ADVERTISEMENT FOR BIDS
Design / Bid / Build
State of Colorado
Colorado Mesa University

Notice Number: CMU 2885
Project Number: 1074-27-1
Project Title: Devils Kitchen Renovation
Estimated Project Cost: 1,000,000.00

NOTICES

1. For all projects with a total dollar value above $150,000 Notice of Final Settlement is required by C.R.S. §38-26-107(1). Final Settlement, if required, will be advertised in the same location as the original solicitation.

2. For State Public Works C.R.S. §8-17-101 - Colorado labor shall be employed to perform at least 80% of the work. Colorado labor means any person who is a resident of the state of Colorado at the time of the Public Works project.

3. All respondents accept the conditions of this AFB, including but not limited to, the following:

    a. All submittals shall become the property of the State of Colorado and will not be returned.

    b. Late submittals shall not be evaluated.

    c. The State reserves the right to reject any or all proposals on the basis of being unresponsive to this AFB or for failure to disclose requested information.

    d. The State shall not be liable for any costs incurred by respondents in the preparation of submittals and proposals nor in costs related to any element of the selection and contract negotiation process.

4. The respondent has reviewed Appendix F and by responding has agreed that the terms and conditions of the sample Contractor's Design/Bid/Build (D/B/B) Agreement (SC-6.21) and General Terms and Conditions of the Contractor's Design/Bid/Build Agreement (SC- 6.23) are expressly workable without reservation. Any exceptions to the contract must be communicated formally in writing before the bid closes.

5. Per C.R.S. §24-92-115 unless prohibited by applicable federal law, contract for any public project in the amount of one million dollars or more, that does not receive federal money, in the amount of one million dollars or more shall require the general contractor to which the contract is awarded to submit, at the time

the mechanical, electrical, or plumbing subcontractor is put under contract, documentation that Identifies the contractors or subcontractors that will be used for all mechanical, sheet metal, fire suppression, sprinkler fitting, electrical, and plumbing work required on the project and certifies that all firms identified participate in apprenticeship programs registered with the United States department of labor's employment and training administration or state apprenticeship councils recognized by the United States department of labor and have a proven record of graduating a minimum of 15% of its apprentices for at least three of the past five years.

6. Per C.R.S. §24-92-117, a public construction project in the amount of five hundred thousand dollars or more shall be subject to the Buy Clean Colorado (BCCO) Act program requirements. The BCCO Act requires the Office of the State Architect to establish a maximum acceptable global warming potential (GWP) limit for each category of eligible materials, which include asphalt and asphalt mixtures, cement and concrete mixtures, glass, post-tension steel, reinforcing steel, structural steel, and wood structural elements. For any solicitation for a contract for the design of an eligible project, a State Agency or institution shall require the designer who is awarded the contract to include, in project specifications when final construction documents are released, a current Environmental Product Declaration (EPD) that meets the maximum acceptable GWP limits for each eligible material specified for the project. A contractor that is awarded a contract for an eligible project shall not install any eligible materials on the project until the contractor submits an EPD for each eligible material procured for the project.

7. Per C.R.S. §24-92-Part 2, a public construction project in the amount of five hundred thousand dollars or more shall be subject to the State prevailing wage rate, of the regular, holiday, and overtime wages paid and the general prevailing payments on behalf of employees to lawful welfare, pension, vacation, apprentice training, and educational funds in the State, for each employee needed to execute the contract. Payments to the funds must constitute an ordinary business expense deduction for federal income tax purposes by contractors and subcontractors. Contractors are required to pay their employees at weekly intervals and shall comply with the enforcement provisions of C.R.S. §24-92-209. Contractors awarded a project of this size will be required to utilize the LCPTracker cloud-based labor compliance and certified payroll application.

8. Preference shall be given to Colorado resident bidders and for Colorado labor, as provided by law.

9. Per C.R.S. §24-105-201 If the construction value is $50,000 or greater a Bid Bond and Power of Attorney or Proposal Guaranty is required in an amount not less than 5% of the total Bid.

PROJECT OVERVIEW

The State of Colorado, Colorado Mesa University (CMU), is soliciting bids from qualified contractors for the Devil's Kitchen Renovation project.

Devil's Kitchen is a full-service restaurant located on the fourth floor of Colorado Mesa University's Hotel Maverick on the CMU campus in Grand Junction, Colorado. The restaurant includes an indoor dining area and rooftop outdoor dining space that provides views of not only campus, but the surrounding Book Cliffs and Colorado National Monument. The Hotel Maverick is a 60-room boutique teaching hotel that supports hands-on educational opportunities for CMU students, including business and culinary programs.

The Devil's Kitchen facility operates as a public-facing dining establishment within the university environment and is an important component of the Hotel Maverick's hospitality and educational functions. The project will involve construction work within an active university and hospitality environment. The selected contractor will be expected to coordinate construction activities with CMU, Hotel Maverick operations, guests, students, faculty, staff, and other campus activities to minimize disruption and maintain safe access throughout the project.

The contractor shall provide all necessary coordination, construction, protection, temporary facilities, phasing, and site management required to successfully complete the work while maintaining the operational needs of the surrounding facilities.

Scope of Services

Colorado Mesa University, in partnership with Charlestowne Hotels, has initiated an expedited renovation of Devils Kitchen on the 4th floor of Hotel Maverick. The scope of work combines extensive FF&E (furniture, fixtures, and equipment) upgrades with targeted structural modifications, including two new architectural walls, modernized server stations, and a custom lighting package. To accommodate the restaurant's high demand, the construction timeline is accelerated to minimize downtime for hotel guests and local diners.

The scope of services will include full Construction Contracting Services for the project specified during the process of construction and warranty period to the State as per the Advertisement for Bid. Specific tasks to be performed by the Contractor include those generally performed by the construction community where the Contractor is the prime vendor to the State. Bidders shall reference the drawings, specifications, and supporting documents in the Appendices for an understanding of the entire scope of the project. Additionally, the kitchen must remain fully operational throughout the duration of the project. Any work involving the mini-splits in the kitchen area must be completed during off-hours to avoid disrupting kitchen operations.

Per C.R.S. §38-26-106, if a contract amounts to $150,000 or more, the awarded contractor shall provide payment and performance bonds not less than 50% of the value of the contract. The costs associated with this bond are to be included in the contractor's bid.

MINIMUM REQUIREMENTS

Notice is hereby given to all interested parties that all firms will be required to meet all minimum requirements to be considered for this project. Interested bidders should be prepared to show evidence of the following to be considered as qualified, as a minimum:

1. Not previously terminated by the State for non-performance on a State Buildings contract or procurement.
2. The bidding contractor must have been in the same business, under the same name, for the last two (2) years.
3. Demonstrated specific contracting experience in projects of similar scope and complexity for at least two (2) projects each in excess of $1,000,000.00 (hard costs), utilizing the expertise present in their Colorado Office; and
4. Demonstrated bonding capability up to $1,000,000.00 for an individual project coincidentally with current and anticipated workloads; provide letter from surety that affirms this capacity.
5. Attended and signed in at the Mandatory Pre-Bid Conference.
6. For a respondent to be considered responsive to this advertisement for bid, the submittal of qualifications must be posted on Bidnet/Rocky Mountain E-Purchasing System (RMEPS) website, https://www.rockymountainbidsystem.com.

Firms meeting the minimum requirements may obtain the bidding documents on the website accompanying this advertisement, https://www.rockymountainbidsystem.com.

MANDATORY PRE-BID CONFERENCE AND SITE TOUR

A mandatory Pre-Bid Meeting will be held at:

Building Address:	840 Kennedy Avenue, Grand Junction, CO, 81501
Room:	The Classroom at Hotel Maverick
Date/Time	10.7.26 / 9:30am

SCHEDULE

The following is a tentative schedule of events for the Bid Submittal process and an outline of the schedule for the balance of the project. All dates are subject to change and changes in the schedule will be issued via addendum.

Advertisement for Bids Issued	10.2.26
Addendum 1: 100% CD	10.6.26
Mandatory Pre-Bid Conference and Site Tour	10.7.26 at 9:30am MDT
Request for Clarifications Due	10.7.26 by 3:00pm MDT
Final Addendum (2) Issued	10.8.26
Bid Submittals Due	10.21.26 at 10:00am MDT
Award Intent Notification (anticipated)	10.23.26
Contracting	10.26-10.30.26

Contract Approval (anticipated)	11.2.26
Construction Start	1.2.27
Construction Finish	2.11.27 (5 ½ weeks)

The above schedule is tentative. Responding firms shall be notified of revisions in a timely manner by posting on, https://www.rockymountainbidsystem.com. Respondents may elect to verify times and dates by email, but no earlier than 36 hours before the scheduled date and time.

QUESTIONS, CLARIFICATIONS AND ADDENDA

Owner initiated changes to this AFB will be issued under numerically sequenced addenda on Bidnet/Rocky Mountain E-Purchasing System (RMEPS), https://www.rockymountainbidsystem.com.

Questions and requests for clarifications regarding this project shall be submitted before the deadline listed in the above schedule on Bidnet/Rocky Mountain E-Purchasing System (RMEPS), https://www.rockymountainbidsystem.com.

Communication regarding the project during the procurement, outside of this submission process or scheduled procurement milestones is not permitted.

POINT OF CONTACT/CLARIFICATION

Name:	Breanne Meier
Agency:	Colorado Mesa University
Email Address:	bmeier@coloradomesa.edu
Phone:	970.248.1417

BIDDING

Bids shall be submitted on the required bid form as indicated on the Information For Bidders document (SBP-6.12) in Appendix A.

An electronic copy of the bid submittal is due October 21, 2026, and shall be received no later than 10:00 AM (MDT), and shall be submitted/accepted only via https://www.rockymountainbidsystem.com, as described in the Information for Bidders (SBP-6.12)

Bid Forms and Appendices to be included with bid submittal:

- Bid Form (SBP-6.13)
- Bid Bond (SBP-6.14)
- Bid Alternates (SBP-6.131)
- Unit Pricing (SBP-6.133)

Late bid submittals will be rejected without consideration. The State of Colorado assume no responsibility for costs related to the preparation of bid submittals.

APPENDICES:

Appendix A:	Information for Bidders (SBP-6.12)
Appendix B:	Bid Form (SBP-6.13)
Appendix B1:	Bid Alternates (SBP-6.131)
Appendix B2:	Unit Pricing (SBP-6.133)
Appendix B3:	Bid Bond (SBP-6.14)
Appendix C:	Sample: Direct Labor Burden Calculation (SBP-6.18)
Appendix D:	Applicable Prevailing Wage and Apprenticeship and Fringe Rates
Appendix E:	Sample: Apprenticeship Utilization Certifications (SBP-2.1)
Appendix F:	Sample: SC6.21 and SC6.23 Design/Bid/Build Contractor's Agreement and General Conditions of the Contract
Appendix G:	Kitchen Plan Updates
Appendix H:	Finish Schedule
Appendix I:	DD Drawing Set_80%

STATE OF COLORADO
OFFICE OF THE STATE ARCHITECT
STATE BUILDINGS PROGRAM

INFORMATION FOR BIDDERS

Institution or Agency: Colorado Mesa University
Project No./Project Name: 1074-27-1/Devil's Kitchen Renovation

1. **BID FORM:** Bidders are required to use the Bid form attached to the solicitation. Each bidder is required to bid on all alternates and indicate the time from the date of the Notice to Proceed to Substantial Completion in calendar days. In addition, the bidder is required to indicate the period of time to finally complete the project from Substantial Completion to Final Acceptance, in calendar days. Bids indicating times for Substantial Completion and Final Acceptance in excess of the number of days indicated in the Advertisement for Bids for completion of the entire Project may be found non-responsive and may be rejected. The bid shall not be modified or conditioned in any manner. Bids and applicable bid security shall be submitted according to the following instructions:

   Please post all bids to https://www.bidnetdirect.com/colorado by 10/21/26 at 10am MDT. Only electronic bids posted through Bidnet, the Rocky Mountain E-Purchasing System (RMEPS) website, will be considered. Bids sent by other methods will not be accepted. Bids must be titled with the Invitation for Bid (IFB) Number, IFB Title, and the Offeror's name as noted below:
   CMU 2885_Devils Kitchen Renovation_ Company Name

2. **INCONSISTENCIES AND OMISSIONS**: Bidders may request clarification of any seeming inconsistencies, or matters seeming to require explanation, in the bidding documents at least three (3) business days prior to the time set for the opening of Bids. Decisions of major importance on such matters will be issued in the form of addendum.

3. **APPLICABLE LAWS AND REGULATIONS:** All work under this Contract shall comply with the provisions of all state and local laws, approved state building codes, ordinances and regulations which might in any manner affect the work to be done or those to be employed in or about the work. Labor for work shall be governed by the provisions of Colorado law which are hereinafter set forth in Articles 27 and 52 of the General Conditions. This includes the requirements for apprenticeship and prevailing wage on Public Projects. The bidder should be aware that reporting of embodied carbon emissions of eligible materials shall be governed by the provisions of Colorado State Law. This includes the requirements for Environmental Product Declarations (EPDs) that meet the maximum acceptable Global Warming Potential (GWP) limits as established by the Office of the State Architect.

4. **BID SECURITY:** A bid security of not less than 5% of the bid price is required when the price is estimated to be $50,000 or more. The security shall be a bond by a surety company, the equivalent in cash, or otherwise supplied in a form

satisfactory for the State. Noncompliance requires the bid to be rejected as nonresponsive.

5. **TAXES:** The Bid submitted shall exclude all applicable federal excise or manufacturers' taxes and all state sales and use taxes as hereinafter set forth in Article 9.3 of the GENERAL CONDITIONS.

6. **OR EQUAL:** The words "OR EQUAL" are applicable to all specifications and drawings relating to materials or equipment specified. Any material or equipment that will fully perform the duties specified, will be considered "equal", provided the bid submits proof that such material or equipment is of equivalent substance and function and is approved, in writing. Requests for the approval of "or equal" shall be made in writing at least five (5) business days prior to bid opening. During the bidding period, all approvals shall be issued by the Architect/Engineer in the form of addenda at least two (2) business days prior to the bid opening date.

7. **ADDENDA:** Owner/architect initiated addenda shall not be issued later than two (2) business days prior to bid opening date. All addenda shall become part of the Contract Documents and receipt must be acknowledged on the Bid form.

8. **METHOD OF AWARD - LOWEST RESPONSIBLE BIDDER:** If the bidding documents for this project require alternate prices, additive and/or deductible alternates shall be listed on the alternates bid form provided by the Principal Representative. Bidders should note the Method of Award is applicable to this Bid as stated below.

   A. DEDUCTIBLE ALTERNATES: The lowest responsible Bid, taking into account the Colorado resident bidder preference provision of Colorado law, will be determined by, and the contract will be awarded on the base bid combined with deductible alternates, accepted in numerical order as listed in the Bid Alternates Form provided by the Principal Representative. The subtraction of alternates shall result in a sum total within available funds. If this bid exceeds such amount, the right is reserved to reject all bids. An equal number of alternates shall be subtracted from the base bid of each bidder within funds available for purposes of determining the lowest responsible bidder.

   B. ADDITIVE ALTERNATES: The lowest responsible Bid, taking into account the Colorado resident bidder preference provision of Colorado law, will be determined by and the contract will be awarded on the base bid combined with additive alternates in numerical order in as listed in the Bid Alternates Form provided by the Principal Representative. The addition of alternates shall result in a sum total within available funds. If this bid exceeds such amount, the right is reserved to reject all bids. An equal number of alternates shall be added to the base bid of each bidder within funds available for purposes of determining the lowest responsible bidder.

   C. DEDUCTIBLE AND ADDITIVE ALTERNATES: Additive alternates will not be used if deductible alternates are used and deductible alternates will not be used if additive alternates are used.

9. **NOTICE OF CONTRACTOR'S SETTLEMENT** – Agencies/institutions must indicate in the initial Solicitation where settlement will be advertised in electronic media.

STATE OF COLORADO

OFFICE OF THE STATE ARCHITECT

STATE BUILDINGS PROGRAM

BID FORM

Institution or Agency: Colorado Mesa University

Project No./Project Name: 1074-27-1/Devils Kitchen Renovation

Bidder Acknowledges Receipt of Addenda Numbers: _____

(See 3a below for the next 3 items)

Bidder Anticipates Services outside the United States or Colorado:*	No ☐	Yes ☐
Bidder will comply with 80% Colorado Labor on project above $500,000	No ☐	Yes ☐
Bidder is a Service-Disabled Veteran Owned Small Business:*	No ☐	Yes ☐

Base Bid **$**_____

Bidder's Time of Completion

Time Period from Notice to Proceed to Substantial Completion: _____

Time Period from Substantial Completion to Final Acceptance: _____

Total Time of Completion of Entire Project (a + b): _____

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1. BID: Pursuant to the advertisement by the State of Colorado dated _____ the undersigned bidder hereby proposes to furnish all the labor and materials and to perform all the work required for the complete and prompt execution of everything described or shown in or reasonably implied from the Bidding Documents, including the Drawings and Specifications, for the work and for the base bid indicated above. Bidders should include all taxes that are applicable.

2. EXAMINATION OF DOCUMENTS AND SITE: The bidder has carefully examined the Bidding Documents, including the Drawings and Specifications, and has examined the site of the Work, so as to make certain of the conditions at the site and to gain a clear understanding of the work to be done.

3. PARTIES INTERESTED IN BID: The bidder hereby certifies that the only persons or parties interested in this Bid are those named herein, and that no other bidder or prospective bidder has given any information concerning this Bid.

    a. If the bidder anticipates services under the contract or any subcontracts will be performed outside the United States or Colorado, the bidder shall provide in a written statement which must include, but need not be limited to the type of services that will be performed at a location outside the United States or Colorado and the reason why it is necessary or advantageous to go outside the United States or Colorado to perform such services. (Does not apply to any project that receives federal moneys) *

b. For State Public Works projects per C.R.S. 8-17-101, Colorado labor shall be employed to perform at least 80% of the work. Colorado Labor means any person who is a resident of the state of Colorado at the time of the Public Works project. Bidders indicating that their bid proposal will not comply with the 80% Colorado Labor requirement are required to submit written justification along with the bid submission. (Does not apply to any project that receives federal moneys) *

c. A Service-Disabled Veteran Owned Small Business (SDVOSB) per C.R.S. 24-103-211, means a business that is incorporated or organized in Colorado or maintains a place of business or has an office in Colorado and is officially registered and verified by the Center for Veteran Enterprise within the U.S. Department of Veteran Affairs. Attach proof of certification along with the bid submission. *

d. Projects estimated to be $1 million or more that do not receive federal funds are required to comply with the State Apprenticeship Utilization requirements C.R.S. 24-92-115

e. Projects estimated to be $500,000 or more that do not receive federal funds are required to comply with the State Prevailing Wage requirements C.R.S. 24-92-201 through 210.

4. BID GUARANTEE: This Bid is accompanied by the required Bid Guarantee. Per C.R.S. §24-105-201 If the construction value is $50,000 or greater a Bid Bond and Power of Attorney or Proposal Guaranty is required in an amount not less than 5% of the total Bid. You are authorized to hold said Bid Guarantee for a period of not more than thirty (30) days after the opening of the Bids for the work above indicated, unless the undersigned bidder is awarded the Contract, within said period, in which event the Office of the State Architect, may retain said Bid Guarantee, until the undersigned bidder has executed the required Agreement and furnished the required Performance Bond, Labor and Material Payment Bond, and Insurance Policy.

5. TIME OF COMPLETION: The bidder agrees to achieve Substantial Completion of the Project from the date of the Notice to Proceed within the number of calendar days entered above, and in addition, further agrees that the period between Substantial Completion and Final Acceptance of the Project will not exceed the number of calendar days noted above. If awarded the Work, the bidder agrees to begin performance within ten (10) days from the date of the Notice to Proceed subject to Article 46, Time of Completion and Liquidated Damages of the General Conditions of the Contract, and agrees to prosecute the Work with due diligence to completion. The bidder represents that Article 7D of the Contractor's Agreement (SC-6.21) has been reviewed to determine the type and amount of any liquidated damages that may be specified for this contract.

6. EXECUTION OF DOCUMENTS: The bidder understands that if this Bid is accepted, bidder must execute the required Agreement and furnish the required Performance Bond, Labor and Material Payment Bond, Insurance Policy and Certificates of Insurance within ten (10) days from the date of the Notice of Award, and that the bidder will be required to sign to acknowledge and accept the Contract Documents, including the Drawings and Specifications.

7. ALTERNATES: Refer to the Information for Bidders (SC-6.12) for Method of Award for Alternates and use State Form SBP-6.13.1 Bid Alternates form to be submitted with this bid form if alternates are requested by the institution/agency in the solicitation documents.

8. Submit wage rates (direct labor costs) for prime contractor and subcontractor as requested by the institution/agency in the solicitation documents.

9. The right is reserved to waive informalities and to reject any and all Bids.

*Does not apply to projects for Institutions of Higher Education that have opted out of the State Procurement Code.

SIGNATURES: If the Bid is being submitted by a Corporation, the Bid shall be signed by an officer, i.e., President or Vice-President. If a sole proprietorship or a partnership is submitting the Bid, the Bid shall so indicate and be properly signed.

Dated this _____ Day of _____ , 20_____

THE BIDDER:

By _____
Company Name

_____
Address

Phone Number _____

_____
City, State Zip Code

By _____
Name (Print) and Title

_____
Signature

STATE OF COLORADO

OFFICE OF THE STATE ARCHITECT

STATE BUILDINGS PROGRAM

BID ALTERNATES

Institution or Agency: Colorado Mesa University

Project No./Project Name: 1074-27-1/ Devils Kitchen Renovation

INSTRUCTIONS:

1. Refer to Item #8 in the Instructions to Bidders (SBP-6.12) for additional alternate information.
2. Additive alternates will not be used if deductible alternates are used. Deductible alternates will not be used if additive alternates are used.
3. Refer to the contract documents for thorough description(s) of the alternates.
4. If alternates are accepted, the base bid will be modified by the amount entered below.

ADDITIVE ALTERNATES

Alt. #	Description of Additive Alternate	Spec. Section	Pricing
A.A.1			$
A.A.2			$
A.A.3			$
A.A.4			$
A.A.5			$
A.A.6			$
A.A.7			$
A.A.8			$
A.A.9			$
A.A.10			$

DEDUCTIVE ALTERNATES

Alt. #	Description of Deductive Alternate	Spec. Section	Pricing
D.A.1			
D.A.2			$
D.A.3			$
D.A.4			$
D.A.5			$
D.A.6			$
D.A.7			$
D.A.8			$
D.A.9			$
D.A.10			$

THE BIDDER

BY_____
Company Name

BY_____
Signature Date

STATE OF COLORADO

OFFICE OF THE STATE ARCHITECT

STATE BUILDINGS PROGRAM

UNIT PRICING FORM

Institution or Agency: Colorado Mesa University

Project No./Project Name: 1074-27-1/ Devil's Kitchen Renovation

INSTRUCTIONS:

1. The unit prices below shall be used to determine adjustment to the contract sum when changes in the work involving said items are deemed necessary.
2. Unit Prices shall apply until the date of contract completion established on the Notice to Proceed.
3. All unit prices shall include the pro-rata share of all costs of materials, equipment and disposal required to complete the work item. Overhead, profit and bond will be calculated on a Change Order Proposal (SC-6.312).

(Architect/Engineer should complete a brief description below based on their complete description provided in Division 01 of their specification before inserting into the solicitation)

UNIT PRICING

Number	Description	Unit of Measure	Unit Price
U1			$
U2			$
U3			$
U4			$
U5			$
U6			$
U7			$
U8			$
U9			$

THE BIDDER

BY_____
Company Name

BY_____
Signature Date

SBP-6.131

Rev 7/2025

STATE OF COLORADO

OFFICE OF THE STATE ARCHITECT

STATE BUILDINGS PROGRAM

BID BOND

Institution or Agency: Colorado Mesa University

Project No./Project Name: 1074-27-1/Devils Kitchen Renovation

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, _____ hereinafter called the "PRINCIPAL", is submitting a PROPOSAL for the above described project, to the STATE OF COLORADO, hereinafter called the "OBLIGEE".

WHEREAS, the Advertisement for Bids has required as a condition of receiving the Proposals that the Principal submit with the PROPOSAL GUARANTY in an amount not less than five per cent (5%) of the Proposal, which sum it is specifically agreed is to be forfeited as Liquidated Damages in the event that the Principal defaults in his obligation as hereinafter specified, and, in pursuance of which Requirement, this Bid is made, executed and delivered.

NOW THEREFORE, the Principal and _____ a corporation of the State of _____, duly authorized to transact business in Colorado, as Surety, are held and firmly bound unto the Obligee, in the sum of five per cent (5%) of the Principal's total bid price, lawful money of the United States for the payment of which sum, well and truly to be made to the Obligee, we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

FURTHER THAT, a condition of the obligation that the Principal shall maintain his Proposal in full force and effect for thirty (30) days after the opening of the proposals for the project, or, if the Principal's Proposal is accepted, the Principal shall, within the prescribed time, execute the required Agreement, furnish the required Performance Bond, Labor and Material Payment Bond, Insurance Policy, Certificates of Insurance and Certification and Affidavit Regarding Illegal Aliens, then this obligation shall be null and void, otherwise it shall remain in full force and effect, and subject to forfeiture upon demand as Liquidated Damages.

