER, ETC.) & EXACT LOCATION & SEWER INVERT OF SANITARY SEWER CONNECTION TO MECHANICAL ENGINEER & ARCHITECT FOR REVIEW & APPROVAL PRIOR TO INSTALLATION. NO ADDITIONAL COST WILL BE PROVIDED FOR REINSTALLING SUBSURFACE PIPING IF PRELIMINARY INVERT PIPING PLAN IS NOT PROVIDED.
6. COORDINATE ALL UNDERGROUND PIPING & WORK WITH EXISTING SYSTEMS, INCLUDING EXISTING UTILITIES, SEWER, GAS, DOMESTIC WATER, CHILLED/HEATING WATER, ELECTRIC DUCT BANKS AND POWER. NOT ALL EXISTING SYSTEMS SHOWN. COORDINATE ALL EXISTING SYSTEMS PRIOR TO BEGINNING WORK, MARKED UTILITIES AND EXISTING SYSTEMS DAMAGED BY THE CONTRACTOR SHALL BE REPLACED AND REPAIRED BACK TO ORIGINAL CONDITION BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE CONSTRUCTION CONTRACT.
7. PLUMBING CONTRACTOR SHALL COORDINATE WITH MECHANICAL CONTRACTOR ON LOCATION OF ALL FLOOR DRAINS & HUB DRAINS AS NOT TO INTERFERE WITH EQUIPMENT & EQUIPMENT PADS. COORDINATE NEW FLOOR DRAIN & HUB LOCATION WHERE EQUIPMENT DOES NOT ALLOW FOR THE INSTALLATION SHOWN FOR DRAIN. COORDINATE HEIGHT OF HUB DRAINS FOR FAN COIL UNITS & CEILING CASSETTES.
8. SEAL ALL OPENINGS AROUND PIPE PENETRATIONS THROUGH WALLS & PARTITIONS WITH APPROVED FIRESTOPPING MATERIAL MEETING ASTM E814 & NFPA-101. PROVIDE ESCUTCHEONS ON PIPING PENETRATING WALLS EXPOSED TO VIEW/WITHIN FINISHED AREAS.
9. CONTRACTOR SHALL VISIT THE SITE FOR INSPECTION REGARDING ANY WORK REQUIRED TO COMPLETE THE SCOPE OF WORK FOR THE PROJECT PRIOR TO BID. THERE SHALL BE NO ADDITIONAL COST TO THE OWNER FOR BIDDERS AWARDED THE WORK FOR FAILURE TO EXAMINE SITE PRIOR TO BID.
10. CONTRACTOR SHALL REVIEW THE CONTRACT DOCUMENTS AND VISIT THE SITE AND COORDINATE PIPE ROUTING & EQUIPMENT INSTALLATION. CONTRACTOR SHALL NOTIFY THE ARCHITECT AND ENGINEER WHERE DISCREPANCIES OCCUR BETWEEN CONTRACT DOCUMENTS AND EXISTING CONDITIONS.
11. CONTRACTOR SHALL REVIEW CEILING SPACE AND MECHANICAL ROOM SPACE AVAILABLE FOR PIPING AND EQUIPMENT AND MAKE REQUIRED ALLOWANCES FOR THE SIZE OF EQUIPMENT AND ROUTING OF PIPING. CONTRACTOR SHALL VERIFY EQUIPMENT TO BE SUPPLIED TO PROJECT CAN BE INSTALLED IN SPACE PROVIDED AND ALL SERVICE CLEARANCES MAINTAINED PRIOR TO ORDERING EQUIPMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MODIFICATIONS REQUIRED FOR EQUIPMENT THAT IS SUPPLIED THAT IS DIFFERENT THAN EQUIPMENT THAT IS BASIS OF DESIGN.
12. PIPING SHOWN DIAGRAMMATICALLY, ROUTE PIPING IN MOST DIRECT MANNER AVOIDING OBSTRUCTIONS NOT INDICATED. PROVIDE FITTINGS, OFFSETS, ETC. FOR ROUTING OF PIPING TO AVOID OBSTRUCTIONS & AS REQUIRED FOR A COMPLETE PLUMBING SYSTEM.
13. COORDINATE EXACT LOCATION OF ALL SLAB, FLOOR, WALL AND ROOF PENETRATIONS WITH EXISTING STRUCTURAL BEAMS, JOIST AND COMPONENTS. DO NOT CUT OR MODIFY EXISTING STRUCTURAL COMPONENTS WITHOUT APPROVAL FROM STRUCTURAL ENGINEER.
14. UNDER NO CIRCUMSTANCES SHALL EQUIPMENT AND RELATED SYSTEM COMPONENTS FOUND POSITIVE FOR MOLD, MILDEW, ASBESTOS, HARMFUL BACTERIA OR ANY OTHER CONTAMINATION BE PLACED INTO SERVICE.
15. MODEL NUMBERS SCHEDULED/SPECIFIED REPRESENT THE TYPE AND QUALITY OF EQUIPMENT REQUIRED TO MEET THE DESIGN REQUIREMENTS. CONTRACTOR SHALL REVIEW SUBMITTALS AND VERIFY EQUIPMENT SIZES, QUALITY AND PERFORMANCE REQUIREMENTS MEET SPECIFICATIONS PRIOR TO SUBMITTING FOR APPROVAL. EQUIPMENT THAT DIFFERS FROM BASIS OF DESIGN IS SUBJECT TO REJECTION. CONTRACTOR TO COORDINATE ALL DIFFERENCE IN EQUIPMENT WITH ELECTRICAL CONTRACTOR.
16. PROVIDE PERMANENT LABELS FOR ALL EQUIPMENT (WATER HEATERS, MIXING VALVES, PUMPS, EXPANSION TANKS, ETC.). LABELS SHALL BE MINIMUM 3/8" ENGRAVED BLACK LETTERS ON WHITE BACKGROUND, CONSTRUCTED OF MINIMUM 1" WIDE, LENGTH AS REQUIRED LAMINATED PLASTIC. SECURELY FASTENED TO EQUIPMENT WITH STAINLESS STEEL OR NONCORRODING HARDWARE. STICK ON LABELS NOT ACCEPTABLE.
17. SANITIZE & DISINFECT THE POTABLE WATER SYSTEM IN ACCORDANCE WITH INTERNATIONAL PLUMBING CODE (CURRENT ENFORCEABLE EDITION) & LOCAL BUILDING CODES. TEST SYSTEM FOR LEAKS.
18. PROVIDE VALVES WHERE INDICATED ON DRAWINGS & AS REQUIRED FOR PROPER OPERATION OF PIPING SYSTEM. PROVIDE ACCESS PANELS AS REQUIRED FOR ACCESS TO VALVES. PROVIDE SHUT OFF VALVES AT ALL HOSE BIBBS & ON COLD & HOT WATER BRANCHES TO ISOLATE THE BRANCH LINES.
19. PLUMBING FIXTURES SHALL BE INSTALLED PLUMB & LEVEL TO SUPPORTING SURFACES. PROVIDE WALL MOUNTED BACKING PLATES OR CARRIER ASSEMBLIES FOR WALL HUNG FIXTURES. INSTALL FIXTURES WITH TRAPS IN A MANNER WHERE TRAPS ARE EASILY REMOVED FOR SERVICE & CLEANING.
20. PROVIDE ALL PLUMBING FIXTURES WITH ACCESSIBLE STOPS. PROVIDE ALL EQUIPMENT WITH ACCESSIBLE SHUT OFF VALVES.
21. PROVIDE WALL MOUNTED FIXTURES (SINKS, WATER COOLERS, ETC.) WITH 2" WALL CLEAN OUT WITH CHROME PLATED COVER FOR CLEANING OUT SANITARY SEWER BRANCH WITHOUT REMOVAL OF FIXTURE. ALL WALL CLEANOUTS MAY NOT BE SHOWN FOR CLARITY OF DRAWINGS.
22. MAINTAIN 6" BETWEEN FLUSH VALVE, VACUUM BREAKER, CRITICAL LEVEL TAILPIECE & OVERFLOW RIM OF WATER CLOSETS.
23. PROVIDE SLEEVES FOR ALL PIPING THRU GRADE BEAMS AND/OR 1" CLOSED CELLULAR FOAM AS TO ISOLATE THE PIPING FROM THE CONCRETE IN EVENT BUILDING SETTLES.
24. PROVIDE PIPING SUPPORTS FROM BUILDING STRUCTURE AND/OR FRAMING IN APPROVED MANNER. PROVIDE ADDITIONAL FRAMING WHERE OVERHEAD CONSTRUCTION DOES NOT ALL FOR FASTENING OF SUPPORTS FOR PIPING & EQUIPMENT.
25. INSTALL ALL SUBSURFACE PRESSURIZED PIPING SYSTEMS (DOMESTIC WATER, FIRE WATER, NATURAL GAS, ETC.) MINIMUM 36" BELOW GRADE. NOTIFY MECHANICAL ENGINEER & ARCHITECT IF EXISTING TIE-IN LOCATIONS DO NOT ALLOW. PROVIDE CODE COMPLIANT DEPTH OF COVER FOR ALL SUBSURFACE PIPING OUTSIDE OF BUILDING.
26. SMOKE TEST ALL SANITARY SEWER & VENT PIPING PRIOR TO CLOSURE OF WALLS.
27. PLUG OR CAP ALL PIPING. PIPING SHALL NOT BE LEFT OPEN ENDED (INCLUDING WHEN STORED ON SITE & DURING CONSTRUCTION).
28. GRADE SENSITIVE PIPING (SANITARY SEWER, VENT, STORM DRAINAGE, ETC.) SHALL TAKE PRECEDENCE OVER ALL OTHER INSTALLATIONS. COORDINATE WITH ALL DISCIPLINES PRIOR TO & DURING CONSTRUCTION.
29. COORDINATE PIPE PENETRATIONS WITH ELECTRICAL & MECHANICAL CONTRACTOR.
30. PROVIDE FLASHING & COUNTER-FLASHING AS REQUIRED TO MAINTAIN THE WATERPROOFING INTEGRITY OF THE BUILDING AS REQUIRED FOR THE INSTALLATION OF PIPES, CONDUIT, EQUIPMENT, ETC.
31. PROVIDE WRITTEN GUARANTEE TO REPLACE, PROMPTLY REPAIR & ASSUME RESPONSIBILITY FOR ALL EXPENSES INCURRED FOR ANY WORKMANSHIP & EQUIPMENT DEFECTS DEVELOPED WITHIN 1 YEAR FROM DATE OF ACTUAL USE OF EQUIPMENT OR OCCUPANCY OF SPACES BY OWNER (WHICHEVER DATE IS EARLIER). ASSUME RESPONSIBILITY FOR ALL EXPENSES INCURRED FOR REPAIR & REPLACEMENT FOR OTHER TRADES WHERE CAUSED BY DEFECTS.
32. CONTRACTOR TO INCLUDE IN BID PROVIDING A COMPLETE SET OF COORDINATION DRAWINGS FOR ALL PIPING & PARTICIPATE WITH OTHER SUBS FOR PROVIDING COORDINATION DRAWINGS & INCLUDE ALL ABOVE CEILING DISCIPLINES ON FLOOR PLANS AT SCALE SIMILAR TO BID DOCUMENTS.
33. PROVIDE ALL LABOR, MATERIAL & APPLIANCES AS REQUIRED FOR THE INSTALLATION & TESTING OF THE SYSTEM & INCLUDE ALL COST FOR LICENSES, PERMITS, CERTIFICATE FILING & INSPECTIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION.
34. PROVIDE CLEANOUTS WHERE SHOWN ON DRAWINGS & WHERE SPECIFIED BELOW:
    - 34.1. PROVIDE 2-WAY EXTERIOR CLEANOUTS AT ALL SEWER LINES EXITING FROM UNDER THE BUILDING SLAB.
    - 34.2. PROVIDE CLEANOUT AT BASE OF RISER WITH ACCESS DOORS FOR SANITARY SEWER & STORM DRAINAGE RISER FROM SECOND FLOOR LEVEL AND ABOVE.
    - 34.3. PROVIDE CLEANOUTS AT CHANGES IN DIRECTIONS GREATER THAN 45°.
    - 34.4. PROVIDE CLEANOUTS EVERY 75 FEET FOR 4" & 6" PIPING.
    - 34.5. PROVIDE CLEANOUTS EVERY 50 FEET FOR 3" & UNDER PIPING.
    - 34.6. PROVIDE 6" CLEANOUTS ON PIPING 6" & LARGER.
    - 34.7. PROVIDE CLEANOUT MATCHING PIPE SIZES FOR PIPING 4" & UNDER.
35. CONTRACTOR SHALL CLEAN ALL CONCRETE, DIRT & DEBRIS ON ALL EXTERIOR VALVE COVERS, EXTERIOR CLEANOUTS & MANHOLE COVERS AT PROJECT COMPLETION & APPLY TWO-PART BLACK EPOXY COATING THAT SHALL DRY TO HARD FINISH. APPLY COATING PRIOR TO INSTALLATION OF EXTERNAL SEALS.
36. PROVIDE REDUCED PRESSURE ZONE BACKFLOW PREVENTER ON COLD WATER LINES SERVING ICE MAKERS & HUMIDIFIERS. ROUTE DRAIN FROM BFP TO DRAIN SERVING ASSOCIATED EQUIPMENT UNLESS INDICATED OTHERWISE.
37. PROVIDE DIELECTRIC FITTING WHERE DISSIMILAR METALS ARE CONNECTED.
38. PROVIDE HANDICAP/ADA WATER CLOSETS WITH FLUSH VALVE HANDLES OR FLUSH LEVER (FOR TANK TYPE WATER CLOSETS) POINTING TOWARDS "OPEN" SIDE OF WATER CLOSET STALL AS REQUIRED FOR ADA COMPLIANCE.
39. DO NOT ROUTE PIPING CONTAINING WATER OVER ELECTRIC EQUIPMENT.
40. PROVIDE ACCESS PANELS FOR EQUIPMENT, VALVES, ETC. WHERE LOCATED ABOVE NON ACCESSIBLE CEILING. ACCESS PANELS SHALL BE LARGE ENOUGH FOR REQUIRED ADJUSTMENT & MAINTENANCE. COORDINATE COLOR & LOCATION WITH ARCHITECT. PROVIDE FIRE AND/OR SMOKE RATED ACCESS PANELS WHERE REQUIRED IN RATED CEILINGS. REFER TO ARCHITECTURAL REFLECTED CEILING PLAN & DRAWINGS FOR RATED CEILING LOCATIONS.
41. ALL TRAPS SUBJECT TO EVAPORATION (FLOOR DRAINS, HUB DRAINS, ETC.) SHALL BE PROVIDED WITH A TRAP PRIMER.
42. PROVIDE WATER HAMMER ARRESTORS IN ACCORDANCE WITH PDI WH201 & ASSE 1010 COMPLAINT.
43. PROVIDE ALL POTABLE WATER SYSTEMS WITH LEAD FREE PIPING, SOLDER & FLUX.
44. COORDINATE ROUGH IN LOCATIONS WITH APPROVED TOILET PARTITION SHOP DRAWINGS & ARCHITECTURAL ELEVATION DRAWINGS.
45. ALL AUTOMATIC TRAP PRIMERS SHALL BE ASSE 1018 COMPLIANT.
46. MANHOLE REQUIREMENTS:
    - 46.1. ALL MANHOLES SHALL BE PRECAST CONCRETE TYPE CONFORMING TO ASTM C478/C478M.
    - 46.2. ALL MANHOLE RUBBER GASKETS FOR CONCRETE PIPE AND MANHOLES SHALL CONFORM TO ASTM C443/C443M.
    - 46.3. ALL MANHOLE TOPS FRAMES & COVERS SHALL CONFORM TO ASTM A48.
    - 46.4. SEWER MANHOLES BASE SHALL BE CONCRETE POURED ON STABILIZED SOIL OR AGGREGATE SUBBASE WITH INSIDE SURFACES SLOPED A MINIMUM OF 2 INCHES PER FOOT TO THE PIPE FLOW CHANNEL. ALL PIPE CONNECTIONS AND JOINTS SHALL BE SEALED WITH APPROVED WATERSTOP OR GASKET MATERIALS AND GROUTED. MANHOLE TOP FRAMES AND COVERS SHALL BE CLASS 30 GRAY CAST IRON CONFORMING TO ASTM A48/A48M, MACHINED FOR PROPER FIT OF COVERS IN FRAME, COATED WITH COAL-TAR PITCH VARNISH AND NOT LESS THAN 93 PERCENT OF THE SPECIFIED WEIGHT FOR EACH CASTING. COVERS SHALL HAVE THE WORD "SEWER" CAST IN LARGE LETTERS. SIMILAR, SEALED COVERS WITH GASKETS AND CAP SCREWS OR BOLTS SHALL BE USED WHERE SUBJECT TO FLOODING.
47. WATER HEATERS SHALL HAVE THE FOLLOWING REQUIRED SAFETY DEVICES: TEMPERATURE & PRESSURE RELIEF VALVE, ASSE 1017 COMPLAINT THERMOSTATIC MIXING VALVE, INTERNAL CUTOFF DEVICE TO CUT ENERGY SOURCE TO WATER HEATER & ANSI Z21.22 COMPLIANT VACUUM BREAKER INSTALLED ON COLD WATER LINE TO WATER HEATER (ANTI-SIPHON DEVICE).
48. PROVIDE ALL SUMP PUMPS WITH CHECK VALVE & GATE VALVE INSTALLED ON THE DISCHARGE OF THE SUMP PUMP.
49. PROVIDE MILDEW-RESISTANT WHITE SILICONE SEALANT BEAD AROUND BASE OF ALL FIXTURES.
50. PROVIDE 1" THICK CONTINUOUS INSULATION ON ALL PIPING PENETRATING THE ROOF; INSULATION SHALL BE FROM UNDERSIDE OF ROOF DECK, ALONG ALL LATERALS & TO 6" BELOW LAST ABOVE CEILING ELBOW JOINT.
51. PROVIDE HIGH & LOW BRACING FROM STRUCTURE ON PIPING PENETRATING THROUGH THE ROOF TO PREVENT MOVEMENT THAT WOULD AFFECT WATERPROOFING OF ROOF FLASHING.
52. PROVIDE SUPPORTS FOR ROOF MOUNTED HORIZONTAL PIPING WITH SPACING & IN A MANNER ENDORSED BOTH BY PIPE MANUFACTURER & ROOF MANUFACTURER. SUPPORTS SHALL BE DESIGNED FOR UNBINDING SURFACE OR WITH NON-CORRODING ROLLERS TO ALLOW FOR THERMAL MOVEMENT OF PIPING WITHOUT AFFECTING THE ROOFING SYSTEM.
53. PROVIDE & COORDINATE PROVISIONS FOR PIPE PROTECTION BENEATH HANDICAP LAVATORIES WHERE REQUIRED BY APPLICABLE CODES & WHERE INDICATED WITHIN TOILET ACCESSORIES.
54. PROVIDE SLEEVES SIZED FOR PASSAGE OF PIPING, FULL INSULATION THICKNESS & INSTALLATION OF FIRE-STOP AND/OR SEALANT ON ALL DOMESTIC WATER, SANITARY VENT, FIRE WATER & NATURAL GAS PIPING PENETRATING THROUGH WALLS.
55. GENERAL CONTRACTOR SHALL PAINT ALL PLUMBING PENETRATIONS (VENTS, FLASHING, ETC.) THROUGH ROOF. COORDINATE WITH ARCHITECT FOR COLOR.
56. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PAINTING, CUTTING & PATCHING OF EXISTING FLOORS, WALLS & PARTITIONS IN EXISTING BUILDING & FOR RESTORING AREA TO ORIGINAL CONDITION THAT IS ACCEPTABLE TO ARCHITECT.
57. OWNER SHALL HAVE FIRST RIGHT OF REFUSAL & UPON REFUSAL FOR ALL EXISTING MATERIAL & EQUIPMENT REMOVED UNDER THE CONTRACT SHALL BE HAULED OFF SITE AS DEBRIS.
58. CONTRACTOR SHALL COORDINATE & PLAN INSTALLATION OF NEW WORK & CONNECTIONS TO EXISTING UTILITIES IN A MANNER TO MINIMIZE SHUTDOWN. CONTRACTOR SHALL COORDINATE WITH OWNER ON ANY SHUTDOWN REQUIRED THAT AFFECTS EXISTING OCCUPIED PORTIONS OF THE BUILDING AND/OR ANY SURROUNDING EXISTING FACILITIES.

