

SPECIAL CONDITIONS

REQUEST FOR PROPOSALS FOR TASK ORDER-CONSTRUCTION AGREEMENT FOR MULTIPLE PROJECTS—MASTER ENABLING AGREEMENT

California State University, Chico

400 West 1st Street

Chico, CA 95929

101. SCOPE OF WORK

.01 Location

The projects will be located at California State University, Chico.

.02 Description of Work

The Project generally consists of Design-Build and Construction Manager services with lump sum pricing for the design and construction of multiple projects under a master enabling agreement (MEA). See the RFP for details on the possible projects.

.03 Actual Work Hours

All work that is scheduled to be performed must be performed between the hours of 7:00 a.m. and 5:00 p.m. (multiple shifts, late work and weekend work will need to be presented and approved by Chico State, Project Manager). Due to the location of this project and the nature of the work, off hours work, nights and weekend work is to be expected.

.04 Definition of Terms:

Wherever in the documents, the word "owner" appears, it shall be understood to mean the "California State University, Chico".

Whenever the word "CM, CMAR, GC or Contractor" appears in these documents, it shall be understood to mean the party or parties contracting with the Owner to perform the work described by these documents.

Whenever the word "Architect/Engineer" appears in these documents, it shall be understood to mean the designer/design team, acting either directly or through duly authorized agents.

.05 Standard Specifications:

Where Standard Specifications or testing methods have been referred to, such as ASTM or AASHTO, the intent is to refer to the latest applicable issue or revision of such specifications or testing methods.

Where the State Standard Specifications are referred to, it shall mean the latest issue of the Standard Specifications, State of California, Business and Transportation Agency, Department of Transportation and SUAM.

102. CAMPUS CONTACT PERSONS

University Representative is Randy Southall, AVP, Facilities and Capital Projects or their designee, who may be contacted at California State University, Chico, by phone at (530) 898-4080 and by e-mail

at: rsouthall@csuchico.edu.

Project Manager for the University is To Be Determined, who may be contacted at California State University, Chico, by phone at: (530) 898-6222.

Director, Environmental Health and Safety or his designee who may be contacted at California State University, Chico campus, phone (530) 898-5126.

Facilities Management and Services, Plant Manager or his designee who may be contacted at California State University, Chico campus, phone (530) 898-3894. All communication should go through the project manager, this number is only to be used in case of emergency.

University Police Department call 911 if there is an emergency, for other safety concerns, contact UPD at (530) 898-5555.

103. SUBCONTRACTORS

Work of each specialty trades as noted in this paragraph that may be required for completion of this project must be performed by a contractor who is licensed for that trade. A General Construction Contractor-General B license alone is not acceptable when performing work of these specialty trades e.g. demolition, ceramic tile, floor covering, drywall, painting, roofing, electrical, glazing, plumbing, sheet metal, HVAC, hazardous material abatement, structural steel, iron work, paving, etc., must be performed by Contractor's who hold a specialty License to perform that type of work. CM shall provide licensed subcontractors for the following which shall include but is not limited to: demolition, ceramic tile, floor covering, drywall, painting, roofing, electrical, glazing, plumbing, sheet metal, HVAC, hazardous material abatement, structural steel, iron work, paving, etc. when performing work of other trades.

104. CAMPUS ACCESS

- .01 CM must contact the Project Manager prior to commencement of work to obtain keys or card access to work area, if applicable. Keys shall be signed for by CM, or designee. In the event of loss, CM shall be held liable for the total cost of labor and material to re-key the entire area accessible with the lost keys. Upon completion of the work, and prior to payment of invoice, all keys shall be returned to the Project Manager or University Representative. State keys may not be duplicated.
- .02 CM shall be responsible for construction site security during non-work hours.
- .03 Subcontractors will not be issued keys.