IN WITNESS WHEREOF said Principal and Surety have executed this Bond, this ____ day

of _____, A.D., 20___.

(Corporate Seal)

THE PRINCIPAL

_____
Company Name

ATTEST

_____
Address

_____
City, State Zip Code

By _____
Name (Print)

_____
Signature

_____
Name (Print) and Title

SBP-6.14

Rev 7/2025

If the “Principal” is doing business as a Corporation, the Bid Bond shall be signed by an officer, i.e., President or Vice President. The signature of the officer shall be attested to by the Secretary and properly sealed.

If the “Principal” is an individual or a partnership, the Bid Bond shall so indicate and be properly signed.

(Corporate Seal) **THE SURETY**

_____

_____ By_____

Secretary Attorney-in-Fact

THIS BOND MUST BE ACCOMPANIED BY POWER OF ATTORNEY, EFFECTIVELY DATED.

FAILURE TO PROVIDE A PROPERLY EXECUTED BID BOND WITH A PROPERLY EXECUTED POWER OF ATTORNEY WILL RESULT IN THE BIDDER’S PROPOSAL BEING DEEMED NON-RESPONSIVE.

STATE OF COLORADO
OFFICE OF THE STATE ARCHITECT
STATE BUILDINGS PROGRAM

DIRECT LABOR BURDEN CALCULATION

Institution/Agency: Colorado Mesa Unvirsity

Project No./Name: 1074-27-1/Devil's Kitchen Renovation

This form is required to be submitted for review prior to execution of a construction agreement.

List items below by the percentage of what makes up the total labor overhead; Items include benefits that a contractor pays to employees on their payroll. Examples include taxes, pension cost, health and dental insurance etc. The Labor Burden percentage must be agreed to by both the contractor and Principal Representative and will be included in the contract as part of Exhibit A and will be used in the calculation of any future Change Order Proposals (SC-6.312) Line 2.

Major sub-contractors defined as electricians, plumbers, mechanical contractors, excavators, millwork, concrete, block layers etc. Please provide one (1) Labor Burden Calculation Sheet per contractor and for each sub-contractor. These labor burdens shall be used in the calculation of any future Change Order Proposals (SC-6.312) Line 10.

State reserves the right to require back-up confirmation of all information included in this calculation.

Contractor/Subcontractor Name:		
	Percent of Salary Paid	
Payroll Taxes		
Pension Costs		
Health Insurance		
Dental Insurance		
Life Insurance		
Other (Specify)		Description: _____
Other (Specify)		Description: _____
Total Labor Burden Percentage:	0%	

"General Decision Number: CO20260025 05/18/2026

State: Colorado

Construction Types: Building

Counties: Colorado Counties of
Mesa

Modification Number	Publication Date
0	01/02/2026
1	05/18/2026

ENGI0009-017 05/01/2024

	Rates	Fringes
POWER EQUIPMENT OPERATOR: CRANE (91 TO 140 TONS)	$ 37.34	15.20
POWER EQUIPMENT OPERATOR: CRANE (51 TO 90 TONS)	$ 36.09	15.20
POWER EQUIPMENT OPERATOR: CRANE (50 TONS AND UNDER)	$ 35.78	15.20
POWER EQUIPMENT OPERATOR: CRANE (141 TONS AND OVER)	$ 39.80	15.20

IRON0024-009 11/01/2024

	Rates	Fringes
IRONWORKER: ORNAMENTAL	$ 39.21	12.50

IRON0024-010 11/01/2024

	Rates	Fringes
IRONWORKER, STRUCTURAL	$ 39.21	12.50

PAIN0079-009 08/01/2024

	Rates	Fringes
PAINTER (SPRAY)	$ 27.41	11.56

PLUM0003-009 06/01/2025

	Rates	Fringes
PLUMBER (EXCLUDES HVAC DUCT, PIPE AND UNIT INSTALLATION)	$ 47.23	21.68

PLUM0208-009 06/01/2025

	Rates	Fringes
PIPEFITTER, EXCLUDES HVAC DUCT, PIPE AND UNIT INSTALLATION	$ 45.40	22.11

SHEE0009-006 07/01/2025

	Rates	Fringes
SHEET METAL WORKER (INCLUDES HVAC DUCT AND UNIT INSTALLATION; EXCLUDES HVAC PIPE INSTALLATION)	$ 43.05	22.65

SUCO2013-011 07/31/2015

	Rates	Fringes
TRUCK DRIVER: DUMP TRUCK	$ 17.34	0.00
ROOFER	$ 16.18	0.00
PIPEFITTER (HVAC PIPE INSTALLATION ONLY)	$ 24.26	10.66
PAINTER (BRUSH AND ROLLER)	$ 19.56	2.05
OPERATOR: GRADER/BLADE	$ 21.50	0.00
OPERATOR: BOBCAT/SKID STEER/SKID LOADER	$ 18.58	2.42
OPERATOR: BACKHOE/EXCAVATOR/TRACKHOE	$ 20.78	5.78
LABORER: PIPELAYER	$ 16.96	3.68
LABORER: MASON TENDER - CEMENT/CONCRETE	$ 16.00	0.00
LABORER: MASON TENDER - BRICK	$ 15.99	0.00
LABORER: COMMON OR GENERAL	$ 13.25	0.00
INSULATOR - MECHANICAL (DUCT, PIPE & MECHANICAL SYSTEM INSULATION)	$ 20.49	3.85
ELECTRICIAN	$ 25.63	9.51
CEMENT MASON/CONCRETE FINISHER	$ 21.44	10.23
CARPENTER	$ 20.53	0.00
BRICKLAYER	$ 21.96	0.00

WELDERS - Receive rate prescribed for craft performing operation to which welding is incidental.

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Note: Executive Order (EO) 13706, Establishing Paid Sick Leave for Federal Contractors applies to all contracts subject to the Davis-Bacon Act for which the contract is awarded (and any solicitation was issued) on or after January 1, 2017. If this contract is covered by the EO, the contractor must provide employees with 1 hour of paid sick leave for every 30 hours they work, up to 56 hours of paid sick leave each year. Employees must be permitted to use paid sick leave for their own illness, injury or other health-related needs, including preventive care; to assist a family member (or person who is like family to the employee) who is ill, injured, or has other health-related needs, including preventive care; or for reasons resulting from, or to assist a family member (or person who is like family to the employee) who is a victim of, domestic violence, sexual assault, or stalking. Additional information on contractor requirements and worker protections under the EO is available at https://www.dol.gov/agencies/whd/government-contracts.

Note: Executive Order 13658 generally applies to contracts subject to the Davis-Bacon Act that were awarded on or between January 1, 2015 and January 29, 2022, and that have not been renewed or extended on or after January 30, 2022. Executive Order 13658 does not apply to contracts subject only to the Davis-Bacon Related Acts regardless of when they were awarded. If a contract is subject to Executive Order 13658, the contractor must pay all covered workers at least $13.65 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on the contract from May 11, 2026, through December 31, 2026. The applicable Executive Order minimum wage rate will be adjusted annually. Additional information on contractor requirements and worker protections under Executive Order 13658 is available at www.dol.gov/whd/govcontracts.

Unlisted classifications needed for work not included within the scope of the classifications listed may be added after award only as provided in the labor standards contract clauses (29CFR 5.5 (a) (1) (iii)).

The body of each wage determination lists the classifications and wage rates that have been found to be prevailing for the

type(s) of construction and geographic area covered by the wage determination. The classifications are listed in alphabetical order under rate identifiers indicating whether the particular rate is a union rate (current union negotiated rate), a survey rate, a weighted union average rate, a state adopted rate, or a supplemental classification rate.

Union Rate Identifiers

A four-letter identifier beginning with characters other than ♦SU♦, ♦UAVG♦, ♦SA♦, or ♦SC♦ denotes that a union rate was prevailing for that classification in the survey. Example: PLUM0198-005 07/01/2024. PLUM is an identifier of the union whose collectively bargained rate prevailed in the survey for this classification, which in this example would be Plumbers. 0198 indicates the local union number or district council number where applicable, i.e., Plumbers Local 0198. The next number, 005 in the example, is an internal number used in processing the wage determination. The date, 07/01/2024 in the example, is the effective date of the most current negotiated rate.

Union prevailing wage rates are updated to reflect all changes over time that are reported to WHD in the rates in the collective bargaining agreement (CBA) governing the classification.

Union Average Rate Identifiers

The UAVG identifier indicates that no single rate prevailed for those classifications, but that 100% of the data reported for the classifications reflected union rates. EXAMPLE: UAVG-OH-0010 01/01/2024. UAVG indicates that the rate is a weighted union average rate. OH indicates the State of Ohio. The next number, 0010 in the example, is an internal number used in producing the wage determination. The date, 01/01/2024 in the example, indicates the date the wage determination was updated to reflect the most current union average rate.

A UAVG rate will be updated once a year, usually in January, to reflect a weighted average of the current rates in the collective bargaining agreements on which the rate is based.

Survey Rate Identifiers

The ♦SU♦ identifier indicates that either a single non-union rate prevailed (as defined in 29 CFR 1.2) for this classification in the survey or that the rate was derived by computing a weighted average rate based on all the rates reported in the survey for that classification. As a weighted average rate includes all rates reported in the survey, it may include both union and non-union rates. Example: SUFL2022-007 6/27/2024. SU indicates the rate is a single non-union prevailing rate or a weighted average of survey data for that classification. FL indicates the State of Florida. 2022 is the year of the survey on which these classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. The date, 6/27/2024 in the example, indicates the survey completion date for the classifications and rates under that identifier.

♦SU♦ wage rates typically remain in effect until a new survey is conducted. However, the Wage and Hour Division (WHD) has the discretion to update such rates under 29 CFR 1.6(c)(1).

State Adopted Rate Identifiers

The ◆SA◆ identifier indicates that the classifications and prevailing wage rates set by a state (or local) government were adopted under 29 C.F.R 1.3(g)-(h). Example: SAME2023-007 01/03/2024. SA reflects that the rates are state adopted. ME refers to the State of Maine. 2023 is the year during which the state completed the survey on which the listed classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination.
The date, 01/03/2024 in the example, reflects the date on which the classifications and rates under the ◆SA◆ identifier took effect under state law in the state from which the rates were adopted.

WAGE DETERMINATION APPEALS PROCESS

1) Has there been an initial decision in the matter? This can be:

a) a survey underlying a wage determination
b) an existing published wage determination
c) an initial WHD letter setting forth a position on a wage determination matter
d) an initial conformance (additional classification and rate) determination

On survey related matters, initial contact, including requests for summaries of surveys, should be directed to the WHD Branch of Wage Surveys. Requests can be submitted via email to davisbaconinfo@dol.gov or by mail to:

Branch of Wage Surveys
Wage and Hour Division
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

Regarding any other wage determination matter such as conformance decisions, requests for initial decisions should be directed to the WHD Branch of Construction Wage Determinations. Requests can be submitted via email to BCWD-Office@dol.gov or by mail to:

Branch of Construction Wage Determinations
Wage and Hour Division
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

2) If an initial decision has been issued, then any interested party (those affected by the action) that disagrees with the decision can request review and reconsideration from the Wage and Hour Administrator (See 29 CFR Part 1.8 and 29 CFR Part 7). Requests for review and reconsideration can be submitted via email to dba.reconsideration@dol.gov or by mail to:

Wage and Hour Administrator
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

The request should be accompanied by a full statement of the interested party's position and any information (wage payment data, project description, area practice material, etc.) that the requestor considers relevant to the issue.

3) If the decision of the Administrator is not favorable, an interested party may appeal directly to the Administrative Review Board (formerly the Wage Appeals Board). Write to:

Administrative Review Board
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210.

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================================================================
          END OF GENERAL DECISION
"
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STATE OF COLORADO
OFFICE OF THE STATE ARCHITECT
STATE BUILDINGS PROGRAM

APPRENTICESHIP UTILIZATION CERTIFICATION
(Public Projects of $1 million or more)

Institution/Agency: _____

Project No./Name: _____

General Contractor: _____

For each trade listed below attach documentation that all firms identified participate in apprenticeship programs as described in the Certification Statement below.

TRADE	SUBCONTRACTOR	UNION CERTIFICATION
Mechanical		
Sheet Metal (MEP work only)		
Fire Suppression		
Sprinkler Fitting		
Plumbing		
Electrical		

CERTIFICATION STATEMENT **§ 24-92-115, C.R.S.** **(SB 19-196)**

The above-named General Contractor certifies and agrees as follows:

That all firms identified above participate in apprenticeship programs registered with the United States Department of Labor's Employment and Training Administration or state apprenticeship councils recognized by the United States Department of Labor and have a proven record of graduating apprentices at a minimum of twenty percent of its apprentices for at least three of the past five years. The General Contractor shall supply supporting documentation from the United States Department of Labor's office of apprenticeship verifying the certification.

The above documentation shall be made publicly available by the contracting agency through its website within thirty (30) days from when it is submitted.

The General Contractor shall agree to provide additional documentation to the contracting agency regarding affected apprenticeship training programs relating to the requirements above. If a contracting agency determines that a subcontractor has willfully falsified documentation or willfully misrepresented their qualifications, the agency shall direct the General Contractor to terminate the subcontractor contract immediately and the subcontractor will be immediately removed from the public project. At the discretion of the Director of the Department of Personnel, the State may initiate the process to debar the General Contractor pursuant to § 24-109-105, C.R.S., and may pursue any other remedy provided by law.

CERTIFIED and AGREED to this _____ day of _____, _20__.

GENERAL CONTRACTOR:

_____
Full Legal Name

BY: _____ _____

STATE OF COLORADO
OFFICE OF THE STATE ARCHITECT
STATE BUILDINGS PROGRAM

CONTRACTOR'S AGREEMENT DESIGN/BID/BUILD (D/B/B)

(STATE FORM SC-6.21)

State Agency
Colorado Mesa University
Department I.D.
GZAA
Contract I.D. Number
CMU 2885
Project Number
1074-27-1
Project Name
Devils Kitchen Renovation
Contractor Name
Insert Contractor's full Legal Name including "Inc.", "LLC" etc.

Principal Representatives

For the State:
Kent W. Marsh
Planning Design & Construction
1100 North Ave
Grand Junction, CO, 81501
Kmarsh3@coloradomesa.edu

For Contractor:
Name
Company Name
Address Line 1
Address Line 2
City, State ZIP
Email

ATTACHMENT 1: The General Conditions of the Contractor's Design/Bid/Build (D/B/B) Agreement (SC-6.23)

STATE OF COLORADO
OFFICE OF THE STATE ARCHITECT
STATE BUILDINGS PROGRAM

CONTRACTOR'S DESIGN/BID/BUILD AGREEMENT
(STATE FORM SC-6.21)

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SIGNATURE PAGE

THE PARTIES HERETO HAVE EXECUTED THIS AGREEMENT

Each person signing this Agreement represents and warrants that the signer is duly authorized to execute this Agreement and to bind the Party authorizing such signature.

In accordance with §24-30-202, C.R.S., this Contract is not valid until signed by the State Controller (or an authorized delegate) or Colorado Mesa University per the Fiscal Rules of the individual Institution of Higher Education

Project Number/Name: 1074-27-1/ Devils Kitchen Renovation
Contract ID No.: CMU 2885

CONTRACTOR

INSERT: Legal Name of Contractor

_____

By: Name & Title of Person Signing for Contractor

Date: _____

STATE OF COLORADO

Jared S. Polis, Governor

INSERT: Name of Agency or IHE

INSERT: Name & Title of Head of Agency or IHE

_____

By: Name & Title of Person Signing for Agency or IHE

Date: _____

OFFICE OF THE STATE ARCHITECT

State Buildings Program

_____

By: Name & Title of Person Signing for State Buildings

Date: _____

LEGAL REVIEW

Philip J. Weiser, Attorney General

_____

By: Assistant Attorney General

Date: _____

STATE CONTROLLER

Robert Jaros, CPA, MBA, JD

_____

By: Name of Agency or IHE Delegate

Effective Date: _____

STATE OF COLORADO
OFFICE OF THE STATE ARCHITECT
STATE BUILDINGS PROGRAM

CONTRACTOR'S DESIGN/BID/BUILD (D/B/B) AGREEMENT
(STATE FORM SC-6.21)

Department ID: GZAA Contract ID #: CMU 2885
Project #: 1074-27-1

1. PARTIES. THIS AGREEMENT is entered into by and between the STATE OF COLORADO, acting by and through the Colorado Mesa University hereinafter referred to as the State or Principal Representative, and Insert Contractor's full Legal Name including "Inc.", "LLC" etc. having its offices at Street address, City, State and Zip Code hereinafter referred to as the Contractor.

2. EFFECTIVE DATE AND NOTICE OF NONLIABILITY. This Agreement shall not be effective or enforceable until it is approved and signed by the State Controller or its designee (hereinafter called the "Effective Date"), but shall be effective and enforceable thereafter in accordance with its provisions. The State shall not be bound by any provision of this Contract before the Effective Date, and shall have no obligation to pay Contractor for any Work performed or expense incurred before the Effective Date.

RECITALS:

WHEREAS, the Principal Representative intends to engage the services of a Contractor for the Devils Kitchen Renovation hereinafter called the Project; and

WHEREAS, authority exists in the Law and Funds have been budgeted, appropriated, and otherwise made available, and a sufficient unencumbered balance thereof remains available for payment.

WHEREAS, the State has **Appropriated** and the Principal Representative has been authorized to expend the total sum of Insert Dollar Value in Written Words Dollars ($_____) for this project including all professional services, construction/improvements, project contingencies, furnishings, movable equipment, reimbursable expenses and miscellaneous expenses; and

WITNESSETH, that the State of Colorado and the Contractor agree as follows:

1 ARTICLE 1 PERFORMANCE OF THE WORK

The Contractor shall perform all of the Work required for the complete and prompt execution of everything described or shown in, or reasonably implied from the Contract Documents for the above referenced Project.

2 ARTICLE 2 PROVISIONS OF THE CONTRACT DOCUMENTS

The Contractor agrees to perform the Work to the highest industry standards and to the satisfaction of the State of Colorado and its contractor in strict accordance with the provisions of the Contract Documents.

3 ARTICLE 3 TIME OF COMPLETION

The Contractor agrees to Substantially Complete the Project within _____ calendar days from the date of the Notice to Proceed, in addition, the Contractor agrees to finally complete the Project from Substantial Completion to Final Acceptance within _____ calendar days for a total time of completion of the entire Project of _____ calendar days. The Contractor shall perform the Work with due diligence to completion.

4 ARTICLE 4 ESSENTIAL CONDITION

Timely completion of the Project is an essential condition of this Agreement. The Contractor shall be subject to any liquidated damages described in Article 7.6 for failure to satisfactorily complete the Work within the time periods in Article 3 above.

5 ARTICLE 5 CONTRACT SUM

The Contractor shall be paid for the performance of this Agreement, subject to any additions and deductions as provided for in Articles 32, 34 and 35 of The General Conditions of the Construction Contract SC-6.23, the sum of INSERT DOLLAR VALUE IN WORDS DOLLARS AND NO/100 ($_____).

Name of Document	Short Description of Work/Date	Dollar Amount
Base Bid Amount	Base Bid	
Alt. #		
Alt. #		
	Total Contract Sum	$ -

5.1 CONDITION PRECEDENT

(At the time of the execution of this Agreement, there are sufficient funds budgeted and appropriated to compensate the Contractor only for performance of the services through and including Insert the project phases that have been fully funded *Therefore, it shall be a Condition Precedent to the Contractor's performance of the remaining services and the State's liability to pay for such performance, sufficient funding must be appropriated and made available to the Principal Representative for the Project prior to _____ and, as a further Condition Precedent, a written Amendment is entered into in accordance with the State of Colorado Fiscal Rules, stating that additional funds are lawfully available for the project. If either Condition Precedent is not satisfied by _____, the Contractor's obligation to perform services for* Insert the scope pf work or phases that will be completed in the future *and the State's obligation to pay for such service is discharged without liability to each other. If funding is eventually made available after_____, the Contractor has no right to perform services under of this Agreement and the state has no right to require the Architect/Engineer to perform the said services.)*

6 ARTICLE 6 CONTRACT DOCUMENTS

The Contract Documents, as enumerated in Article 1.1 of The General Conditions of the Contractor's Design/Bid/Build (D/B/B) Agreement (SC-6.23), (the "General Conditions"). The Contract Documents, including the General Conditions, are all essential parts of this Agreement and are fully incorporated herein.

6.1 CAPITALIZED TERMS

Capitalized terms used herein and not defined shall have the meanings ascribed to them in The General Conditions of Design/Bid/Build (D/B/B) Agreement (SC-6.23)

7 ARTICLE 7 OPTIONAL PROVISIONS AND ELECTIONS

The provisions of this Article 7 alter or enlarge upon the following Articles (the General Conditions of the Contractor's Design/Bid/Build Agreement SC-6.23):

7.1 MODIFICATION OF ARTICLE 2: Execution, Correlation, Intent of Documents, Communication and Cooperation.

If the box below is marked, certification of apprenticeship utilization is required for all mechanical, sheet metal, fire suppression, sprinkler fitting, electrical and plumbing work on the project.

☒ _____ Principal Representative initial

7.2 MODIFICATION OF ARTICLE 13: Shop Drawings, Product Data and Samples

If the box below is marked, the Buy Clean Colorado Act, §24-92-117, C.R.S., shall be applicable to the Project. The Contractor is responsible for submitting Environmental Product Declaration (EPD) information for all eligible materials to be used on the project.

☐ _____ Principal Representative initial

7.3 MODIFICATION 1 OF ARTICLE 27: Labor and Wages

If the box below is marked, the Federal Davis-Bacon Act shall be applicable to the Project. The minimum wage rates to be paid on the Project shall be furnished by the Principal Representative and included in the Contract Documents.

☐ _____ Principal Representative initial

7.4 MODIFICATION 2 OF ARTICLE 27: Labor and Wages

If the box below is marked, the State prevailing wage statute shall be applicable to the Project. The minimum wage rates to be paid on the Project shall be furnished by the Principal Representative and included in the Contract Documents.

☐ _____ Principal Representative initial

7.5 MODIFICATION OF ARTICLE 39: Non-Binding Dispute Resolution – Facilitated Negotiations

If the box below is marked, and initialed by the State as noted, the requirement to participate in facilitated negotiations shall be deleted from this Contract. Article 39, Non-Binding Dispute Resolution – Facilitated Negotiations, shall be deleted in its entirety and all references to the right to the same where ever they appear in the contract shall be similarly deleted.

The box may be marked only for projects with an estimated value of less than $500,000.

☒ _____ Principal Representative initial

7.6 MODIFICATION OF ARTICLE 45: Guarantee Inspections After Completion

If the box below is marked the six month guarantee inspection is not required.

☐ _____ Principal Representative initial

7.7 MODIFICATION OF ARTICLE 46: Time of Completion and Liquidated Damages

If an amount is indicated immediately below, liquidated damages shall be applicable to this Project as, and to, the extent shown below. Where an amount is indicated below, liquidated damages shall be assessed in accordance with and pursuant to the terms of The General Conditions of the Design/Bid/Build Agreement Article 46, Time of Completion And Liquidated Damages, in the amounts and as here indicated. The election of liquidated damages shall limit and control the parties right to damages as the State's sole and exclusive remedy for delay.

7.7.1 Inability To Use The Project

For the inability to use the Project, for each day after the number of calendar days specified in the Contractor's bid for the Project and the Agreement for achievement of Substantial Completion, until the day that the Project has achieved Substantial Completion and the Notice of Substantial Completion is issued, the Contractor agrees that an amount equal Insert dollar value in words Dollars ($_____). shall be assessed against Contractor from amounts due and payable to the Contractor under the Contract, or the Contractor and the Contractor's Surety shall pay to the Principal Representative such sum

for any deficiency, if amounts on account thereof are deducted from remaining amounts due, but amounts remaining are insufficient to cover the entire assessment.

7.7.2 Damages Related to Extended Closeout

For damages related to or arising from additional administrative, technical, supervisory and professional expenses related to and arising from the extended closeout period, for each day in excess of the number of calendar days specified in the Contractor's bid for the Project and the Agreement to finally complete the Project as defined by the issuance of the Notice of Final Acceptance (after the issuance of the final Notice of Substantial Completion), the Contractor agrees that an amount equal to Insert dollar value in words Dollars ($_____). shall be assessed against Contractor from amounts due and payable to the Contractor under the Contract, or the Contractor and the Contractor's Surety shall pay to the Principal Representative such sum for any deficiency, if amounts on account thereof are deducted from remaining amounts due but amounts remaining are insufficient to cover the entire assessment.

8 ARTICLE 8 NOTICE IDENTIFICATION

All Notices pertaining to this Agreement and the General Conditions (SC-5.23) or otherwise required to be given shall be transmitted in writing, to the individuals at the addresses listed below, and shall be deemed duly given when received by the parties at their addresses below or any subsequent persons or addresses provided to the other party in writing.