PLUMBING SYMBOL LEGEND

(REFER TO DRAWINGS AND SPECIFICATIONS FOR FURTHER REQUIREMENTS)

GENERAL

- NEW WORK
- EXISTING TO REMAIN
- EXISTING TO BE DEMOLISHED
- NEW EQUIPMENT OR FIXTURE
- MATCHLINE (1 / M101)
- GRID LINE
- SECTION SYMBOL (1 / M101 — SECTION / SHEET NUMBER)
- DETAIL SYMBOL (1 / M101 — DETAIL / SHEET NUMBER)
- SHEET REFERENCE TAG (RE: 1 / M101 — SHEET NUMBER / VIEW NUMBER)
- GENERAL NOTE
- DEMO NOTE
- REVISION TAG
- TIE INTO

PIPING

- SANITARY VENT PIPING
- COLD WATER PIPING
- HOT WATER PIPING
- SS — SANITARY SEWER PIPING
- GW — GREASE WASTE PIPING
- SD — STORM DRAIN PIPING
- FW — FIRE WATER PIPING
- NG — NATURAL GAS PIPING
- VAC — VACUUM PIPING
- O — OXYGEN PIPING
- N — NITROGEN PIPING
- A — AIR PIPING
- NO — NITROUS OXIDE PIPING
- 90° ELBOW
- 45° ELBOW
- TRANSITION
- 45° WYE
- SANITARY TEE
- COMBINATION WYE AND 8TH
- COUPLING
- DOUBLE SANITARY VENT
- DOUBLE SANITARY TEE
- DOUBLE SANITARY LONG SWEEP TEE
- DOUBLE WYE
- CAP
- HOSE BIBB
- DOWNSPOUT NOZZLE
- BALL VALVE
- CHECK VALVE
- GATE VALVE
- DOMESTIC WATER SHUTOFF RE: DETAIL
- SOLENOID VALVE
- GASCOCK
- INLINE RECIRCULATION PUMP

INDEX - PLUMBING SHEETS

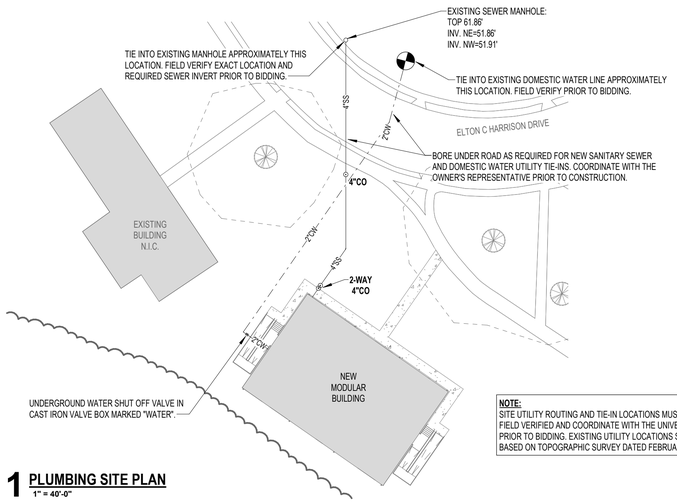
P000	PLUMBING COVER SHEET
P100	PLUMBING PLAN
P200	PLUMBING DETAILS

SCHEDULE - PIPE & INSULATION

LOCATION	SYSTEM	ABBREVIATION	MATERIAL	SIZE	TYPE	THICKNESS
ALL	SANITARY SEWER	SS	SOLID WALL PVC	ALL	-	-
ALL	SANITARY VENT	SV	SOLID WALL PVC	ALL	-	-
ABOVE GROUND	DOMESTIC COLD WATER, HOT WATER / RETURN	CW, HW, HWR	TYPE L HARD COPPER	1/2" - 3/4"	MINERAL FIBER, PREFORMED	1/2"
ABOVE GROUND	DOMESTIC COLD WATER, HOT WATER / RETURN	CW, HW, HWR	TYPE L HARD COPPER	1"+	MINERAL FIBER, PREFORMED	1"
UNDERGROUND	TRAP PRIMER	-	TYPE K SOFT COPPER	1/2"	-	-

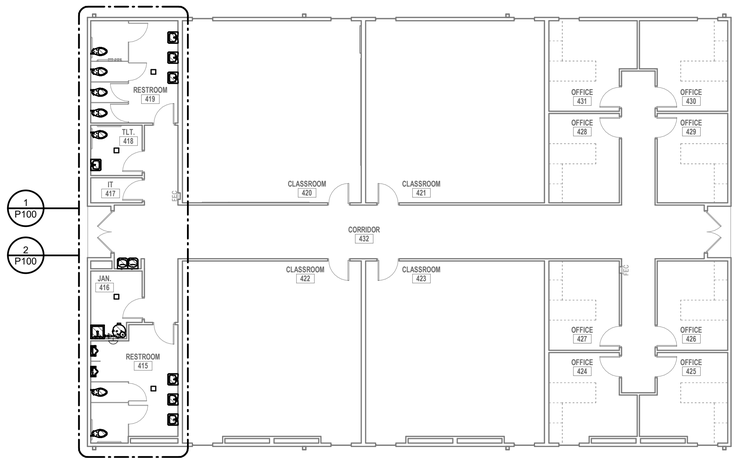
NOTES:

1. SOLID WALL PVC:
   - A. ASTM D 2665 AND ASTM D1785 COMPLIANT DRAIN, WASTE AND VENT PIPE.
   - B. SOLVENT-CEMENT JOINTS, COMPLY WITH ASTM F402 FOR SAFE HANDLING PRACTICE OF CLEANERS, PRIMERS AND SOLVENT CEMENTS. JOIN ACCORDING TO ASTM D 2855 AND ASTM D 2665 APPENDIXES.
   - C. INSTALL ABOVE GROUND ACCORDING TO ASTM D 2665. INSTALL UNDER GROUND ACCORDING TO ASTM D 2321
2. TYPE L HARD COPPER:
   - A. ASTM B 88, CAST OR WROUGHT COPPER, SOLDER-JOINT FITTINGS AND BRAZED OR SOLDERED JOINTS.
3. TYPE K SOFT COPPER:
   - A. ASTM B 88, WROUGHT COPPER, SINGLE PIECE TUBING WITHOUT JOINTS UNDERSLAB.
4. MINERAL-FIBER, PREFORMED PIPE INSULATION:
   - A. MINERAL OR GLASS FIBERS BONDED WITH A THERMOSETTING RESIN. COPLAY WITH ASTM C 547, TYPE I, GRADE A. WITH FACTORY APPLIED ALL SERVICE JACKET.
5. ALL EXPOSED SANITARY DRAINS, DOMESTIC COLD & HOT WATER AND STOPS FOR ADA PLUMBING FIXTURES SHALL HAVE PROTECTIVE SHIELDING PIPE COVERS.
6. FLOOR DRAINS, TRAPS AND SANITARY DRAIN PIPING WITHING 10' OF DRAIN RECEIVING CONDENSATE SHALL HAVE 1" THICK MINERAL-FIBER, PREFORMED PIPE INSULATION.



NOTE:
SITE UTILITY ROUTING AND TIE-IN LOCATIONS MUST BE FIELD VERIFIED AND COORDINATE WITH THE UNIVERSITY PRIOR TO BIDDING. EXISTING UTILITY LOCATIONS SHOWN BASED ON TOPOGRAPHIC SURVEY DATED FEBRUARY 2026.

1 PLUMBING SITE PLAN
1" = 40'-0"



2 PLUMBING PLAN - OVERALL
3/32" = 1'-0"

ABBREVIATION LEGEND

AC	AIR CONDITIONING
ACCU	AIR COOLED CONDENSING UNIT
AFF	ABOVE FINISHED FLOOR
AFS	AIR FLOW STATION
AHU	AIR HANDLING UNIT
AMB	AMBIENT
AS	AIR SEPARATOR
AV	AIR VENT
BAS	BUILDING AUTOMATION SYSTEM
BDD	BACKDRAFT DAMPER
BFP	BACKFLOW PREVENTER
BOD	BOTTOM OF DUCT
BTUH	BRITISH THERMAL UNIT PER HOUR
CC	COOLING COIL
CFH	CUBIC FEET PER HOUR
CFM	CUBIC FEET PER MINUTE
CH	CHILLER
CHWCF	CHILLED WATER CHEMICAL FEED
CHP	CHILLED WATER PUMP
CHR	CHILLED WATER RETURN
CHS	CHILLED WATER SUPPLY
COMP	COMPRESSOR
CP	CIRCULATING PUMP
CU	CONDENSING UNIT
CT	COOLING TOWER
CV	CONTROL VALVE
CW	COLD WATER
CWCF	CONDENSER WATER CHEMICAL FEED
CWR	CONDENSER WATER RETURN
CWP	CONDENSER WATER PUMP
CWS	CONDENSER WATER SUPPLY
DB	DRY BULB TEMP (DEG F)
DDC	DIRECT DIGITAL CONTROL
DN	DOWN
DP	DIFFERENTIAL PRESSURE
DPS	DIFFERENTIAL PRESSURE SWITCH
DWG	DRAWING
DX	DIRECT EXPANSION
EA	EXHAUST AIR
EDH	ELECTRIC DUCT HEATER
EER	ENERGY EFFICIENCY RATIO
EF	EXHAUST FAN
EL	ELEVATION
ELEC	ELECTRICAL
ENT	ENTERING
ECU	ELECTRIC CONDENSING UNIT
ERU	ELECTRIC REFRIGERANT UNIT
ESP	EXTERNAL STATIC PRESSURE
ET	EXPANSION TANK
EUH	ELECTRIC UNIT HEATER
EVAP	EVAPORATOR
EX	EXHAUST
EXT	EXTERNAL
FA	FRESH AIR
FC/FCU	FAN COIL UNIT
FD	FIRE DAMPER
FT	FEET
FLA	FULL LOAD AMPS
FPM	FEET PER MINUTE
FV	FACE VELOCITY
GALV	GALVANIZED
GPM	GALLONS PER MINUTE
GPH	GALLONS PER HOUR
GUH	GAS UNIT HEATER
HC	HEATING COIL
HP	HORSEPOWER
HR	HOUR
HWS	HEATING WATER SUPPLY
HWR	HEATING WATER RETURN
ID	INSIDE DIAMETER
IN	INCHES
KW	KILOWATTS
LVG	LEAVING
MA	MIXED AIR
MAX	MAXIMUM
MD	MOTORIZED DAMPER
MECH	MECHANICAL
MFR	MANUFACTURER
NG	NATURAL GAS
MIN	MINIMUM
MVD	MANUAL VOLUME DAMPER
NC	NORMALLY CLOSED
NFPA	NATIONAL FIRE PROTECTION ASSOC.
NIC	NOT IN CONTRACT
NO	NORMALLY OPEN
NOM	NOMINAL
NTS	NOT TO SCALE
OA	OUTSIDE AIR
OAF	OUTSIDE AIR FAN
OAU	OUTSIDE AIR UNITS
OS&Y	OUTSIDE STEM AND YOKE
OZ	OUNCES (PRESSURE)
PD	PRESSURE DROP
PTAC	PACKAGED TERMINAL AIR CONDITIONER
PSI	POUNDS PER SQUARE INCH
RA	RETURN AIR
REF	REFERENCE
RH	RELATIVE HUMIDITY
RHC	REHEAT COIL
RND	ROUND
RPM	REVOLUTIONS PER MINUTE
RTU	ROOF TOP UNIT
SA	SUPPLY AIR
SD	SMOKE DAMPER
SEER	SEASONAL ENERGY EFFICIENCY RATIO
SF	SUPPLY AIR FAN
SP	STATIC PRESSURE
SPEC	SPECIFICATIONS
TEMP	TEMPERATURE
TOD	TOP OF DUCT
TSP	TOTAL STATIC PRESSURE
TYP	TYPICAL
UG	UNDERGROUND
UL	UNDERWRITERS LISTED
VAV	VARIABLE AIR VOLUME
VFD	VARIABLE FREQUENCY DRIVE
W /	WITH
W / O	WITHOUT
WB	WET BULB (DEG F)

HOLLY & SMITH ARCHITECTS
HAMMOND
T 985.345.5210
NEW ORLEANS
T 504.585.1315
LAFAYETTE
T 337.279.2010
www.hollyandsmith.com

SOUTHERN UNIVERSITY AND AGRICULTURAL & MECHANIC COLLEGE
SEYMOUR MODULAR CLASSROOM
BATON ROUGE CAMPUS

STATE OF LOUISIANA — GRANT T. MICHEL — PROFESSIONAL ENGINEER — CIVIL — 03/02/2026

NO.	DESCRIPTION	DATE

PROJECT NO.	26003
PHASE	BID
DATE	3/2/2026
PROJECT MANAGER	DKD
QUALITY CONTROL	GTM

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published, or used in any way without the permission of the Architect.
© Holly & Smith Architects, APAC

BID DOCUMENTS

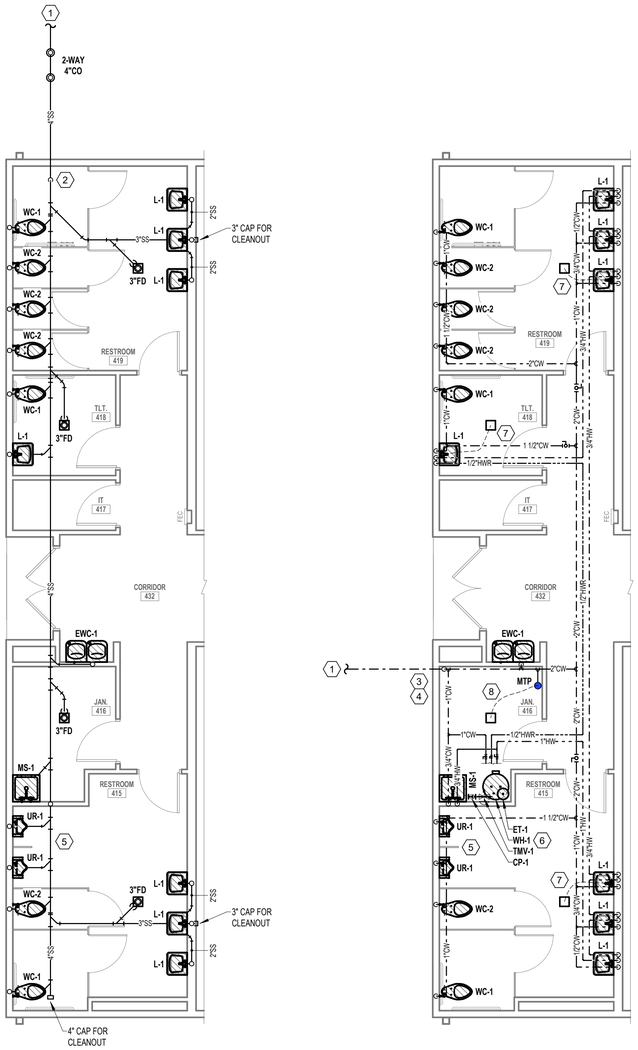
P000
PLUMBING COVER SHEET

PARISH ENGINEERING
1450 Seabord Dr.
Baton Rouge, LA 70810
(225)332-0222
parisheng.com | #26-037

H/S

03/02/26 3:05:17 PM
C:\Users\dduplessis\Documents\26-037_CRM_R23_dduplessis1.rvt

1" ½" 0" The graphic scale at the bottom left corner of this drawing must measure 1"x1" otherwise all listed scales are null and void.



1 PLUMBING PLAN - SANITARY SEWER

3/16" = 1'-0"

2 PLUMBING PLAN - DOMESTIC WATER

3/16" = 1'-0"

PLUMBING PLAN KEYNOTES (#)

1. REFER TO PLUMBING SITE PLAN FOR CONTINUATION. COORDINATE EXACT LOCATION, SIZE, AND INVERT OF SANITARY SEWER / DOMESTIC WATER TIE IN PRIOR TO BIDDING.
2. ROUTE SANITARY SEWER PIPING UP TO ABOVE GRADE AND ALONG UNDERSIDE OF RAISED BUILDING THIS AREA, CONCEALED FROM VIEW.
3. COORDINATE EXACT DOMESTIC WATER ROUTING TO BUILDING WITH GENERAL CONTRACTOR TO AVOID CONFLICTS WITH RAMP/WALKWAY.
4. ROUTE MAIN WATER LINE BELOW GRADE AND STUB UP IN JANITOR ROOM AS SHOWN. PROVIDE MAIN SHUTOFF VALVE ON VERTICAL PIPING.
5. MINIMUM ONE (1) URINAL SHALL BE MOUNTED AT ADA HEIGHT; COORDINATE WITH ARCHITECT.
6. ELECTRIC TANK TYPE WATER HEATER ON WALL MOUNTED PLATFORM ABOVE MOP SINK. ROUTE T&P RELIEF AND AUXILIARY DRAIN PAN DRAIN LINE TO MOP SINK AND TURN DOWN WITH AIR GAP. PROVIDE SHUT OFF VALVES ON ALL WATER LINES TO AND FROM WATER HEATER. PROVIDE THERMOSTATIC MIXING VALVE, THERMAL EXPANSION TANK, AND CIRCULATING PUMP AS SHOWN. PROVIDE UNISTRUT FRAMING SECURED TO STRUCTURAL WALL FRAMING AS REQUIRED TO PROPERLY SUPPORT MIXING VALVE, EXPANSION TANK, CIRCULATING PUMP, AND ASSOCIATED PIPING. RE: SCHEDULES & DETAILS.
7. 1/2" GRAVITY TRAP PRIMER LINE FROM LAVATORY. ROUTE 1/2" LINE CONCEALED IN WALL AND BELOW GRADE TO FLOOR DRAIN. RE: DETAIL.
8. 1/2" MECHANICAL TRAP PRIMER LINE FROM MECHANICAL TRAP PRIMER (ABOVE CEILING, PROVIDED BY CONTRACTOR). ROUTE 1/2" LINE CONCEALED IN WALL AND BELOW GRADE TO FLOOR DRAIN. RE: DETAIL.