105. PARKING AND PERMITS

- .01 The campus has installed barrier arms limiting access to the campus inner core.* CM at all times will observe campus parking rules and regulations. Parking on campus is allowed within the Construction Area only, any parking outside of the construction site will be ticketed. Parking passes (Daily and Monthly) may be purchased by the CM or subcontractors which will enable parking in any of the campus lots designated G/FS. The CM is responsible for purchasing any and all parking permits for their employees' private owned vehicles. Off campus parking is regulated by the City of Chico, there are no University restrictions about CM use of these stalls. University shall not be responsible for and will not nullify parking tickets. Purchase of a

university parking permit does not guarantee a convenient place to park.
Please refer to the parking map for Driving and Parking Rules within the Campus Core.

*Campus Inner Core is bordered by Warner Street on the West, West 2nd Street on the South, Legion & Mansion Avenues on the North, and Arcadian Avenue on the East.

- .02 CM will be responsible for traffic control and signage.
- .03 CM shall not park any of their vehicles in a Fire Lane or Accessible Parking space or block access to Accessible Parking spaces on campus or near the work site.
- .04 CM operating company vehicles, transport equipment, forklifts etc. will observe a maximum of 5 mile an hour speed limit at all times on campus. Observation of violations of such speed limits will be due cause to stop work at no additional cost to the University or changes to this contract.
- .05 CM shall be responsible for obtaining any and all permits necessary when CM's work encroaches on City of Chico Property.

106. DRIVING AND PARKING RULES FOR THE CAMPUS CORE

.01 Campus Core

Entering campus property from these adjacent streets – West Second Street, Ivy/Warner Street, West Legion Avenue, West Mansion Avenue, Arcadian Avenue, West First Street – constitutes entry to the Campus Core.

Designated roadways are shown on the attached Maintenance & Vendor Parking Map. Access to these roadways is to be through driveways only. “Hopping” curbs or entering accessible pedestrian ramped sidewalk cuts is prohibited.

Specific site access concerns for construction must be addressed at the job start meeting.

.02 Affected Vehicles

Vehicles of any type owned, rented, or leased by the university, the Associated Students, or the University and Research Foundations; privately owned/rented/leased vehicles of any type driven by vendors and contractors performing work or services for one of these entities; and privately owned/rented/leased vehicles of any type driven by campus community members or campus visitors.

.03 Permitted Vehicles

Affected vehicles owned, rented, or leased by the university, the Associated Students, or the University and Research Foundations that display identifying insignia; privately owned/rented/leased vehicles of any type driven by vendors and contractors performing work or services for one of these entities; and privately owned/rented/leased vehicles of any type driven by campus community members or campus visitors displaying a valid Driving/Parking Permit.

.04 Driving/Parking Permits

All vendors/contractors must obtain a driving/parking permit from the University Police Department and must display the permit on the driver’s side dashboard while the permitted vehicle is in the Campus Core.

Vendors/contractors may obtain one parking permit per vehicle necessary to conduct the specified work and must request permit(s) at least five (5) days prior to start of project. Vendors/contractors may purchase regular parking permits (subject to availability) for their employees' personal vehicles or shall instruct employees to park personal vehicles off campus.

Campus community members having cause to bring a privately owned vehicle into the Campus Core must obtain a driving/parking permit from the University Police Department and must display the permit on the driver's side dashboard while the permitted vehicle is in the Campus Core.

The University Police Department shall determine the valid term of all driving/parking permits.

.05 Approved Parking Locations

Permitted vehicles may be parked in designated parking areas as shown on the attached Maintenance & Vendor Parking Map. Parking in driveways or walkways where the orderly flow of pedestrians, bicycles, or other vehicular traffic would be impaired is prohibited.

.06 Loading/Unloading

Parking near building entrances for a maximum of twenty minutes for purposes of loading and unloading extremely heavy or difficult to carry materials is permitted. Vehicles must not block ingress or egress of the building nor be near open windows or ventilation intakes if left idling during loading/unloading. If more than twenty minutes is required, the University Police Department, 898-5555, is to be notified.