NOTICE TO PRINCIPAL REPRESENTATIVE:

Insert Name of Individual acting on the PR behalf
Insert Street Address
City, State Zip Code
Insert email address

With copies to State Buildings Program (or Delegate)

Insert Name of Individual acting on OSA/SBP behalf
Insert Street Address
City, State Zip Code
Insert email address

NOTICE TO CONTRACTOR:

Insert Name of Individual acting on the contractor behalf
Insert Street Address
City, State Zip Code
Insert email address

STATE OF COLORADO
OFFICE OF THE STATE ARCHITECT
STATE BUILDINGS PROGRAM

CONTRACTOR'S DESIGN/BID/BUILD AGREEMENT
(STATE FORM SC-6.21)

EXHIBIT A: CONTRACTORS BID

CONTRACTOR'S BID (Form SBP-6.13)
Bid Alternates (Form SBP-6.131)
Unit Pricing (Form SBP-6.133)
Bid Bond (Form SBP-6.14)
Labor Burden Calculation (Form SBP-6.18)

STATE OF COLORADO
OFFICE OF THE STATE ARCHITECT
STATE BUILDINGS PROGRAM

CONTRACTOR'S DESIGN/BID/BUILD AGREEMENT
(STATE FORM SC-6.21)

EXHIBIT B: PERFORMANCE BOND

PERFORMANCE BOND (Form SC-6.22)

STATE OF COLORADO
OFFICE OF THE STATE ARCHITECT
STATE BUILDINGS PROGRAM

CONTRACTOR'S DESIGN/BID/BUILD AGREEMENT
(STATE FORM SC-6.21)

EXHIBIT C: LABOR AND MATERIAL PAYMENT BOND

LABOR AND MATERIAL PAYMENT BOND (Form SC-6.221)

STATE OF COLORADO
OFFICE OF THE STATE ARCHITECT
STATE BUILDINGS PROGRAM

CONTRACTOR'S DESIGN/BID/BUILD AGREEMENT
(STATE FORM SC-6.21)

EXHIBIT D: INSURANCE CERTIFICATE(S)

INSURANCE CERTIFICATE(S) (attached)

STATE OF COLORADO
OFFICE OF THE STATE ARCHITECT
STATE BUILDINGS PROGRAM

CONTRACTOR'S DESIGN/BID/BUILD AGREEMENT
(STATE FORM SC-6.21)

EXHIBIT E: BUILDING CODE COMPLIANCE POLICY

BUILDING CODE COMPLIANCE POLICY: COORDINATION OF APPROVED BUILDING CODES, PLAN REVIEWS, BUILDING INSPECTIONS AND STATE DEVELOPMENT REQUIREMENTS

Refer to the Office of the State Architect's Building Codes Webpage for the *Building Code Compliance Policy* (Rev. July 2025)

Exhibit A: Approved Building Codes of the *Code Compliance Policy* dated July 2025 including the Amendments to the International Building Code and *Code Compliance Plan Review Procedures* (Rev. July 2025);

Exhibit B: Plan Review Procedures of the *Code Compliance Policy* dated July 2025

Exhibit I: State Development Requirements of the *Code Compliance Policy* dated July 2025

The State Buildings Program Building Codes Webpage may be found at:
https://osa.colorado.gov/state-buildings/building-codes

STATE OF COLORADO
OFFICE OF THE STATE ARCHITECT
STATE BUILDINGS PROGRAM

CONTRACTOR'S DESIGN/BID/BUILD AGREEMENT
(STATE FORM SC-6.21)

EXHIBIT F: STATE SALES AND USE TAX FORM

STATE SALES AND USE TAX FORM

STATE OF COLORADO
OFFICE OF THE STATE ARCHITECT
STATE BUILDINGS PROGRAM

CONTRACTOR'S DESIGN/BID/BUILD AGREEMENT
(STATE FORM SC-6.21)

EXHIBIT G: APPLICABLE PREVAILING WAGE DETERMINATIONS AND APPRENTICESHIP CONTRIBUTION RATES

Applicable Prevailing Wage Determinations (Attached)
Apprenticeship Contribution Rates (Attached)

STATE OF COLORADO
OFFICE OF THE STATE ARCHITECT
STATE BUILDINGS PROGRAM

CONTRACTOR'S DESIGN/BID/BUILD AGREEMENT
(STATE FORM SC-6.21)

EXHIBIT H: APPRENTICESHIP UTILIZATION CERTIFICATIONS

APPRENTICESHIP UTILIZATION CERTIFICATIONS

STATE OF COLORADO
OFFICE OF THE STATE ARCHITECT
STATE BUILDINGS PROGRAM

CONTRACTOR'S DESIGN/BID/BUILD AGREEMENT
(STATE FORM SC-6.21)

SUPPLEMENTARY GENERAL CONDITIONS: FEDERAL PROVISIONS

Supplementary General Conditions Federal Provisions

SLFRF Federal Funds: Contractor Terms and Conditions Certification

SLFRF Federal Funds: Contractor Terms and Conditions

STATE OF COLORADO
OFFICE OF THE STATE ARCHITECT
STATE BUILDINGS PROGRAM

THE GENERAL CONDITIONS OF THE CONTRACTOR'S DESIGN/BID/BUILD (D/B/B) AGREEMENT

(STATE FORM SC-6.23)

STATE OF COLORADO
OFFICE OF THE STATE ARCHITECT
STATE BUILDINGS PROGRAM

THE GENERAL CONDITIONS OF THE CONTRACTOR'S DESIGN/BID/BUILD AGREEMENT
(STATE FORM SC-6.23)

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STATE OF COLORADO
OFFICE OF THE STATE ARCHITECT
STATE BUILDINGS PROGRAM

THE GENERAL CONDITIONS OF THE CONTRACTOR'S DESIGN/BID/BUILD AGREEMENT
(STATE FORM SC-6.23)

1 ARTICLE 1 DEFINITIONS

1.1 CONTRACT DOCUMENTS

The Contract Documents consist of the following some of which are procedural documents used in the administration and performance of the Agreement:

a) Contractor's Design/Bid/Build Agreement; (SC-6.21);
b) Performance Bond (SC-6.22) and Labor and Material Payment Bond (SC-6.221);
c) General Conditions of the Contractor's Design/Bid/Build Agreement (SC- 6.23)
d) and if applicable, Supplementary General Conditions;
e) Detailed Specification Requirements, including all addenda issued prior to the opening of the bids; and,
f) Drawings, including all addenda issued prior to the opening of the bids.
g) Change Orders (SC-6.31) and Amendments (SC-6.0), if any, when properly executed.
h) Authorization to Bid (SBP-6.10)
i) Information for Bidders (SBP-6.12);
j) Bid (SBP-6.13), Bid Alternates, (SBP-6.131) and Unit Pricing (SBP-6.133) if applicable
k) Bid Bond (SBP-6.14);
l) Labor Burden Calculation (SBP-6.18)
m) Notice of Award (SBP-6.15);
n) Builder's risk insurance certificates of insurance (ACORD 25-S);
o) Liability and Workers' compensation certificates of insurance;
p) Notice to Proceed (Design/Bid/Build) (SBP-6.26);
q) Notice of Approval of Occupancy/Use (SBP-01);
r) Notice of Partial Substantial Completion (SBP-071);
s) Notice of Substantial Completion (SBP-07);
t) Notice of Partial Final Acceptance (SC-6.27);
u) Notice of Final Acceptance (SBP-6.271);
v) Notice of Partial Contractor's Settlement (SC-7.3);
w) Notice of Contractor's Settlement (SBP-7.31);
x) Application and Certificate for Contractor's Payment (SBP-7.2);
y) Other Procedural and Reporting Documents or Forms

Other procedural and reporting documents or forms referred to in the General Conditions, the Supplementary General Conditions, the Specifications or required by the State Buildings Program or the Principal Representative, including but not necessarily limited to Pre-Acceptance Check List (SBP-05) and the Building Inspection Record (SBP-BIR). A list of the current standard State Buildings Program forms applicable to this Contract may be obtained from the Principal Representative on request.

1.2 DEFINITIONS OF WORDS AND TERMS USED

Agreement
The term "Agreement" shall mean the written agreement entered into by the State of Colorado acting by and through the Principal Representative and the Contractor for the performance of the Work and payment therefore, on State Form SC-6.21. The term Agreement when used without reference to State Form SC-6.21 may also refer to the entirety of the parties' agreement to perform the Work described in the Contract Documents or reasonably inferable there from. The term "Contract" shall be interchangeable with this latter meaning of the term Agreement

Amendment
The term "Amendment" means a written order signed by the Principal Representative or its authorized agent, issued after the execution of this Agreement, authorizing a change in the Work, the method or manner of performance, an adjustment in the Contract Sum, or the Contract Time as required by State Building Program's policy Contract Modification Guidelines.

Architect/Engineer
The term "Architect/Engineer" shall mean either the architect of record or the engineer of record under contract to the State of Colorado for the Project identified in the Contract Documents.

Change Order
The term "Change Order" means a written order directing the Contractor to make changes in the Work, in accordance with Article 35L, The Value of Changed Work.

Colorado Labor
The term "Colorado labor", as provided in C.R.S. § 8-17-101(2)(a), as amended, means any person who is a resident of the state of Colorado, at the time of the public Works project, without discrimination as to race, color, creed, sex, sexual orientation, marital status, national origin, ancestry, age, or religion except when sex or age is a bona fide occupational qualification. A resident of the state of Colorado is a person who can provide a valid Colorado driver's license, a valid Colorado state-issued photo identification, or documentation that he or she has resided in Colorado for the last thirty days.

Contractor
The word "Contractor" shall mean the person, company, firm, corporation or other legal entity entering into a contract with the State of Colorado acting by and through the Principal Representative

CORA

The term “CORA” refers to the Colorado Open Records Act, §§24-72-200.1, et seq., C.R.S.

Days
The term “days” whether singular or plural shall mean calendar days unless expressly stated otherwise. Where the term “business days” is used it shall mean business days of the State of Colorado.

Drawings
The term “Drawings” shall mean all drawings approved by appropriate State officials which have been prepared by the Architect/Engineer showing the Work to be done, except that where a list of drawings is specifically enumerated in the Supplementary General Conditions or division 1 of the Specifications, the term shall mean the drawings so enumerated, including all addenda drawings.

Emergency Field Change Order
The term “Emergency Field Change Order” shall mean a written change order for extra Work or a change in the Work necessitated by an emergency as defined in Article 35.4 executed on State form SC 6.31 and identified as an Emergency Field Change Order. The use of such orders is limited to emergencies and to the amounts shown in Article 35.4.

Final Acceptance
The terms “final acceptance” or “finally complete” mean the stage in the progress of the Work, after substantial completion, when all remaining items of Work have been completed, all requirements of the Contract Documents are satisfied and the Notice of Acceptance can be issued. Discrete physical portions of the Project may be separately and partially deemed finally complete at the discretion of the Principal Representative when that portion of the Project reaches such stage of completion and a partial Notice of Acceptance can be issued.

Fixed Limit of Construction Cost
The term “Fixed Limit of Construction Cost” shall set forth a dollar amount available for the total Construction Cost of all elements of the Work as specified by the Principal Representative.

Incident
The term ‘incident’ means any accidental or deliberate event that results in or constitutes an imminent threat of the unauthorized access, loss, disclosure, modification, disruption, or destruction of any communications or information resources of the State, which are included as part of the Work, as described in §§24-37.5-401, et seq., C.R.S. Incidents include, without limitation, (i) successful attempts to gain unauthorized access to a State system or State Records regardless of where such information is located; (ii) unwanted disruption or denial of service; (iii) the unauthorized use of a State system for the processing or storage of data; or (iv) changes to State system hardware, firmware, or software characteristics without the State’s knowledge, instruction, or consent.

Notice
The term “Notice” shall mean any communication <u>in writing</u> from either contracting party to the other by such means of delivery that receipt cannot properly be denied. Notice

shall be provided to the person identified to receive it in Article 8 of the Agreement. Notice Identification, or to such other person as either party identifies in writing to receive Notice Notwithstanding an email delivery or return receipt, email Notice shall not be adequate. Acknowledgment of receipt of a voice message shall not be deemed to waive the requirement that Notice, where required, shall be in writing.

Occupancy

The term "Occupancy" means occupancy taken by the State as Owner after the Date of Substantial Completion at a time when a building or other discrete physical portion of the Project is used for the purpose intended. The Date of Occupancy shall be the date of such first use, but shall not be prior to the date of execution of the Notice of Approval of Occupancy/Use. Prior to the date of execution of a Notice of Approval of Occupancy/Use, the state shall have no right to occupy and the project may not be considered safe for occupancy for the intended use.

Owner

The term "Owner" shall mean the Principal Representative.

PII

The term "PII" shall be defined as personally identifiable information including, without limitation, any information maintained by the State about an individual that can be used to distinguish or trace an individual's identity, such as name, social security number, date and place of birth, mother's maiden name, or biometric records; and any other information that is linked or linkable to an individual, such as medical, educational, financial, and employment information. PII includes, but is not limited to, all information defined as personally identifiable information in §§24-72-501 and 24-73-101, C.R.S. "PII" shall also mean "personal identifying information" as set forth at § 24-74-102, et. seq., C.R.S.

Principal Representative

The term "Principal Representative" shall be defined, as provided in C.R.S. § 24-30-1301(14), as the governing board of a state department, institution, or agency; or if there is no governing board, then the executive head of a state department, institution, or agency, as designated by the governor or the general assembly and as specifically identified in the Contract Documents, or shall have such other meaning as the term may otherwise be given in C.R.S. § 24-30-1301(14), as amended. The Principal Representative may delegate authority. The Contractor shall have the right to inquire regarding the delegated authority of any of the Principal Representative's representatives on the project and shall be provided with a response in writing when requested.

Product Data

The term "Product Data" shall mean all submittals in the form of printed manufacturer's literature, manufacturer's specifications, and catalog cuts.

Project

The "Project" is the total construction of which the Work performed under the Contract Documents is a part, and may include construction by the Principal Representative or by separate contractors.

Reasonably Inferable

The phrase “reasonably inferable” means that if an item or system is either shown or specified, all material and equipment normally furnished with such items or systems and needed to make a complete installation shall be provided whether mentioned or not, omitting only such parts as are specifically excepted, and shall include only components which the Contractor could reasonably anticipate based on his or her skill and knowledge using an objective, industry standard, not a subjective standard. This term takes into consideration the normal understanding that not every detail is to be given on the Drawings and Specifications If there is a difference of opinion, the Principal Representative shall make the determination as to the standards of what reasonably inferable.

Samples

The term “Samples” shall mean examples of materials or Work provided to establish the standard by which the Work will be judged.

SBP

The term "SBP" means "State Buildings", which is used in connection with labeling applicable State form documents (e.g., "SBP-01" is the form number for Notice of Approval of Occupancy/Use).

SC

The term "SC" means "State Contract" which is used in connection with labeling applicable State form documents (e.g. "SC 6.23" is the State form number for these General Conditions of the Contractor’s Design/Bid/Build Agreement).

Schedule of Values

The term “Schedule of Values” is defined as the itemized listing of description of the Work by Division and Section of the Specifications. The format shall be the same as Form SC-7.2. Included shall be the material costs, and the labor and other costs plus the sum of both.

Shop Drawings

The term “Shop Drawings” shall mean any and all detailed drawings prepared and submitted by Contractor, Subcontractor at any tier, vendors or manufacturers providing the products and equipment specified on the Drawings or called for in the Specifications.

Specifications

The term “Specifications” shall mean the requirements of the CSI divisions of the project manual prepared by the Architect/Engineer describing the Work to be accomplished.

State Buildings Program

Shall refer to the Office of the State Architect within the Department of Personnel & Administration of Colorado State government responsible for project administration, review, approval and coordination of plans, construction procurement policy, contractual procedures, and code compliance and inspection of all buildings, public Works and improvements erected for state purposes; except public roads and highways and projects under the supervision of the division of wildlife and the division of parks and outdoor

recreation as provided in C.R.S. § 24-30-1301, *et seq*. The term State Buildings Program shall also mean that individual within a State Department agency or institution, including institutions of higher education, who has signed an agreement accepting delegation to perform all or part of the responsibilities and functions of State Buildings Program.

State Confidential Information

The term "State Confidential Information" shall mean any and all State Records not subject to disclosure under CORA. State Confidential Information shall include, but is not limited to, PII, and State personnel records not subject to disclosure under CORA. State Confidential Information shall not include information or data concerning individuals that is not deemed confidential but nevertheless belongs to the State, which has been communicated, furnished, or disclosed by the State to Contractor which (i) is subject to disclosure pursuant to CORA; (ii) is already known to Contractor without restrictions at the time of its disclosure to Contractor; (iii) is or subsequently becomes publicly available without breach of any obligation owed by Contractor to the State; (iv) is disclosed to Contractor, without confidentiality obligations, by a third party who has the right to disclose such information; or (v) was independently developed without reliance on any State Confidential Information.

State Fiscal Rules

State Fiscal Rules means the fiscal rules promulgated by the Colorado State Controller pursuant to §24-30-202(13)(a), C.R.S.

State Records

The term "State Records" shall mean any and all State data, information, and records, regardless of physical form, including, but not limited to, information subject to disclosure under CORA.

Subcontractor

The term "Subcontractor" shall mean a person, firm or corporation supplying labor, materials, equipment and/or Services for Work at the site of the Project for, and under separate contract or agreement with the Contractor.

Submittals

The term "submittals" means drawings, lists, tables, documents and samples prepared by the Contractor to facilitate the progress of the Work as required by these General Conditions or the Drawings and Specifications. They consist of Shop Drawings, Product Data, Samples, and various administrative support documents including but not limited to lists of subcontractors, construction progress schedules, schedules of values, applications for payment, inspection and test results, requests for information, various document logs, and as-built drawings. Submittals are required by the Contract Documents, but except to the extent expressly specified otherwise are not themselves a part of the Contract Documents.

Substantial Completion

The terms "substantial completion" or "substantially complete" mean the stage in the progress of the Work when the construction is sufficiently complete, in accordance with the Contract Documents as modified by any Change Orders, so that the Work, or at the

discretion of the Principal Representative, any designated portion thereof, is available for its intended use by the Principal Representative and a Notice of Substantial Completion can be issued. Portions of the Project may, at the discretion of the Principal Representative, be designated as substantially complete.

Supplier
The term "Supplier" shall mean any manufacturer, fabricator, distributor, material man or vendor.

Surety
The term “Surety” shall mean the company providing the labor and material payment and performance bonds for the Contractor as obligor.

Value Engineering
“Value Engineering” or “VE” is defined as an analysis and comparison of cost versus value of building materials, equipment, and systems. VE considers the initial cost of construction, coupled with the estimated cost of maintenance, energy use, life expectancy and replacement cost. VE related to this Project shall include the analysis and comparison of building elements in an effort to reduce overall Project costs, while maintaining or enhancing the quality of the design intent, whenever possible.

Work
The term “Work” shall mean all or part of the labor, materials, equipment, and other services required by the Contract Documents or otherwise required to be provided by the Contractor to meet the Contractor’s obligations under the Contract.

Work Product
The phrase “Work Product” means the tangible and intangible results of the Work, whether finished or unfinished, including drafts. Work Product includes, but is not limited to, documents, text, software (including source code), research, reports, proposals, specifications, plans, notes, studies, data, images, photographs, negatives, pictures, drawings, designs, models, surveys, maps, materials, ideas, concepts, know-how, and any other results of the Work. “Work Product” does not include any material that was developed prior to the Effective Date that is used, without modification, in the performance of the Work.

2 ARTICLE 2 EXECUTION, CORRELATION, INTENT OF DOCUMENTS, COMMUNICATION AND COOPERATION

2.1 EXECUTION

The Contractor, within ten (10) days from the date of Notice of Award, will be required to:

a) Execute the Agreement, State Form SC-6.21;
b) Furnish fully executed Performance and Labor and Material Payment Bonds on State Forms SC-6.22 and SC-6.221; and
c) Furnish certificates of insurance evidencing all required insurance on standard Acord forms designed for such purpose.

d) Furnish certified copies of any insurance policies requested by the Principal Representative.

e) If Article 7.1 of the Contractor's Design/Bid/Build Agreement (SC-6.21) applies, furnish documentation that identifies the subcontractors that will be used for all mechanical, sheet metal, fire suppression, sprinkler fitting, electrical, and plumbing work required on the project and certify that that all firms identified participate in apprenticeship programs registered with the United States Department of Labor's Employment and Training Administration or state apprenticeship councils recognized by the United States Department of Labor and have a proven record of graduating a minimum of fifteen percent of its apprentices for at least three of the past five years;

2.2 CORRELATION

By execution of the Agreement the Contractor represents that the Contractor has visited the site, has become familiar with local conditions and local requirements under which the Work is to be performed, including the building code programs of the State Buildings Program as implemented by the Principal Representative, and has correlated personal observations with the requirements of the Contract Documents.

2.3 INTENT OF DOCUMENTS

The Contract Documents are complementary, and what is called for by any one document shall be as binding as if called for by all. The intention of the documents is to include all labor, materials, equipment and transportation necessary for the proper execution of the Work. Words describing materials or Work which have a well-known technical or trade meaning shall be held to refer to such recognized standards.

In any event, if any error exists, or appears to exist, in the requirements of the Drawings or Specifications, or if any disagreement exists as to such requirements, the Contractor shall have the same explained or adjusted by the Architect/Engineer before proceeding with the Work in question. In the event of the Contractor's failure to give prior written Notice of any such errors or disagreements of which the Contractor or the Subcontractors at any tier are aware, the Contractor shall, at no additional cost to the Principal Representative, make good any damage to, or defect in, Work which is caused by such omission.

Where a conflict occurs between or within standards, Specifications or Drawings, which is not resolved by reference to the precedence between the Contract Documents, the more stringent or higher quality requirements shall apply so long as such more stringent or higher quality requirements are reasonably inferable. The Architect/Engineer shall decide which requirements will provide the best installation.

With the exception noted in the following paragraph, the precedence of the Contract Documents is in the following sequence:

a) The Supplementary General Conditions, if any;

b) The Colorado Special Provisions, Article 52 of General Conditions of the Contractor's Design/Bid/Build (State Form SC-6.23);

c) The Agreement (SC-6.21);

d) The General Conditions (SC-6.23);

e) Drawings and Specifications, all as modified by any addenda; and

f) Any additional Exhibit to this agreement

Change Orders and Amendments, if any, to the Contract Documents take precedence over the original Contract Documents.

Notwithstanding the foregoing order of precedence, the Special Provisions of Article 52 of the General Conditions, Special Provisions, shall take precedence, rule and control over all other provisions of the Contract Documents.

Unless the context otherwise requires, form numbers in this document are for convenience only. In the event of any conflict between the form required by name or context and the form required by number, the form required by name or context shall control. The Contractor may obtain State forms from the Principal Representative upon request.

2.4 PARTNERING, COMMUNICATIONS AND COOPERATION

In recognition of the fact that conflicts, disagreements and disputes often arise during the performance of construction contracts, the Contractor and the Principal Representative aspire to encourage a relationship of open communication and cooperation between the employees and personnel of both, in which the objectives of the Contract may be better achieved and issues resolved in a more fully informed atmosphere.

The Contractor and the Principal Representative each agree to assign an individual who shall be fully authorized to negotiate and implement a voluntary partnering plan for the purpose of facilitating open communications between them. Within thirty days (30) of the Notice to Proceed, the assigned individuals shall meet to discuss development of an informal agreement to accomplish these goals.

The assigned individuals shall endeavor to reach an informal agreement, but shall have no such obligation. Any plans these parties voluntarily agree to implement shall result in no change to the contract amount, and no costs associated with such plan or its development shall be recoverable under any contract clause. In addition, no plan developed to facilitate open communication and cooperation shall alter, amend or waive any of the rights or duties of either party under the Contract unless and except by written Amendment to the Contract, nor shall anything in this clause or any subsequently developed partnering plan be deemed to create fiduciary duties between the parties unless expressly agreed in a written Amendment to the Contract. It is also recognized that projects with relatively low contract values may not justify the expense or special efforts required. In the case of small projects with an initial Contract value under $500,000, the requirements of the preceding paragraph shall not apply.

3 ARTICLE 3 COPIES FURNISHED

The Contractor will be furnished, free of charge, the number of copies of Drawings and Specifications as specified in the Contract Documents, or if no number is specified, all copies reasonably necessary for the execution of the Work.

4 ARTICLE 4 OWNERSHIP OF DRAWINGS

Drawings or Specifications, or copies of either, furnished by the Architect/Engineer, are not to be used on any other Work. At the completion of the Work, at the written request of the Architect/Engineer, the Contractor shall endeavor to return all Drawings and Specifications.

The Contractor may retain the Contractor's Contract Document set, copies of Drawings and Specifications used to contract with others for any portion of the Work and a marked up set of as-built drawings.

5 ARTICLE 5 ARCHITECT/ENGINEER'S STATUS

The Architect/Engineer is the representative of the Principal Representative for purposes of administration of the Contract, as provided in the Contract Documents and the Agreement. In case of termination of employment or the death of the Architect/Engineer, the Principal Representative will appoint a capable Architect/Engineer against whom the Contractor makes no reasonable objection, whose status under the Contract shall be the same as that of the former Architect/Engineer.