SCHEDULE - PLUMBING FIXTURES

MARK	DESCRIPTION	MANUFACTURER / MODEL	CONNECTION SIZE				ACCESSORIES / TRIM		
			WASTE	VENT	CW	HW	FAUCET	FLUSH VALVE	MISCELLANEOUS ITEMS
WC-1	FLOOR MOUNTED WHITE VITREOUS WATER CLOSET W/ TOP SPUD AND 1.6 GPF FLUSH VALVE; ADA COMPLIANT	AMERICAN STANDARD 2857.016	4"	3"	1"			AMERICAN STANDARD 6047.161; SLOAN ROYAL 111	SEAT: AMERICAN STANDARD 5901.100; CHURCH 9500 SSCT
WC-2	FLOOR MOUNTED WHITE VITREOUS WATER CLOSET W/ TOP SPUD AND 1.6 GPF FLUSH VALVE	AMERICAN STANDARD 2858.016	4"	3"	1"			AMERICAN STANDARD 6047.161; SLOAN ROYAL 111	SEAT: AMERICAN STANDARD 5901.100; CHURCH 9500 SSCT
UR-1	WALL MOUNTED WHITE VITREOUS CHINA URINAL WITH WASHOUT FLUSH ACTION (1.0 GPF) AND EXTENDED SIDES FOR PRIVACY; 3/4" TOP SPUD	AMERICAN STANDARD 6590001.020; KOHLER K-4904-ET; ZURN Z5750; MANSFIELD 410HE	2"	2"	3/4"			ZURN Z6003AV-WS1; SLOAN ROYAL 186-1.0; DELANY S451-1	
L-1	20" X 18" WALL HUNG WHITE VITREOUS CHINA LAVATORY WITH OVERFLOW AND 4" CENTER FAUCET HOLES	AMERICAN STANDARD 0124.131; KOHLER K-1729; ZURN Z5344	2"	2"	1/2"	1/2"	AMERICAN STANDARD 7385.003; T&S BRASS B-2711; ZURN Z81000-G; ELKAY LK422L4; DELTA 523LF-HDF		2" CAST BRASS "P" TRAP WITH CLEAN OUT; GRID STRAINER DRAIN
MS-1	24"X24"X12" TERRAZZO MOP SINK WITH 6" DROP FRONT AND STAINLESS STEEL CAP	FIAT TSB3000; ACORN TDF-24; STERN WILLIAMS HL-1810	3"	2"	3/4"	3/4"	JUST JVB-1200; SPEAKMAN SC-5812; T&S BRASS B-0665-BSTP		STAINLESS STEEL MOP HANGER; STAINLESS STEEL BACKSPLASH; 36" HOSE WITH WALL HOOK
EWC-1	BARRIER FREE ACCESS WALL MOUNTED ADA COMPLIANT DOUBLE STATION WATER COOLER WITH STAINLESS STEEL BUBBLER	ELKAY EZSTL8C; OASIS PF8ACSL; HALSEY TAYLOR HACIFSBLQ ADA; ACORN A1121OBS-UBL	2"	2"	1/2"				1-1/4" CAST BRASS "P" TRAP WITH CLEANOUT; 3/8" ANGLE STOP SUPPLIES WITH LOOSE KEY STOP
3"FD	FLOOR DRAIN WITH 6" SQUARE ADJUSTABLE NICKEL BRONZE STRAINER AND CAST IRON BODY	JAY R SMITH 2005; WADE 1100G; ZURN Z415S; JOSAM 3000-S; MIFAB F1100-S							
4"CO	SANITARY FLOOR CLEANOUT	ZURN ZN1400; WADE 6000-STD; JAY R SMITH 4031 SERIES; JOSAM 55000; MIFAB C1220							
MTP	MECHANICAL TRAP PRIMER	MIFAB M-500; PPP PR-500; JOSAM 88300			1/2"				AIR GAP FITTING: MIFAB MI-GAP; PPP AG-500, DISTRIBUTION UNIT: MIFAB MI-DU; PPP DU-4; JOSAM 88290

NOTES:

1. **COORDINATE WITH MODULAR BUILDING SUPPLIER PRIOR TO BIDDING TO VERIFY FIXTURES TO BE PROVIDED BY CONTRACTOR AND FIXTURES TO BE PROVIDED BY MODULAR BUILDING SUPPLIER.**
2. PROVIDE STAINLESS STEEL HARDWARE (BOLTS. ETC.) FOR ATTACHING ALL PLUMBING FIXTURES.
3. PROVIDE 3/8" ANGLE STOP SUPPLIES WITH LOOSE KEY STOP FOR ALL WATER CLOSETS, SINKS, LAVATORIES, WATER COOLERS, ETC.
4. PROVIDE CARRIER PER THE MANUFACTURER'S RECOMMENDATIONS/REQUIREMENTS FOR ALL WALL HUNG FIXTURES.
5. CLEANOUTS SHALL BE THE SAME SIZE AS THE SANITARY SEWER PIPE.
6. PROVIDE WATER TEMPERATURE LIMITING DEVICE CONFORMING TO ASSE 1070 TO LIMIT THE TEMPERED WATER TO A MAXIMUM OF 110°F FOR ALL LAVATORIES.
7. ALL LAVATORIES SHALL BE ADA COMPLIANT. PROVIDE 29" CLEARANCE FROM THE FLOOR TO THE BOTTOM OF THE LAVATORY APRON. EXPOSED DRAIN AND WATER PIPING SHALL NOT INTERFERE WITH REQUIRED KNEE CLEARANCE. PROVIDE TWO-PIECE, SNAP-ON, PVC INSULATED COVER; TRUEBRO #HANDI LAV-GUARD OR APPROVED EQUAL.

SCHEDULE - WATER HEATERS - ELECTRIC, TANK

MARK	CAPACITY	GPH AT 80°F RISE	ELEMENT(S) QTY	ELEMENT(S) SIMULTANEOUS	ELEMENT(S) CAP EA.	ELEMENT(S) CAP TOTAL	ELECTRICAL SERVICE VOLTS	PH	FREQ	WEIGHT	MANUFACTURER / MODEL
WH-1	38 gal	23	2	NO	4.5 kW	4.5 kW	208 V	1	60 Hz	450 lb	STATE PCE-40-20LS OR APPROVED EQUAL

NOTES:

1. COORDINATE PIPING INSTALLATION WITH THE MANUFACTURER'S RECOMMENDATIONS AND INSTALLATION INSTRUCTIONS.
2. PROVIDE SAFETY AN UNDER WATER HEATER. ROUTE DRAIN LINE FROM SAFETY PAN AND T&P RELIEF VALVE FROM WATER HEATER TO EXTERIOR WALL WITH ELBOW DOWN AT APPROXIMATELY 12" AFF.
3. WATER HEATER TO BE FURNISHED AND INSTALLED WITH ASME COMPLIANT THERMAL EXPANSION TANK. WATER HEATER, TANK, AND T&P RELIEF VALVES SHALL BE ASME CERTIFIED.
4. WATER HEATER TO BE PROVIDED WITH IMMERSION STYLE THERMOSTAT.

SCHEDULE - CIRCULATING PUMPS

MARK	SERVICE	DESCRIPTION	MAX FLOW	MAX HEAD	MOTOR POWER	MOTOR RPM	ELECTRIC SERVICE VOLTS	PH	FREQ	MANUFACTURER / MODEL
CP-1		3-SPEED RECIRCULATING PUMP	32 GPM	33 ftH2O	0.125 hp	3250	120 V	1	60 Hz	TACO 0013 OR APPROVED EQUAL

NOTES:

1. PUMP SHALL BE BRONZE OR STAINLESS STEEL CONSTRUCTION SUITABLE FOR DOMESTIC WATER USE.
2. PROVIDE WITH AQUASTAT AND DIGITAL TIMER.
3. COORDINATE WITH ELECTRICAL CONTRACTOR FOR ELECTRICAL SERVICE.

SCHEDULE - THERMOSTATIC MIXING VALVES

MARK	MIN FLOW	FLOW @ 10 PSI PD	INLET DIA	OUTLET DIA	MANUFACTURER / MODEL
TMV-1	1 GPM	18 GPM	3/4"	1"	LENOARD TM-420B-LF-DT OR APPROVED EQUAL

NOTES:

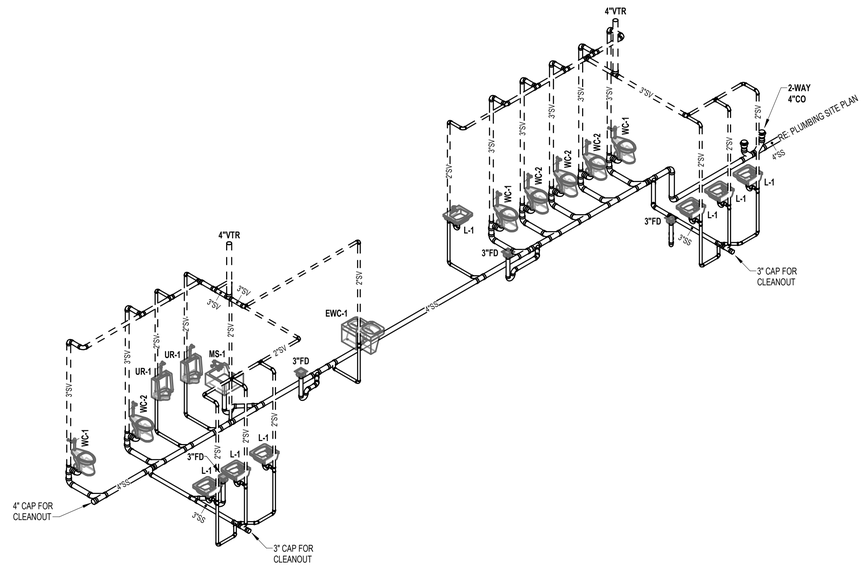
1. ALL TMVs SHALL BE HIGH/LOW TYPE, ASSE 1017 COMPLIANT, AND LEAD FREE.
2. TMV SHALL HAVE ADJUSTABLE HIGH TEMPERATURE LIMIT STOP, INLET CHECK STOPS, WALL SUPPORT, OUTLET BALL VALVE, INLET MANIFOLD PIPING, LOCKING TEMPERATURE REGULATORS, AND COLOR CODED DIAL THERMOMETER.
3. PROVIDE ALL UNITS WITH WALL MOUNTING BRACKETS, VACUUM BREAKERS, AND TOP SUPPLIES FACTORY ASSEMBLED AND TESTED.

SCHEDULE - THERMAL EXPANSION TANKS

MARK	DESCRIPTION	VOLUME	WEIGHT	MANUFACTURER / MODEL
ET-1	ASME CERTIFIED BLADDER TYPE THERMAL EXPANSION TANK	2 gal	40 lb	ELBI DTS-8 OR APPROVED EQUAL

NOTES:

1. SHELL SHALL BE FABRICATED STEEL DESIGNED AND CONSTRUCTED PER ASME SECTION VIII DIV 1.
2. MAXIMUM WORKING PRESSURE OF 150 PSI AND MAXIMUM OPERATING TEMPERATURE OF 240°F.
3. TANK SHALL BE MOUNTED AND SECURED TO WALL OR ON FLOOR



3 SANITARY RISER DIAGRAM

HOLLY & SMITH ARCHITECTS
HAMMOND T 985.345.5210
NEW ORLEANS T 504.585.1315
LAFAYETTE T 337.279.2010
www.hollyandsmith.com

SOUTHERN UNIVERSITY AND AGRICULTURAL & MECHANIC COLLEGE
SEYMOUR MODULAR CLASSROOM
BATON ROUGE CAMPUS

STATE OF LOUISIANA — GRANT T. MICHEL — LICENSED PROFESSIONAL ENGINEER — CHEMICAL ENGINEERING
03/02/2026

NO.	DESCRIPTION	DATE

PROJECT NO.	26003
PHASE	BID
DATE	3/2/2026
PROJECT MANAGER	DKD
QUALITY CONTROL	GTM

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published, or used in any way without the permission of the Architect.
© Holly & Smith Architects, APAC

BID DOCUMENTS

P100

PLUMBING PLAN

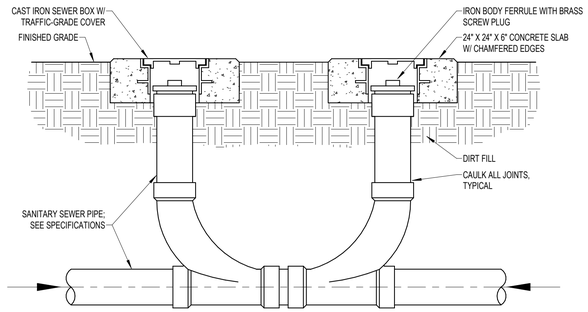
H/S

PARISH ENGINEERING
1450 Seabord Dr.
Baton Rouge, LA 70810
(225)332-0222
parisheng.com | #26-037

03/02/26 3:05:18 PM

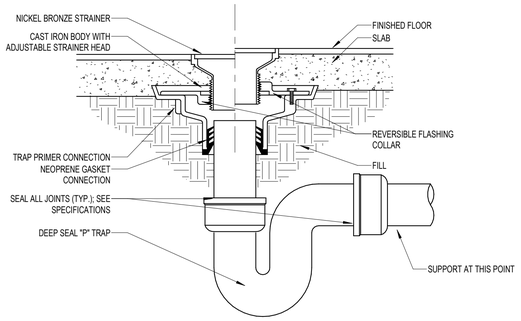
C:\Users\dduplessis\Documents\26-037_CRM_R23_dduplessis1.rvt

1" ½" 0" ½" 1" The graphic scale at the bottom left corner of this drawing must measure 1"x1" otherwise all listed scales are null and void.



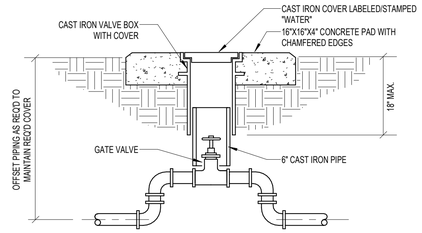
GENERAL NOTES:
1. CLEANOUTS SHALL HAVE MINIMUM INSTALLED CLEARANCES: 12" FOR CLEANOUTS SMALLER THAN 3", 18" FOR CLEANOUTS 3" AND LARGER.
2. COORDINATE ROUGH IN HEIGHT OF ALL CLEANOUTS WITH SLAB/FINISHED FLOOR HEIGHT PRIOR TO SLAB BEING POURED.
3. ALL NOTES ARE TYPICAL FOR EACH CLEANOUT.

1 DETAIL - TWO WAY CLEANOUT
N.T.S.

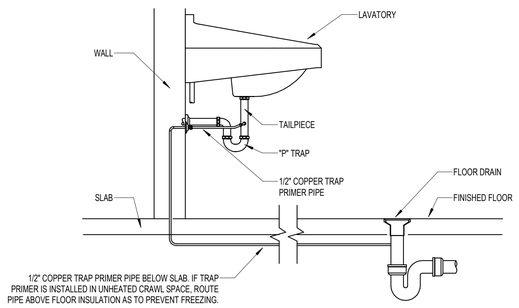


GENERAL NOTES:
1. ALL FLOOR DRAINS SHALL BE INSTALLED WITH A 1/2" TRAP PRIMER.
2. COORDINATE ROUGH IN HEIGHT OF ALL FLOOR DRAINS WITH SLAB/FINISHED FLOOR HEIGHT PRIOR TO SLAB BEING POURED.

2 DETAIL - FLOOR DRAIN
N.T.S.

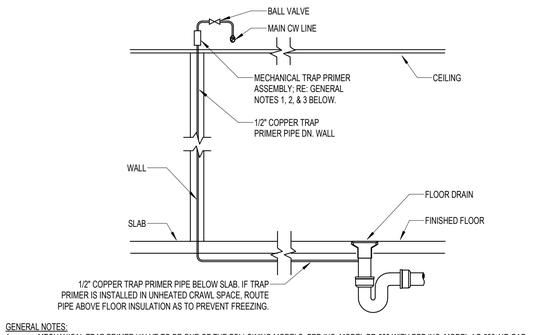


3 DETAIL - DOMESTIC WATER SHUTOFF
N.T.S.



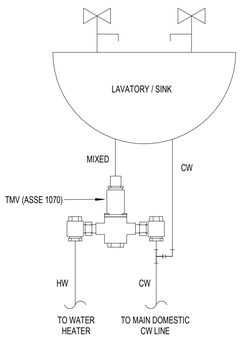
GENERAL NOTES:
1. ALL COPPER PIPING BELOW SLAB SHALL BE SOFT DRAWN WITH NO JOINTS. ALL COPPER PIPING ABOVE SLAB SHALL BE HARD DRAWN COPPER.