.07 Times of Suspended Driving Activity

To safely accommodate heavy pedestrian travel between classes, vehicles shall not be operated anywhere in the Campus Core between the hours of 7:30 am and 5:30 pm during the following time periods:

Contractors that have state business on campus will have limited access to campus as follows:

- Monday to Thursday: 6am to 7:50 am and after 5pm
- Friday: 6am to 7:50 am and after 2:10 pm
- Weekends: all day

Most important, permitted vehicles will not have **access 10 minutes before the hour to 10 minutes after the hour, Monday through Friday, and should not be driving on campus during this time.** Although not all classes change at the same time, pedestrian traffic is consistently busy at this time regardless of the day. We must keep fire lanes clear and yield to pedestrian traffic so please stop when classes are changing and park in designated spaces. Please be aware that emergency vehicles have 24/7 access to the University campus. Your safety is important.

.08 Twenty-Four Hour Prohibitions

- Driving and/or parking under the Meriam Library mall breezeway is prohibited.
- Parking in or blocking access to Fire Lanes (see Maintenance & Vendor Parking Map) or in designated Accessible Parking spaces (unless an Accessible Parking Permit is displayed) is prohibited.

- Driving or parking on any lawn area, athletic field, or stadium track/grounds is prohibited for all but grounds maintenance equipment.

.09 Maximum Speed

Maximum speed for all vehicles operated in the Campus Core is **five (5) miles per hour**.

.10 Right of Way

Pedestrians have the right of way at all times. Emergency vehicles have right of way over all other vehicles.

.11 Violations

Violators are subject to citation and fine by University Police Parking Enforcement under authority of California government, education, and vehicle codes. Payment of fines should be the sole responsibility of the driver and should not be paid using state funds.

Violations that result in damage to lawns, grounds, or sprinklers are subject to citation and liability for all costs of repairs as determined by Facilities Management and Services.

University personnel cannot waive citations or damage assessments.

107. GENERAL CONDITIONS

.01 Restroom Facilities

- A. CM will be responsible for providing a portable toilet facility to be located on the ground level inside CM's work area at no additional cost to the Owner. CM shall be responsible to have the portable toilet serviced on a timely basis, to prevent odors from becoming offensive.
- B. Restroom facilities inside campus buildings will not be allowed to serve as a change room for CM's personnel. If change facilities are deemed necessary for CMs' employees, it shall become CM's responsibility to provide such accommodations as needed at no additional or extra cost to the Owner.

.02 Temporary Power: Chancellors Office has mandated that temporary power shall be provided and paid for by the CM. Any connection and usage fees for temporary utilities are to be paid by the CM. See specification division 015100 for specific information

.03 Access to Work Site

- A. Vehicle access to the work site shall be held to a minimum. Vehicle access will be on one specific route, no exception will be allowed. CM may need to coordinate delivery of construction materials on a daily basis since available space for CM's assigned staging area may be limited. See map provided for site access.
- B. Access to work site shall be only on routes described by the University Representative.

.04 Responsibility for Theft: Owner shall not be responsible for loss or theft of CM's tools, equipment or construction materials, nor for removal of such items or materials. CM will be required to provide a temporary construction fence for storage areas of materials and equipment as described in this section.