6 ARTICLE 6 ARCHITECT/ENGINEER DECISIONS AND JUDGMENTS, ACCESS TO WORK AND INSPECTION

6.1 DECISIONS

The Architect/Engineer shall, within a reasonable time, make decisions on all matters relating to the execution and progress of the Work or the interpretation of the Contract Documents, and in the exercise of due diligence shall be reasonably available to the Contractor to timely interpret and make decisions with respect to questions relating to the design or concerning the Contract Documents.

6.2 JUDGMENTS

The Architect/Engineer is, in the first instance, the judge of the performance required by the Contract Documents as it relates to compliance with the Drawings and Specifications and quality of Workmanship and materials.

The Architect/Engineer shall make judgments regarding whether directed Work is extra or outside the scope of Work required by the Contract Documents at the time such direction is first given. If, in the Contractor's judgment, any performance directed by the Architect/Engineer is not required by the Contract Documents or if the Architect/Engineer does not make the judgment required, it shall be a condition precedent to the filing of any claim for additional cost related to such directed Work that the Contractor, before performing such Work, shall first obtain in writing, the Architect/Engineer's written decision that such directed Work is included in the performance required by the Contract Documents. If the Architect/Engineer's direction to perform the Work does not state that the Work is within the performance required by the Contract Documents, the Contractor shall, in writing, request the Architect/Engineer to advise in writing whether the directed Work will be considered extra Work or Work included in the performance required by the Contract Documents.

The Architect/Engineer shall respond to any such written request for such a decision within three (3) business days and if no response is provided, or if the Architect/Engineer's written decision is to the effect that the Work is included in the performance required by the Contract Documents, the Contractor may file with the Principal Representative and the Architect/Engineer a Notice of claim in accordance with Article 36, Claims. Whether or not a Notice of claim is filed, the Contractor shall proceed with the ordered Work. Disagreement with the decision of the Architect/Engineer shall not be grounds for the Contractor to refuse to perform the Work directed or to suspend or terminate performance.

6.3 ACCESS TO WORK

The Architect/Engineer, the Principal Representative and representatives of State Buildings Program shall at all times have access to the Work. The Contractor shall provide proper facilities for such access and for their observations or inspection of the Work.

6.4 INSPECTION

The Architect/Engineer has agreed to make, or that structural, mechanical, electrical engineers or other consultants will make, periodic visits to the site to generally observe the progress and quality of the Work to determine in general if the Work is proceeding in accordance with the Contract Documents. Observation may extend to all or any part of the Work and to the preparation, fabrication or manufacture of materials.

Without in any way meaning to be exclusive or to limit the responsibilities of the Architect/Engineer or the Contractor, the Architect/Engineer has agreed to observe, among other aspects of the Work, the following for compliance with the Contract Documents:

a) Compaction testing reports based upon the findings and recommendations of the Principal Representative's testing consultant;
b) Bearing surfaces of excavations before concrete is placed based upon the findings and recommendations of the Principal Representative's soils engineering consultant;
c) Reinforcing steel after installation and before concrete is poured;

d) Structural concrete;

e) Laboratory reports on all concrete testing based upon the findings and recommendations of the Principal Representative's testing consultant;

f) Structural steel during and after erection and prior to its being covered or enclosed;

g) Steel welding; Principal Representative will furnish steel welding inspection consultant/agency if required or necessary for the project;

h) Mechanical and plumbing Work following its installation and prior to its being covered or enclosed;

i) Electrical Work following its installation and prior to its being covered or enclosed; and

j) Any special or quality control testing required in the Contract Documents provided by the Principal Representative's testing consultant.

If the Specifications, the Architect/Engineer's instructions, laws, ordinances of any public authority require any Work to be specifically tested or approved, the Contractor shall give the Principal Representative, Architect/Engineer and appropriate testing agency (if necessary) timely notice of its readiness for observation by the Architect/Engineer or inspection by another authority, and if the inspection is by another authority, of the date fixed for such inspection, required certificates of inspection being secured by the Contractor. The Contractor shall give all required Notices to the Principal Representative or his or her designee for inspections required for the building inspection program. It shall be the responsibility of the Contractor to determine the Notice required by the State pursuant to Building Inspection Record for the Project, according to State form SBP-B.I.R., or the equivalent form required by the Principal Representative as approved by the State Buildings Program. If any portion of the Work should be covered contrary to the reasonable request of the Architect/Engineer, or to requirements specifically expressed in the Contract Documents, it must, if required in writing by the Architect/Engineer, be uncovered for its observation and shall be replaced at the Contractor's expense.

If any other portion of the Work has been covered which the Architect/Engineer has not specifically requested to observe prior to it's being covered, it may request to see such work and it shall be uncovered by the Contractor. If such work is found in accordance with the Contract Documents, the cost of uncovering and replacement shall, by appropriate Amendment or Change Order, be charged to the Principal Representative. If such work is found not in accordance with the Contract Documents, the Contractor shall pay such costs unless it is found that this condition was caused by the Principal Representative or a separate Contractor as provided in Article 18, in which event, the Principal Representative shall be responsible for the payment of such costs.

7 ARTICLE 7 CONTRACTOR'S SUPERINTENDENCE AND SUPERVISION

The Contractor shall employ, and keep present (as applicable) on the Project during its progress, a competent project manager as satisfactory to the Principal Representative. The project manager shall not be changed except with the consent of the Principal Representative, unless the project manager proves to be unsatisfactory to the Contractor and ceases to be in his or her employ. The project manager shall represent the Contractor for the Project, and in the absence of the Contractor, all directions given to the project manager shall be as binding as if given to the Contractor. Directions received by the project manager shall be documented by the project manager and communicated in writing with the Contractor.

The Contractor shall employ, and keep present on the Project during its progress, a competent superintendent and any necessary assistants, all satisfactory to the Architect/Engineer and the Principal Representative. The superintendent shall not be changed except with the consent of the Architect/Engineer and the Principal Representative, unless the superintendent proves to be unsatisfactory to the Project Manager/Contractor and ceases to be in his or her employ. The superintendent shall represent the Project Manager/Contractor in his or her absence and all directions given to the superintendent shall be as binding as if given to the Project Manager/Contractor. Directions received by the superintendent shall be documented by the superintendent and confirmed in writing with the Project Manager/Contractor.

The Contractor shall give efficient supervision to the Work, using his or her best skill and attention. He or she shall carefully study and compare all Drawings, Specifications and other written instructions and shall without delay report any error, inconsistency or omission which he or she may discover in writing to the Architect/Engineer. The Contractor shall not be liable to the Principal Representative for damage to the extent it results from errors or deficiencies in the Contract Documents or other instructions by the Architect/Engineer, unless the Contractor knew or had reason to know, that damage would result by proceeding and the Contractor fails to so advise the Architect/Engineer.

The superintendent shall see that the Work is carried out in accordance with the Contract Documents and in a uniform, thorough and first-class manner in every respect. The Contractor's superintendent shall establish all lines, levels, and marks necessary to facilitate the operations of all concerned in the Contractor's Work. The Contractor shall lay out all Work in a manner satisfactory to the Architect/Engineer, making permanent records of all lines and levels required for excavation, grading, foundations, and for all other parts of the Work.

8 ARTICLE 8 MATERIALS AND EMPLOYEES

Unless otherwise stipulated, the Contractor shall provide and pay for all materials, labor, water, tools, equipment, light, power, transportation and other facilities necessary for the execution and completion of the Work.

Unless otherwise specified, all materials shall be new and both workmanship and materials shall be first class and of uniform quality. The Contractor shall, if required, furnish satisfactory evidence as to the kind and quality of materials.

The Contractor is fully responsible for all acts and omissions of the Contractor's employees and shall at all times enforce strict discipline and good order among employees on the site. The Contractor shall not employ on the Work any person reasonably deemed unfit by the Principal Representative or anyone not skilled in the Work assigned to them.

9 ARTICLE 9 SURVEYS, PERMITS, LAWS, TAXES AND REGULATIONS

9.1 SURVEYS

The Principal Representative shall furnish all surveys, property lines and bench marks deemed necessary by the Architect/Engineer, unless otherwise specified.

9.2 PERMITS AND LICENSES

Permits and licenses necessary for the prosecution of the Work shall be secured and paid for by the Contractor. Unless otherwise specified in the Specifications, no local municipal or county building permit shall be required. However, State Buildings Program requires each Principal Representative to administer a building code inspection program, the implementation of which may vary at each agency or institution of the State. The Contractors' employees shall become personally familiar with these local conditions and requirements and shall fully comply with such requirements. State electrical and plumbing permits are required, unless the requirement to obtain such permits is altered by State Building's Programs. The Contractor shall obtain and pay for such permits.

Easements for permanent structures or permanent changes in existing facilities shall be secured and paid for by the Principal Representative, unless otherwise specified.

9.3 TAXES

9.3.1 Refund of Sales and Use Taxes

The Contractor shall pay all local taxes required to be paid, including but not necessarily limited to all sales and use taxes. If requested by the Principal Representative prior to issuance of the Notice to Proceed or directed in the Supplementary General Conditions or the Specifications, the Contractor shall maintain records of such payments in respect to the Work, which shall be separate and distinct from all other records maintained by the Contractor, and the Contractor shall furnish such data as may be necessary to enable the State of Colorado, acting by and through the Principal Representative, to obtain any refunds of such taxes which may be available under the laws, ordinances, rules or regulations applicable to such taxes. When so requested or directed, the Contractor shall require Subcontractors at all tiers to pay all local sales and use taxes required to be paid and to maintain records and furnish the Contractor with such data as may be necessary to obtain refunds of the taxes paid by such Subcontractors. No State sales and use taxes

are to be paid on material to be used in this Project. On application by the purchaser or seller, the Department of Revenue shall issue to a Contractor or to a Subcontractor at any tier, a certificate or certificates of exemption per C.R.S. § 39-26-703(2)(b), and C.R.S. § 39-26-708.

9.3.2 Federal Taxes

The Contractor shall exclude the amount of any applicable federal excise or manufacturers' taxes from the proposal. The Principal Representative will furnish the Contractor, on request exemption certificates.

9.4 LAWS AND REGULATIONS

The Contractor shall give all notices and comply with all laws, ordinances, rules and regulations bearing on the conduct of the Work as drawn or specified. If the Contractor observes that the Drawings or Specifications require Work, which is at variance therewith, the Contractor shall, without delay, notify the Architect/Engineer in writing and any necessary changes shall be adjusted as provided in Article 35, Changes In The Work.

The Contractor shall bear all costs arising from the performance of Work required by the Drawings or Specifications that the Contractor knows to be contrary to such laws, ordinances, rules or regulations, if such Work is performed without giving Notice to the Architect/Engineer.

10 ARTICLE 10 PROTECTION OF WORK AND PROPERTY

10.1 GENERAL PROVISIONS

The Contractor shall continuously maintain adequate protection of all Work and materials, protect the property from injury or loss arising in connection with this Contract and adequately protect adjacent property as provided by law and the Contract Documents. The Contractor shall make good any damage, injury or loss, except to the extent:

a) Directly due to errors in the Contract Documents;
b) Caused by agents or employees of the Principal Representative; and,
c) Due to causes beyond the Contractor's control and not to fault or negligence; provided such damage, injury or loss would not be covered by the insurance required to be carried by the Contractor;

10.2 SAFETY PRECAUTIONS

The Contractor shall take all necessary precautions for the safety of employees on the Project, and shall comply with all applicable provisions of federal, State and municipal safety laws and building codes to prevent accidents or injury to persons on, about or adjacent to the premises where the Work is being performed. He or she shall erect and properly maintain at all times, as required by the conditions and progress of the Work, all

necessary safeguards for the protection of Workers and the public and shall post danger signs warning against the hazards created by such features of construction as protruding nails, hoists, well holes, elevator hatchways, scaffolding, window openings, stairways and falling materials; and he or she shall designate a responsible member of his or her organization on the Project, whose duty shall be the prevention of accidents. The name and position of any person so designated shall be reported to the Architect/Engineer by the Contractor.

The Contractor shall provide all necessary bracing, shoring and tying of all structures, decks and framing to prevent any structural failure of any material which could result in damage to property or the injury or death of persons; take all precautions to insure that no part of any structure of any description is loaded beyond its carrying capacity with anything that will endanger its safety at any time during the execution of this Contract; and provide for the adequacy and safety of all scaffolding and hoisting equipment. The Contractor shall not permit open fires within the building enclosure. The Contractor shall construct and maintain all necessary temporary drainage and do all pumping necessary to keep excavations and floors, pits and trenches free of water. The Contractor shall be solely responsible for all construction means, methods, techniques, sequences and procedures, and for coordinating all portions of the Work, except as otherwise noted.

The Contractor shall take due precautions when obstructing sidewalks, streets or other public ways in any manner, and shall provide, erect and maintain barricades, temporary walkways, roadways, trench covers, colored lights or danger signals and any other devices necessary or required to assure the safe passage of pedestrians and automobiles.

10.3 EMERGENCIES

In an emergency affecting the safety of life or of the Work or of adjoining property, the Contractor without special instruction or authorization from the Architect/Engineer or Principal Representative, is hereby permitted to act, at his or her discretion, to prevent such threatened loss or injury; and he or she shall so act, without appeal, if so authorized or instructed. Provided the Contractor has no responsibilities for the emergency, if the Contractor incurs additional cost not otherwise recoverable from insurance or others on account of any such emergency Work, the Contract sum shall be equitably adjusted in accordance with Article 35, Changes In The Work.

11 ARTICLE 11 DRAWINGS AND SPECIFICATIONS ON THE WORK

The Contractor shall keep on the job site one copy of the Contract Documents in good order, including current copies of all Drawings and Specifications for the Work, and any approved Shop Drawings, Product Data or Samples, and as-built drawings. As-built drawings shall be updated weekly by the Contractor and Subcontractors to reflect actual constructed conditions including dimensioned locations of underground Work and the Contractor's failure to maintain such updates may be grounds to withhold portions of payments otherwise due in accordance with Article 33, Payments Withheld. All such documents shall be available to the Architect/Engineer and representatives of the State.

In addition, the Contractor shall keep on the job site one copy of all approved addenda, Change Orders and requests for information issued for the Work.

The Contractor shall develop procedures to insure the currency and accuracy of as-built drawings and shall maintain on a current basis a log of requests for information and responses thereto, a Shop Drawing and Product Data submittal log, and a Sample submittal log to record the status of all necessary and required submittals.

12 ARTICLE 12 REQUESTS FOR INFORMATION AND SCHEDULES

12.1 REQUESTS FOR INFORMATION

The Architect/Engineer shall furnish additional instructions with reasonable promptness, by means of drawings or otherwise, necessary for the proper execution of the Work. All such drawings and instructions shall be consistent with the Contract Documents and reasonably inferable there from. The Architect/Engineer shall determine what additional instructions or drawings are necessary for the proper execution of the Work.

The Work shall be executed in conformity with such instructions and the Contractor shall do no Work without proper drawings, specifications or instructions. If the Contractor believes additional instructions, specifications or drawings are needed for the performance of any portion of the Work, the Contractor shall give Notice of such need in writing through a request for information furnished to the Architect/Engineer sufficiently in advance of the need for such additional instructions, specifications or drawings to avoid delay and to allow the Architect/Engineer a reasonable time to respond. The Contractor shall maintain a log of the requests for information and the responses provided.

12.2 SCHEDULES

12.2.1 Submittal Schedules

Prior to filing the Contractor ’s first application for payment, a schedule shall be prepared which may be preliminary to the extent required, fixing the dates for the submission and initial review of required Shop Drawings, Product Data and Samples for the beginning of manufacture and installation of materials, and for the completion of the various parts of the Work. It shall be prepared so as to cause no delay in the Work or in the Work of any other contractor. The schedule shall be subject to change from time to time in accordance with the progress of the Work, and it shall be subject to the review and approval by the Architect/Engineer. It shall fix the dates at which the various Shop Drawings Product Data and Samples will be required from the Architect/Engineer. The Architect/Engineer, after review and agreement as to the time provided for initial review, shall review and comment on the Shop Drawings, Product Data and Samples in accordance with that schedule. The schedule shall be finalized, prepared and submitted with respect to each of the elements of the Work in time to avoid delay, considering reasonable periods for review, manufacture or installation.

At the time the schedule is prepared, the Contractor, the Architect/Engineer and Principal Representative shall jointly identify the Shop Drawing, Product Data and Samples, if any, which the Principal Representative shall receive simultaneously with the Architect/Engineer for the purposes of owner coordination with existing facility standards and systems. The Contractor shall furnish a copy for the Principal Representative when so requested. Transmittal of Shop Drawings and Product Data copies to the Principal Representative shall be solely for the convenience of the Principal Representative and shall neither create nor imply responsibility or duty of review by the Principal Representative.

The Contractor may also, or at the direction of the Principal Representative at any time shall, prepare and maintain a schedule, which may also be preliminary and subject to change to the extent required, fixing the dates for the initial responses to requests for information or for detail drawings which will be required from the Architect/Engineer to allow the beginning of manufacture, installation of materials and for the completion of the various parts of the Work. The schedule shall be subject to review and approval by the Architect/Engineer. The Architect/Engineer shall, after review and agreement, furnish responses and detail drawings in accordance with that schedule. Any such schedule shall be prepared and approved in time to avoid delay, considering reasonable periods for review, manufacture or installation, but so long as the request for information schedule is being maintained, it shall not be deemed to transfer responsibility to the Contractor for errors or omissions in the Contract Documents where circumstances make timely review and performance impossible.

The Architect/Engineer shall not unreasonably withhold approval of the Contractor's schedules and shall inform the Contractor and the Principal Representative of the basis of any refusal to agree to the Contractor's schedules. The Principal Representative shall attempt to resolve any disagreements.

12.2.2 Schedule of Values

Within twenty-one (21) calendar days after the date of the Notice to Proceed, the Contractor shall submit to the Architect/Engineer and Principal Representative, for approval, and to the State Buildings Program when specifically requested, a complete itemized schedule of the values of the various parts of the Work, as estimated by the Contractor, aggregating the total price. The schedule of values shall be in such detail as the Architect/Engineer or the Principal Representative shall require, prepared on forms acceptable to the Principal Representative. It shall, at a minimum, identify on a separate line each division of the Specifications including the general conditions costs to be charged to the Project. The Contractor shall revise and resubmit the schedule of values for approval when, in the opinion of the Architect/Engineer or the Principal Representative, such resubmittal is required due to changes or modifications to the Contract Documents or the Contract sum.

The total cost of each line item so separately identified shall, when requested by the Architect/Engineer or the Principal Representative, be broken down into reasonable estimates of the value of:

a) Material, which shall include the cost of material actually built into the Project plus any local sales or use tax paid thereon; and,

b) Labor and other costs.

The cost of subcontracts shall be incorporated in the Contractor's schedule of values, and when requested by the Architect/Engineer or the Principal Representative, shall be separately shown as line items.

The Architect/Engineer shall review the proposed schedules and approve it after consultation with the Principal Representative, or advise the Contractor of any required revisions within ten (10) days of its receipt. In the event no action is taken on the submittal within ten days, the Contractor may utilize the schedule of values as its submittal for payment until it is approved or until revisions are requested.

When the Architect/Engineer deems it appropriate to facilitate certification of the amounts due to the Contractor, further breakdown of subcontracts, including breakdown by labor and materials, may be directed.

This schedule of values, when approved, will be used in preparing Contractor's applications for payment on State Form SC-7.2, Application for Payment.

12.2.3 Construction Schedules

Within twenty-one (21) calendar days after the date of the Notice to Proceed, the Contractor shall submit to the Architect/Engineer and the Principal Representative, and to the State Buildings Program when specifically requested, on a form acceptable to them, an overall timetable of the construction schedule for the Project. Unless the Supplementary General Conditions or the Specifications allow scheduling with bar charts or other less sophisticated scheduling tools, the Contractor's schedule shall be a critical-path method (CPM) construction schedule. The CPM schedule shall start with the date of the Notice to Proceed and include submittals activities, the various construction activities, change order Work (when applicable), close-out, testing, demonstration of equipment operation when called for in the Specifications, and acceptance. The CPM schedule shall at a minimum correlate to the schedule of values line items and shall be cost loaded if requested by the Architect/Engineer or Principal Representative. The completion time shall be the time specified in the Agreement and all Project scheduling shall allocate float utilizing the full period available for construction as specified in the Agreement on State Form SC 6.13, without indication of early completion, unless such earlier completion is approved in writing by the Principal Representative and State Building Programs.

The time shown between the starting and completion dates of the various elements within the construction schedule shall represent one hundred per cent (100%) completion of each element.

All other elements of the CPM schedule shall be as required by the Specifications. In addition, the Contractor shall submit monthly updates or more frequently, if required by the Principal Representative, updates of the construction schedule. These updates shall reflect the Contractor's "Work in place" progress.

When requested by the Architect/Engineer, the Principal Representative or the State Buildings Program, the Contractor shall revise the construction schedule to reflect changes in the schedule of values.

When the testing of materials is required by the Specifications, the Contractor shall also prepare and submit to the Architect/Engineer and the Principal Representative a schedule for testing in accordance with Article 14, Samples and Testing.

13 ARTICLE 13 SHOP DRAWINGS, PRODUCT DATA AND SAMPLES

13.1 SUBMITTAL PROCESS

The Contractor shall check and field verify all dimensions. The Contractor shall check, approve and submit to the Architect/Engineer in accordance with the schedule described in Article 12, Requests for Information and Schedules, all Shop Drawings, Product Data and Samples required by the specifications or required by the Contractor for the Work of the various trades. All Drawings and Product Data shall contain identifying nomenclature and each submittal shall be accompanied by a letter of transmittal identifying in detail all enclosures. The number of copies of Shop Drawings and Product Data to be submitted shall be as specified in the Specifications and if no number is specified then three copies shall be submitted.

The Architect/Engineer shall review and comment on the Shop Drawings and Product Data within the time provided in the agreed upon schedule for conformance with information given and the design concept expressed in, or reasonably inferred from, the Contract Documents. The nature of all corrections to be made to the Shop Drawings and Product Data, if any, shall be clearly noted, and the submittals shall be returned to the Contractor for such corrections. If a change in the scope of the Work is intended by revisions requested to any Shop Drawings and Product Data, the Contractor shall be requested to prepare a change proposal in accordance with Article 35, Changes In The Work. On resubmitted Shop Drawings, Product Data or Samples, the Contractor shall direct specific attention in writing on the transmittal cover to revisions other than those corrections requested by the Architect/Engineer on any previously checked submittal. The Architect/Engineer shall promptly review and comment on, and return, the resubmitted items.

The Contractor shall thereafter furnish such other copies in the form approved by the Architect/Engineer as may be needed for the prosecution of the Work.

13.1.1 Buy Clean Colorado (BCCO) Act

If applicable in Article 7 of the Agreement (SC-6.21), the Contractor shall submit products that comply with the State's Environmental Product Declaration (EPD) for each eligible material within the Project specifications. The BCCO Act EPD Submittal form (EE-5.2) shall be used to certify that all applicable materials have been considered. The Contractor is responsible for submitting the eligible product-specific EPDs to the Architect/Engineer for approval. Each EPD must reference the associated Product Category Rule (PCR), indicate

third-party verification (Type III), and reference all ISO Standards (ISO 14025:2006, ISO 14040:2006, and ISO 14044:2006).

Contractor shall maintain and organize all approved project EPDs and waivers to be submitted in a zip folder as part of the closeout documentation.

13.2 FABRICATION AND ORDERING

Fabrication shall be started by the Contractor only after receiving approved Shop Drawings from the Architect/Engineer. Materials shall be ordered in accordance with approved Product Data. Work which is improperly fabricated, whether through incorrect Shop Drawings, faulty workmanship or materials, will not be acceptable.

13.3 DEVIATIONS FROM DRAWINGS OR SPECIFICATIONS

The review and comments of the Architect/Engineer of Shop Drawings, Product Data or Samples shall not relieve the Contractor from responsibility for deviations from the Drawings or Specifications, unless he or she has in writing called the attention of the Architect/Engineer to such deviations at the time of submission, nor shall it relieve the Contractor from responsibility for errors of any sort in Shop Drawings or Product Data. Review and comments on Shop Drawings or Product Data containing identified deviations from the Contract Documents shall not be the basis for a Change Order or a claim based on a change in the scope of the Work unless Notice is given to the Architect/Engineer and Principal Representative of all additional costs, time and other impacts of the identified deviation by bring it to their attention in writing at the time the submittals are made, and any subsequent change in the Contract sum or the Contract time shall be limited to cost, time and impacts so identified.

13.4 CONTRACTOR REPRESENTATIONS

By preparing, approving, and/or submitting Shop Drawings, Product Data and Samples, the Contractor represents that the Contractor has determined and verified all materials, field measurements, and field construction criteria related thereto, and has checked and coordinated the information contained within each submittal with the requirements of the Work, the Project and the Contract Documents and prior reviews and approvals.

14 ARTICLE 14 SAMPLES AND TESTING

14.1 SAMPLES

The Contractor shall furnish for approval, with such promptness as to cause no delay in his or her Work or in that of any other Contractor, all Samples as directed by the Architect/Engineer. The Architect/Engineer shall check and approve such Samples, with reasonable promptness, but only for conformance with the design intent of the Contract Documents and the Project, and for compliance with any submission requirements given in the Contract Documents.