4 DETAIL - GRAVITY TRAP PRIMER
N.T.S.



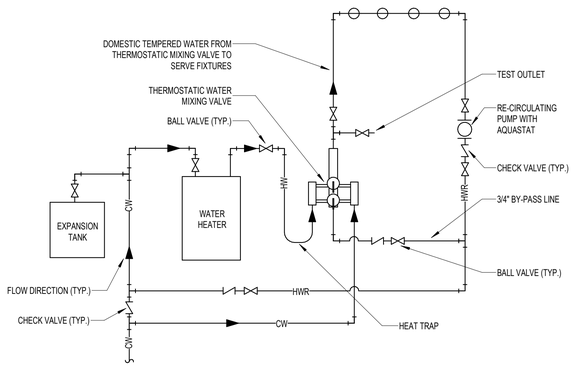
GENERAL NOTES:
1. MECHANICAL TRAP PRIMER VALVE TO BE ONE OF THE FOLLOWING MODELS: PPP INC. MODEL PR-500 WITH PPP INC. MODEL AG-500 AIR GAP FITTING AND PPP INC. MODEL DU-4 DISTRIBUTION UNIT OR MIFAB MODEL M-500 WITH MIFAB MODEL MI-GAP AIR GAP FITTING AND MIFAB MODEL MI-DU DISTRIBUTION UNIT. THE DISTRIBUTION UNIT TO BE PROVIDED AS REQUIRED TO SERVE MULTIPLE DRAINS.
2. (1) MECHANICAL TRAP PRIMER CAN SERVE UP TO (4) INDIVIDUAL DRAINS.
3. IF MECHANICAL TRAP PRIMER IS INSTALLED IN INACCESSIBLE AREA, SUCH AS WITHIN WALL CAVITY OR ABOVE GYPSUM BOARD CEILING, AN ACCESS PANEL OR RECESSED WALL BOX SHALL BE INSTALLED TO ALLOW FOR SERVICE TO MECHANICAL TRAP PRIMER VALVE. MECHANICAL TRAP PRIMER SHALL BE INSTALLED A MINIMUM OF 12" ABOVE FINISHED FLOOR.
4. ALL COPPER PIPING BELOW SLAB SHALL BE SOFT DRAWN WITH NO JOINTS. ALL COPPER PIPING ABOVE SLAB SHALL BE HARD DRAWN COPPER.

5 DETAIL - MECHANICAL TRAP PRIMER
N.T.S.



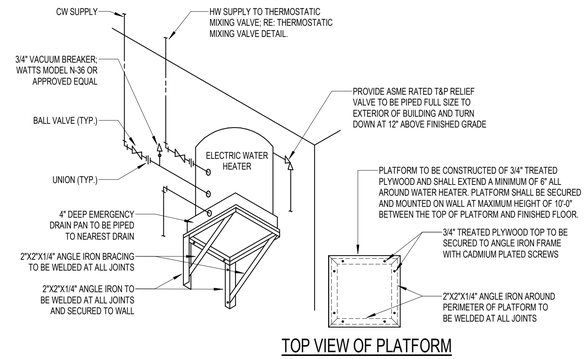
GENERAL NOTES:
1. CONTRACTOR SHALL PROVIDE & INSTALL MIFAB MI-THERM OR LEONARD 170-LF THERMOSTATIC MIXING VALVE IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. MIXING VALVE MUST BE CERTIFIED TO A.S.S.E. 1070 STANDARD.

6 DETAIL - THERMOSTATIC MIXING VALVE @ LAV
N.T.S.



GENERAL NOTES:
1. ALL CHECK VALVES MOUNTED IN THE VERTICAL POSITION SHALL BE SPRING LOADED.
2. ALL BALL VALVES SHALL BE FULL PORT LINE SIZE.

7 DETAIL - THERMOSTATIC MIXING VALVE
N.T.S.



TOP VIEW OF PLATFORM

8 DETAIL - WALL MOUNTED ELECTRIC WATER HEATER
N.T.S.

1" ½" 1" The graphic scale at the bottom left corner of this drawing must measure 1"x1" otherwise all listed scales are null and void.

HOLLY & SMITH ARCHITECTS
HAMMOND T 985.345.5210
NEW ORLEANS T 504.585.1315
LAFAYETTE T 337.279.2010
www.hollyandsmith.com

SOUTHERN UNIVERSITY AND AGRICULTURAL & MECHANIC COLLEGE

SEYMOUR MODULAR CLASSROOM

BATON ROUGE CAMPUS

STATE OF LOUISIANA GRANT T. MCCOY LICENSED PROFESSIONAL ENGINEER IN CHEMICAL ENGINEERING 03/02/2026

NO.	DESCRIPTION	DATE

PROJECT NO.	26003
PHASE	BID
DATE	3/2/2026
PROJECT MANAGER	DKD
QUALITY CONTROL	GTM

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published, or used in any way without the permission of the Architect.
© Holly & Smith Architects, APAC

BID DOCUMENTS

P200

PLUMBING DETAILS

H/S

PARISH ENGINEERING
1450 Seabord Dr.
Baton Rouge, LA 70810
(225)332-0222
parisheng.com | #26-037

03/02/26 3:05:19 PM

C:\Users\dduplessis\Documents\26-037_CRM_R23_dduplessis1.rvt

ELECTRICAL SYMBOL LEGEND

(REFER TO DRAWINGS AND SPECIFICATIONS FOR FURTHER REQUIREMENTS)

GENERAL

- (1) KEYNOTE
- A-1,3 CIRCUIT TAG; PANEL AND CIRCUIT DESIGNATION AS INDICATED; E.G. PANEL "A", CIRCUIT #1,3

WIRE, CONDUIT, AND RACEWAY

- ABOVE-SLAB CONDUIT & WIRE/CABLING
- BELOW-SLAB CONDUIT & WIRE/CABLING; 3/4" MINIMUM CONDUIT SIZE UON
- HOMERUN TO PANEL; TICK MARKS INDICATED NUMBER OF WIRES

DISTRIBUTION

- PANELBOARD, SWITCHBOARD, OR OTHER DISTRIBUTION EQUIPMENT AS NOTED; INSTALL WITH SUFFICIENT WORKING SPACE AND CLEARANCES TO MEET ALL REQUIREMENTS OF NEC SECTION 110.26.
- GEN-ANNC GENERATOR REMOTE ANNUNCIATOR PANEL; PROVIDE CONDUIT/CABLING TO GENERATOR AS REQUIRED PER THE MANUFACTURER'S SPECIFICATIONS.

EQUIPMENT CONNECTIONS

(PROVIDE CONDUIT AND WIRE PER THE PANEL SCHEDULE)

- FUSED SAFETY DISCONNECT SWITCH; LOCATE WITHIN SIGHT OF THE EQUIPMENT SERVED WITH 36" MINIMUM CLEAR WORKING SPACE IN FRONT OF THE SWITCH; DO NOT MOUNT DIRECTLY TO EQUIPMENT
- (J) JUNCTION BOX
- [M] JUNCTION BOX FOR MOTORIZED DAMPER
- S[M] MOTOR RATED SWITCH WITH THERMAL OVERLOAD; LOCATE WITHIN SIGHT OF THE EQUIPMENT SERVED; DO NOT MOUNT DIRECTLY TO EQUIPMENT; WHEN LOCATED ABOVE CEILING, MOUNT TO STRUCTURAL MEMBER NEARBY.
- ELECTRICAL MOTOR, HORSEPOWER AS NOTED

POWER DEVICES

(PROVIDE CONDUIT AND WIRE PER THE PANEL SCHEDULE)

- DUPLEX RECEPTACLE
- DUPLEX RECEPTACLE MOUNTED FLUSH TO CEILING OR MOUNTED TO STRUCTURE IN AREAS WITH NO CEILING; SUBSCRIPT (WHEN USED): CR - CORD REEL
- ABOVE-COUNTER DUPLEX RECEPTACLE; MOUNT AT 4" ABOVE COUNTER OR BACKSPLASH OR 44" (WHICHEVER IS LOWER)
- GFCI DUPLEX RECEPTACLE
- ABOVE-COUNTER GFCI DUPLEX RECEPTACLE; MOUNT AT 4" ABOVE COUNTER OR BACKSPLASH OR 44" (WHICHEVER IS LOWER)
- QUADRAPLEX RECEPTACLE
- ABOVE-COUNTER QUADRAPLEX RECEPTACLE; MOUNT AT 4" ABOVE COUNTER OR BACKSPLASH OR 44" (WHICHEVER IS LOWER)
- SPECIAL PURPOSE RECEPTACLE; VERIFY NEMA CONFIGURATION WITH THE MANUFACTURER OF THE EQUIPMENT SERVED
- VOICE/DATA/POWER FLUSH FLOOR BOX
- DUPLEX RECEPTACLE FLUSH FLOOR BOX
- QUADRAPLEX RECEPTACLE FLUSH FLOOR BOX
- RECEPTACLE SWITCHING; EDGE SHADING INDICATES: NONE - DEVICE NOT SWITCHED LEFT - BOTTOM (DUPLEX) OR LEFT TWO (QUAD) SWITCHED RIGHT - TOP (DUPLEX) OR RIGHT TWO (QUAD) SWITCHED

PUBLIC ADDRESS

(PROVIDE 3/4"EC WITH PULL STRING FROM THE DEVICE LOCATION SHOWN ON THE DRAWINGS TO AN ACCESSIBLE LOCATION ABOVE CEILING)

- (PA) PA SYSTEM SPEAKER
- [V] PA SYSTEM SPEAKER VOLUME CONTROL
- [I] PA SYSTEM SPEAKER MOUNT CALL-IN SWITCH

TELECOMMUNICATIONS

(JACKET COLORS TO BE PER THE OWNER'S STANDARDS IF APPLICABLE)

- TELECOM TERMINAL BOARD; 0'-1" THICK AC INDOOR GRADE, FIRE RETARDANT PLYWOOD, PAINTED AS SPECIFIED BY THE ARCHITECT OR OWNER
- DUPLEX DATA OUTLET; PROVIDE 1"C TO AN ACCESSIBLE LOCATION ABOVE CEILING, TWO (2) BLUE CAT 6 CABLES FROM THE OUTLET TO THE TELECOM TERMINAL BOARD
- DUPLEX DATA OUTLET, AS ABOVE, MOUNTED FLUSH TO CEILING OR MOUNTED TO STRUCTURE IN AREAS WITH NO CEILING
- DUPLEX DATA OUTLET, AS ABOVE, MOUNTED ABOVE COUNTER
- DATA/VOICE OUTLET; PROVIDE 1"C TO AN ACCESSIBLE LOCATION ABOVE CEILING, ONE (1) BLUE AND ONE (1) WHITE CAT 6 CABLES FROM THE OUTLET TO THE TELECOM TERMINAL BOARD
- VOICE OUTLET; PROVIDE 1"C TO AN ACCESSIBLE LOCATION ABOVE CEILING, ONE (1) WHITE CAT 6 CABLE FROM THE OUTLET TO THE TELECOM TERMINAL BOARD
- DUPLEX DATA FLUSH FLOOR BOX; PROVIDE 1"C TO AN ACCESSIBLE LOCATION ABOVE CEILING, ONE (1) BLUE CAT 6 CABLE FROM THE OUTLET TO THE TELECOM TERMINAL BOARD
- [WAP] WIRELESS ACCESS POINT (BY OWNER); PROVIDE 1"C TO AN ACCESSIBLE LOCATION ABOVE CEILING, ONE (1) BLUE CAT 6 CABLE FROM THE ACCESS POINT LOCATION TO THE TELECOM TERMINAL BOARD
- (TV) LEGRAND EVOLUTION 4-GANG OR APPROVED EQUAL TV WALL BOX WITH ONE DUPLEX RECEPTACLE, ONE DUPLEX DATA OUTLET, ONE COAX OUTLET, AND ONE SPARE GANG; PROVIDE 1"C WITH TWO (2) BLUE CAT 6 CABLES AND 1"C, ONE (1) CATV CABLE FROM THE BOX TO THE TELECOM TERMINAL BOARD; PROVIDE CONDUIT AND WIRE FOR POWER PER THE PANEL SCHEDULE.
- [TV] LEGRAND EVOLUTION 4-GANG OR APPROVED EQUAL COMBO RECESSED FLOOR BOX WITH TWO (2) DUPLEX RECEPTACLES, FOUR (4) DATA OUTLETS (UNDER A SINGLE PLATE), AND SPEAKER CONNECTIONS; PROVIDE 1-1/4"C TO AN ACCESSIBLE LOCATION ABOVE CEILING; FOUR (4) BLUE CAT 6 CABLES FROM THE BOX TO THE TELECOM TERMINAL BOARD. ROUTE 1"EC WITH PULLSTRING FROM THE BOX TO THE TV WALL BOX IN THE SAME ROOM FOR SPEAKER CABLING. PROVIDE CONDUIT AND WIRE FOR POWER PER THE PANEL SCHEDULE.

LIGHTING

(PROVIDE CONDUIT AND WIRE PER THE PANEL SCHEDULE FOR POWER AND PER THE MANUFACTURER'S SPECIFICATIONS FOR CONTROLS)

- Aa LIGHT FIXTURE; UPPERCASE LETTER(S) INDICATE FIXTURE TYPE; LOWERCASE LETTER(S) INDICATE ASSOCIATED CONTROLS ID; SEE LIGHTING FIXTURE SCHEDULE FOR FIXTURE DESCRIPTIONS AND MOUNTING TYPES
- X EXIT LIGHT FIXTURE. ARROWS (IF USED) INDICATE DIRECTION. FILLED IN QUADRANT(S) INDICATE NUMBER AND ORIENTATION OF ILLUMINATED FACES. LETTER(S) INDICATE FIXTURE TYPE. SEE LIGHTING FIXTURE SCHEDULE FOR FIXTURE DESCRIPTION.
- (OS) CEILING MOUNTED OCCUPANCY SENSOR WITH 360° COVERAGE. LOCATE AND INSTALL PER THE MANUFACTURER'S RECOMMENDATIONS; TEST AND ADJUST SENSITIVITY AFTER INSTALLATION AND SET TIME DELAY AS REQUIRED BY THE OWNER
- (DH) CEILING MOUNTED DAYLIGHT HARVESTING SENSOR, LOCATED AND INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS; TEST AND ADJUST SENSITIVITY AFTER INSTALLATION AND SET TIME DELAY AS REQUIRED PER CODE
- (VS) CEILING MOUNTED OCCUPANCY SENSOR, AS ABOVE, CONFIGURED FOR VACANCY OPERATION
- (P) PHOTOELECTRIC CELL, EXTERIOR RATED; AIM AND SHIELD SENSOR FROM INTERIOR AND EXTERIOR ARTIFICIAL LIGHT SOURCES
- S SWITCH; SUBSCRIPT (WHEN USED): NONE - SINGLE POLE TOGGLE SWITCH 3 - THREE-WAY SWITCH D - LINEAR SLIDE DIMMER SWITCH 3D - THREE-WAY LINEAR SLIDE DIMMER SWITCH O - WALL MOUNTED OCCUPANCY SENSOR 3O - THREE-WAY SWITCH WITH OCCUPANCY SENSOR a,b,c etc. - SWITCH ID

FIRE ALARM

(PROVIDE CONDUIT AND WIRE PER THE PANEL SCHEDULE FOR POWER AND CONDUIT AND CABLING PER THE MANUFACTURER'S SPECIFICATIONS)

- FACP FIRE ALARM CONTROL PANEL
- [F] FIRE ALARM SYSTEM PULL STATION
- FIRE ALARM SYSTEM STROBE
- [C] FIRE ALARM SYSTEM CHIME/STROBE
- [H] FIRE ALARM SYSTEM HORN/STROBE
- [S] FIRE ALARM SYSTEM SPEAKER/STROBE
- FIRE ALARM SYSTEM CEILING MOUNT STROBE
- (C) FIRE ALARM SYSTEM CEILING MOUNT CHIME/STROBE
- (H) FIRE ALARM SYSTEM CEILING MOUNT HORN/STROBE
- (S) FIRE ALARM SYSTEM CEILING MOUNT SPEAKER/STROBE
- (C) FIRE ALARM SYSTEM CARBON MONOXIDE DETECTOR
- (T) FIRE ALARM SYSTEM THERMAL DETECTOR
- (D) FIRE ALARM SYSTEM DUCT SMOKE DETECTOR
- (S) FIRE ALARM SYSTEM SMOKE DETECTOR

SECURITY (EQUIPMENT PROVIDED BY OWNER/OTHERS)

(EQUIPMENT PROVIDED BY OTHERS)

- [KP] JUNCTION BOX FOR KEYPAD; INSTALL 48" AFF AND PROVIDE 3/4"EC WITH PULL STRING FROM THE JUNCTION BOX TO AN ACCESSIBLE LOCATION ABOVE CEILING
- [DC] JUNCTION BOX FOR DOOR CONTACT (MAGNETIC LOCK); PROVIDE 3/4"EC WITH PULL STRING FROM THE DOOR FRAME TO THE JUNCTION BOX AND FROM THE JUNCTION BOX TO AN ACCESSIBLE LOCATION ABOVE CEILING
- [CR] JUNCTION BOX FOR CARD READER; PROVIDE 3/4"EC WITH PULL STRING FROM THE JUNCTION BOX TO AN ACCESSIBLE LOCATION ABOVE CEILING
- [ES] JUNCTION BOX FOR ELECTRIC STRIKE LOCK; PROVIDE 3/4"EC WITH PULL STRING FROM THE DOOR FRAME TO THE JUNCTION BOX AND FROM THE JUNCTION BOX TO AN ACCESSIBLE LOCATION ABOVE CEILING
- [•] JUNCTION BOX FOR DOOR OPERATOR; PROVIDE 3/4"EC WITH PULL STRING FROM THE JUNCTION BOX TO AN ACCESSIBLE LOCATION ABOVE CEILING NEAR THE CONTROLLED DOOR
- [MD] JUNCTION BOX FOR MOTION DETECTOR; PROVIDE 3/4"EC WITH PULL STRING FROM THE JUNCTION BOX TO AN ACCESSIBLE LOCATION ABOVE CEILING
- JUNCTION BOX FOR CEILING MOUNTED CAMERA; PROVIDE 3/4"EC WITH PULL STRING FROM THE JUNCTION BOX TO AN ACCESSIBLE LOCATION ABOVE CEILING
- JUNCTION BOX FOR WALL MOUNTED CAMERA; PROVIDE 3/4"EC WITH PULL STRING FROM THE JUNCTION BOX TO AN ACCESSIBLE LOCATION ABOVE CEILING

SOUND

(PROVIDE 1"EC WITH PULL STRING FROM THE DEVICE LOCATION SHOWN ON THE DRAWINGS TO AN ACCESSIBLE LOCATION ABOVE CEILING)

- (M) FLOOR MOUNTED MICROPHONE OUTLET
- (SP) CEILING MOUNTED SPEAKER
- (SP) WALL MOUNTED SPEAKER

HEALTHCARE

(PROVIDE 1"EC WITH PULL STRING FROM THE DEVICE LOCATION SHOWN ON THE DRAWINGS TO AN ACCESSIBLE LOCATION ABOVE CEILING)