- .05 Telephone and Internet Service: CM shall contact the telephone company and pay all costs for installation of temporary telephone and internet services.
- .06 Noise
- A. CM shall be aware of the City of Chico Noise Ordinance; "All work that could disrupt neighbors shall be performed between 7:00 a.m. and 9:00 p.m."
 - B. CM shall be responsible for notifying the University Representative of any times when work will be making excessive noise. Failure on CM's part not to notify the University or University Representative will result in the University Representative having the authority to shut the project down at no additional charge or cost to the Owner for lost time by CM.
 - C. Owner reserves the right to shut project down at any time due to excessive noise that may disturb nearby classes.
- .07 Dust: CM shall be responsible to provide all equipment, tools and personnel necessary to keep dust under control at no added or extra charge to the Owner.
- .08 Smoking: CM shall be responsible for informing workers that **NO TOBACCO PRODUCTS** are allowed on campus, including e-cigarettes, vapor devices and other like products.
- .09 Utility Shutdowns: Before any utility shutdown the CM must give thirty (30) days advance notice to the University Representative. CM to provide all costs associated with shut-down activities.
- .10 Storm Drains: Do not allow foreign materials to be dumped into campus storm drains. These storm drains connect directly to Big Chico Creek. Any dumping of construction materials or liquids is strictly prohibited. Natural rainwater is the only material allowed into the storm drain systems. Storm drains shall only receive clean, uncontaminated water. Sediment and concrete wastewater shall not be disposed of into the storm drain system. Any fines for illegal discharge will be paid by the CM.
- .11 Single Source
- A. For the ease of maintenance and parts replacement, to the maximum extent possible use materials of a single manufacturer, delivered in manufacturer's original, unopened containers with labels intact and legible, and in sufficient quantity to allow continuity of work. Deviation from this requirement shall require written approval from the University Representative.
 - B. University Representative reserves the right to reject any materials list which contains materials from various manufacturers if suitable materials can be secured from fewer manufacturers and to require that source of materials be unified to maximum extent possible.
- .12 Delivery and Storage of Materials
- A. No material shall be received by University personnel or stored in the University Receiving Department. Delivery of materials to the Campus shall be coordinated by and received by the CM or designated representative, and stored in secured areas as agreed upon at the job start meeting.
 - B. CM shall be responsible to provide all new materials in unopened manufacturer's original containers and deliver such items to project site in good condition for use on this project. CM

shall be responsible for storing all new materials received as per manufacturer recommendations. Any and all materials discovered to be improperly stored and/or damaged will be replaced at the sole expense to the CM. Any requests for delays or extension of contract time will not be honored.

- C. CM shall use all means necessary to protect all materials before, during and after installation and to protect the installed work and materials of all other trades and of existing structures. In event of damage, CM is to immediately make all repairs and replacements necessary using compatible and like materials. Repairs shall be made to the approval of University Representative at no additional cost to the Owner
- D. CM shall take into consideration the available space and location of work site when delivery of materials is necessary. Large delivery vehicles will not be permitted on Campus. CM may be required to provide a construction yard off of the University Campus for timing, delivery, and storage of materials at no additional cost to the Owner.

.13 Salvage Rights

University shall have first salvage rights to any or all materials demolished/removed on this project. If University does not choose to salvage any or all materials demolished during the course of the project, all such materials shall be removed from the work site and off the University Campus at the sole expense to the CM at no additional cost to the Owner.

.14 Quality Assurance

- A. CM's Line of Authority: CM shall provide one person who shall be both knowledgeable and responsible for all work to be performed on this project at all times during normal work hours. In CM's absence, CM's appointed representative shall be responsible for all directions given and said directions shall be binding as if given to CM. CM's representative shall be responsible to coordinate all work to be performed with the University.
- B. Codes and Standards
 - 1. CM shall be responsible for being current and knowledgeable of all building codes for all trades involved in the project.
 - 2. Provide all work and materials in full accordance with the latest Rules and Regulations of the California Code of Regulations, Title 24, Uniform Building Standards, State Fire Marshal, Safety Orders of the Division of Industrial Safety, California Electric Code, California Building Code, California Mechanical Code, California Plumbing Code, and any other applicable laws or regulations. Nothing in any plans or specifications is to be construed to permit work not conforming to these Codes.
- C. CM shall be responsible for making temporary and/or permanent repairs immediately for all building services damaged during CM's course of performing work on this project. If other nearby buildings becomes affected, CM shall include these repairs at no additional cost to the University.
- D. CM is responsible for restoring the work area and auxiliary areas utilized during the work to conditions that are equal to or better than existed prior to project commencement. Any

damages to interior or exterior building surfaces, walkways, landscaping, utilities, etc., will be repaired or replaced at the sole expense to the CM.