14.2 TESTING - GENERAL

The Contractor shall provide such equipment and facilities as the Architect/Engineer may require for conducting field tests and for collecting and forwarding samples to be tested. Samples themselves shall not be incorporated into the Work after approval without the permission of the Architect/Engineer.

All materials or equipment proposed to be used may be tested at any time during their preparation or use. The Contractor shall furnish the required samples without charge and shall give sufficient Notice of the placing of orders to permit the testing thereof. Products may be sampled either prior to shipment or after being received at the site of the Work.

Tests shall be made by an accredited testing laboratory. Except as otherwise provided in the Specifications, sampling and testing of all materials, and the laboratory methods and testing equipment, shall be in accordance with the latest standards and tentative methods of the American Society of Testing Materials (ASTM). The cost of testing which is in addition to the requirements of the Specifications shall be paid by the Contractor if so directed by the Architect/Engineer, and the Contract sum shall be adjusted accordingly by Change Order; provided however, that whenever testing shows portions of the Work to be deficient, all costs of testing including that required to verify the adequacy of repair or replacement Work shall be the responsibility of the Contractor.

14.3 TESTING - CONCRETE AND SOILS

Unless otherwise specified or provided elsewhere in the Contract Documents, the Principal Representative will contract for and pay for the testing of concrete and for soils compaction testing through an independent laboratory or laboratories selected and approved by the Principal Representative. The Contractor shall assume the responsibility of arranging, scheduling and coordinating the concrete sample collection efforts and soils compaction efforts in an efficient and cost effective manner. Testing shall be performed in accordance with the requirements of the Specifications, and if no requirements are specified, the Contractor shall request instructions and testing shall be as directed by the Architect/Engineer or the soils engineer, as applicable, and in accordance with standard industry practices.

The Principal Representative and the Architect/Engineer shall be given reasonable advance notice of each concrete pour and reserve the right to either increase or decrease the number of cylinders or the frequency of tests.

Soil compaction testing shall be at random locations selected by the soils engineer. In general, soils compaction testing shall be as directed by the soils engineer and shall include all substrate prior to backfill or construction.

14.4 TESTING - OTHER

Additional testing required by the Specifications will be accomplished and paid for by the Principal Representative in a manner similar to that for concrete and soils unless noted otherwise in the Specifications. In any case, the Contractor will be responsible for arranging, scheduling and coordinating additional tests. Where the additional testing will be contracted and paid for by the Principal Representative the Contractor shall give the

Principal Representative not less than one-month advance written Notice of the date the first such test will be required.

15 ARTICLE 15 SUBCONTRACTS

15.1 CONTRACT PERFORMANCE OUTSIDE OF THE UNITED STATES OR COLORADO

After the contract is awarded, Contractor is required to provide written notice to the Principal Representative no later than twenty (20) days after deciding to perform services under this contract outside the United States or Colorado or to subcontract services under this contract to a subcontractor that will perform such services outside the United States or Colorado. The written notification must include, but need not be limited to, a statement of the type of services that will be performed at a location outside the United States or Colorado and the reason why it is necessary or advantageous to go outside the United States or Colorado to perform the services. All notices received by the State pursuant to outsourced services shall be posted on the Colorado Department of Personnel & Administration's website. If Contractor knowingly fails to notify the Principal Representative of any outsourced services as specified herein, the Principal Representative, at its discretion, may terminate this contract as provided in the Colorado Procurement Code or the applicable procurement code for institutions of higher education (Does not apply to any project that receives federal moneys)

15.2 SUBCONTRACTOR LIST

Prior to the Notice to Proceed to commence construction, the Contractor shall submit to the Architect/Engineer, the Principal Representative and State Buildings Program a preliminary list of Subcontractors. It shall be as complete as possible at the time, showing all known Subcontractors planned for the Work. The list shall be supplemented as other Subcontractors are determined by the Contractor and any such supplemental list shall be submitted to the Architect/Engineer, the Principal Representative and State Buildings Program not less than ten (10) days before the Subcontractor commences Work.

15.3 SUBCONTRACTOR SUBSTITUTIONS

The Contractor's list shall include those Subcontractors, if any, which the Contractor indicated in its bid, would be employed for specific portions of the Work if such indication was requested in the bid documents issued by the State. The substitution of any Subcontractor listed in the Contractor's bid shall be justified in writing not less than ten (10) days after the date of the Notice to Proceed to commence construction, and shall be subject to the approval of the Principal Representative. For reasons such as the Subcontractor's refusal to perform as agreed, subsequent unavailability or later discovered bid errors, or other similar reasons, but not including the availability of a lower Subcontract price, such substitution may be approved. The Contractor shall bear any additional cost incurred by such substitutions.

15.4 CONTRACTOR RESPONSIBLE FOR SUBCONTRACTORS

The Contractor shall not employ any Subcontractor that the Architect/Engineer, within ten (10) days after the date of receipt of the Contractor's list of Subcontractors or any supplemental list, objects to in writing as being unacceptable to either the Architect/Engineer, the Principal Representative or State Buildings Program. If a Subcontractor is deemed unacceptable, the Contractor shall propose a substitute Subcontractor and the Contract sum shall be adjusted by any demonstrated difference between the Subcontractor's bids, except where the Subcontractor has been debarred by the State or fails to meet qualifications of the Contract Documents to perform the Work proposed.

The Contractor shall be fully responsible to the Principal Representative for the acts and omissions of Subcontractors and of persons either directly or indirectly employed by them. All instructions or orders in respect to Work to be done by Subcontractors shall be given to the Contractor.

15.5 SUBCONTRACTOR RESPONSIBILITY TO OTHERS

Pursuant to C.R.S. § 24-91-103 (2), if a subcontractor fails to make payments to their suppliers, sub-subcontractors, and laborers interest in the same manner as described in Section 31.5 regarding payments to the contractor to the subcontractor. At the time the subcontractor submits a request for payment to the contractor, the subcontractor shall also submit to the contractor a list of the subcontractor's suppliers, sub-subcontractors, and laborers. The contractor shall be relieved of the requirements regarding payment and interest payment until the subcontractor submits such list. If the contractor fails to make timely payments to the subcontractor as required by Section 31.5 the contractor shall pay the subcontractor interest as specified by contract or at the rate of fifteen percent per annum whichever is higher, on the amount of the payment, which was not made in a timely manner. The interest shall accrue for the period from the required payment date to the date on which payment is made.

15.6 The Contractor shall be responsible for coordinating State Prevailing Wage requirements as described in Article 27

16 ARTICLE 16 RELATIONS OF CONTRACTOR AND SUBCONTRACTOR

The Contractor agrees to bind each Subcontractor to the terms of these General Conditions and to the requirements of the Drawings and Specifications, and any Addenda thereto, and also all the other Contract Documents, so far as applicable to the Work of such Subcontractor. The Contractor further agrees to bind each Subcontractor to those terms of the General Conditions which expressly require that Subcontractors also be bound, including without limitation, requirements that Subcontractors waive all rights of subrogation, provide adequate general commercial liability and property insurance, automobile insurance and workers' compensation insurance as provided in Article 25, Insurance.

Nothing contained in the Contract Documents shall be deemed to create any contractual relationship whatsoever between any Subcontractor and the State of Colorado acting by and through its Principal Representative.

17 ARTICLE 17 MUTUAL RESPONSIBILITY OF CONTRACTORS

Should the Contractor cause damage to any separate contractor on the Work, the Contractor agrees, upon due Notice, to settle with such contractor by agreement, if he or she will so settle. If such separate contractor sues the Principal Representative on account of any damage alleged to have been so sustained, the Principal Representative shall notify the Contractor, who shall defend such proceedings if requested to do so by Principal Representative. If any judgment against the Principal Representative arises there from, the Contractor shall pay or satisfy it and pay all costs and reasonable attorney fees incurred by the Principal Representative, in accordance with Article 53.8, Indemnification, provided the Contractor was given due Notice of an opportunity to settle.

18 ARTICLE 18 SEPARATE CONTRACTS

The Principal Representative reserves the right to enter into other contracts in connection with the Project or the Contract. The Contractor shall afford other contractors reasonable opportunity for the introduction and storage of their materials and the execution of their Work, and shall properly connect and coordinate his or her Work with theirs. If any part of the Contractor’s Work depends, for proper execution or results, upon the Work of any other contractor, the Contractor shall inspect and promptly report to the Architect/Engineer any defects in such Work that render it unsuitable for such proper execution and results. Failure of the Contractor to so inspect and report shall constitute an acceptance of the other contractor's Work as fit and proper for the reception of Work, except as to defects which may develop in the other Contractor’s Work after the execution of the Contractor's Work.

To insure the proper execution of subsequent Work, the Contractor shall measure Work already in place and shall at once report to the Architect/Engineer any discrepancy between the executed Work and the Drawings.

19 ARTICLE 19 USE OF PREMISES

The Contractor shall confine apparatus, the storage of materials and the operations of workmen to limits indicated by law, ordinances, permits and any limits lines shown on the Drawings. The Contractor shall not unreasonably encumber the premises with materials.

The Contractor shall enforce all of the Architect/Engineer's instructions and prohibitions regarding, without limitation, such matters as signs, advertisements, fires and smoking.

20 ARTICLE 20 CUTTING, FITTING OR PATCHING

The Contractor shall do all cutting, fitting or patching of Work that may be required to make its several parts come together properly and fit it to receive or be received by Work of other Contractors shown upon, or reasonably inferred from, the Drawings and Specifications for the complete structure, and shall provide for such finishes to patched or fitted Work as the Architect/Engineer may direct. The Contractor shall not endanger any Work by cutting, excavating or otherwise altering the Work and shall not cut or alter the Work of any other Contractor save with the consent of the Architect/Engineer.

21 ARTICLE 21 UTILITIES

21.1 TEMPORARY UTILITIES

Unless otherwise specifically stated in the Specifications or on the Drawings, the Principal Representative shall be responsible for the locations of all utilities as shown on the Drawings or indicated elsewhere in the Specifications, subject to the Contractor's compliance with all statutory or regulatory requirements to call for utility locates. When actual conditions deviate from those shown the Contractor shall comply with the requirements of Article 37, Differing Site Conditions. The Contractor shall provide and pay for the installation of all temporary utilities required to supply all the power, light and water needed by him or her and other Contractors for their Work and shall install and maintain all such utilities in such manner as to protect the public and Workmen and conform with any applicable laws and regulations. Upon completion of the Work, he or she shall remove all such temporary utilities from the site. The Contractor shall pay for all consumption of power, light and water used by him or her and the other Contractors, without regard to whether such items are metered by temporary or permanent meters. The Superintendent shall have full authority over all trades and Subcontractors at any tier to prevent waste. The cut-off date on permanent meters shall be either the agreed date of the date of the Notice of Substantial Completion or the Notice of Approval of Occupancy/Use of the Project.

21.2 PROTECTION OF EXISTING UTILITIES

Where existing utilities, such as water mains, sanitary sewers, storm sewers and electrical conduits, are shown on the Drawings, the Contractor shall be responsible for the protection thereof, without regard to whether any such utilities are to be relocated or removed as a part of the Work. If any utilities are to be moved, the moving must be conducted in such manner as not to cause undue interruption or delay in the operation of the same.

21.3 CROSSING OF UTILITIES

When new construction crosses highways, railroads, streets, or utilities under the jurisdiction of State, city or other public agency, public utility or private entity, the Contractor shall secure proper written permission before executing such new construction. The Contractor will be required to furnish a proper release before final acceptance of the Work.

22 ARTICLE 22 UNSUITABLE CONDITIONS

The Contractor shall not Work at any time, or permit any Work to be done, under any conditions contrary to those recommended by manufacturers or industry standards which are otherwise proper, unsuited for proper execution, safety and performance. Any cost caused by ill-timed Work shall be borne by the Contractor unless the timing of such Work shall have been directed by the Architect/Engineer or the Principal Representative, after the award of the Contract, and the Contractor provided Notice of any additional cost.

23 ARTICLE 23 TEMPORARY FACILITIES

23.1 OFFICE FACILITIES

The Contractor shall provide and maintain without additional expense for the duration of the Project temporary office facilities, as required and as specified, for its own use and the use of the Architect/Engineer, representatives of the Principal Representative and State Buildings Program.

23.2 TEMPORARY HEAT

The Contractor shall furnish and pay for all the labor, facilities, equipment, fuel and power necessary to supply temporary heating, ventilating and air conditioning, except to the extent otherwise specified, and shall be responsible for the installation, operation, maintenance and removal of such facilities and equipment. Unless otherwise specified, the permanent HVAC system shall not be used for temporary heat in whole or in part. If the Contractor desires to put the permanent system into use, in whole or in part, the Contractor shall set it into operation and furnish the necessary fuel and manpower to safely operate, protect and maintain that HVAC system. Any operation of all or any part of the permanent HVAC system including operation for testing purposes shall not constitute acceptance of the system, nor shall it relieve the Contractor of his or her one-year guarantee of the system from the date of the Notice of Substantial Completion of the entire Project, and if necessary due to prior operation, the Contractor shall provide manufacturers' extended warranties from the date of the Contractor's use prior to the date of the Notice of Substantial Completion.

23.3 WEATHER PROTECTION

The Contractor shall, at all times, provide protection against weather, so as to maintain all Work, materials, apparatus and fixtures free from injury or damages.

23.4 DUST PARTITIONS

If the Work involves Work in an occupied existing building, the Contractor shall erect and maintain during the progress of the Work, suitable dust-proof temporary partitions, or more permanent partitions as specified, to protect such building and the occupants thereof.

23.5 BENCH MARKS

The Contractor shall maintain any site bench marks provided by the Principal Representative and shall establish any additional benchmarks specified by the Architect/Engineer as necessary for the Contractor to layout the Work and ascertain all grades and levels as needed.

23.6 SIGN

The Contractor shall erect and permit one 4’ x 8’ sign only at the site to identify the Project as specified or directed by the Architect/Engineer which shall be maintained in good condition during the life of the Project.

23.7 SANITARY PROVISION

The Contractor shall provide and maintain suitable, clean, temporary sanitary toilet facilities for any and all workmen engaged on the Work, for the entire construction period, in strict compliance with the requirement of all applicable codes, regulations, laws and ordinances, and no other facilities, new or existing, may be used by any person on the Project. When the Project is complete the Contractor shall promptly remove them from the site, disinfect, and clean or treat the areas as required. If any new construction surfaces in the Project other than the toilet facilities provided for herein are soiled at any time, the entire areas so soiled shall be completely removed from the Project and rebuilt. In no event may present toilet facilities of any existing building at the site of the Work be used by employees of any contractor.

24 ARTICLE 24 CLEANING UP

The Contractor shall keep the building and premises free from all surplus material, waste material, dirt and rubbish caused by employees or Work, and at the completion of the Work shall remove all such surplus material, waste material, dirt, and rubbish, as well as all tools, equipment and scaffolding, and shall wash and clean all window glass and plumbing fixtures, perform cleanup and cleaning required by the Specifications and leave all of the Work clean unless more exact requirements are specified.

25 ARTICLE 25 INSURANCE

25.1 GENERAL

The Contractor shall procure and maintain all insurance requirements and limits as set forth below, at his or her own expense, for the length of time set forth in Contract requirements. The Contractor shall continue to provide evidence of such coverage to State of Colorado on an annual basis during the aforementioned period including all of the terms of the insurance and indemnification requirements of this agreement. All below insurance policies shall include a provision preventing cancellation without thirty (30) days' prior notice by certified mail. A completed Certificate of Insurance shall be filed with the Principal Representative and State Buildings Program within ten (10) days after the date of the Notice of Award, said Certificate to specifically state the inclusion of the coverages and provisions set forth herein and shall state whether the coverage is "claims made" or "per occurrence".

25.2 COMMERCIAL GENERAL LIABILITY INSURANCE (CGL)

This insurance must protect the Contractor from all claims for bodily injury, including death and all claims for destruction of or damage to property (other than the Work itself), arising out of or in connection with any operations under this Contract, whether such operations be by the Contractor or by any Subcontractor under them or anyone directly or indirectly employed by the Contractor or by a Subcontractor. All such insurance shall be written with limits and coverages as specified below and shall be written on an occurrence form.

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

The following coverages shall be included in the CGL:

a) Per project general aggregate (CG 25 03 or similar)

b) Additional Insured status in favor of the State of Colorado and any other parties as outlined in The Contract and must include both ONGOING Operations AND COMPLETED Operations per CG 2010 07/04 and CG 2037 07/04 or equivalent as permitted by law.

c) The policy shall be endorsed to be **primary and non-contributory** with any insurance maintained by Additional Insureds.

d) A waiver of Subrogation in favor of all Additional Insured parties.

e) Personal Injury Liability

f) Contractual Liability coverage to support indemnification obligation per Article 53.8

g) Explosion, collapse and underground (xcu)

The following exclusionary endorsements are prohibited in the CGL policy:

a) Damage to Work performed by Subcontract/Vendor (CG 22-94 or similar)
b) Contractual Liability Coverage Exclusion modifying or deleting the definition of an "insured contract" from the unaltered SO CG 0001 1001 policy from (CG 24 26 or similar)
c) If applicable to the Work to be performed: Residential or multi-family
d) If applicable to the Work to be performed: Exterior insulation finish systems
e) If applicable to the Work to be performed: Subsidence or Earth Movement

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

25.3 AUTOMOBILE LIABILITY INSURANCE

Automobile and business auto liability covering liability arising out of any auto (including owned, hired and non-owned autos).

Combined Bodily Injury and Property Damage Liability (Combined Single Limit):	$1,000,000 each accident
Coverages:	Specific waiver of subrogation

25.4 WORKERS' COMPENSATION INSURANCE

The Contractor shall procure and maintain Workers' Compensation Insurance at his or her own expense during the life of this Contract, including occupational disease provisions for all employees per statutory requirements. Policy shall contain a waiver of subrogation in favor of the State of Colorado.

The Contractor shall also require each Subcontractor to furnish Workers' Compensation Insurance, including occupational disease provisions for all of the latter's employees, and to the extent not furnished, the Contractor accepts full liability and responsibility for Subcontractor's employees.

In cases where any class of employees engaged in hazardous Work under this Contract at the site of the Project is not protected under the Workers' Compensation statute, the Contractor shall provide, and shall cause each Subcontractor to provide, adequate and suitable insurance for the protection of employees not otherwise protected.

25.5 UMBRELLA LIABILITY INSURANCE

(For construction projects exceeding $10,000,000, provide the following coverage)

The Contractor shall maintain umbrella/excess liability insurance on an occurrence basis in excess of the underlying insurance described in Section 25.2 and 25.4 above. Coverage shall follow the terms of the underlying insurance, included the additional insured and waiver of subrogation provisions. The amounts of insurance required in Sections above may be satisfied by the Contractor purchasing coverage for the limits specified or by any

combination of underlying and umbrella limits, so long as the total amount of insurance is not less than the limits specified in each section previously mentioned.

Each occurrence	$5,000,000
Aggregate	$5,000,000

25.6 BUILDER'S RISK INSURANCE

Unless otherwise expressly stated in the Supplementary General Conditions (e.g. where the State elects to provide for projects with a completed value of less than $1,000,000), the Contractor shall purchase and maintain, in a company or companies lawfully authorized to do business in the jurisdiction in which the Project is located, property insurance written on a builder's risk "all-risk" or equivalent policy form in the amount of the initial Contract Sum, plus value of subsequent Contract Modifications and cost of materials supplied or installed by others, comprising total value for the entire Project at the site on a replacement cost basis without optional deductibles. Such property insurance shall be maintained, unless otherwise provided in the Contract Documents or otherwise agreed in writing by all persons and entities who are beneficiaries of such insurance, until final payment has been made or until no person or entity other than the Owner has an insurable interest in the property, or the Date of Notice specified on the Notice of Acceptance, State Form SBP-6.27 or whichever is later.

This insurance shall include interests of the Owner, the Contractor, Subcontractors and Sub-subcontractors in the Project as named insureds.

All associated deductibles shall be the responsibility of the Contractor. Such policy may have a deductible clause but not to exceed ten thousand dollars ($10,000.00).

Property insurance shall be on an "all risk" or equivalent policy form and shall include, without limitation, insurance against the perils of fire (with extended coverage) and physical loss or damage including, without duplication of coverage, theft, vandalism, malicious mischief, collapse, earthquake, flood, windstorm, false Work, testing and startup, temporary buildings and debris removal including demolition occasioned by enforcement of any applicable legal requirements, and shall cover reasonable compensation for Architect's and Contractor's services and expenses required as a result of such insured loss.

Contractor shall maintain Builders Risk coverage including partial use by Owner.

The Contractor shall waive all rights of subrogation as regards the State of Colorado and the Principal Representative, its officials, its officers, its agents and its employees, all while acting within the scope and course of their employment for damages caused by fire or other causes of loss to the extent covered by property insurance obtained pursuant to this Section or other property insurance applicable to the Work. The Contractor shall require all Subcontractors at any tier to similarly waive all such rights of subrogation and shall expressly include such a waiver in all subcontracts.

Upon request, the amount of such insurance shall be increased to include the cost of any additional Work to be done on the Project, or materials or equipment to be incorporated in the Project, under other independent contracts let or to be let. In such event, the Contractor shall be reimbursed for this cost as his or her share of the insurance in the same ratio as the ratio of the insurance represented by such independent contracts let or to be let to the total insurance carried.

The Principal Representative, with approval of the State Controller, shall have the power to adjust and settle any loss. Unless it is agreed otherwise, all monies received shall be applied first on rebuilding or repairing the destroyed or injured Work.

25.7 POLLUTION LIABILITY INSURANCE

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

25.8 ADDITIONAL MISCELLANEOUS INSURANCE PROVISIONS

Certificates of Insurance and/or insurance policies required under this Contract shall be subject to the following stipulations and additional requirements:

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

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

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

d) Receipt, review or acceptance by the Principal Representative of any insurance policies or certificates of insurance required by this Contract shall not be construed as

a waiver or relieve the Contractor from its obligation to meet the insurance requirements contained in these General Conditions.

26 ARTICLE 26 CONTRACTOR'S PERFORMANCE AND PAYMENT BONDS

The Contractor shall furnish a Performance Bond and a Labor and Material Payment Bond on State Forms SC-6.22, Performance Bond, and SC-6.221, Labor and Material Payment Bond, or such other forms as State Buildings Program may approve for the Project, executed by a corporate Surety authorized to do business in the State of Colorado and in the full amount of the Contract sum. The expense of these bonds shall be borne by the Contractor and the bonds shall be filed with State Buildings Program.

If, at any time, a Surety on such a bond is found to be, or ceases to be in strict compliance with any qualification requirements of the Contract Documents or the bid documents, or loses its right to do business in the State of Colorado, another Surety will be required, which the Contractor shall furnish to State Buildings Program within ten (10) days after receipt of Notice from the State or after the Contractor otherwise becomes aware of such conditions.

27 ARTICLE 27 LABOR AND WAGES

27.1 COLORADO LABOR

In accordance with laws of Colorado, C.R.S. § 8-17-101(1), as amended, Colorado labor shall be employed to perform at least eighty percent of the Work.

27.2 PREVAILING WAGE RATES

In accordance with laws of Colorado, C.R.S. § 24-92 Part 2, if prevailing wage rates are applicable to this project:

a) The contractor shall in conspicuous places on the project post an owner provided poster with the current prevailing rate of payments as provided in the project solicitation.
   1. A contractor who fails to comply shall be deemed guilty of a class 3 misdemeanor and shall pay the State one hundred dollars ($100) for each calendar day of noncompliance as determined by the State.

b) The contractor and any subcontractors shall pay all the employees employed directly on the site of the work, unconditionally and not less often than once a week, and without subsequent deduction or rebate on any account, the full amounts accrued at time of payment computed at wage rates not less than those stated in the competitive solicitation, regardless of any contractual relationships that may be alleged to exist between the contractor or subcontractor and the employees.

c) The contractor and any subcontractors shall prepare and submit electronic payroll reports to the State in a format approved by OSA on a weekly basis that disclose all

relevant payroll information, including the name and address of any entities to which fringe benefits are paid.

d) The contractor and any subcontractors shall maintain on the site where public projects are being constructed a daily log of employees employed each day on the public project. The log shall include, at a minimum, for each employee his or her name, primary job title, and employer, and shall be kept on a form prescribed by the director. The log shall be available for inspection on the site at all times by the State.

e) If the contractor or any subcontractor fails to pay wages as are required by the contract, the State shall not approve a warrant or demand for payment to the contractor until the contractor furnishes the State evidence satisfactory to such agency of government that such wages have been paid; except that the State shall approve and pay any portion of a warrant or demand for payment to the contractor to the extent the State has been furnished satisfactory evidence that the contractor or one or more subcontractors has paid such wages required by the contract, The contractor or subcontractor may use the following procedure in order to satisfy the requirements of this section:

    1. The contractor or subcontractor may submit to the State, for each employee to whom such wages are due, a check payable to that employee or to the State so it is negotiable by either party. Each such check shall be in an amount representing the difference between the accrued wages required to be paid to that employee by the contract and the wages actually paid by the contractor or subcontractor.