- [D] DOCTOR'S DICTATION
- NURSE CALL SYSTEM EMERGENCY CALL-IN STATION
- NURSE CALL SYSTEM BEDSIDE PATIENT STATION
- S NURSE CALL SYSTEM STAFF STATION
- NURSE CALL SYSTEM CORRIDOR DOME LIGHT
- NURSE CALL SYSTEM CODE BLUE STATION

ELECTRICAL GENERAL NOTES

1. ALL ELECTRICAL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE AS ADOPTED BY THE AHJ.
2. THE WORDS "PROVIDE" AND "PROVIDED" AS USED HEREIN SHALL BE UNDERSTOOD TO MEAN, "PROVIDE COMPLETE IN PLACE," THAT IS "FURNISH AND INSTALL". EQUIPMENT AND MATERIAL INDICATED TO BE PROVIDED SHALL BE NEW UNLESS OTHERWISE NOTED AND SHALL BE OF THE MOST SUITABLE GRADE FOR THE PURPOSE INTENDED.
3. ROUTE NEW CONDUIT AND WIRING CONCEALED IN WALLS AND CEILING WHERE POSSIBLE. COORDINATE INSTALLATION OF EXPOSED CONDUIT AND WIRING WITH THE ARCHITECT.
4. CONTRACTOR SHALL PROVIDE ELECTRICAL SERVICE TO NEW HVAC UNITS AS FURNISHED BY THE MECHANICAL CONTRACTOR. VERIFY THE EXACT ELECTRICAL REQUIREMENTS WITH THE REVIEWED HVAC SUBMITTALS PRIOR TO ORDERING ELECTRICAL EQUIPMENT.
5. BEFORE INSTALLATION, CONTRACTOR SHALL SUBMIT DETAILED DRAWINGS TO THE ENGINEER FOR REVIEW COVERING PROPOSED LOCATIONS, MOUNTING, AND ROUTING FOR ALL CONDUITS, SERVICES, FITTINGS, GROUND RODS, SUPPORTS, ETC.
6. CONTRACTOR IS RESPONSIBLE FOR OVER-CURRENT PROTECTIVE DEVICE SHORT CIRCUIT, COORDINATION, AND ARC-FLASH STUDIES.
7. MATERIALS AND MANUFACTURERS NOTED ON DRAWINGS ARE TO BE USED AS BASIS OF DESIGN TO ESTABLISH QUALITY AND PERFORMANCE STANDARDS AND SHALL BE PROVIDED AS SPECIFIED. SUBSTITUTIONS WILL BE CONSIDERED WHERE SUFFICIENT PRODUCT INFORMATION IS PROVIDED TO MAKE A PROPER EVALUATION. REVIEW OF A SUBSTITUTION IS AT THE SOLE DISCRETION OF THE PROFESSIONAL.
8. THE CONTRACTOR SHALL SUBMIT COPIES OF THE PRODUCT DATA, SHOP DRAWINGS, ETC. OF ALL MATERIALS NOTED ON THE DRAWINGS. ALL SUBMITTED PRODUCT DATA, SHOP DRAWINGS, ETC. SHALL BE MARKED WITH THE NAME OF THE PROJECT AND SHALL BEAR THE STAMP OF APPROVAL OF THE CONTRACTOR AS EVIDENCE THAT THE MATERIAL HAS BEEN CHECKED BY THE CONTRACTOR.
9. DRAWINGS SPECIFIC TO THIS TRADE DO NOT LIMIT THE RESPONSIBILITY OR WORK REQUIRED BY THE CONTRACT DOCUMENTS. REFER TO DRAWINGS AND SPECIFICATIONS OF OTHER TRADES FOR COMPLETE INFORMATION PRIOR TO BID.
10. WHERE CONFLICTS EXIST AMONG DRAWINGS, SPECIFICATIONS, AND EQUIPMENT SCHEDULES, THE MOST STRINGENT REQUIREMENT OR QUANTITY SHALL APPLY. NOTIFY THE ARCHITECT/ENGINEER OF ALL CONFLICTS FOR RESOLUTION OR INTERPRETATION.
11. NO EQUIPMENT SHALL BE ORDERED OR INSTALLED UNTIL THE PROJECT ENGINEER HAS RECEIVED A COPY STAMPED "NO EXCEPTIONS TAKEN." "NO EXCEPTIONS TAKEN" DOES NOT RELIEVE THE CONTRACTOR FROM CONFORMANCE WITH THE CONTRACT, EXTEND TO QUANTITIES OR DIMENSIONS, IMPLY THAT THE EQUIPMENT CAN BE INSTALLED OR OPERATE SATISFACTORILY, THAT THE EQUIPMENT CONTAINS ALL NECESSARY COMPONENTS, OR THAT IT WILL COORDINATE WITH OTHER REVIEWED ITEMS.
12. OMISSION FROM THIS SHEET OF ANY ITEM SHOWN ELSEWHERE IN THE PLANS DOES NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY FOR ANY ASSOCIATED WORK.
13. COORDINATE INSTALLATION OF NEW ITEMS AND EQUIPMENT WITH THE OWNER'S REPRESENTATIVE AND THE WORK OF OTHER TRADES. THE CONTRACTOR SHALL INCUR ALL COSTS ASSOCIATED WITH THE RELOCATION OF EQUIPMENT CONFLICTING WITH NEW WORK BY OTHER TRADES THAT HAS NOT BEEN COORDINATED.
14. COORDINATE ALL ASPECTS OF NEW SERVICE WITH UTILITY COMPANY AND INCLUDE ALL COSTS IN BID.
15. WARNING TAPE SHALL BE INSTALLED 12 TO 18 INCHES BELOW GRADE OVER ALL CONDUITS.
16. PROVIDE 1/4" MINIMUM DIAMETER PULL ROPE. PULL ROPE SHALL NOT BE NYLON STRING.
17. FOR SERVICE ENTRANCE CONDUITS, UTILIZE LONG RADIUS (36") CONDUIT BENDS.
18. ALL CONDUIT RISERS FROM UNDERGROUND SHALL HAVE RIGID METAL ELLS AND RISERS.
19. PRIOR TO CONSTRUCTION, VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES. AVOID DISTURBANCE OF EXISTING UTILITIES NOT INCLUDED IN THIS PROJECT.
20. SET SCREW CONDUIT FITTINGS SHALL NOT BE PERMITTED.

LIGHTING GENERAL NOTES

1. VERIFY THE EXACT LOCATION OF ALL LIGHTING SWITCHES WITH THE ARCHITECT PRIOR TO ROUGH-IN.
2. VERIFY THE EXACT LOCATION OF ALL LIGHTING FIXTURES WITH THE ARCHITECTURAL REFLECTED CEILING PLAN PRIOR TO ROUGH-IN.
3. VERIFY THE EXACT LOCATION OF CEILING MOUNTED OCCUPANCY SENSORS WITH THE MANUFACTURER'S SPECIFICATIONS PRIOR TO INSTALLATION FOR MAXIMUM PERFORMANCE.
4. EMERGENCY FIXTURES AND EXIT FIXTURES SHALL BE CONNECTED TO THE NEAREST LIGHTING CIRCUIT. BRANCH CIRCUIT WIRING TO EXIT FIXTURES AND TO BATTERY INVERTERS WITHIN FIXTURES WITH INTEGRAL BATTERY UNITS SHALL BE UNSWITCHED, CONNECTED AHEAD OF ANY CONTROL SWITCHING.
5. WALL MOUNT TYPE "Z" FIXTURES ABOVE DOOR AS SHOWN ON DRAWINGS. COORDINATE WITH THE ARCHITECT PRIOR TO ROUGH-IN.
6. MOUNT TYPE "EM" FIXTURES 8'-0" AFF UNLESS OTHERWISE NOTED.
7. VERIFY THE CEILING TYPES FOR ALL LIGHT FIXTURES TO BE FLUSH MOUNTED OR SUSPENDED AND ADJUST FIXTURE MOUNTING TYPES IN ACCORDANCE WITH THE CEILING TYPE, AS REQUIRED. CONTRACTOR SHALL PROVIDE ALL REQUIRED MOUNTING HARDWARE.
8. ALL VANITY FIXTURES SHALL BE MOUNTED WITH 0'-3" OF SPACE BETWEEN THE BOTTOM OF THE FIXTURE AND THE TOP OF THE MIRROR UNLESS OTHERWISE NOTED.
9. VERIFY THE EXACT MOUNTING LOCATION FOR ANY PHOTOELECTRIC CELLS WITH THE ARCHITECT PRIOR TO ROUGH-IN. ALL PHOTOELECTRIC CELLS MUST FACE NORTH.
10. CONTRACTOR SHALL CONFIRM COMPATIBILITY OF ALL LIGHTING CONTROL DEVICES/SWITCHES/DIMMERS WITH LIGHTING FIXTURES AND BALLASTS/DRIVERS PRIOR TO SUBMITTAL
11. COORDINATE LOCATION OF LIGHT FIXTURES IN MECHANICAL ROOMS WITH DIVISION 15/23 PLANNED EQUIPMENT LOCATION AND DUCT INSTALLATION. WALL MOUNT LIGHTS OR PROVIDE PENDANT MOUNTING AS REQUIRED TO ILLUMINATE THE SPACE.
12. WHERE MULTIPLE OCCUPANCY SENSORS ARE SHOWN IN THE SAME AREA, MOTION DETECTION BY ONE SENSOR SHALL ILLUMINATE ALL LIGHTING IN THE RESPECTIVE AREA.

TELECOMMUNICATIONS GENERAL NOTES

1. PROVIDE 1" CONDUIT AND TWO (2) CAT 6 CABLES AT EACH DATA OUTLET SHOWN. ROUTE TO ABOVE CEILING AND ROUTE TO TELEPHONE BACKBOARD IN IT ROOM. TERMINATE AND CONNECT STATION CABLES TO PATCH PANEL, FOLLOWING THE OWNER'S LABELING CONVENTIONS FOR ALL HORIZONTAL CABLING.
2. OWNER SHALL PROVIDE THE WALL MOUNT DATA RACK, ALL ITEMS INCLUDED IN THE DATA RACK, AND ANY NECESSARY TELEPHONE EQUIPMENT.
3. PLYWOOD FOR BACKBOARDS SHALL BE 0'-1" AC INDOOR GRADE, FIRE RETARDANT, AND PAINTED AS SPECIFIED.
4. COMMON BOND RACKS, PATCH PANELS, CABLE SHIELDS, PROTECTORS, AND THE BUILDING MAIN ELECTRICAL GROUNDING CONDUCTORS SHALL BE, AT MINIMUM, #6 AWG INSULATED AND STRANDED COPPER. FASTENERS SHALL BE RECESSED AND ANCHORED.
5. SUBMIT DIGITAL PHOTOGRAPHS OF ALL TERMINATIONS TO MAIN ELECTRICAL SERVICE GROUNDING MEANS.
6. ALL BACKBOARDS SHALL BE EQUIPPED WITH D-RINGS SPACED AT 1'-0" APART AROUND ALL EDGES OF THE PLYWOOD TO SUPPORT CABLE AND WIRE.
7. CAT 6 CABLES FOR DATA OUTLETS SHALL HAVE BLUE JACKETS AND CAT 6 CABLES FOR VOICE OUTLETS SHALL HAVE WHITE JACKETS.

SPECIAL SYSTEMS GENERAL NOTES

1. VERIFY EXACT LOCATION, VOLTAGE, PHASE, AMPERAGE, ETC. OF ALL MECHANICAL EQUIPMENT WITH MECHANICAL CONTRACTOR PRIOR TO ORDERING ELECTRICAL GEAR.
2. INTERCONNECT THE HOOD EXHAUST AND SUPPLY FANS WITH HOOD EXTINGUISHING SYSTEM SUCH THAT WHEN HOOD EXTINGUISHING SYSTEM IS ACTIVATED, THE EQUIPMENT BELOW THE HOOD AND HOOD SUPPLY FAN ARE DE-ENERGIZED AND THE HOOD EXHAUST FAN WILL START IF NOT RUNNING.
3. INTERCONNECT THE HOOD EXTINGUISHING SYSTEM WITH THE FIRE ALARM SYSTEM IF APPLICABLE.
4. FOR ALL CAMERA LOCATIONS, PROVIDE ONE (1) GREEN JACKETED CAT 6 CABLE IN 3/4" CONDUIT BACK TO ASSOCIATED DATA CLOSET.
5. FOR ALL WIRELESS ACCESS POINT LOCATIONS, PROVIDE ONE (1) YELLOW JACKETED CAT 6 CABLE IN 3/4" CONDUIT BACK TO ASSOCIATED DATA CLOSET.
6. PROVIDE AN ADDITIONAL 10%, OR ONE (1), WHICHEVER IS GREATER, OF THE FOLLOWING DEVICES WHICH ARE INCLUDED IN THE PROJECT, AND INSTALL THEM AT THE DIRECTION OF THE ARCHITECT, ENGINEER, OR AHJ DURING THE COURSE OF THE PROJECT. PROVIDE ALL REQUIRED CONDUIT, INTERCONNECTIONS, CONDUCTORS, PROGRAMMING, ETC. AS REQUIRED AT NO ADDITIONAL COST TO THE OWNER: INITIATING DEVICES (PULL STATIONS, SMOKE DETECTORS, THERMAL DETECTORS, ETC.), NOTIFICATION APPLIANCES (STROBES, HORN STROBES, SPEAKER STROBES, SPEAKERS, DUCT DETECTORS, ETC.), AND MONITORING MODULES.
7. VERIFY REQUIRED QUANTITY OF DUCT DETECTORS WITH DUCTWORK CONFIGURATION AS IT IS ACTUALLY INSTALLED. COORDINATE WITH MECHANICAL CONTRACTOR PRIOR TO ROUGH-IN.

INDEX - ELECTRICAL SHEETS

E000	ELECTRICAL COVER SHEET
E100	ELECTRICAL SITE PLAN
E200	POWER PLAN
E300	RISER DIAGRAM & SCHEDULES
E400	ELECTRICAL DETAILS
E500	ELECTRICAL SPECIFICATIONS

ABBREVIATIONS

A	AMPERE(S)	CATV	CABLE TELEVISION	EF	EXHAUST FAN	FOC	FIBER OPTIC CABLE	MCB	MAIN CIRCUIT BREAKER	NO	NORMALLY OPEN	SF	SUPPLY FAN	UGS	UNDERGROUND SECONDARY
AC	ABOVE COUNTER (6" ABOVE BACKSPLASH)	CB	CIRCUIT BREAKER	EGC	EQUIPMENT GROUNDING CONDUCTOR	G, GND	GROUND	MCM/KCMIL	1,000 CIRCULAR MILS	NU	WEATHERPROOF IN-USE COVER	S/N	SOLID NEUTRAL	UH	UNIT HEATER
AF	AMPERE(S) FUSED	CKT	CIRCUIT	EMER.	EMERGENCY	GEC	GROUNDING ELECTRODE CONDUCTOR	MECH.	MECHANICAL	OH	OVERHEAD	SPD	SURGE PROTECTIVE DEVICE	UL	UNDERWRITER'S LABORATORY, INC.
AFCI	ARC FAULT CIRCUIT INTERRUPTER	CLG	CLG	EMT	ELECTRICAL METALLIC TUBING	GFCI	GROUND FAULT CIRCUIT INTERRUPTER	MH	MANHOLE	OHE	OVERHEAD ELECTRICAL	STD	STANDARD	UON	UNLESS OTHERWISE NOTED
AFF	ABOVE FINISHED FLOOR	CORR	CORRIDOR	EQ	EQUAL	GRS	GALVANIZED RIGID STEEL	MLO	MAIN LUGS ONLY	OSP	OUTSIDE PLANT	TEL	TELEPHONE	V	VOLTS
AFG	ABOVE FINISHED GRADE	CT	CURRENT TRANSFORMER	EQUIP.	EQUIPMENT	HH	HANDHOLE	MOCP	MAXIMUM OVERCURRENT PROTECTION	UPP	UTILITY POWER POLE	TELECOM	TELECOMMUNICATIONS	VAC	VOLTS ALTERNATING CURRENT
AIC	AMP SYMMETRICAL INTERRUPTING CAPACITY RMS	CTRL	CONTROLLER	EWC	ELECTRIC WATER COOLER	HP	HORSEPOWER	MTD	MOUNTED	PB	PULL BOX	TGB	TELECOMMUNICATIONS GROUND BUS	VDC	VOLTS DIRECT CURRENT
AT	AMPERE(S) TRIP	D	TO BE DEMOLISHED	EWH	ELECTRIC WATER HEATER	KAIC	1,000 AMP SYMMETRICAL INTERRUPTING CAPACITY RMS	MTG	MOUNTING	PH	PHASE	TMGB	TELECOMMUNICATIONS MAIN GROUND BUS	VFD	VARIABLE FREQUENCY DRIVE
AWG	AMERICAN WIRE GAUGE	DISC.	DISCONNECT	EXIST.	EXISTING	KWH	1,000 WATT HOURS	NC	NORMALLY CLOSED	PNL	PANEL	TTB	TELECOM TERMINAL BOARD	WH	WATER HEATER
BG	BELOW GRADE	DIST.	DISTRIBUTION	FACP	FIRE ALARM CONTROL PANEL	KVA	1,000 VOLT AMPERES	NEC	NATIONAL ELECTRICAL CODE	PV	PHOTOVOLTAIC	TV	TELEVISION	WP	WEATHERPROOF
BLDG	BUILDING	DWG	DRAWING	FACPRA	FIRE ALARM CONTROL PANEL REMOTE ANNUNCIATOR	LAN	LOCAL AREA NETWORK	NEU	NEUTRAL	PVC	POLYVINYL CHLORIDE	TVSS	TRANSIENT VOLTAGE SURGE SUPPRESSION	XFMR	TRANSFORMER
BKR	BREAKER	E	EXISTING TO REMAIN	FC	FOOTCANDLE	LC	LIGHTING CONTACTOR	NF	NON-FUSED	QTY	QUANTITY	TYP.	TYPICAL		
C	CONDUIT	EC	EMPTY CONDUIT	FCU	FAN COIL UNIT	LTG	LIGHTING	NIC	NOT IN CONTRACT	RCPT	RECEPTACLE	UG	UNDERGROUND		
CAT	CATEGORY	ECB	ENCLOSED CIRCUIT BREAKER	FLA	FULL LOAD AMPERE(S)	MCA	MINIMUM CIRCUIT AMPACITY	NL	NIGHT LIGHT	REQ'D	REQUIRED	UGP	UNDERGROUND PRIMARY		

ALL SYMBOLS, ABBREVIATIONS, AND NOTES ABOVE ARE TYPICAL AND ARE NOT NECESSARILY USED IN THESE CONSTRUCTION DOCUMENTS

1" ½" 0" ½" 1" The graphic scale at the bottom left corner of this drawing must measure 1"x1" otherwise all listed scales are null and void.