E. Any and all water damages, etc., caused by the performance of contract activities shall be repaired by the CM at no additional expense to the Owner.

.15 Hazardous materials shall not be disposed of on University property, including sanitary sewer or storm drains. Paints, solvents, glue, mastic and any other materials besides clean water shall be properly disposed off site at an approved disposal facility.

108. WORKMANSHIP

.01 Shop and fieldwork shall be performed by mechanics skilled and experienced in the fabrication and installation of the work involved. All work on this project shall be done in accordance with the best practices of the various trades involved and in accordance with the drawings, approved shop drawings and these specifications. All work shall be erected and installed plumb, level, square and true and in proper alignment and relationship to the work of other trades. All finished work shall be free from defects. The Owner reserves the right to reject any materials and workmanship, which are not considered to be up to the highest standards of the various trades involved. Such inferior material or workmanship shall be replaced at no additional cost to the Owner.

.02 All work shall be installed by a knowledgeable contractor and defined "Eligible" by the specified materials manufacturers. Specifications and recommendations of the manufacturer whose materials are used shall be strictly adhered to during the application or installation of materials.

.03 CM shall provide any additional work beyond that specified or illustrated, or any modification thereto, that is necessary for furnishing of guarantee without additional cost to the Owner.

.04 All electrical connections that CM makes to any University services shall be made under the direction of a University Facilities Management and Services electrician.

109. SAFETY AND FIRE PROTECTION

.01 CM shall submit to the owner for review by the Director of Environmental Health and Safety prior to starting any work the following information:

- A. Copy of written injury and illness prevention plan for review.
- B. Copies of any permits required by CAL/OSHA (i.e., trenching, scaffolding permits).
- C. Name of on-site competent person for safety

.02 CM shall comply with Federal, State, Local and University Fire and Safety requirements.

.03 CM shall at all times maintain good housekeeping and safety practices to reduce the risk of injury or damage to persons or property. All scrap, materials, rubbish and trash shall be removed daily from in and about the walkways and shall not be stored on or adjacent to State property. All transport vehicles loaded with debris shall be transported to the local disposal site daily and will not be permitted on the work site overnight or on weekends.

.04 CM shall provide suitable storage space outside the immediate building area for storing flammable materials and paints, if applicable. No storage will be permitted inside the building. Excess

flammable liquids being used inside the building shall be kept in closed metal containers and removed from the building daily during unused periods.