    2. If any check submitted cannot be delivered to the employee within a reasonable period, then it shall be negotiated by the State and the proceeds deposited in the unclaimed property trust fund created in section 38-13-116.6. Nothing in this subsection (1) shall be construed to lessen the responsibility of the contractor or subcontractor to attempt to locate and pay any employee to whom wages are due.

28 ARTICLE 28 ROYALTIES AND PATENTS

The Contractor shall be responsible for assuring that all rights to use of products and systems have been properly arranged and shall take such action as may be necessary to avoid delay, at no additional charge to the Principal Representative, where such right is challenged during the course of the Work. The Contractor shall pay all royalties and license fees required to be paid and shall defend all suits or claims for infringement of any patent rights and shall save the State of Colorado harmless from loss on account thereof, in accordance with Article 53.8, Indemnification; provided, however, the Contractor shall not be responsible for such loss or defense for any copyright violations contained in the Contract Documents prepared by the Architect/Engineer or the Principal Representative of which the Contractor is unaware, or for any patent violations based on specified processes that the Contractor is unaware are patented or that the Contractor should not have had reason to believe were patented.

29 ARTICLE 29 ASSIGNMENT

Except as otherwise provided hereafter the Contractor shall not assign the whole or any part of this Contract without the written consent of the Principal Representative. This provision shall not be construed to prohibit assignments of the right to payment to the extent permitted by C.R.S. § 4-9-406, et. seq., as amended, provided that written Notice of Assignment adequate to identify the rights assigned is received by the Principal Representative and the controller for the agency, department, or institution executing this Contract (as distinguished from the State Controller). Such assignment of the right to payment shall not be deemed valid until receipt by the Principal Representative and such controller and the Contractor assumes the risk that such written Notice of assignment is received by the Principal Representative and the controller for the agency, department, or institution involved. In case the Contractor assigns all or part of any moneys due or to become due under this Contract, the instrument of assignment shall contain a clause substantially to the effect that it is agreed that the right of the assignee in and to any moneys due or to become due to the Contractor shall be subject to all claims of all persons, firms, and corporations for services rendered or materials supplied for the performance of the Work called for in this Contract, whether said service or materials were supplied prior to or after the assignment. Nothing in this Article shall be deemed a waiver of any other defenses available to the State against the Contractor or the assignee.

30 ARTICLE 30 CORRECTION OF WORK BEFORE ACCEPTANCE

The Contractor shall promptly remove from the premises all Work or materials condemned or declared irreparably defective as failing to conform to the Contract Documents on receipt of written Notice from the Architect/Engineer or the Principal Representative, whether incorporated in the Work or not. If such materials shall have been incorporated in the Work, or if any unsatisfactory Work is discovered, the Contractor shall promptly replace and re-execute his or her Work in accordance with the requirements of the Contract Documents without expense to the Principal Representative, and shall also bear the expense of making good all Work of other contractors destroyed or damaged by the removal or replacement of such defective material or Work.

Should any defective Work or material be discovered during the process of construction, or should reasonable doubt arise as to whether certain material or Work is in accordance with the Contract Documents, the value of such defective or questionable material or Work shall not be included in any application for payment, or if previously included, shall be deducted by the Architect/Engineer from the next application submitted by the Contractor.

If the Contractor does not perform repair, correction and replacement of defective Work, in lieu of proceeding by issuance of a Notice of intent to remove condemned Work as

outlined above, the Principal Representative may, not less than seven (7) days after giving the original written Notice of the need to repair, correct, or replace defective Work, deduct all costs and expenses of replacement or correction as instructed by the Architect/Engineer from the Contractor's next application for payment in addition to the value of the defective Work or material. The Principal Representative may also make an equitable deduction from the Contract sum by unilateral Change Order, in accordance with Article 33, Payments Withheld and Article 35, Changes In The Work.

If the Contractor does not remove such condemned or irreparably defective Work or material within a reasonable time, the Principal Representative may, after giving a second seven (7) day advance Notice to the Contractor and the Surety, remove them and may store the material at the Contractor's expense. The Principal Representative may accomplish the removal and replacement with its own forces or with another Contractor. If the Contractor does not pay the expense of such removal and pay all storage charges within ten (10) days thereafter, the Principal Representative may, upon ten (10) days' written Notice, sell such material at auction or at private sale and account for the net proceeds thereof, after deducting all costs and expenses which should have been borne by the Contractor. If the Contractor shall commence and diligently pursue such removal and replacement before the expiration of the seven-day period, or if the Contractor shall show good cause in conjunction with submittal of a revised CPM schedule showing when the Work will be performed and why such removal of condemned Work should be scheduled for a later date, the Principal Representative shall not proceed to remove or replace the condemned Work.

If the Contractor disagrees with the Notice to remove Work or materials condemned or declared irreparably defective, the Contractor may request facilitated negotiation of the issue and the Principal Representative's right to proceed with removal and to deduct costs and expenses of repair shall be suspended and tolled until such time as the parties meet and negotiate the issue

During construction, whenever the Architect/Engineer has advised the Contractor in writing, in the Specifications, by reference to Article 6, Architect/Engineer Decisions and Judgments, of these General Conditions or elsewhere in the Contract Documents of a need to observe materials in place prior to their being permanently covered up, it shall be the Contractor's responsibility to notify the Architect/Engineer at least forty-eight (48) hours in advance of such covering operation. If the Contractor fails to provide such notification, Contractor shall, at his or her expense, uncover such portions of the Work as required by the Architect/Engineer for observation, and reinstall such covering after observation. When a covering operation is continued from day to day, notification of the commencement of a single continuing covering operation shall suffice for the activity specified so long as it proceeds regularly and without interruption from day to day, in which event the Contractor shall coordinate with the Architect/Engineer regarding the continuing covering operation.

31 ARTICLE 31 APPLICATIONS FOR PAYMENTS

31.1 CONTRACTOR'S SUBMITTALS

On or before the first day of each month and no more than five days prior thereto, the Contractor may submit applications for payment for the Work performed during such month covering the portion of the Work completed as of the date indicated, and payments on account of this Contract shall be due per C.R.S. § 24-30-202(24) (correct notice of amount due), within forty-five (45) days of receipt by the Principal Representative of application for payments that have been certified by the Architect/Engineer. The Contractor shall submit the application for payment to the Architect/Engineer on State forms SBP-7.2, Certificate for Contractor's Payment, or such other format as the State Buildings Program shall approve, in an itemized format in accordance with the schedule of values or a cost loaded CPM schedule when required, supported to the extent reasonably required by the Architect/Engineer or the Principal Representative by receipts or other vouchers, showing payments for materials and labor, prior payments and payments to be made to Subcontractors and such other evidence of the Contractor's right to payments as the Architect/Engineer or Principal Representative may direct.

Amounts not paid by the State within 45 days of the State's acceptance of the invoice shall bear interest on the unpaid balance beginning on the 45th day at the rate of 1% per month, as required by §24-30-202(24)(a), C.R.S., until paid in full; provided, however, that interest shall not accrue on unpaid amounts that the State disputes in writing. Contractor shall invoice the State separately for accrued interest on delinquent amounts, and the invoice shall reference the delinquent payment, the number of day's interest to be paid and the interest rate.

If payments are made on account of materials not incorporated in the Work but delivered and suitably stored at the site, or at some other location agreed upon in writing, such payments shall be conditioned upon submission by the Contractor of bills of sale or such other procedure as will establish the Principal Representative's title to such material or otherwise adequately protect the Principal Representative's interests, and shall provide proof of insurance whenever requested by the Principal Representative or the Architect/Engineer, and shall be subject to the right to inspect the materials at the request of either the Architect/Engineer or the Principal Representative.

All applications for payment, except the final application, and the payments there under, shall be subject to correction in the next application rendered following the discovery of any error.

31.2 ARCHITECT/ENGINEER CERTIFICATION

In accordance with the Architect/Engineer's agreement with the Principal Representative, the Architect/Engineer after appropriate observation of the progress of the Work shall certify to the Principal Representative the amount that the Contractor is entitled to, and forward the application to the Principal Representative. If the Architect/Engineer certifies

an amount different from the amount requested or otherwise alters the Contractor's application for payment, a copy shall be forwarded to the Contractor.

If the Architect/Engineer is unable to certify all or portions of the amount requested due to the absence or lack of required supporting evidence, the Architect/Engineer shall advise the Contractor of the deficiency. If the deficiency is not corrected at the end of ten (10) days, the Architect/Engineer may either certify the remaining amounts properly supported to which the Contractor is entitled, or return the application for payment to the Contractor for revision with a written explanation as to why it could not be certified.

31.3 RETAINAGE WITHHELD

Unless otherwise provided in the Supplementary General Conditions, an amount equivalent to five percent (5%) of the amount shown to be due the Contractor on each application for payment shall be withheld until the Work required by the Contract has been performed. The withheld percentage of the contract price of any such Work, improvement, or construction shall be administered according to C.R.S. § 24-91-103, as amended, and C.R.S. § 38-26-107, as amended, and Article 31.4, shall be retained until the Work or discrete portions of the Work, have been completed satisfactorily, finally or partially accepted, and advertised for final settlement as further provided in Article 41.

31.4 RELEASE OF RETAINAGE

The Contractor may, for satisfactory and substantial reasons shown to the Principal Representative's satisfaction, make a written request to the Principal Representative and the Architect/Engineer for release of part or all of the withheld percentage applicable to the Work of a Subcontractor which has completed the subcontracted Work in a manner finally acceptable to the Architect/Engineer, the Contractor, and the Principal Representative. Any such request shall be supported by a written approval from the Surety furnishing the Contractor's bonds and any surety that has provided a bond for the Subcontractor. The release of any such withheld percentage shall be further supported by such other evidence as the Architect/Engineer or the Principal Representative may require, including but not limited to, evidence of prior payments made to the Subcontractor, copies of the Subcontractor's contract with the Contractor, any applicable warranties, as-built information, maintenance manuals and other customary close-out documentation. Neither the Principal Representative nor the Architect Engineer shall be obligated to review such documentation nor shall they be deemed to assume any obligations to third parties by any review undertaken.

The Contractor's obligation under these General Conditions to guarantee Work for one year from the date of the Notice of Substantial Completion or the date of any Notice of Partial Substantial Completion of the applicable portion or phase of the Project, shall be unaffected by such partial release; unless a Notice of Partial Substantial Completion is issued for the Work subject to the release of retainage.

Any rights of the Principal Representative which might be terminated by or from the date of any final acceptance of the Work, whether at common law or by the terms of this

Contract, shall not be affected by such partial release of retainage prior to any final acceptance of the entire Project.

The Contractor remains fully responsible for the Subcontractor's Work and assumes any risk that might arise by virtue of the partial release to the Subcontractor of the withheld percentage, including the risk that the Subcontractor may not have fully paid for all materials, labor and equipment furnished to the Project.

If the Principal Representative considers the Contractor's request for such release satisfactory and supported by substantial reasons, the Architect/Engineer shall make a "final inspection" of the applicable portion of the Project to determine whether the Work has been completed in accordance with the Contract Documents. A final punch list shall be made for the Subcontractor's Work and the procedures of Article 41, Completion, Final Inspection, Acceptance and Settlement, shall be followed for that portion of the Work, except that advertisement of the intent to make final payment to the Subcontractor shall be required only if the Principal Representative has reason to believe that a supplier or Subcontractor to the Subcontractor for which the request is made, may not have been fully paid for all labor and materials furnished to the Project.

31.5 CONTRACTOR'S RESPONSIBILITY TO PAY SUBCONTRACTORS

Pursuant to C.R.S. § 24-91-103 (2) when the contractor receives payment, If the subcontractor is satisfactorily performing under his contract with the contractor, payment to subcontractors shall be made within seven (7) calendar days from receipt of payment. The subcontractor shall pay all suppliers, sub-subcontractors, laborers, and any other persons who provide goods, materials, labor, or equipment tithe subcontractor any amounts actually received which were included in the subcontractor's request for payment to the contractor.

32 ARTICLE 32 CERTIFICATES FOR PAYMENTS

State Form SBP-7.2, Certificate For Contractor's Payment, and its continuation detail sheets, when submitted, shall constitute the Certificate of Contractor's Application for Payment, and shall be a representation by the Contractor to the Principal Representative that the Work has progressed to the point indicated, the quality of the Work is in accordance with the Contract Documents, and materials for which payment is requested have been incorporated into the Project except as noted in the application. If requested by the Principal Representative the Certificate of Contractor's Application for Payment shall be sworn under oath and notarized.

33 ARTICLE 33 PAYMENTS WITHHELD

The Architect/Engineer, the Principal Representative or State Buildings Program may withhold, or on account of subsequently discovered evidence nullify, the whole or any part of any application on account of, but not limited to any of the following:

a) Defective Work not remedied;
b) Claims filed or reasonable evidence indicating probable filing of claims;
c) Failure of the Contractor to make payments to Subcontractors for material or labor;
d) A reasonable doubt that the Contract can be completed for the balance of the contract price then unpaid;
e) Damage or injury to another contractor or any other person, persons or property except to the extent of coverage by a policy of insurance;
f) Failure to obtain necessary permits or licenses or to comply with applicable laws, ordinances, codes, rules or regulations or the directions of the Architect/Engineer;
g) Failure to submit a monthly construction schedule;
h) Failure of the Contractor to keep Work progressing in accordance with the time schedule;
i) Failure to keep a superintendent on the Work;
j) Failure to maintain as built drawings of the Work in progress;
k) Unauthorized deviations by the Contractor from the Contract Documents; or
l) On account of liquidated damages.

In addition, the Architect Engineer, Principal Representative or State Buildings Program may withhold or nullify the whole or any part of any application for any reason noted elsewhere in these General Conditions of the Contractor's Design/Bid/Build Agreement. Nullification shall mean reduction of amounts shown as previously paid on the application. The amount withheld or nullified may be in such amount as the Architect/Engineer or the Principal Representative estimates to be required to allow the State to accomplish the Work, cure the failure and cover any damages or injuries, including an allowance for attorneys' fees and costs where appropriate. When the grounds for such withholding or nullifying are removed, payment shall be made for the amounts thus withheld or nullified on such grounds.

34 ARTICLE 34 DEDUCTIONS FOR UNCORRECTED WORK

If the Architect/Engineer and the Principal Representative deem it inexpedient to correct Work damaged or not performed in accordance with the Contract Documents, the Principal Representative may, after consultation with the Architect/Engineer and ten (10) days' Notice to the Contractor of intent to do so, make reasonable reductions from the amounts otherwise due the Contractor on the next application for payment. Notice shall specify the amount or terms of any contemplated reduction. The Contractor may during this period correct or perform the Work. If the Contractor does not correct or perform the Work, an equitable deduction from the Contract sum shall be made by Change Order, in accordance with Article 35, Changes in The Work, unilaterally if necessary. If either

party elects' facilitation of this issue after Notice is given, the ten-day (10) notice period shall be extended and tolled until facilitation has occurred.

35 ARTICLE 35 CHANGES IN THE WORK

The Principal Representative may designate, without invalidating the Agreement, and with the approval of State Buildings Program and the State Controller, may order extra Work or make changes with or without the consent of the Contractor as hereafter provided, by altering, adding to or deducting from the Work, the Contract sum being adjusted accordingly. All such changes in the Work shall be within the general scope of and be executed under the conditions of the Contract, except that any claim for extension of time made necessary due to the change or any claim of other delay or other impacts caused by or resulting from the change in the Work shall be presented by the Contractor and adjusted by Change Order to the extent known at the time such change is ordered and before proceeding with the extra or changed Work. Any claims for extension of time or of delay or other impacts, and any costs associated with extension of time, delay or other impacts, which are not presented before proceeding with the change in the Work, and which are not adjusted by Change Order to the extent known, shall be waived.

The Architect/Engineer shall have authority to make minor changes in the Work, not involving extra cost, and not inconsistent with the intent of the Contract Documents, but otherwise, except in an emergency endangering life or property, no extra Work or change in the Contract Documents shall be made unless by 1) a written Change Order, approved by the Principal Representative, State Buildings Program, and the State Controller prior to proceeding with the changed Work; or 2) by an Emergency Field Change Order approved by the Principal Representative and State Buildings Program as hereafter provided in Article 35.4 Emergency Field Ordered Changed Work; or 3) by an allocation in writing of any allowance already provided in the encumbered contract amount, the Contract sum being later adjusted to decrease the Contract sum by any unallocated or unexpended amounts remaining in such allowance. No change to the Contract sum shall be valid unless so ordered.

35.1 THE VALUE OF CHANGED WORK

The value of any extra Work or changes in the Work shall be determined by agreement in one or more of the following ways:

a) By estimate and acceptance of a lump-sum amount;

b) By unit prices specified in the Agreement, or subsequently agreed upon, that are extended by specific quantities;

c) By actual cost plus a fixed fee in a lump sum amount for profit, overhead and all indirect and off-site home office costs, the latter amount agreed upon in writing prior to starting the extra or changed Work.

Where the Contractor and the Principal Representative cannot agree on the value of extra Work, the Principal Representative may order the Contractor to perform the changes in the Work and a Change Order may be unilaterally issued based on an estimate of the change in the Work prepared by the Architect/Engineer. The value of the change in the Work shall be the Principal Representative's determination of the amount of equitable adjustment attributable to the extra Work or change. The Principal Representative's determination shall be subject to appeal by the Contractor pursuant to the claims process in Article 36, Claims.

Except as otherwise provided in Article 35.2, Detailed Breakdown, the Cost Principles of the Colorado Procurement Code or the applicable procurement code for institutions of higher education, shall govern all Contract changes.

35.2 DETAILED BREAKDOWN

In all cases where the value of the extra or changed Work is not known based on unit prices in the Contractor's bid or the Agreement, a detailed change proposal shall be submitted by the Contractor on a Change Order Proposal (SC-6.312), or in such other format as the State Buildings Program approves, with which the Principal Representative may require an itemized list of materials, equipment and labor, indicating quantities, time and cost for completion of the changed Work.

Such detailed change proposals shall be stated in lump sum amounts and shall be supported by a separate breakdown, which shall include estimates of all or part of the following when requested by the Architect/Engineer or the Principal Representative:

a) Materials, indicating quantities and unit prices including taxes and delivery costs if any (separated where appropriate into general, mechanical and electrical and/or other Subcontractors' Work; and the Principal Representative may require in its discretion any significant subcontract costs to be similarly and separately broken down).

b) Labor costs, indicating hourly rates and time and labor burden to include Social Security and other payroll taxes such as unemployment, benefits and other customary burdens.

c) Costs of project management time and superintendence time of personnel stationed at the site, and other field supervision time, but only where a time extension, other than a weather delay, is approved as part of the Change Order, and only where such project management time and superintendence time is directly attributable to and required by the change; provided however that additional cost of on-site superintendence shall be allowable whenever in the opinion of the Architect/Engineer the impact of multiple change requests to be concurrently performed will result in inadequate levels of supervision to assure a proper result unless additional superintendence is provided.

d) Construction equipment (including small tools). Expenses for equipment and fuel shall be based on customary commercially reasonable rental rates and schedules. Equipment and hand tool costs shall not include the cost of items customarily owned by workers.

e) Workers' compensation costs, if not included in labor burden.

f) The cost of commercial general liability and property damage insurance premiums but only to the extent charged the Contractor as a result of the changed Work.
g) Overhead and profit, as hereafter specified.
h) Builder's risk insurance premium costs.
i) Bond premium costs.
j) Testing costs not otherwise excluded by these General Conditions.
k) Subcontract costs.

Unless modified in the Supplementary General Conditions, overhead and profit shall not exceed the percentages set forth in the table below.

	OVERHEAD	PROFIT	COMMISSION
To the Contractor or to Subcontractors for the portion of Work performed with their own forces:	10%	5%	0%
To the Contractor or to Subcontractors for Work performed by others at a tier immediately below either of them:	5%	0%	5%

Overhead shall include: a) insurance premium for policies not purchased for the Project and itemized above, b) home office costs for office management, administrative and supervisory personnel and assistants, c) estimating and change order preparation costs, d) incidental job burdens, e) legal costs, f) data processing costs, g) interest costs on capital, h) general office expenses except those attributable to increased rental expenses for temporary facilities, and all other indirect costs, but shall not include the Social Security tax and other direct labor burdens. The term "Work" as used in the proceeding table shall include labor, materials and equipment and the "Commission" shall include all costs and profit for carrying the subcontracted Work at the tiers below except direct costs as listed in items a through k above if any.

On proposals for Work involving both additions and credits in the amount of the Contract sum, the overhead and profit will be allowed on the net increase only. On proposals resulting in a net deduct to the amount of the Contract sum, profit on the deducted amount shall be returned to the Principal Representative at fifty percent (50%) of the rate specified. The inadequacy of the profit specified shall not be a basis for refusal to submit a proposal.

Except in the case of Change Orders or Emergency Field Change Orders agreed to on the basis of a lump sum amount or unit prices as described in paragraphs 35.1a and 35.2a above, The Value of Changed Work, the Contractor shall keep and present a correct and fully auditable account of the several items of cost, together with vouchers, receipts, time cards and other proof of costs incurred, summarized on a Change Order form (SC-6.31) using such format for supporting documentation as the Principal Representative and

State Buildings Program approve. This requirement applies equally to Work done by Subcontractors. Only auditable costs shall be reimbursable on Change Orders where the value is determined on the basis of actual cost plus a fixed fee pursuant to paragraph 35A3 above, or where unilaterally determined by the Principal Representative on the basis of an equitable adjustment in accordance with the Procurement Rules, as described above in Article 35.1, The Value of Changed Work.

Except for proposals for Work involving both additions and credits, changed Work shall be adjusted and considered separately for Work either added or omitted. The amount of adjustment for Work omitted shall be estimated at the time it is directed to be omitted, and when reasonable to do so, the agreed adjustment shall be reflected on the schedule of values used for the next Contractor's application for payment.

The Principal Representative reserves the right to contract with any person or firm other than the Contractor for any or all extra Work; however, unless specifically required in the Contract Documents, the Contractor shall have no responsibility without additional compensation to supervise or coordinate the Work of persons or firms separately contracted by the Principal Representative.

35.3 HAZARDOUS MATERIALS

The Principal Representative represents that it has undertaken an examination of the site of the Work and has determined that there are no hazardous substances, as defined below, which the Contractor could reasonably encounter in its performance of the Work. In the event the Principal Representative so discovers hazardous substances, the Principal Representative shall render harmless such hazards before the Contractor commences the Work.

In the event the Contractor encounters any materials reasonably believed to be hazardous substances which have not been rendered harmless, the Contractor shall immediately stop Work in the area affected and report the condition to the Principal Representative, in writing. For purposes of this Agreement, "hazardous substances" shall include asbestos, lead, polychlorinated biphenyl (PCB) and any or all of those substances defined as "hazardous substance", "hazardous waste", or "dangerous or extremely hazardous wastes" as those terms are used in the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) and the Resource Conservation and Recovery Act (RCRA), and shall also include materials regulated by the Toxic Substances Control Act (TSCA), the Clean Air Act, the Air Quality Act, the Clean Water Act, and the Occupational Safety and Health Act. The Work in the affected area shall not therefore be resumed except by written agreement of the Principal Representative and the Contractor, if in fact materials that are hazardous substances have not been rendered harmless. The Work in the affected area shall be resumed only in the absence of the hazardous substances or when it has been rendered harmless or by written agreement of the Principal Representative and the Contractor.

The contractor shall not be required to perform Work without consent in any areas where it reasonably believes hazardous substances that have not been rendered harmless are present.

35.4 EMERGENCY FIELD CHANGE ORDERED WORK

The Principal Representative, without invalidating the Agreement, and with the approval of State Buildings Program and without the approval of the State Controller, may order extra Work or make changes in the case of an emergency that is a threat to life or property or where the likelihood of delays in processing a normal Change Order will result in substantial delays and or significant cost increases for the Project. Emergency Field Orders are not to be used solely to expedite normal Change Order processing absent a clear showing of a high potential for significant and substantial cost or delay. Such changes in the Work may be directed through issuance of an Emergency Field Change Order signed by the Contractor, the Principal Representative (or by a designee specifically appointed to do so in writing), and approved by the Director of State Buildings Program or his or her delegate. The change shall be directed using an Emergency Field Change Order form (SC-6.31E).

If the amount of the adjustment of the Contract price and time for completion can be determined at the time of issuance of the Emergency Field Change Order, those adjustments shall be reflected on the face of the Emergency Field Change Order. Otherwise, the Emergency Field Change Order shall reflect a not to exceed (NTE) amount for any schedule adjustment (increasing or decreasing the time for completion) and an NTE amount for any adjustment to Contract sum, which NTE amount shall represent the maximum amount of adjustment to which the Contractor will be entitled, including direct and indirect costs of changed Work, as well as any direct or indirect costs attributable to delays, inefficiencies or other impacts arising out of the change. Emergency Field Change Orders directed in accordance with this provision need not bear the approval signatures of the State Controller.