HOLLY & SMITH ARCHITECTS
HAMMOND T 985.345.5210
NEW ORLEANS T 504.585.1315
LAFAYETTE T 337.279.2010
www.hollyandsmith.com

SOUTHERN UNIVERSITY AND AGRICULTURAL & MECHANIC COLLEGE
SEYMOUR MODULAR CLASSROOM
BATON ROUGE CAMPUS

STATE OF LOUISIANA — MICHAEL THOMAS CLERY, III — 29911 — REGISTERED PROFESSIONAL ENGINEER — 03/02/2026

NO.	DESCRIPTION	DATE

PROJECT NO.	26003
PHASE	BID
DATE	3/2/2026
PROJECT MANAGER	SPG
QUALITY CONTROL	MLT

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published, or used in any way without the permission of the Architect.
© Holly & Smith Architects, APAC

BID DOCUMENTS

E000

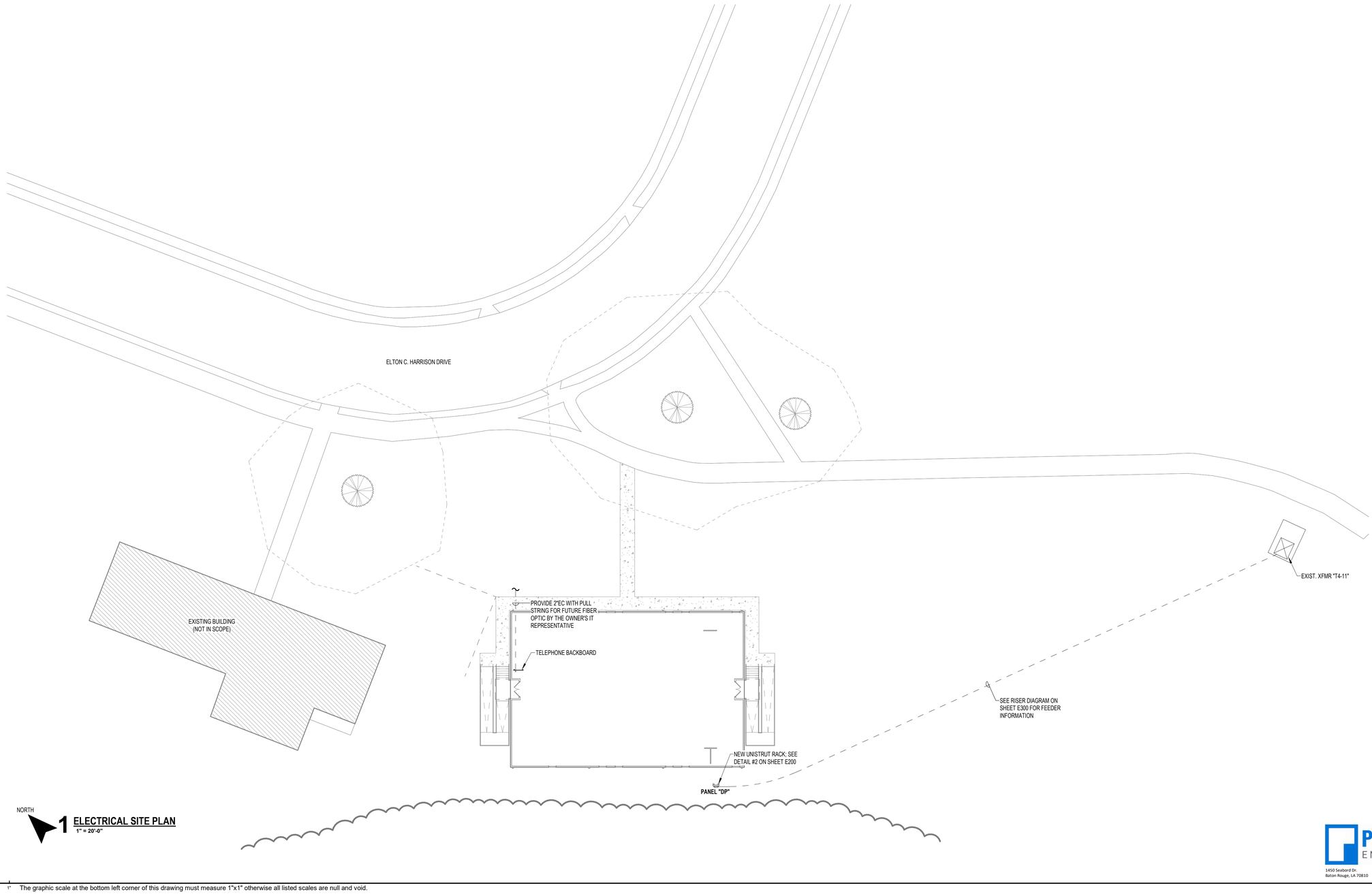
ELECTRICAL COVER SHEET

PARISH ENGINEERING
1450 Seabord Dr. Baton Rouge, LA 70810
(225)332-0222 parisheng.com | #26-037

H/S

3/2/2026 4:07:35 PM

C:\Users\Sean Ghashghaee\Documents\26-037_CRM_R23_sghashghaee.rvt



1 ELECTRICAL SITE PLAN

1" = 20'-0"

1" ½" 0" The graphic scale at the bottom left corner of this drawing must measure 1"x1" otherwise all listed scales are null and void.

HOLLY & SMITH ARCHITECTS
HAMMOND
T 985.345.5210
NEW ORLEANS
T 504.585.1315
LAFAYETTE
T 337.279.2010
www.hollyandsmith.com

SOUTHERN UNIVERSITY AND AGRICULTURAL & MECHANIC COLLEGE

SEYMOUR MODULAR CLASSROOM

BATON ROUGE CAMPUS

STATE OF LOUISIANA
MICHAEL LEVY
PROFESSIONAL ENGINEER
03/02/2026

NO.	DESCRIPTION	DATE

PROJECT NO.	26003
PHASE	BID
DATE	3/2/2026
PROJECT MANAGER	SPG
QUALITY CONTROL	MLT

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published, or used in any way without the permission of the Architect.
© Holly & Smith Architects, APAC

BID DOCUMENTS

PARISH ENGINEERING
1450 Seabord Dr.
Baton Rouge, LA 70810
(225)332-0222
parisheng.com | #26-037

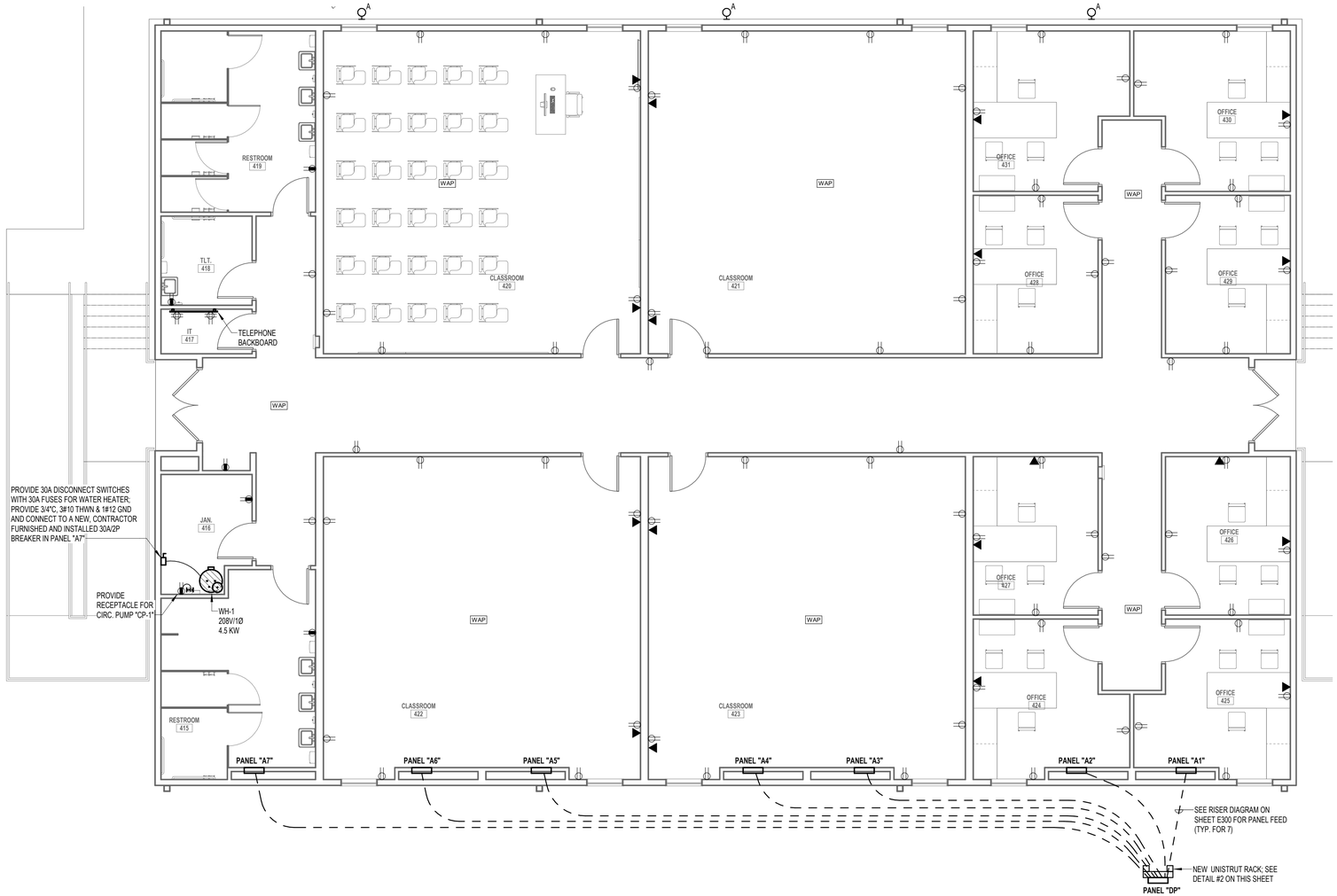
E100

ELECTRICAL SITE PLAN

H/S

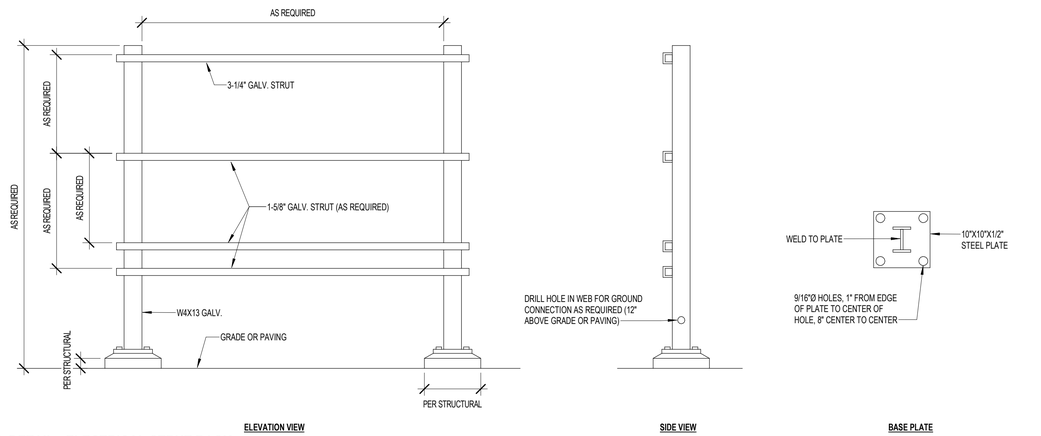
3/2/2026 4:07:35 PM

C:\Users\Sean Ghashghaee\Documents\26-037_CRM_R23_sghashghaee.rvt



NORTH

1 POWER PLAN
3/16" = 1'-0"



2 DETAIL - ELECTRICAL STRUT RACK
N.T.S.

NOTE:

LIGHTING SHALL BE PREINSTALLED AND PREWIRED BY THE BUILDING MANUFACTURER.

SECURITY DEVICES SHALL BE BY THE OWNER'S DESIGNATED SECURITY REPRESENTATIVE.

RECEPTACLE AND DATA OUTLET LOCATIONS SHOWN FOR REFERENCE ONLY. COORDINATE LOCATIONS AND WIRING WITH THE BUILDING MANUFACTURER PRIOR TO BIDDING.

HOLLY & SMITH ARCHITECTS
HAMMOND
T 985.345.5210
NEW ORLEANS
T 504.585.1315
LAFAYETTE
T 337.279.2010
www.hollyandsmith.com

SOUTHERN UNIVERSITY AND AGRICULTURAL & MECHANIC COLLEGE
SEYMOUR MODULAR CLASSROOM
BATON ROUGE CAMPUS

STATE OF LOUISIANA — MICHAEL LEROY THIBODEAUX III — 29179 — ELECTRICAL ENGINEER — 03/02/2026

NO.	DESCRIPTION	DATE

PROJECT NO.	26003
PHASE	BID
DATE	3/2/2026
PROJECT MANAGER	SPG
QUALITY CONTROL	MLT

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published, or used in any way without the permission of the Architect.
© Holly & Smith Architects, APAC

BID DOCUMENTS

E200

POWER PLAN

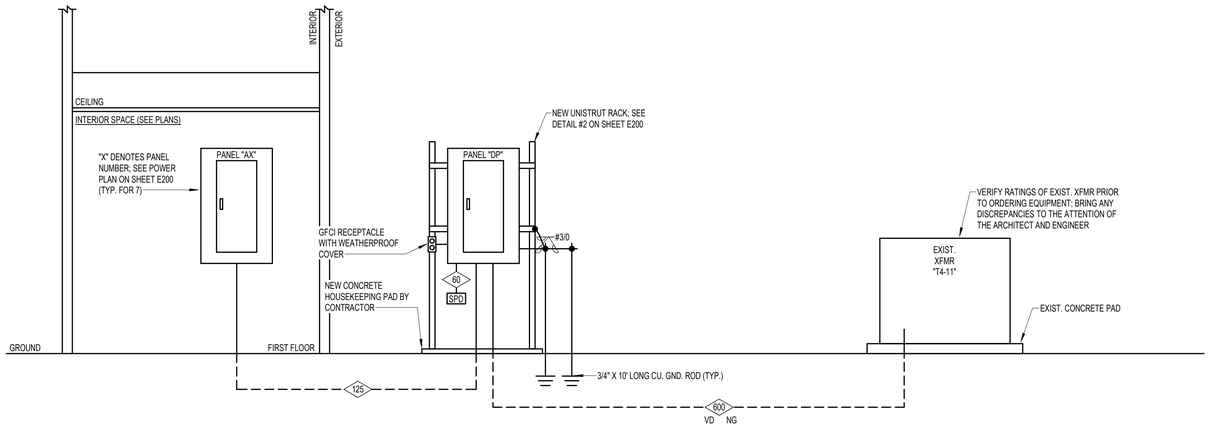
PARISH ENGINEERING
1450 Seabord Dr
Baton Rouge, LA 70810
(225)332-0222
parisheng.com | #26-037

H/S

3/2/2026 4:07:35 PM

C:\Users\Sean Ghashghaee\Documents\26-037_CRM_R23_sghashghaee.rvt

0" ½" 1" The graphic scale at the bottom left corner of this drawing must measure 1"x1" otherwise all listed scales are null and void.



1 POWER RISER DIAGRAM
N.T.S.

3-WIRE FEEDER SCHEDULE			
STD. FUSE OR BKR TRIP SIZE	# OF SETS	WIRE QUANTITY AND SIZE	CONDUIT SIZE (MINIMUM)
30	1	3#10 THWN, 1#10 GND	3/4"
60	1	3#6 THWN, 1#8 GND	1-1/4"
100	1	3#3 THWN, 1#8 GND	1-1/4"
125	1	3#1 THWN, 1#6 GND	1-1/2"
150	1	3#1/0 THWN, 1#6 GND	2"
200	1	3#3/0 THWN, 1#4 GND	2"
400	2	3#3/0 THWN, 1#3 GND	2-1/2"
600	2	3#350 THWN MCM, 1#1 GND	3"
600 VD	3	3#300 THWN MCM, 1#1/0 GND	3"
800	3	3#300 THWN MCM, 1#1/0 GND	3"

NOTES:
1. ALL FEEDER SIZES LISTED MAY NOT BE SHOWN IN POWER RISER DIAGRAM.
2. ELECTRICAL CONTRACTOR TO VERIFY SIZE REQUIRED IF WIRE TYPES OTHER THAN THOSE LISTED ABOVE ARE USED.
3. REFER TO THE LATEST EDITION OF THE NEC FOR CONDUIT TYPES REQUIRED PER THEIR TABLES.
4. ALL CONDUCTORS TO BE COPPER.
5. "VD" INDICATES WIRE UPSIZED FOR VOLTAGE DROP.
6. "NG" INDICATES NO GROUND CONDUCTOR REQUIRED.

Branch Panel: DP

Location:
Supply From:
Mounting: SURFACE
Enclosure: NEMA-3R
Number of Sections:

Volts: 120/240
Phases: 1
Wires: 3

A.I.C. Rating: 10,000
Mains Rating: 800 A
MCB Ratin... 600 A

Panel Schedule Notes:
1L - SEE RISER DIAGRAM FOR SIZING.

CKT	Trip	Poles	Wire	GRND	Conduit	Circuit Description	A	B	Circuit Description	Conduit	GRND	Wire	Poles	Trip	CKT
1	125 A	2	1L	1L	1L	PANEL "A1"	0 VA	0 VA	PANEL "A2"	1L	1L	1L	2	125 A	2
3								0 VA	0 VA						4
5	125 A	2	1L	1L	1L	PANEL "A3"	0 VA	0 VA	PANEL "A4"	1L	1L	1L	2	125 A	6
7								0 VA	0 VA						8
9	125 A	2	1L	1L	1L	PANEL "A5"	0 VA	0 VA	PANEL "A6"	1L	1L	1L	2	125 A	10
11								0 VA	0 VA						12
13	125 A	2	1L	1L	1L	PANEL "A7"	0 VA	180 VA	RACK RECEPTACLE	3/4"	#12	2#12	1	20 A	14
15								0 VA	0 VA	SPD	--	--	--	2	60 A	16
17	--	1	--	--	--	SPACE	--	0 VA							18
							180 VA		0 VA						
							1.5 A		0 A						

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
Receptacle	180 VA	100.00%	180 VA		
				Total Conn. Load:	180 VA
				Total Est. Demand:	180 VA
				Total Conn.:	0.75 A
				Total Est. Demand:	0.75 A

Load Summary Notes:

NOTE:

COORDINATE PREINSTALLED PANELS WITH THE BUILDING MANUFACTURER PRIOR TO BIDDING, INCLUDING ALL PREINSTALLED LOADS. PROVIDE LOAD INFORMATION TO THE ARCHITECT AND ENGINEER FOR REVIEW PRIOR TO PURCHASE AND INSTALLATION OF NEW PANEL "DP".