- .05 CM will be responsible for providing fire extinguishers at the project site. Type and quantity of extinguishers shall be determined by size of project and material types used. A fire extinguisher shall be available at each location where cutting or welding is being performed. Where electrical or gas welding or cutting is done, interposed shields of incombustible material shall be used to protect against fire damage due to sparks and hot metal.
- .06 University reserves the right to inspect any equipment used on State property to verify if it is in good condition, complies with applicable codes and does not pose a safety hazard to the public. If CM's equipment and tools are discovered to be defective or present a hazard, the equipment and tools will be red tagged and replaced by the CM at no additional cost to the Owner. Note: no time extensions will be allowed due to CM error or use of faulty tools and/or equipment.
- .07 CM shall provide and use all means necessary to ensure the physical work to be performed is within construction standards as set by General Safety Orders of Title 8; California Code of Regulations, and as set by CAL-OSHA requirements, local, State and National Building, Mechanical and Electrical Codes latest editions, and safety requirements for secondary structures. CM shall conduct safety meetings on a daily basis to ensure safe working practices and good judgment used by personnel at all times. Interim Director, Environmental Health and Safety or University Representative will stop the project if any unsafe practices are used during removal and installation of work.
- .08 CM shall be responsible for providing and maintaining all dunnage, closed drop chutes, staging, scaffolds, ladders, barricades, fences, signs, ropes, oil drip pans, and any other safety devices required to properly carry on all portions of work. Failure on CM's part to provide such safety equipment could and will be due cause for the project to be shut down until such safety devices are present. All such auxiliary construction shall be made and maintained in accordance with any and all statutes, laws, ordinances, rules or regulations, of the State of California or other authorities and approved by Director, Environmental Health and Safety and/or University Representative.
- .09 CM shall be responsible for maintaining a copy of all Material Safety Data Sheets on the job site at all times and be ready to provide such information upon request or have ready access due to emergency.
- .10 CM shall provide a temporary six-foot (6') high cyclone construction fence for the immediate work area and any additional storage areas for construction materials near project site.
- .11 CM shall provide 3/4" plywood barricades, rope, safety tape, signage and any other safety devices necessary to caution pedestrians of obstacles in normal pedestrian traffic paths.
- .12 CM shall be aware that University students will be on campus attending classes and that fire lanes and temporary walkways shall be kept available for emergency use.
- .13 All application, material handling and associated equipment shall conform to and be operated in conformance with CAL/OSHA safety requirements.
- .14 CM shall advise University whenever work is expected to be hazardous to University employees and/or operations.

- .15 CM shall follow all Cal OSHA regulations when entering a confined space. The University should be notified whenever entrance to and existing campus manhole or confined space is needed.
- .16 CM shall follow all Cal OSHA regulations concerning the locking out of electrical, steam and mechanical equipment whenever necessary to protect the health and safety of work site personnel. Notify the University whenever a lock-out tag-out procedure is in place and provide all necessary contact information for removal of the lock.

110. STATEMENT ON DISCRIMINATION AND SEXUAL HARASSMENT

- .01 **SEXUAL HARASSMENT IS PROHIBITED BY LAW AND BY UNIVERSITY REGULATIONS. SEXUAL HARASSMENT HAPPENS TO BOTH MEN AND WOMEN.**
- .02 CM shall be responsible for employees' actions and communication while working on the campus. CM shall be responsible for cautioning and reminding employees to refrain from initiating verbal or physical conduct of a sexual nature. Sexual harassment and discrimination will not be tolerated. Failure on the CM's part to inform employees concerning sexual harassment and discrimination will be due cause by University to request CM to stop work, and any damages and cost accrued by such work stoppage will be borne at the sole expense to CM and at no additional cost to the Owner. CM may contact University Representative if the CM desires further information on this subject.

111. STATEMENT ON ASBESTOS CONTAINING MATERIALS IN UNIVERSITY BUILDINGS

Surveys of University buildings and other University protocols have established the presence of asbestos-containing materials (ACM) in most University buildings. This statement is given to alert bidders to this fact as required by Health and Safety Code 25915 and to inform them that more detailed information on exact locations, bulk and air samples and other related information is available for review at the University's Environmental Health and Safety Office (530) 898-5126. If contractual activities have the possibility of disturbing or making contact with asbestos-containing materials, precautions and procedures that must be followed will be reviewed at the job start meeting.

112. STATEMENT ON UNIVERSITY HAZARD COMMUNICATION PROGRAM

Title 8, Section 5194 of California Code of Regulations, requires that the University must convey the method used to inform CMs' employees working in University workplace of the hazardous substances to which they may be exposed while performing their work, and any suggestions for appropriate protective measures. Methods used by the University to communicate this information will be to provide this information to the CM during the job start meeting and/or by asking CM to call the Director, Environmental Health and Safety at (530) 898-5126 for additional information.