On Emergency Field Change Orders where the price and schedule have not been finally determined, the Contractor shall submit final costs for adjustment as soon as practicable. No later than seven (7) days after issuance, except as otherwise permitted, and every seven days thereafter, the Contractor shall report all costs to the Principal Representative and the Architect/Engineer. The final adjustment of the Emergency Field Change Order amount and the adjustment to the Project time for completion shall be prepared on a normal Change Order from (SC-6.31) in accordance with the procedures described in Article 35.1, The Value of Changed Work, and B, Detailed Breakdown, above. Unless otherwise provided in writing signed by the Director of State Buildings Program to the Principal Representative and the Contractor, describing the extent and limits of any greater authority, individual Emergency Field Change Orders shall not be issued for more than $25,000, nor shall the cumulative value of Emergency Field Change Orders exceed an amount of $100,000.

35.5 APPROPRIATION LIMITATIONS - C.R.S. § 24-91-103.6, as amended

The amount of money appropriated, as shown on the Contractor's Design/Bid/Build Agreement (SC 6.21), is equal to or in excess of the Contract amount. No Change Order, Emergency Field Change Order, or other type of order or directive shall be issued by the Principal Representative, or any agent acting on his or her behalf, which directs additional

compensable Work to be performed, which Work causes the aggregate amount payable under the Contract to exceed the amount appropriated for the original Contract, as shown on the Agreement (SC-6.21), unless one of the following occurs: (1) the Contractor is provided written assurance from the Principal Representative that sufficient additional lawful appropriations exist to cover the cost of the additional Work; or (2) the Work is covered by a contractor remedy provision under the Contract, such as a claim for extra cost. By way of example only, no assurance is required for any order, directive or instruction by the Architect/Engineer or the Principal Representative to perform Work which is determined to be within the performance required by the Contract Documents; the Contractor's remedy shall be as described elsewhere in these General Conditions.

Written assurance shall be in the form of an Amendment to the Contract reciting the source and amount of such appropriation available for the Project. No remedy granting provision of this Contract shall obligate the Principal Representative to seek appropriations to cover costs in excess of the amounts recited as available to pay for the Work to be performed.

36 ARTICLE 36 CLAIMS

It is the intent of these General Conditions to provide procedures for speedy and timely resolution of disagreements and disputes at the lowest level possible. In the spirit of on the job resolution of job site issues, the parties are encouraged to use the partnering processes of Article 2.4, Partnering, Communications and Cooperation, before turning to the more formal claims processes described in this Article 36, Claims. The use of non-binding dispute resolution, whether through the formal processes described in Article 39, Non-Binding Dispute Resolution – Facilitated Negotiations, or through less formal alternative processes developed as part of a partnering plan, are also encouraged. Where such process cannot resolve the issues in dispute, the claims process that follows is intended to cause the issues to be presented, decided and where necessary, documented in close proximity to the events from which the issues arise. To that end, and in summary of the remedy granting process that follows commencing with the next paragraph of this Article 36, Claims, the Contractor shall 1) first, seek a decision by the Architect/Engineer, and 2) shall second, informally present the claim to Principal Representative as described hereafter, and 3) failing resolution in the field, give Notice of intent to exercise statutory rights of review of a formal contract controversy, and 4) seek resolution outside the Contract as provided by the Colorado Procurement Code or the applicable procurement code for institutions of higher education.

If the Contractor claims that any instructions, by detailed drawings, or otherwise, or any other act or omission of the Architect/Engineer or Principal Representative affecting the scope of the Contractor's Work, involve extra cost, extra time or changes in the scope of the Work under this Contract, the Contractor shall have the right to assert a claim for such costs or time, provided that before either proceeding to execute such Work (except in an emergency endangering life or property), or filing a Notice of claim, the Contractor shall have obtained or requested a written decision of the Architect/Engineer following the

procedures as provided in Article 6.1 and 6.2, Architect/Engineer Decisions and Judgments, respectively; provided, however, that in the case of a directed change in the Work pursuant to Article 35, no written judgment or decision of the Architect/Engineer is required. If the Contractor is delayed by the lack of a response to a request for a decision by the Architect/Engineer, the Contractor shall give Notice in accordance with Article 38, Delays and Extensions of Time.

Unless it is the Architect/Engineer's judgment and determination that the Work is not included in the performance required by the Contract Documents, the Contractor shall proceed with the Work as originally directed. Where the Contractor's claim involves a dispute concerning the value of Work unilaterally directed pursuant to Article 35.A.2 the Contractor shall also proceed with the Work as originally directed while his or her claim is being considered.

The Contractor shall give the Principal Representative and the Architect/Engineer Notice of any claim promptly after the receipt of the Architect/Engineer's decision, but in no case later than three (3) business days after receipt of the Architect/Engineer's decision (or no later than ten (10) days from the date of the Contractor's request for a decision when the Architect/Engineer fails to decide as provided in Article 6). The Notice of claim shall state the grounds for the claim and the amount of the claim to the extent known in accordance with the procedures of Article 35, Changes in the Work. The period in which Notice must be given may be extended by the Principal Representative if requested in writing by the Contractor with good cause shown, but any such extension to be effective shall be in writing.

The Principal Representative shall respond in writing, with a copy to the Architect/Engineer, within a reasonable time, and except where a request for facilitation of negotiation has been made as hereafter provided, in no case later than seven (7) business days (or at such other time as the Contractor and Principal Representative agree) after receipt of the Contractor's Notice of claim regarding such instructions or alleged act or omission. If no response to the Contractor's claim is received within seven (7) business days of Contractor's Notice (or at such other time as the Contractor and Principal Representative agree) and the instructions have not been retracted, it shall be deemed that the Principal Representative has denied the claim.

The Principal Representative may grant or deny the claim in whole or in part, and a Change Order shall be issued if the claim is granted. To the extent any portion of claim is granted where costs are not clearly shown, the Principal Representative may direct that the value of that portion of the Work be determined by any method allowed in Article 35.1, The Value of Changed Work. Except in the case of a deemed denial, the Principal Representative shall provide a written explanation regarding any portion of the Contractor's claim that is denied.

If the Contractor disagrees with the Principal Representative's judgment and determination on the claim and seeks an equitable adjustment of the Contract sum or time for performance, he or she shall give Notice of intent to exercise his or her statutory right to seek a decision on the contract controversy within ten (10) days of receipt of the

Principal Representative's decision denying the claim. A "contract controversy," as such term is used in the Colorado Procurement Code or the applicable procurement code for institutions of higher education, shall not arise until the initial claim process described above in this Article 36 has been properly exhausted by the Contractor. The Contractor's failure to proceed with Work directed by the Architect/Engineer or to exhaust the claim process provided above in this Article 36, shall constitute an abandonment of the claim by the Contractor and a waiver of the right to contest the decision in any forum.

At the time of filing the Notice of intent to exercise his or her statutory right to seek a decision on the contract controversy, the Contractor may request that the Principal Representative defer a decision on the contract controversy until a later date or until the end of the Project. If the Principal Representative agrees, he or she shall so advise the Contractor in writing. If no such request is made, or if the Principal Representative does not agree to such a request, the Principal Representative shall render a written decision within twenty (20) business days and advise the Contractor of the reasons for any denial. Unless the claim has been decided by the Principal Representative (as opposed to delegates of the Principal Representative), the person who renders the decision on this statutory contract controversy shall not be the same person who decided the claim. To the extent any portion of the contract controversy is granted where costs are not clearly shown, the Principal Representative may direct that the value of that portion of the Work be determined by any method allowed in Article 35.1, The Value of Changed Work. In the event of a denial, the Principal Representative shall give Notice to the Contractor of his or her right to administrative and judicial reviews as provided in the Colorado Procurement Code or the applicable procurement code for institutions of higher education. If no decision regarding the contract controversy is issued within twenty (20) business days of the Contractor's giving Notice (or such other date as the Contractor and Principal Representative have agreed), and the instructions have not been retracted or the alleged act or omission have not been corrected, it shall be deemed that the Principal Representative has ruled by denial on the contract controversy. Except in the case of a deemed denial, the Principal Representative shall provide an explanation regarding any portion of the contract controversy that involves denial of the Contractor's claim.

Either the Contractor or the Principal Representative may request facilitation of negotiations concerning the claim or the contract controversy, and if requested, the parties shall consult and negotiate before the Principal Representative decides the issue. Any request for facilitation by the Contractor shall be made at the time of the giving of Notice of the claim or Notice of the contract controversy. Facilitation shall extend the time for the Principal Representative to respond by commencing the applicable period at the completion of the facilitated negotiation, which shall be the last day of the parties' meeting, unless otherwise agreed in writing.

Disagreement with the decision of the Architect Engineer, or the decision of the Principal Representative to deny any claim or denying the contract controversy, shall not be grounds for the Contractor to refuse to perform the Work directed or to suspend or terminate performance. During the period that any claim or contract controversy

decision is pending under this Article 36, Claims, the Contractor shall proceed diligently with the Work directed.

In all cases where the Contractor proceeds with the Work and seeks equitable adjustment by filing a claim and or statutory appeal, the Contractor shall keep a correct account of the extra cost, in accordance with Article 35.2, Detailed Breakdown supported by receipts. The Principal Representative shall be entitled to reject any claim or contract controversy whenever the foregoing procedures are not followed and such accounts and receipts are not presented.

The payments to the Contractor in respect of such extra costs shall be limited to reimbursement for the current additional expenditure by the Contractor made necessary by the change in the Work, plus a reasonable amount for overhead and profit, determined in accordance with Article 35.2, Detailed Breakdown, determined solely with reference to the additional Work, if any, required by the change.

37 ARTICLE 37 DIFFERING SITE CONDITIONS

37.1 NOTICE IN WRITING

The Contractor shall promptly, and where possible before conditions are disturbed, give the Architect/Engineer and the Principal Representative Notice in writing of:

a) Subsurface or latent physical conditions at the site differing materially from those indicated in or reasonably assumed from the information provided in the Contract Documents; and,

b) Unknown physical conditions at the site, of an unusual nature, differing materially from those ordinarily encountered and generally recognized as inherent in Work of the character provided for in the Contract Documents.

The Architect/Engineer shall promptly investigate the conditions, and if it is found that such conditions do materially so differ and cause an increase or decrease in the Contractor ’s costs of performance of any part of the Work required by the Contract Documents, whether or not such Work is changed as a result of such conditions, an equitable adjustment shall be made and the Contract sum shall be modified in accordance with Article 35, Changes in the Work.

If the time required for completion of the Work affected by such materially differing conditions will extend the Work on the critical path as indicated on the CPM schedule, the time for completion shall also be equitably adjusted.

37.2 LIMITATIONS

No claim of the Contractor under this clause shall be allowed unless the Contractor has given the Notice required in Article 37.1, Notice in Writing, above. The time prescribed for presentation and adjustment in Articles 36, Claims and 38, Delays and Extensions of Time, shall be reasonably extended by the State to the extent required by the nature of

the differing conditions; provided, however, that even when so extended no claim by the Contractor for an equitable adjustment hereunder shall be allowed if not quantified and presented prior to the date the Contractor requests a final inspection pursuant to Article 41.1, Notice of Completion.

38 ARTICLE 38 DELAYS AND EXTENSIONS OF TIME

If the Contractor is delayed at any time in the progress of the Work by any act or neglect of the State of Colorado or the Architect/Engineer, or of any employee or agent of either, or by any separately employed Contractor or by strikes, lockouts, fire, unusual delay in transportation, unavoidable casualties or any other causes beyond the Contractor's control, including weather delays as defined below, the time of Completion of the Work shall be extended for a period equal to such portion of the period of delays directly affecting the completion of the Work as the Contractor shall be able to show he or she could not have avoided by the exercise of due diligence.

The Contractor shall provide Notice in writing to the Architect/Engineer, the Principal Representative and State Buildings Program within three (3) business days from the beginning of such delay and shall file a written claim for an extension of time within seven (7) business days after the period of such delay has ceased, otherwise, any claim for an extension of time is waived.

Provided that the Contractor has submitted reasonable schedules for approval when required by Article 12, Requests for Information and Schedules, if no schedule is agreed to fixing the dates on which the responses to requests for information or detail drawings will be needed, or Shop Drawings, Product Data or Samples are to be reviewed as required or allowed by Article 12.2, Schedules, no extension of time will be allowed for the Architect/ Engineer's failure to furnish such detail drawings as needed, or for the failure to initially review Shop Drawings, Product Data or Samples, except in respect of that part of any delay in furnishing detail drawings or instructions extending beyond a reasonable period after written demand for such detailed drawings or instructions is received by the Architect/Engineer. In any event, any claim for an extension of time for such cause will be recognized only to the extent of delay directly caused by failure to furnish detail drawings or instructions or to review Shop Drawings, Product Data or Samples pursuant to schedule, after such demand.

All claims for extension of time due to a delay claimed to arise or result from ordered changes in the scope of the Work, or due to instructions claimed to increase the scope of the Work, shall be presented to the Architect/Engineer, the Principal Representative and State Buildings Program as part of a claim for extra cost, if any, in accordance with Article 36, Claims, and in accordance with the Change Order procedures required by Article 35, Changes in The Work.

Except as otherwise provided in this paragraph, no extension of time shall be granted when the Contractor has failed to utilize a CPM schedule or otherwise identify the Project's critical path as specified in Article 12, Requests for Information and Schedules,

or has elected not to do so when allowed by the Supplementary General Conditions or the Specifications to use less sophisticated scheduling tools, or has failed to maintain such a schedule. Delay directly affecting the completion of the Work shall result in an extension of time only to the extent that completion of the Work was affected by impacts to the critical path shown on Contractor's CPM schedule. Where the circumstances make it indisputable in the opinion of the Architect/Engineer that the delay affected the completion of the Work so directly that the additional notice of the schedule impact by reference to a CPM schedule was unnecessary, a reasonable extension of time may be granted.

Extension of the time for completion of the Work will be granted for delays due to weather conditions only when the Contractor demonstrates that such conditions were more severe and extended than those reflected by the ten-year average for the month, as evidenced by the Climatological Data, U. S. Department of Commerce, for the Project area.

Extensions of the time for completion of the Work due to weather will be granted on the basis of one and three tenths (1.3) calendar days for every day that the Contractor would have Worked but was unable to Work, with each separate extension figured to the nearest whole calendar day.

For weather delays and delays caused by events, acts or omissions not within the control of the Principal Representative or any person acting on the Principal Representative's behalf, the Contractor shall be entitled to an extension of time only and shall not be entitled to recovery of additional cost due to or resulting from such delays. This Article does not, however, preclude the recovery of damages for delay by either party under other provisions in the Contract Documents.

39 ARTICLE 39 NON-BINDING DISPUTE RESOLUTION – FACILITATED NEGOTIATIONS

The Contractor and Principal Representative agree to designate one or more mutually acceptable persons willing and able to facilitate negotiations and communications for the resolution of conflicts, disagreements or disputes between them at the specific request of either party with regard to any Project decision of either of them or any decision of the Architect/Engineer. The designation of such person(s) shall not carry any obligation to use their services except that each party agrees that if the other party requests the intervention of such person(s) with respect to any such conflict, dispute or disagreement, the non-requesting party shall participate in good faith attempts to negotiate a resolution of the issue in dispute. If the parties cannot agree on a mutually acceptable person to serve in this capacity one shall be so appointed; provided, however, that either party may request the director of State Buildings Program to appoint such a person, who, if appointed, shall be accepted for this purpose by both the Contractor and the Principal Representative.

The cost, if any, of the facilitative services of the person(s) so designated shall be shared if the parties so agree in any partnering plan; or in the absence of agreement the cost shall be borne by the party requesting the facilitation of negotiation.

Any dispute, claim, question or disagreement arising from or relating to the Contract or an alleged breach of the Contract may be subject to a request by either party for facilitated negotiation subject to the limitations hereafter listed, and the parties shall participate by consultation and negotiation with each other, as guided by the facilitator and with recognition of their mutual interests, in an attempt to reach an equitable solution satisfactory to both parties.

The obligation to participate in facilitated negotiations shall be as described above and elsewhere in these General Conditions, as by way of example in Article 36, Claims, or Article 34, Deductions for Uncorrected Work and to the extent not more particularly described or limited elsewhere, each party's obligations shall be as follows:

a) A party shall not initiate communication with the facilitator regarding the issues in dispute; except that any request for facilitation shall be made in writing with copies sent, faxed or delivered to the other party;
b) A party shall prepare a brief written description of its position if so requested by the facilitator (who may elect to first discuss the parties' positions with each party separately in the interest of time and expense);
c) A party shall respond to any reasonable request for copies of documents requested by the facilitator, but such requests, if voluminous, may consist of an offer to allow the facilitator access to the parties' documents;
d) A party shall review any meeting agenda proposed by a facilitator and endeavor to be informed on the subjects to be discussed;
e) A party shall meet with the other party and the facilitator at a mutually acceptable place and time, or, if none can be agreed to, at the time and place designated by the facilitator for a period not to exceed four hours unless the parties agree to a longer period;
f) A party shall endeavor to assure that any facilitation meeting shall be attended by any other persons in their employ that the facilitator requests be present, if reasonably available, including the Architect/Engineer;
g) Each party shall participate in such facilitated face-to-face negotiations of the issues in dispute through persons fully authorized to resolve the issue in dispute;
h) Each party shall be obligated to participate in negotiations requested by the other party and to perform the specific obligations described in paragraphs (a) through (j) this Article 39, Facilitated Negotiation, no more than three times during the course of the Project;
i) Neither party shall be under any obligation to resolve any issue by facilitated negotiation, but each agrees to participate in good faith and the Principal Representative shall direct the Architect/Engineer to appropriately document any resolution or agreement reached and to execute any Amendment or Change Order to the Contract necessary to implement their agreement; and,

j) Any discussions and documents prepared exclusively for use in the negotiations shall be deemed to be matters pertaining to settlement negotiations and shall not be subsequently available in further proceedings except to the extent of any documented agreement.

In accordance with State Fiscal Rules and Article 52.6, Choice of Law; No Arbitration, nothing in this Article 39 shall be deemed to call for arbitration or otherwise obligate the State to participate in any form of binding alternative dispute resolution.

A partnering plan developed as described in Article 2.4, Partnering, Communications and Cooperation, may modify or expand the requirements of this Article but may not reduce the obligation to participate in facilitated negotiations when applicable. In the case of small projects estimated to be valued under $500,000, the requirements of this Article may be deleted from this Contract, by modification in Article 7 (Contractor's Agreement SC-6.21), Optional Provisions and Elections. When so modified, the references to the parties' right to elect facilitated negotiation elsewhere in these General Conditions shall be deleted.

40 ARTICLE 40 RIGHT OF OCCUPANCY

The Principal Representative shall have the right to take possession of and to use any completed or partially completed portions of the Work, even if the time for completing the entire Work or portions of the Work has not expired and even if the Work has not been finally accepted, and the Contractor shall fully cooperate with the Principal Representative to allow such possession and use. Such possession and use shall not constitute an acceptance of such portions of the Work.

Prior to any occupancy of the Project, an inspection shall be made by the Principal Representative, State Buildings Program and the Contractor. Such inspection shall be made for the purpose of ensuring that the building is secure, protected by operation safety systems as designed, operable exits, power, lighting and HVAC systems, and otherwise ready for the occupancy intended and the Notice of Substantial Completion has been issued for the occupancy intended. The inspection shall also document existing finish conditions to allow assessment of any damage by occupants. The Contractor shall assist the Principal Representative in completing and executing State Form SBP-01, Approval of Occupancy/Use, prior to the Principal Representative's possession and use. Any and all areas so occupied will be subject to a final inspection when the Contractor complies with Article 41, Completion, Final Inspection, Acceptance and Settlement.

41 ARTICLE 41 COMPLETION, FINAL INSPECTION, ACCEPTANCE AND SETTLEMENT

41.1 NOTICE OF COMPLETION

When the Work, or a discrete physical portion of the Work (as hereafter described) which the Principal Representative has agreed to accept separately, is substantially complete and ready for final inspection, the Contractor shall file a written Notice with the Architect/Engineer that the Work, or such discrete physical portion, in the opinion of the Contractor, is substantially complete under the terms of the Contract. The Contractor shall prepare and submit with such Notice a comprehensive list of items to be completed or corrected prior to final payment, which shall be subject to review and additions as the Architect/Engineer or the Principal Representative shall determine after inspection. If the Architect/Engineer or the Principal Representative believe that any of the items on the list of items submitted, or any other item of Work to be corrected or completed, or the cumulative number of items of Work to be corrected or completed, will prevent a determination that the Work is substantially complete, those items shall be completed by the Contractor and the Notice shall then be resubmitted.

41.2 FINAL INSPECTION

Within ten (10) days after the Contractor files written Notice that the Work is substantially complete, the Architect/Engineer, the Principal Representative, and the Contractor shall make a “final inspection” of the Project to determine whether the Work is substantially complete and has been completed in accordance with the Contract Documents. State Buildings Program shall be notified of the inspection not less than three (3) business days in advance of the inspection. The Contractor shall provide the Principal Representative and the Architect/Engineer an updated punch list in sufficient detail to fully outline the following:

a) Work to be completed, if any; and
b) Work not in compliance with the Drawings or Specifications, if any.

A final punch list shall be made by the Architect/Engineer in sufficient detail to fully outline to the Contractor:

a) Work to be completed, if any;
b) Work not in compliance with the Drawings or Specifications, if any; and
c) Unsatisfactory Work for any reason, if any.

The required number of copies of the final punch list will be countersigned by the authorized representative of the Principal Representative and will then be transmitted by the Architect/Engineer to the Contractor, the Principal Representative, and State Buildings Program. The Architect/Engineer's final punch list shall control over the Contractor's preliminary punch list.

41.3 NOTICE OF SUBSTANTIAL COMPLETION

Notice of Substantial Completion shall establish the date of substantial completion of the Project. The Contractor acknowledges and agrees that because the departments, agencies and institutions of the State of Colorado are generally involved with the business of the public at large, greater care must be taken in establishing the date of substantial completion than might otherwise be the case to ensure that a project or building or discrete physical portion of the Work is fully usable and safe for public use, and that such care necessarily raises the standard by which the concept of substantial completion is applied for a public building.

The Notice of Substantial Completion shall not be issued until the following have been fully established:

a) All required building code inspections have been called for and the appropriate code officials have affixed their signatures to the Building Inspection Record indicating successful completion of all required code inspections;

b) All required corrections noted on the Building Inspection Record shall have been completed unless the Architect/Engineer, the Principal Representative and State Buildings Program, in their complete and absolute discretion, all concur that the condition requiring the remaining correction is not in any way life threatening, does not otherwise endanger persons or property, and does not result in any undue inconvenience or hardship to the Principal Representative or the public;

c) The building, structure or Project can be fully and comfortably used by the Principal Representative and the public without undue interference by the Contractor's employees and Workers during the completion of the final punch list taking into consideration the nature of the public uses intended and taking into consideration any stage or level of completion of HVAC system commissioning or other system testing required by the Specifications to be completed prior to issuance of the Notice of Substantial Completion;

d) The Project has been fully cleaned as required by these General Conditions, and as required by any stricter requirements of the Specifications, and the overall state of completion is appropriate for presentation to the public; and

e) The Contractor has provided a schedule for the completion of each and every item identified on the punch list which specifies the Subcontractor or trade responsible for the Work, and the dates the completion or correction of the item will be commenced and finished; such schedule will show completion of all remaining final punch list items within the period indicated in the Contract for final punch list completion prior to Final Acceptance, with the exception of only those items which are beyond the control of the Contractor despite due diligence. The schedule shall provide for a reasonable punch list inspection process. Unless liquidated damages have been specified in Article 7.6 of the Contractor's Design/Bid/Build Agreement SC-6.21), the cost to the Principal Representative, if any, for re-inspections due to failure to adhere to the Contractor's proposed punch-list completion schedule shall be the responsibility of the Contractor and may be deducted by the Principal Representative from final amounts due to the Contractor.

Substantial completion of the entire Project shall not be conclusively established by a decision by the Principal Representative to take possession and use of a portion, or all of the Project, where portions of the Project cannot meet all the criteria noted above. Notice of Substantial Completion for the entire Project shall, however, only be withheld for substantial reasons when the Principal Representative has taken possession and uses all of the Project in accordance with the terms of Article 40, Right of Occupancy. Failure to furnish the required completion schedule shall constitute a substantial reason for withholding the issuance of any Notice of Substantial Completion.

The Contractor shall have the right to request a final inspection of any discrete physical portion of the Project when in the opinion of the Principal Representative, The Architect/Engineer and State Buildings Program a final punch list can be reasonably prepared, without confusion as to which portions of the Project are referred to in any subsequent Notice of Partial Final Settlement which might be issued after such portion is finally accepted. Discrete physical portions of the Project may be, but shall not necessarily be limited to, such portions of the Project as separate buildings where a Project consists of multiple buildings. Similarly, an addition to an existing building where the Project also calls for renovation or remodeling of the existing building may constitute a discrete physical portion of the Project. In such circumstances, when in the opinion of the Principal Representative, the Architect/Engineer and State Buildings Program, the requirements for issuance of a Notice of Substantial Completion can be satisfied with respect to the discrete portion of the Project, a partial Notice of Substantial Completion may be issued for such discrete physical portion of the Project.