SCHEDULE - LIGHTING FIXTURES

NOTES:
** FINISH TO BE SELECTED BY ARCHITECT

MARK	DESCRIPTION	LAMPS	VOLTS	LOAD	TEMP.	LUMENS	MOUNTING	BASIS OF DESIGN MANUFACTURER	BASIS OF DESIGN CATALOG NO.	ACCEPTABLE ALTERNATIVE MANUFACTURER	ACCEPTABLE ALTERNATIVE CATALOG NO.	COUNT
A	ARCHITECTURAL WALL PACK WITH PHOTOELECTRIC CELL	LED	120	51 VA	4000K	6,500	WALL	LITHONIA LIGHTING	ARC2-LED-P5-40K-MVOLT-PE-**	COLUMBIA LIGHTING	RWL2-160L-45-4K8-4W-UNV-**-PC	3

HOLLY & SMITH ARCHITECTS
HAMMOND
T 985.345.5210
NEW ORLEANS
T 504.585.1315
LAFAYETTE
T 337.279.2010
www.hollyandsmith.com

SOUTHERN UNIVERSITY AND AGRICULTURAL & MECHANIC COLLEGE
SEYMOUR MODULAR CLASSROOM
BATON ROUGE CAMPUS

NO.	DESCRIPTION	DATE

PROJECT NO.	26003
PHASE	BID
DATE	3/2/2026
PROJECT MANAGER	SPG
QUALITY CONTROL	MLT

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published, or used in any way without the permission of the Architect.
© Holly & Smith Architects, APAC

BID DOCUMENTS

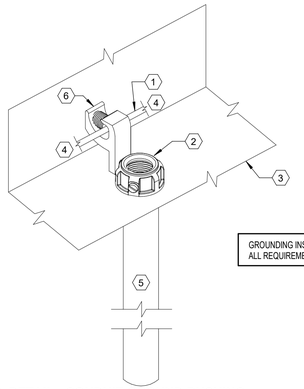
E300
RISER DIAGRAM & SCHEDULES

PARISH ENGINEERING
1450 Seabord Dr.
Baton Rouge, LA 70810
(225)332-0222
parisheng.com | #26-037

H/S

3/2/2026 4:07:35 PM
C:\Users\Sean Ghashghaee\Documents\26-037 _CRM_R23_sghashghaee.rvt

1"
½"
0" ½" 1" The graphic scale at the bottom left corner of this drawing must measure 1"x1" otherwise all listed scales are null and void.

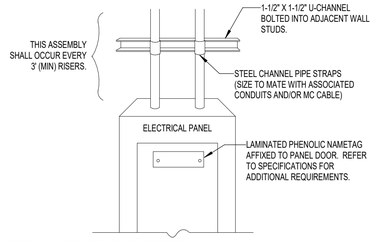


DETAIL KEYNOTES

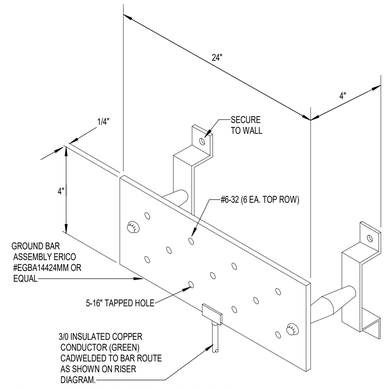
1. SUPPLY SIDE EQUIPMENT BONDING JUMPER.
2. UL 467 LISTED GROUNDING BUSHING BY APPLETON, EATON, OR APPROVED EQUIVALENT.
3. ENCLOSURE.
4. TO ENCLOSURE GROUND BUS OR ADDITIONAL CONDUITS (AS REQUIRED).
5. INCOMING CONDUIT.
6. INTEGRAL BRACKET FOR ATTACHMENT OF BONDING JUMPER.

GROUNDING INSTALLATION SHALL MEET ALL REQUIREMENTS OF NEC 250.92.

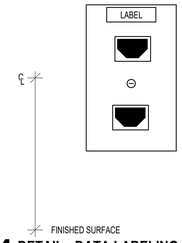
1 DETAIL - CONDUIT GROUND BUSHING
N.T.S.



2 DETAIL - CONDUIT SUPPORT
N.T.S.



3 DETAIL - COPPER GROUNDING BUSBAR
N.T.S.



4 DETAIL - DATA LABELING
N.T.S.

TYPICAL PANELBOARD PLAQUE

(INDICATE PANEL DESIGNATION)

__/__ VOLTS __ PHASE __ WIRE
__ AMPS MAIN __
FED FROM
(INDICATE FEEDER ORIGINATION I.D.)
(PANEL AND CIRCUIT NO.)

TYPICAL DISCONNECT PLAQUE

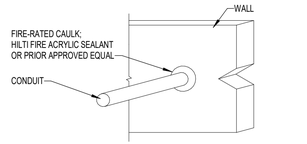
(INDICATE EQUIPMENT DESCRIPTION)

FUSED AT __ AMPERES
FED FROM
(INDICATE FEEDER ORIGINATION I.D.)
(PANEL AND CIRCUIT NO.)

SEE SPECIFICATIONS FOR MATERIALS, COLORS SIZE LETTERING, ETC.

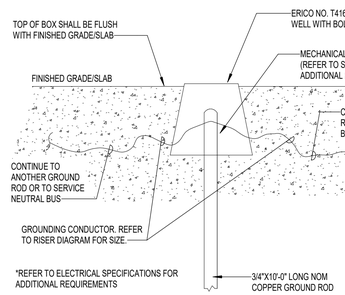
ATTACH PLAQUES USING INDUSTRIAL GRADE DOUBLE FACE ADHESIVE.

5 DETAIL - EQUIPMENT SIGNAGE
N.T.S.



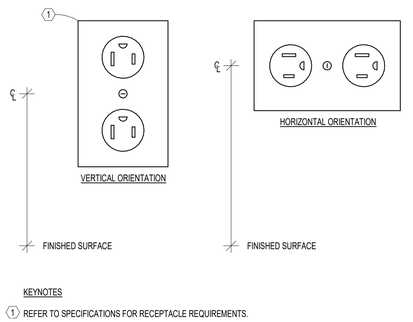
ALL PENETRATIONS THROUGH FIRE-RATED WALLS SHALL UTILIZE FIRE-RATED CAULK OR PRIOR APPROVED FIRE-STOPPING MATERIAL WITH BACKING MATERIAL

6 DETAIL - FIRE-RATED WALL PENETRATION
N.T.S.



NOTE:
SUBMIT DIGITAL PHOTOS OF ALL GROUNDING TERMINATIONS

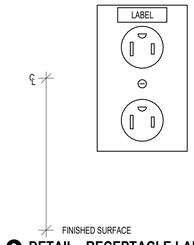
7 DETAIL - GROUND ROD INSTALLATION
N.T.S.



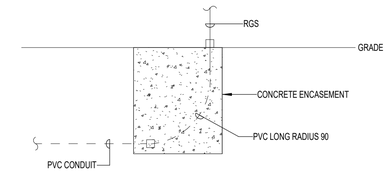
KEYNOTES

1. REFER TO SPECIFICATIONS FOR RECEPTACLE REQUIREMENTS.
2. UNLESS DENOTED OTHERWISE ON PLANS, MOUNTING HEIGHT IS FROM FINISHED SURFACE (FLOOR/GRADE/COUNTER TOP/ETC...) TO CENTERLINE OF DEVICE.

8 DETAIL - RECEPTACLE
N.T.S.

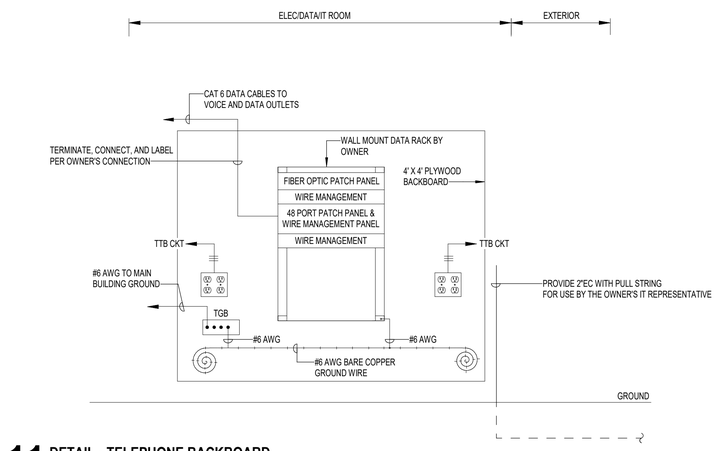


9 DETAIL - RECEPTACLE LABELING
N.T.S.

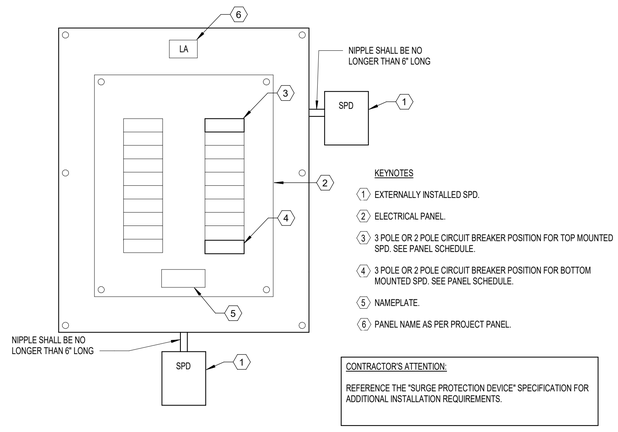


NOTE:
SUBMIT DIGITAL PHOTOGRAPHS OF INSTALLATION PRIOR TO POURING CONCRETE AND AFTER POURING CONCRETE.

10 DETAIL - STUB-UP NEW
N.T.S.



11 DETAIL - TELEPHONE BACKBOARD
N.T.S.



KEYNOTES

1. EXTERNALLY INSTALLED SPD.
2. ELECTRICAL PANEL.
3. 3 POLE OR 2 POLE CIRCUIT BREAKER POSITION FOR TOP MOUNTED SPD. SEE PANEL SCHEDULE.
4. 3 POLE OR 2 POLE CIRCUIT BREAKER POSITION FOR BOTTOM MOUNTED SPD. SEE PANEL SCHEDULE.
5. NAMEPLATE.
6. PANEL NAME AS PER PROJECT PANEL.

CONTRACTOR'S ATTENTION:

REFERENCE THE "SURGE PROTECTION DEVICE" SPECIFICATION FOR ADDITIONAL INSTALLATION REQUIREMENTS.

VERTICAL ORIENTATION

12 DETAIL - EXTERNAL SPD INSTALLATION
N.T.S.

HOLLY & SMITH ARCHITECTS
HAMMOND
T 985.345.5210
NEW ORLEANS
T 504.585.1315
LAFAYETTE
T 337.279.2010
www.hollyandsmith.com

SOUTHERN UNIVERSITY AND AGRICULTURAL & MECHANIC COLLEGE

SEYMOUR MODULAR CLASSROOM

BATON ROUGE CAMPUS

STATE OF LOUISIANA — MICHAEL LEROY PARISH III — 29 — REGISTERED PROFESSIONAL ENGINEER — 03/02/2026

NO.	DESCRIPTION	DATE

PROJECT NO.	26003
PHASE	BID
DATE	3/2/2026
PROJECT MANAGER	SPG
QUALITY CONTROL	MLT

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published, or used in any way without the permission of the Architect.
© Holly & Smith Architects, APAC

BID DOCUMENTS

E400

ELECTRICAL DETAILS

H/S

PARISH ENGINEERING
1450 Seabord Dr.
Baton Rouge, LA 70810
(225)332-0222
parisheng.com | #26-037

3/2/2026 4:07:36 PM

C:\Users\Sean Ghashghaee\Documents\26-037_CRM_R23_sghashghaee.rvt

1" 1/2" 0" — The graphic scale at the bottom left corner of this drawing must measure 1"x1" otherwise all listed scales are null and void.

ELECTRICAL SPECIFICATIONS

PART 1.0 GENERAL

1.1 GENERAL CONDITIONS

A. The General Conditions and Supplementary General Conditions are a part of this section of these Specifications. The Contractor is cautioned to read and be thoroughly familiar with all provisions of the General Conditions. These conditions shall be complied with in every aspect. The word "shall" where used, is to be understood, as mandatory and the word "should" as advisory. "May" is used in the permissive sense.

1.2 MINIMUM STANDARDS

A. Applicable rules of the National Electrical Code apply as a minimum standard for this contract, but do not replace or reduce any specific requirement herein.

1.3 LAWS, PERMITS AND FEES

A. The entire electrical work shall comply with the rules and regulations of the State, including the State Fire Marshal and State Board of Health, whether so shown on plans or not.

1.4 PRIOR APPROVALS

A. The Contractor shall base his proposal on materials as specified herein. Any references to a specific manufacturer or trade name is made to establish a standard of quality and to define a type of product and in no way is intended to indicate a preference for a particular manufacturer. It is the intent of these specifications to allow all manufacturers of equipment, products, etc., judged equal to the specified product to bid on a competitive basis.

1.5 MEASUREMENTS

A. The Contractor shall verify all measurements and shall be responsible for the correctness of same, before ordering any materials or doing any work. No extra charge or compensation will be allowed for any differences between the actual measurements and those indicated on the drawings.

PART 2.0 PRODUCTS

2.1 RACEWAYS AND FITTINGS

A. Raceways permitted on this project shall be hot dipped galvanized rigid steel conduit; electrical metallic tubing (EMT); flexible metallic tubing; and liquid-tight flexible metal conduit. All conduits shall be new and shall bear the inspection label of the Underwriter's Laboratories, Inc. Metallic conduit shall be metalized. Non-metallic conduit shall be schedule 40 PVC.

B. Fittings for conduit shall be an approved type specially designed and manufactured for their purpose. EMT fittings shall be water tight, compression type. Setscrew connector fittings shall not be permitted.

C. Galvanized conduit furnished in accordance with these specifications shall be of mild steel piping, galvanized inside and outside, and shall conform in all respects to the American Standard Association rigid Steel Conduit Specification C80.1-1959 and Underwriter's Laboratories Specifications.

2.2 OUTLET AND SWITCH BOXES

A. Outlet boxes in concealed conduit systems shall be flush mounted. Boxes shall be galvanized steel of sufficient size to accommodate devices shown and shall have raised covers where required to meet requirements of NEC Article 314. All boxes shall be stamped, one piece, galvanized steel, of proper size and shape for conduits entering them, and shall be UL listed and NEC approved for the intended use.

B. Boxes for lighting fixtures shall be 4 inches octagon, not less than 1-1/2 inches deep, with fixtures stud fastened through from back box. Outlet boxes for switches in concealed work shall be standard switch boxes of required number of gangs. Outlet boxes for receptacles, telephone, and communication use in concealed work shall be 4 inch square, not less than 1-1/2 inches deep.

C. Boxes are not to be installed back to back in walls. Do not use long, extended boxes that would effectively couple light and sound between adjoining spaces.

2.3 WIRE (600 VOLT AND BELOW)

A. All conductors used in the work shall be of soft drawn annealed copper having a conductivity of not less than 98% of that of pure copper. Conductors shall be standard code gauge in size, insulated and shall have insulation rated for use at 600 volts. Unless noted otherwise or specified, insulation shall be type MC, THW, THWN, or THHN for sizes up to and including No. 2 AWG. Insulation for wire sizes larger than No. 2 AWG shall be type THW, XHHW, or THHN. Lighting fixture wire shall be heat resistant type TF (150°C) with 300-volt insulation minimum. Wires shall be of the single conductor type. Sizes No. 8 AWG and larger shall be stranded. Sizes No. 12 thru No. 14 shall be single strand solid copper.

B. Throughout the system, all conductors shall be identified as to the phase and voltage of the system by color-coding in accordance with NEC 210.5. Color-coding shall be continuous the full length of the wire with surface printing at regular intervals on all conductors and for neutral conductors.

2.4 CIRCUIT BREAKER PANELBOARDS

A. Panelboards shall be sized as shown on the drawings and schedules, and shall be the bolted breaker panelboard type. Panelboards shall have door-in-door trim. All panelboard bussing shall be copper. Load centers are not acceptable.

B. Panelboard shall be dead front safety type with main breaker or main lugs, as required by Code. Panelboards shall have single, feed through, or double lugs to accommodate feeder conductors. Panelboards with neutrals shall have a neutral buss and a neutral bar insulated from the enclosure for terminating feeder and branch circuit neutral conductors. Each panelboard shall have an equipment grounding bar connected to the cabinet for terminating feeder and branch circuit ground conductors.

C. All breakers shall be bolt on type. Panelboards for 120/208 volt service shall be GE type NLAB, Square D type NQOD, Siemens type CDP_7, Eaton POW-R-LINE series, or equal. Panelboards for 277/480 volt service shall be Square D type NEHB, Siemens type Sentron, Eaton POW-R-LINE series, or equal.

D. Replacement breakers to be installed in existing panels shall be fully compatible with the existing panel and shall be sized as shown on the Drawings. Breakers shall be bolt-on breaker type to match existing breakers or plug-on breaker type if plug-on breakers are utilized in the panel. If both bolt-on and plug-on breakers exist in the panel, bolt-on breakers shall be installed.

2.5 SAFETY SWITCHES

A. Furnish and install safety switches as shown on the Drawings. All switches shall be fused NEMA Heavy Duty Type HD and Underwriter's Laboratories listed. All switches shall have blades that are fully visible in the "OFF" position with the door open. Switches shall be dead-front construction with permanently attached arc suppressers. Lugs shall be UL listed for copper and aluminum conductor and front removable. All current carrying parts shall be plated to resist corrosion. Switches shall be quick-make, quick-break type. During operation of the switch, the movable contacts shall not be able to be restrained by the handle once the closing or the opening action of the contacts has been initiated. Switches shall have cover interlocks to prevent opening of the switch door while the switch is in the "ON" position or closing the switch with the door open. Switch shall have padlocking capabilities in the "OFF" position.

B. Safety switches shall be rated 600 volts for 480 volt service and rated 240 volts for 208 volt service. Switches shall be motor rated when used for motor loads. Switches shall be NEMA 1 enclosed for indoor applications and NEMA 3R for outdoor or wet area locations.