113. STATEMENT ON OTHER, REGULATED, ASBESTOS-CONTAINING MATERIALS (RACM) IN UNIVERSITY BUILDINGS

The National Emission Standards for Hazardous Air Pollutants (NESHAP) regulation, enforced by the EPA and the Butte County Air Quality Management District (Butte Co. AQMD), require the sampling of all materials that may contain asbestos BEFORE any renovations or demolitions take place. An example of these materials, which could contain asbestos and could be disturbed during renovations/demolitions include, but are not limited to: sheetrock taping compound, plaster, tile, mastic,

and grout. The sampling will be conducted by the University or by a private consultant hired by the University or CM. All sampling will be reviewed, managed, and approved by the Environmental Health & Safety (EHS) Office. Depending on the results of the sampling, asbestos-containing materials may have to be abated prior to renovation/demolition activities. Also, this regulation requires that notifications be given before any renovation or demolition takes place even if no asbestos-containing material is present. All required NESHASP and CalEPA notifications which are required to be given must be completed by the CM prior to any demolition or abatement activities.

114. PREVAILING WAGE – SOLE PROPRIETORS, OWNER/OPERATORS AND PARTNERSHIPS

The Division of Labor Standards (DLSE) has determined that ALL workers engaged in performing public work are entitled to receive not less than the prevailing wage for the craft of work that they perform. The prevailing wage obligation applies to working partners, sole proprietors or owner/operators as well as employees of the contractor and its subcontractors. Effective December 4, 1997, DLSE will require and enforce full compliance with the statutory and regulator obligations that all workers engaged in public work receive the required prevailing wages for the craft(s) they perform.

Registration with DIR is now mandatory as a condition for bidding, and on April 1, 2015 it will become mandatory for working on a new public works project. The following items are required to be completed prior to bidding on the project, see section 1725.5 of the labor code for detailed information:

- There are exceptions to the registration requirements for bids, which can be found in Labor Code section 1771.1.
- 1725.5. A contractor must be registered pursuant to this section in order to be qualified to bid on, be listed in a bid proposal pursuant to Section 4104 of the Public Contract Code, or engage in the performance of any contract for public work that is subject to requirements of this chapter.

115. CLEAN UP OF WORK SITE

- .01 CM shall be responsible to keep work area clean and free from construction debris daily. It will be the CM's sole responsibility to provide their own transport equipment to remove construction debris from the project site and to dispose of all such debris off of the University campus at the nearest landfill site at no additional cost to the Owner.
- .02 Spills: CM shall be responsible to clean up all spills generated by equipment leaks or generated while CM is performing the work under this contract. CM will be required to provide drip catch pans for all equipment used that knowingly drips/leaks oils or other fluids. All spills generated shall be cleaned up by the CM and at no additional cost to the Owner.
- .03 After completion and acceptance of the project, CM shall immediately remove all equipment, fencing, construction materials and debris from project site.

116. WARRANTY

The CM shall provide a written warranty guaranteeing all work against defects of workmanship and materials for a period of one (1) year from the date of Notice of Completion has been filed. The warranty shall be delivered to the University prior to final acceptance of work.

117. PROJECT CLOSEOUT

- .01 Operation and Maintenance Manuals: Promptly after completion of project, CM shall submit to the University three (3) sets of complete operation and maintenance information for all manufactured materials and equipment installed on the project. See specific sections for additional information.

- .02 Record drawings shall be developed as red lines in the Field and verified on a monthly basis with the IOR. Upon completion the Red Lined “As-Built” Drawings will be provided to the Architect of record and they will transfer the redlines to CAD. The University will review the draft Record Documents (Hard copies provided by the CM). After incorporation of University comments, the final Record Documents shall be provided in the following formats:
 - Plans: Full Size Sets
Electronic Set in .pdf format
Electronic Set (all drawings including details) in native CAD format.

 - Specs: Hard Copy
Electronic Set in MS Word
Electronic Set in .pdf format

- .03 CM shall be responsible for returning all building keys and for providing all warranties prior to filing a Notice of Completion.

END OF SECTION