C. Safety switches shall be Square D Heavy Duty Class 3110 type, Eaton Heavy Duty type, Siemens Heavy Duty Vacu-Break type, or prior approved equal.

2.6 WIRING DEVICES

A. Unless otherwise specified, all outlets including voice/data outlets shall be fitted with cover plates. Cover plates shall be standard size, uniform in design and finish for switches, receptacles and other outlets requiring cover plates.

B. Wiring devices shall be as listed. The color of device shall match color of outlet cover plate. It shall be the responsibility of the Contractor to provide plugs, receptacles, and fittings required for any equipment furnished or installed or connected under the contract. Color shall be white unless otherwise directed by the Owner.

	Leviton	P&S	Hubbell
Toggle Switches: 20A, 120/277V			
Single pole	1221-I	20AC1-I	1221-I
Three-way	1223-I	20AC3-I	1223-I
Duplex Receptacle: 20A, 125V,			
NEMA 5-20R	5362-I	5362-I	5363-I
Ground Fault Circuit Interrupter:			
20A, 125V, Feed Through,			
NEMA 5-20R	6899-I	2091-S	GF-5362-I

C. Quad receptacles shall be 20 amp, 125 volt rated, NEMA 5-20R, with two (2) duplex receptacles or single four-plex device.

D. Weatherproof receptacles shall be GFCI duplex receptacles as specified under WIRING DEVICES, mounted in cast iron type FD conduit box and fitted with gasketed metal cover with spring. Weatherproof receptacles shall be flush mounted in exterior walls.

2.7 VOICE & DATA STATION CABLES

A. Voice and data station wiring shall be Category 6 enhanced (Cat 6e) communications wire and cable. Station Cable shall be four-pair, unshielded, twisted pair, inside station cable, and shall be constructed of solid 24 gauge annealed copper. Each conductor shall be insulated with a continuous layer of fluorinated ethylene propylene (FEP). The sheath shall be all weather, flame resistant, polyvinyl chloride. Station wire shall be constructed of 4 twisted pair sharing one sheath. Cable shall have Category 6e transmission characteristics as specified by ANSI/EIA/TIQA-568-B2.1. Cables routed in air plenum shall have a sheath and conductor insulation constructed of material so as to be classified as type CMP as defined by the NEC 800-3(b)(3). Voice cable shall be GRAY. Data station cables shall be BLUE.

2.8 LED LIGHTING

A. Lighting fixtures with LED light sources shall meet the following fixture and light source requirements
1. LED Color Temperature - Cool White (CW), 4000K nom., CRI > 70
2. Line Voltage - Universal Voltage 120-277 volts
3. Governmental Standards - LM79 and LM80 Compliant
4. Expected Lamp Life - LED Life Rating (L70 B10) to be 60,000 hours to 100,000 hours; Defined as time of operation (in hours) to 30% lumen depreciation (i.e. 70% lumen maintenance), derived from Luminaire in-situ temperature measurement testing (i.e. LED chip package temperature (TS) measurement obtained with the LED chip package operating in given luminaire and in a given stabilized ambient environment) under UL1598 environments and directly correlated to LED package manufacturers IESNA LM-80-08 data. Predicted (L70 B10) Limits @ 25°C luminaire ambient operating environment): Greater than 60,000 hours @ 350mA Drive Current
5. Driver - Components must be fully encased in potting material for moisture resistance, and must comply with IEC and FCC standards
6. Surge Protection - Surge protection must be provided including separate sure protection built into electronic driver
7. Mechanical - Luminaire LED system components to be low copper aluminum, with high performance heat sink(s) designed specifically for LED luminaires. No active cooling features (Fans, etc.). Luminaire configuration must allow for modular upgradability and/or field repair of all electrical components (i.e. LED modules, Driver(s), etc.). Drivers and vertical light bars must be all mounted to a twist-lock tool-less assembly for ease of installation and trouble- shooting.
8. Drivers shall be provided with a minimum warranty of 5 years.

2.9 OCCUPANCY SENSORS

A. Sensor shall be a self-contained dual voltage ceiling mounted device capable of directly switching loads upon detection of human activity. Sensor must be circular, and mount to either a single gang enclosure, or surface mount to a round pancake box.

B. Sensor must be rated for 120 through 277 VAC and be capable of switching zero to 1200 watts of electronic ballast loads. Sensors must be capable of parallel wiring for multi-sensor applications.

C. Sensor time delay shall be factory set for typical applications and field adjustable from 30 seconds to 20 minutes. Sensor must provide a green LED motion indicator. Red LED denoting life safety shall not be permitted.

D. Passive Dual Technology (PDT) sensing must incorporate PIR with Microphonics, which utilizes a passive microphone with automatic gain control (AGC) to sense both occupants moving and sounds. The PIR must be used to initiate an ON condition. Once on, the PIR or Microphonics shall keep the load on. After the time delay expires and the load foes off, the Microphonics shall remain active up to 10 seconds as a back-up grace period.

E. PIR sensing must utilize a high density Fresnel domed lens, providing a circular view pattern of at least 360 degrees by 56 degrees.

F. Wall box mounted occupancy sensors shall mount in a standard utility box. Sensor shall have self-contained relay (no power pack required), utilize PIR and Microphonics detection, and include auto sensitivity adjustment. Wall box sensor shall be intrinsically grounded and include ON/OFF switch and adjustable time delay.

G. Occupancy Sensor:
a. Ceiling mount for offices and restrooms – Lutron #LOS-CUS-1000-WH / PP-DV; Wattstopper UT-305-2/BZ-50; Sensor Switch CM PDT9
b. Wall mount for offices, storage rooms, etc. – Lutron #MS-OPSBM-DV-color; Wattstopper WD-170-FINISH; Sensor Switch WSX
c. Ceiling mount in large rooms – Lutron #LOS-CDT-2000WH, with #PP-DV universal power pack; Wattstopper DT-205 / BZ-50; Sensor Switch CM PDT10 with PP16
d. Wall/ceiling mount at end of corridors – Lutron #LOS-WIR-WH / PP-DV 1600'ft coverage; Wattstopper CX-105 / BZ-50; Sensor Switch WV16 with PP16
e. Wall/ceiling mount at center of corridors – Watt Stopper #CX-100-3 series, with #BZ-50 universal power pack; Sensor Switch WV16 with PP16
f. Room controllers – Wattstopper #LMRC-101; nLight #nPP 16

2.10 SURGE PROTECTION DEVICES FOR LOW-VOLTAGE ELECTRICAL POWER CIRCUITS

A. Transient voltage surge suppression (TVSS) shall be in accordance with the following standards:
1. Underwriters Laboratory (UL)
2. American National Standards Institute (ANSI)
3. Institute of Electrical and Electronics Engineers (IEEE)
4. National Electrical Manufacturers Association (NEMA)
5. National Fire Protection Association (NFPA)
6. Occupational Safety and Health Act (OSHA)
7. Federal Information Processing Standards, Pub 94 (FIPS)
8. ANSI/IEEE C62.41, Recommended Practice for Surge Voltages in Low-Voltage
9. C Power Circuits, Category C
10. ANSI/IEEE C62.45, Guide on Surge Testing for Equipment Connected to Low-Voltage AC Power Circuits.
11. UL 1449, Current Edition - Transient Voltage Surge Suppressors
12. NEMA LS-1 (1992), Low Voltage Surge Protective Devices
13. NEC Article 285 Manufacturers meeting these requirements will be accepted. Submittal information must include Test Reports from a NRTL (R&B Labs preferred) showing single impulse testing matching label rating, including fuses, UL documents showing SVR ratings and symmetrical fault current withstand ratings, and NRTL report showing the device capable of surviving a minimum of 5,000 impulses using 10x1000s waveform.

B. **Electrical Requirements:**
1. System voltage shall be as indicated on drawings.
2. The TVSS shall be UL Tested and labeled as a complete assembly to a symmetrical fault current rating greater than or equal to the rating of the connected panel, in accordance with NEC Article 285, without the requirement of a dedicated breaker feeder to obtain the fault current withstand rating
3. The Voltage Protection Rating (VPR) shall be tested with the integral disconnect in accordance with UL-1449, Third Edition. The UL VPR values shall not exceed the following (including disconnect). If the device is remote mounted it shall be fed by a circuit breaker and the UL VPR rating shall include the breaker in series with the TVSS.
VPR Values Wye Module:
120/208 volt L-N 700, N-G 700, L-G 700
277/480 volt L-N 1500, N-G 1500, L-G 1500
4. Protection and Filtering Elements The TVSS shall have a maximum surge current rating of:
Service Entrance 300kA per mode
Distribution Panel 200kA per mode
Branch Panel 100kA per mode
5. Devices that derive a maximum surge current rating by adding test results of individual components are not acceptable. Systems using selenium, gas tubes or silicon avalanche diodes in surge current path are not acceptable. The Maximum Continuous Operating Voltage (MCOV) for all voltage configurations shall be 115% of nominal or greater.
6. Standard Monitoring features:
i. Operational status indicating lights.
ii. Audible alarm and alarm indicating light and test switch.
iii. Dry contacts for remote monitoring purposes.
iv. Transient voltage surge counter.
7. Equipment Mounting
a. Switchboard & Distribution Panel TVSS The TVSS device shall include an integral disconnect switch which has been tested to the surge current rating of the TVSS and match or exceed the fault current rating of the board per NEC 285. The Disconnect must switch the phases and neutral. Use of circuit breakers for disconnect mean is not acceptable due to impedance and the requirement for neutral disconnect. The TVSS shall be externally mounted next to the switchboard or distribution panel. The TVSS device shall be externally mounted next to the panel.
b. Branch panel TVSS The TVSS device shall be externally mounted next to the panel.

2.11 GENERATOR

RESERVED

2.12 AUTOMATIC TRANSFER SWITCH

RESERVED

PART 3.0 EXECUTION

3.1 WIRING - GENERAL

A. Unless otherwise specified, all wiring shall be installed in conduit. No wire shall be smaller than No. 12 unless noted otherwise. Wire for each branch circuit shall be of single size and type from the branch circuit protective device the last outlet of the circuit. BX wiring shall not be allowed.

3.2 CONDUIT - MATERIALS AND METHODS

A. Conduit shall be installed as per NEC and NEMA regulations and the manufacturer's recommendations. Electrical Metallic Tubing shall be used for feeders, branch circuit and communications and control wiring. In places where EMT is permitted, 1/2" through 2" sizes shall be the only sizes permitted. Fittings for EMT shall be the compression ring type fittings. Communications wiring may be installed without conduits above accessible ceilings.

B. Flexible metallic conduit or liquid-tight flexible metal conduit shall be used for the final connection of runs to motors. Flexible conduit shall be at least twelve (12) inches long, but not more than forty-eight (48) inches long. Where used, an external grounding conductor shall be run with conduit unless conductor is made as a part of the conduit.

C. Rigid Steel Conduit shall be used for all conduits exposed to the weather, and underground conduit except where non-metallic conduit is specified or approved. Underground and under slab runs are to be watertight. All horizontal runs of underground conduit shall utilize rigid steel elbows on vertical risers. Conduits used for receptacles and run under the building slab shall be hot dipped galvanized rigid steel and shall be 3/4" minimum size.

3.3 MOUNTING HEIGHTS

A. Unless otherwise noted on the drawings or required by the Architect, the following mounting heights shall apply: Toggle Switches - 4'-0"; Receptacles - 1'-6"; Communication Outlets - 1'-6" (48" for wall phone); Panelboards - 6'-0" to top; Safety Switches - 5'-0" to top; Motor Control Equipment - 5'-0" to top; Wiring Devices above counters - 0'-6" above counter top

3.4 COMMUNICATIONS WIRING INSTALLATION

A. Unless otherwise specified, all communications systems shall be permanently installed and connected to the wiring system. The systems must be installed according to manufacturer standards and recommendations. Wiring installation shall be tested after completion of installation. Test results and as-built documents will be provided to architect in both hard copy and electronic copy, furnished on a CD.

B. Wiring map/as built documents showing voice and data outlets, device numbers, room locations, and termination locations will be displayed in each wiring closet.

C. Wireless drop wiring shall be punched down on a separate punch down block at the end of the data punch down blocks. The wireless punch down block shall be a different color.

D. Voice and data wiring routed above accessible ceilings shall be supported on J-hooks, and shall be loose bundled using Velcro wraps.Voice and data wire bundles shall not include power wiring or wiring for other low voltage systems (fire alarm, intercom, security, CCTV, etc.).

E. COMMUNICATIONS SYSTEM CABLES ROUTED EXPOSED ABOVE CEILINGS SHALL BE PLENUM RATED.

3.5 LIGHTING INSTALLATION

A. Unless otherwise specified, lighting fixtures shall be permanently installed and connected to the wiring system. The Contractor shall support each fixture, independently from the building structure. Ceiling framing members shall not be used to support fixtures except in specified areas where ceiling supports for this purpose have been specified elsewhere in these specifications. Each fixture shall have at least two fixture supports. Flexible conduit used for fixture whips shall be at least twelve (12) inches, but not more than 48 inches long.

3.6 OVERCURRENT PROTECTIVE DEVICE SHORT-CIRCUIT STUDY

A. Studies shall use computer programs that are distributed nationally and are in wide use. Software algorithms shall comply with requirements of standards and guides specified in this Section. Manual calculations are unacceptable. Computer software developers shall comply with IEEE 399 and IEEE 551 and software shall be capable of plotting and diagramming time-current-characteristic curves as part of its output.

3.7 OVERCURRENT PROTECTIVE DEVICE COORDINATION STUDY

A. Studies shall use computer programs that are distributed nationally and are in wide use. Software algorithms shall comply with requirements of standards and guides specified in this Section. Manual calculations are unacceptable. Computer software developers shall comply with IEEE 242 and IEEE 399 and software shall be capable of plotting and diagramming time-current-characteristic curves as part of its output. Computer software shall report device settings and raitings of all overcurrent protective devices and shall demonstrate selective coordination by computer-generated, time-current coordination plots.

3.8 OVERCURRENT PROTECTIVE DEVICE ARC-FLASH STUDY

A. Studies shall use computer programs that are distributed nationally and are in wide use. Software algorithms shall comply with requirements of standards and guides specified in this Section. Manual calculations are unacceptable. Computer software developers shall comply with IEEE 1584 and NFPA 70E.

3.9 FACTORY TESTS

RESERVED

3.10 TRAINING

A. The equipment supplier shall provide training for the facility operating personnel covering operation and maintenance of the equipment provided. The training program shall be not less than 4 hours in duration and the class size shall be limited to 5 persons. Training date shall be coordinated with the facility owner.

3.11 COMPLETION

A. The Contractor shall leave all electrical equipment with proper connections, and in proper working order. He shall test the entire electrical system to show that it is properly installed. Contractor shall leave all panels and switches completely fused or complete with circuit breakers.

3.12 RECORD DRAWINGS

A. The Contractor shall furnish one (1) complete set of drawings on which any changes in the work shall be shown. These drawings must be turned over to the Architect prior to final acceptance of the work.

3.13 GUARANTEE

A. The Contractor shall guarantee to keep the entire electrical system as installed by him or his subcontractors in repair and in perfect working order for one (1) year from the date of the final Certification of Final Acceptance, and shall furnish free of cost to the Owner, all material and labor necessary to comply with the above guarantee; said guarantee shall be based upon defective material and workmanship. In any case where equipment has a factory warranty exceeding this one-year limit, the full extent of the warranty shall apply.

3.14 CLEANING

A. When all work has been finally tested, the Contractor shall clean all fixtures, equipment, conduits, ducts, and all exposed work. All cover plates and other finished products shall be thoroughly cleaned.

3.15 INSTRUCTION MANUALS

A. The Contractor shall provide three (3) operating and maintenance instruction manuals on all systems and equipment installed in the electrical work.

3.16 CONTRACTOR SPECIAL NOTE

A. The Contractor is again cautioned to refer to all parts of these Specifications and all Drawings, not just electrical sections, and the individual cross references made to other standard specifications or details describing any electrical work, which may be required under these other sections. The Contractor is cautioned to note carefully any other sections which may reference electrical work in order for this Contractor to fully understand the wiring requirements and electrical work that is required. Any conflicts found between the electrical sections of these Specifications or Drawings shall be immediately directed to the General Contractor for clarification.

B. These Specifications and the electrical Drawings size equipment, wire, conduit, etc. based on the horsepower of motors and/or wattages of equipment as shown on the plans or specified herein. The Contractor shall install electrical raceways, conductors, fuses, safety switches, breakers, contactors, starters or any other electrical equipment with the capacities to suit the horsepower and/or wattages of the equipment actually furnished and installed. The Contractor shall not furnish or install any electrical raceways, conductors, safety switches, contactors or motor starters of sizes smaller than those shown on the Drawings or specified herein. The Contractor shall coordinate with the various sections of the Specifications and/or Drawings and with the various Sub-Contractors to provide the properly sized equipment without additional cost to the Owner.

C. The Contractor shall be required to install electrical services underground. Existing underground utilities should be disconnected. Refer to the electrical and mechanical drawings for demolition plans. However, some existing underground utilities may remain in service at the site. Contractor is cautioned to exercise extreme care when digging to not damage any existing utilities or equipment. Contractor shall be required to repair any utilities or equipment he may damage during construction

HOLLY & SMITH ARCHITECTS
HAMMOND
T 985.345.5210
NEW ORLEANS
T 504.585.1315
LAFAYETTE
T 337.279.2010
www.hollyandsmith.com

SOUTHERN UNIVERSITY AND AGRICULTURAL & MECHANIC COLLEGE

SEYMOUR MODULAR CLASSROOM

BATON ROUGE CAMPUS

STATE OF LOUISIANA · MICHAEL LEE TERRY III · 37911 · REGISTERED PROFESSIONAL ENGINEER · 03/02/2026

NO.	DESCRIPTION	DATE

PROJECT NO.	26003
PHASE	BID
DATE	3/2/2026
PROJECT MANAGER	SPG
QUALITY CONTROL	MLT

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published, or used in any way without the permission of the Architect.
© Holly & Smith Architects, APAC

BID DOCUMENTS

E500

ELECTRICAL SPECIFICATIONS

H/S

PARISH ENGINEERING
1450 Seabord Dr.
Baton Rouge, LA 70810
(225)332-0222
parisheng.com | #26-037

3/2/2026 4:07:36 PM

C:\Users\Sean Ghashghaee\Documents\26-037_CRM_R23_sghashghaee.rvt

1" 1/2" 0" 1/2" 1" The graphic scale at the bottom left corner of this drawing must measure 1"x1" otherwise all listed scales are null and void.