41.4 NOTICE OF ACCEPTANCE

The Notice of Acceptance shall establish the completion date of the Project. It shall not be authorized until the Contractor shall have performed all of the Work to allow completion and approval of the Pre-Acceptance Checklist (SBP-05).

Where partial Notices of Substantial Completion have been issued, partial Notices of Final Acceptance may be similarly issued when appropriate for that portion of the Work. Partial Notice of Final Acceptance may also be issued to exclude the Work described in Change Orders executed during late stages of the Project where a later completion date for the Change Ordered Work is expressly provided for in the Contract as amended by the Change Order, provided the Work can be adequately described to allow partial advertisement of any Notice of Partial Final Settlement to be issued without confusion as to the Work included for which final payment will be made.

41.5 SETTLEMENT

Final payment and settlement shall be made on the date fixed and published for such payment except as hereafter provided. The Principal Representative shall not authorize final payment until all items on the Pre-Acceptance check list (SBP-05) have been completed, the Notice of Acceptance issued, and the Notice of Contractors Settlement published. If the Work shall be substantially completed, but Final Acceptance and completion thereof shall be prevented through delay in correction of minor defects, or unavailability of materials or other causes beyond the control of the Contractor, the

Principal Representative in his or her discretion may release all amounts due to the Contractor except such amounts as may be in excess of three times the cost of completing the unfinished Work or the cost of correcting the defective Work, as estimated by the Architect/Engineer and approved by State Buildings Program. Before the Principal Representative may issue the Notice of Contractor's Settlement and advertise the Project for final payment, the Contractor shall have corrected all items on the punch list except those items for which delayed performance is expressly permitted, subject to withholding for the cost thereof, and shall have delivered to the Principal Representative:

a) All guarantees and warranties;
b) All statements to support local sales tax refunds, if any;
c) Required operating maintenance instructions as per the Principal Representative; and,
d) One (1) set of hard copy as-built Contract Documents, and one (1) electronic copy showing all job changes.
e) Demonstrated to the operating personnel of the Principal Representative the proper operation and maintenance of all equipment.
f) A written disclosure of the Five Most Costly Goods incorporated into the project, including iron, steel, or related manufactured goods and the total cost and country of origin of those five goods and whether the project was subject to any existing domestic content preferences.
g) All approved project Environmental Product Declarations (EPDs) and waivers for products incorporated into the project in a zip folder.
h) If applicable, the signed BCCO Act EPD Submittal & Sign-Off (EE-5.2) forms.

Upon completion of the foregoing the Project shall be advertised in accordance with the Notice of Contractor's Settlement by two publications of Notice, the last publication appearing at least ten (10) days prior to the time of final settlement. Publication and final settlement should not be postponed or delayed solely by virtue of unresolved claims against the Project or the Contractor from Subcontractors, suppliers or materialmen based on good faith disputes; the resolution of the question of payment in such cases being directed by statute.

Except as hereafter provided, on the date of final settlement thus advertised, provided the Contractor has submitted a written Notice to the Architect/Engineer that no claims have been filed, and further provided the Principal Representative shall have received no claims, final payments and settlement shall be made in full. If any unpaid claim for labor, materials, rental machinery, tools, supplies or equipment is filed before payment in full of all sums due the Contractor, the Principal Representative and the State Controller shall withhold from the Contractor on the date established for final settlement, sufficient funds to insure the payment of such claim, until the same shall have been paid or withdrawn, such payment or withdrawal to be evidenced by filing a receipt in full or an order for withdrawal signed by the claimant or his or her duly authorized agent or assignee. The

amount so withheld may be in the amount of 125% of the claims or such other amount as the Principal Representative reasonably deems necessary to cover expected legal expenses. Such withheld amounts shall be in addition to any amount withheld based on the cost to compete unfinished Work or the cost to repair defective Work. However, as provided by statute, such funds shall not be withheld longer than ninety (90) days following the date fixed for final settlement with the Contractor, as set forth in the published Notice of Contractor's Settlement, unless an action at law shall be commenced within that time to enforce such unpaid claim and a Notice of such action at law shall have been filed with the Principal Representative and the State Controller. At the expiration of the ninety (90) day period, the Principal Representative shall authorize the State Controller to release to the Contractor all other money not the subject of such action at law or withheld based on the cost to compete unfinished Work or the cost to repair defective Work.

Notices of Partial Final Settlement may be similarly advertised, provided all conditions precedent have been satisfied as though that portion of the Work affected stood alone, a Notice of Partial Acceptance has been issued, and the consent of surety to the partial final settlement has been obtained in writing. Thereafter, partial final payments may be made to the Contractor subject to the same conditions regarding unpaid claims.

42 ARTICLE 42 GENERAL WARRANTY AND CORRECTION OF WORK AFTER ACCEPTANCE

The Contractor warrants that the materials used and the equipment furnished shall be new and of good quality unless specified to the contrary. The Contractor further warrants that the Work shall, in all respects, be free from material defects not permitted by the Specifications and shall be in accordance with the requirements of the Contract Documents. Neither the final certificate for payment nor any provision in the Contract Documents shall relieve the Contractor of responsibility for defects or faulty materials or Workmanship. The Contractor shall be responsible to the Principal Representative for such warranties for the longest period permitted by any applicable statute of limitations.

In addition to these general warranties, and without limitation of these general warranties, for a period of one year after the date of any Notice of Substantial Completion, or any Notice of Partial Substantial Completion if applicable, the Contractor shall remedy defects, and faulty Workmanship or materials, and Work not in accordance with the Contract Documents which was not accepted at the time of the Notice of Final Acceptance, all in accordance with the provisions of Article 44, One-Year Guarantee And Special Guarantees And Warranties.

43 ARTICLE 43 LIENS

Colorado statutes do not provide for any right of lien against public buildings. In lieu thereof, C.R.S. § 38-26-107, provides adequate relief for any claimant having furnished

labor, materials, rental machinery, tools, equipment, or services toward construction of the particular public Work in that final payment may not be made to a Contractor until all such creditors have been put on Notice by publication in the public press of such pending payment and given opportunity for a period of up to ninety (90) days to stop payment to the Contractor in the amount of such claims.

44 ARTICLE 44 ONE-YEAR GUARANTEE AND SPECIAL GUARANTEES AND WARRANTIES

44.1 ONE-YEAR GUARANTEE OF THE WORK

The Contractor shall guarantee to remedy defects and repair or replace the Work for a period of one year from the date of the Notice of Substantial Completion or from the dates of any partial Notices of Substantial Completion issued for discrete physical portions of the Work. The Contractor shall remedy any defects due to faulty materials or Workmanship and shall pay for, repair and replace any damage to other Work resulting there from, which shall appear within a period of one year from the date of such Notice(s) of Substantial Completion. The Contractor shall also remedy any deviation from the requirements of the Contract Documents which shall later be discovered within a period of one year from the date of the Notice of Substantial Completion; provided, however, that the Contractor shall not be required to remedy deviations from the requirements of the Contract Documents where such deviations were obvious, apparent and accepted by the Architect/Engineer or the Principal Representative at the time of the Notice of Final Acceptance. The Principal Representative shall give Notice of observed defects or other Work requiring correction with reasonable promptness. Such Notice shall be in writing to the Architect/Engineer and the Contractor.

The one year guarantee of the Contractor's Work may run separately for discrete physical portions of the Work for which partial Notices of Substantial Completion have been issued, however, it shall run from the last Notice of Substantial Completion with respect to all or any systems common to the Work to which more than one Notice of Substantial Completion may apply.

This one-year guarantee shall not be construed to limit the Contractor's general warranty described in Article 42, General Warranty and Correction of Work After Acceptance, that all materials and equipment are new and of good quality, unless specified to the contrary, and that the Work shall in all respects be free from material defects not permitted by the Specifications and in accordance with the requirements of the Contract Documents.

44.2 SPECIAL GUARANTEES AND WARRANTIES

In case of Work performed for which product, manufacturers or other special warranties are required by the Specifications, the Contractor shall secure the required warranties and deliver copies thereof to the Principal Representative through the Architect/Engineer upon completion of the Work.

These product, manufacturers or other special warranties, as such, do not in any way lessen the Contractor's responsibilities under the Contract. Whenever guarantees or

warranties are required by the Specifications for a longer period than one year, such longer period shall govern.

45 ARTICLE 45 GUARANTEE INSPECTIONS AFTER COMPLETION

The Architect/Engineer, the Principal Representative and the Contractor together shall make at least two (2) complete inspections of the Work after the Work has been determined to be substantially complete and accepted. One such inspection, the "Six-Month Guarantee Inspection," shall be made approximately six (6) months after date of the Notice of Substantial Completion, unless in the case of smaller projects valued under $500,000 this inspection is declined in Article 7.5 (Contractor's Agreement SC-6.21), Modification of Article 45, in which case the inspection to occur at six months shall not be required. Another such inspection, the "Eleven-Month Guaranty Inspection" shall be made approximately eleven (11) months after the date of the Notice of Substantial Completion. The Contractor shall schedule and so notify all parties concerned, and the Principal Representative shall so notify State Buildings Program, of these inspections. If more than one Notice of Substantial Completion has been issued at the reasonable discretion of the Principal Representative separate eleven month inspections may be required where the one year guarantees do not run reasonably concurrent.

Written punch lists and reports of these inspections shall be made by the Architect/Engineer and forwarded to the Contractor, the Principal Representative, State Buildings Program, and all other participants within ten (10) days after the completion of the inspections. The punch list shall itemize all guarantee items, prior punch list items still to be corrected or completed and any other requirements of the Contract Documents to be completed which were not waived by final acceptance because they were not obvious or could not reasonably have been previously observed. The Contractor shall immediately initiate such remedial Work as may be necessary to correct any deficiencies or defective Work shown by this report, and shall promptly complete all such remedial Work in a manner satisfactory to the Architect/Engineer, the Principal Representative and State Buildings Program.

If the Contractor fails to promptly correct all deficiencies and defects shown by this report, the Principal Representative may do so, after giving the Contractor ten (10) days written Notice of intention to do so.

The State of Colorado, acting by and through the Principal Representative, shall be entitled to collect from the Contractor all costs and expenses incurred by it in correcting such deficiencies and defects, as well as all damages resulting from such deficiencies and defects.

46 ARTICLE 46 TIME OF COMPLETION AND LIQUIDATED DAMAGES

It is hereby understood and mutually agreed, by and between the parties hereto, that the date of beginning, rate of progress, and the time for completion of the Work to be done hereunder are ESSENTIAL CONDITIONS of this Agreement, and it is understood and agreed that the Work embraced in this Contract shall be commenced at the time specified in the Notice to Proceed (SC-6.26).

It is further agreed that time is of the essence of each and every portion of this Contract, and of any portion of the Work described on the Drawings or Specifications, wherein a definite and certain length of time is fixed for the performance of any act whatsoever. The parties further agree that where under the Contract additional time is allowed for the completion of the Work or any identified portion of the Work, the new time limit or limits fixed by such extension of the time for completion shall be of the essence of this Agreement.

The Contractor acknowledges that subject to any limitations in the Advertisement for Bids, issued for the Project, the Contractor's bid is consistent with and considers the number of days to substantially complete the Project and the number of days to finally complete the Project to which the parties may have stipulated in the Agreement, which stipulation was based on the Contractor's bid. The Contractor agrees that Work shall be prosecuted regularly, diligently and uninterruptedly at such rate of progress as will ensure the Project will be substantially complete, and fully and finally complete, as recognized by the issuance of all required Notices of Substantial Completion and Notices of Final Acceptance, within any times stipulated and specified in the Agreement, as the same may be amended by Change Order or other written modification, and that the Principal Representative will be damaged if the times of completion are delayed.

It is expressly understood and agreed, by and between the parties hereto, that the times for the Substantial Completion of the Work or for the final acceptance of the Work as may be stipulated in the Agreement, and as applied here and in Article 7.6 of the Contractor's Design/Bid/Build Agreement SC-6.21), Modifications of Article 46, are reasonable times for these stages of completion of the Work, taking into such consideration all factors, including the average climatic range and usual industrial conditions prevailing in the locality of the building operations.

If the Contractor shall neglect, fail or refuse to complete the Work within the times specified in the Agreement, such failure shall constitute a breach of the terms of the Contract and the State of Colorado, acting by and through the Principal Representative, shall be entitled to liquidated damages for such neglect, failure or refusal, as specified in Article 7.6 of the Contractor's Design/Bid/Build Agreement SC-6.21, Modification of Article 46.

The Contractor and the Contractor's Surety shall be jointly liable for and shall pay the Principal Representative, or the Principal Representative may withhold, the sums hereinafter stipulated as liquidated damages for each calendar day of delay until the entire Project is 1) substantially completed, and the Notice (or all Notices) of Substantial Completion are issued, 2) finally complete and accepted and the Notice (or all Notices) of

Acceptance are issued, or 3) both. Delay in substantial completion shall be measured from the Date of the Notice to Proceed and delay in final completion and acceptance shall be measured from the Date of the Notice of Substantial Completion.

In the first instance, specified in Article 7.6.1 of the Contractor's Design/Bid/Build Agreement SC-6.21, Modification of Article 46, liquidated damages, if any, shall be the amount specified therein, for each calendar day of delay beginning after the stipulated number of days for Substantial Completion from the date of the Notice to Proceed, until the date of the Notice of Substantial Completion. Unless otherwise specified in any Supplementary General Conditions, in the event of any partial Notice of Substantial Completion, liquidated damages shall accrue until all required Notices of Substantial Completion are issued.

In the second instance, specified in Article 7.6.2 of the Contractor's Design/Bid/Build Agreement SC-6.21, Modification of Article 46, liquidated damages, if any, shall be the amount specified in Article 7.6.2 of the Contractor's Design/Bid/Build Agreement SC-6.21, Modification of Article 46, for each calendar day in excess of the number of calendar days specified in the Contractor's bid for the Project and stipulated in the Agreement to finally complete the Project (as defined by the issuance of the Notice of Acceptance) after the final Notice of Substantial Completion has been issued.

In the third instance, when so specified in both Articles 7.6.1 and 7.6.2 of the Contractor's Agreement SC-6.21, both types of liquidated damages shall be separately assessed where those delays have occurred.

The parties expressly agree that said amounts are a reasonable estimate of the presumed actual damages that would result from any of the breaches listed, and that any liquidated damages that are assessed have been agreed to in light of the difficulty of ascertaining the actual damages that would be caused by any of these breaches at the time this Contract was formed; the liquidated damages in the first instance representing an estimate of damages due to the inability to use the Project; the liquidated damages in the second instance representing an estimate of damages due to the additional administrative, technical, supervisory and professional expenses related to and arising from the extended closeout period including delivery of any or all guarantees and warranties, the submittals of sales and use tax payment forms, the calling for the final inspection and the completion of the final punch list.

The parties also agree and understand that the liquidated damages to be assessed in each instance are separate and distinct, although potentially cumulative, damages for the separate and distinct breaches of delayed substantial completion or final acceptance. Such liquidated damages shall not be avoided by virtue of the fact of concurrent delay caused by the Principal Representative, or anyone acting on behalf of the Principal Representative, but in such event the period of delay for which liquidated damages are assessed shall be equitably adjusted in accordance with Article 38, Delays and Extensions of Time.

47 ARTICLE 47 DAMAGES

If either party to this Contract shall suffer damage under this Contract in any manner because of any wrongful act or neglect of the other party or of anyone employed by either of them, then the party suffering damage shall be reimbursed by the other party for such damage. Except to the extent of damages liquidated for the Contractor's failure to achieve timely completion as set forth in Article 46, Time of Completion and Liquidated Damages, the Principal Representative shall be responsible for, and at his or her option may insure against, loss of use of any existing property not included in the Work, due to fire or otherwise, however caused. Notwithstanding the foregoing, or any other provision of this Contract, to the contrary, no term or condition of this contract shall be construed or interpreted as a waiver, express or implied, of any of the immunities, rights, benefits, protection, or other provisions of the Colorado Governmental Immunity Act, Section 24-10-101, *et seq.*, CRS, as now or hereafter amended. The parties understand and agree that liability for claims for injuries to persons arising out of negligence of the State of Colorado, its departments, institutions, agencies, boards, officials and employees is controlled and limited by the provisions of Section 24-101-101, *et seq.*, CRS, as now or hereafter amended and the risk management statutes, Section 24-30-1501, *et seq.*, CRS, as now or hereafter amended.

Notice of intent to file a claim under this clause shall be made in writing to the party liable within a reasonable time of the first observance of such damage and not later than the time of final payment, except that in the case of claims by the Principal Representative involving warranties against faulty Work or materials Notice shall be required only to the extent stipulated elsewhere in these General Conditions. Claims made to the Principal Representative involving extra cost or extra time arising by virtue of instructions to the Contractor to which Article 36, Claims, applies shall be made in accordance with Article 36. Other claims arising under the Contract involving extra cost or extra time which are made to the Principal Representative under this clause shall also be made in accordance with the procedures of Article 36, whether or not arising by virtue of instructions to the Contractor; provided however that it shall not be necessary to first obtain or request a written judgment of the Architect/Engineer.

Provided written Notice of intent to file a claim is provided as required in the preceding paragraph, nothing in this Article shall limit or restrict the rights of either party to bring an action at law or to seek other relief to which either party may be entitled, including consequential damages, if any, and shall not be construed to limit the time during which any action might be brought. Nothing in these General Conditions shall be deemed to limit the period of time during which any action may be brought as a matter of contract, tort, warranty or otherwise, it being the intent of the parties to allow any and all actions at law or in equity for such periods as the law permits. All such rights shall, however be subject to the obligation to assert claims and to appeal denials pursuant to Article 36, Claims, where applicable.

48 ARTICLE 48 STATE'S RIGHT TO DO THE WORK; TEMPORARY SUSPENSION OF WORK; DELAY DAMAGES

48.1 STATE'S RIGHT TO DO THE WORK

If after receipt of Notice to do so, the Contractor should neglect to prosecute the Work properly or fail to perform any provision of the Contract, the Principal Representative, after a second seven (7) days' advance written Notice to the Contractor and the Surety may, without prejudice to any other remedy the Principal Representative may have, take control of all or a portion of the Work, as the Principal Representative deems necessary and make good such deficiencies deducting the cost thereof from the payment then or thereafter due the Contractor, as provided in Article 30, Correction Of Work Before Acceptance and Article 33, Payments Withheld, provided, however, that the Architect/Engineer shall approve the amount charged to the Contractor by approval of the Change Order.

48.2 TEMPORARY SUSPENSION OF WORK

The State, acting for itself or by and through the Architect/Engineer, shall have the authority to suspend the Work, either wholly or in part, for such period or periods as may be deemed necessary due to:

a) Unsuitable weather;
b) Faulty Workmanship;
c) Improper superintendence or project management;
d) Contractor's failure to carry out orders or to perform any provision of the Contract Documents;
e) Loss of, or restrictions to, appropriations;
f) Conditions, which may be considered unfavorable for the prosecution of the Work.

If it should become necessary to stop Work for an indefinite period, the Contractor shall store materials in such manner that they will not become an obstruction or become damaged in any way; and he or she shall take every precaution to prevent damage to or deterioration of the Work, provide suitable drainage and erect temporary structures where necessary.

Notice of suspension of Work shall be provided to the Contractor in writing stating the reasons therefore. The Contractor shall again proceed with the Work when so notified in writing.

The Contractor understands and agrees that the State of Colorado cannot predict with certainty future revenues and could ultimately lack the revenue to fund the appropriations applicable to this Contract. The Contractor further acknowledges and agrees that in such event that State may, upon Notice to the Contractor, suspend the Work in anticipation of a termination of the Contract for the convenience of the State, pursuant to Article 50, Termination for Convenience of State. If the Contract is not so terminated the Contract sum and the Contract time shall be equitably adjusted at the

time the Principal Representative directs the Work to be recommenced and gives Notice that the revenue to fund the appropriation is available.

48.3 DELAY DAMAGES

The Principal Representative and the State of Colorado shall be liable to the Contractor for the payment of any claim for extra costs, extra compensation or damages occasioned by hindrances or delays encountered in the Work only when and to the limited extent that such hindrance or delay is caused by an act or omission within the control of the Principal Representative, the Architect/Engineer or other persons or entities acting on behalf of the Principal Representative. Further, the Principal Representative and the State of Colorado shall be liable to the Contractor for the payment of such a claim only if the Contractor has provided required Notice of the delay or impact, or has presented its claim for an extension of time or claim of other delay or other impact due to changes ordered in the Work before proceeding with the changed Work. Except as otherwise provided, claims for extension of time shall be Noticed and filed in accordance with Article 38, Delays and Extensions of Time, within three (3) business days of the beginning of the delay with any claim filed within seven (7) days after the delay has ceased, or such claim is waived. Claims for extension of time or for other delay or other impact resulting from changes ordered in the Work shall be presented and adjusted as provided in Article 35, Changes in the Work.

49 ARTICLE 49 STATE'S RIGHTS TO TERMINATE CONTRACT

49.1 GENERAL

If the Contractor should be adjudged bankrupt, or if he or she should make a general assignment for the benefit of his or her creditors, or if a receiver should be appointed to take over his affairs, or if he or she should fail to prosecute his or her Work with due diligence and carry the Work forward in accordance with the construction schedule and the time limits set forth in the Contract Documents, or if he or she should fail to subsequently perform one or more of the provisions of the Contract Documents to be performed by them, the Principal Representative may serve written Notice on the Contractor and the Surety on performance and payment bonds, stating his or her intention to exercise one of the remedies hereinafter set forth and the grounds upon which the Principal Representative bases his or her right to exercise such remedy.

In such event, unless the matter complained of is satisfactorily cleared within ten (10) days after delivery of such Notice, the Principal Representative may, without prejudice to any other right or remedy, exercise one of such remedies at once, having first obtained the concurrence of the Architect/Engineer in writing that sufficient cause exists to justify such action.

49.2 CONDITIONS AND PROCEDURES

49.2.1 Termination

The Principal Representative may terminate the services of the Contractor, which termination shall take effect immediately upon service of Notice thereof on the Contractor and his or her Surety, whereupon the Surety shall have the right to take over and perform the Contract. If the Surety does not provide Notice to the Principal Representative of its intent to commence performance of the Contract within ten (10) days after delivery of the Notice of termination, the Principal Representative may take over the Work, take possession of and use all materials, tools, equipment and appliances on the premises and prosecute the Work to completion by such means as he or she shall deem best. In the event of such termination of his or her service, the Contractor shall not be entitled to any further payment under the Contract until the Work is completed and accepted. If the Principal Representative takes over the Work and if the unpaid balance of the contract price exceeds the cost of completing the Work, including compensation for any damages or expenses incurred by the Principal Representative through the default of the Contractor, such excess shall be paid to the Contractor. If, however, the cost, expenses and damages as certified by the Architect/Engineer exceed such unpaid balance of the contract price, the Contractor and his or her Surety shall pay the difference to the Principal Representative.

49.2.2 Use of Surety

The Principal Representative may require the Surety on the Contractor ’s bond to take control of the Work and see to it that all the deficiencies of the Contractor are made good, with due diligence within ten (10) days of delivery of Notice to the Surety to do so. As between the Principal Representative and the Surety, the cost of making good such deficiencies shall all be borne by the Surety. If the Surety takes over the Work, either by election upon termination of the services of the Contractor pursuant to Section 49.2.1 of this Article 49, State's Right To Terminate Contract, or upon instructions from the Principal Representative to do so, the provisions of the Contract Documents shall govern the Work to be done by the Surety, the Surety being substituted for the Contractor as to such provisions, including provisions as to payment for the Work, the times of completion and provisions of this Article as to the right of the Principal Representative to do the Work or to take control of all or a portion of the Work.

49.2.3 Correcting Deficiencies

The Principal Representative may take control of all or a portion of the Work and make good the deficiencies of the Contractor, or the Surety if the Surety has been substituted for the Contractor, with or without terminating the Contract, employing such additional help as the Principal Representative deems advisable in accordance with the provisions of Article 48.1, State's Right to Do the Work; Temporary Suspension of Work; Delay Damages. In such event, the Principal Representative shall be entitled to collect from the Contractor and his or her Surety, or to deduct from any payment then or thereafter due the Contractor, the costs incurred in having such deficiencies made good and any

damages or expenses incurred through the default of Contractor, provided the Architect/Engineer approves the amount thus charged to the Contractor.

If the Contract is not terminated, a Change Order to the Contract shall be executed, unilaterally if necessary, in accordance with the procedures of Article 35, Changes in The Work.

49.3 ADDITIONAL CONDITIONS

If any termination by the Principal Representative for cause is later determined to have been improper, the termination shall be automatically converted to and deemed to be a termination by the Principal Representative for convenience and the Contractor shall be limited in recovery to the compensation provided for in Article 50, Termination for Convenience of State. Termination by the Contractor shall not be subject to such conversion.

50 ARTICLE 50 TERMINATION FOR CONVENIENCE OF STATE

50.1 NOTICE OF TERMINATION

The performance of Work under this Contract may be terminated, in whole or from time to time in part, by the State whenever for any reason the Principal Representative shall determine that such termination is in the best interest of State. Termination of Work hereunder shall be effected by delivery to the Contractor of a Notice of such termination specifying the extent to which the performance of Work under the Contract is terminated and the date upon which such termination becomes effective.

50.2 PROCEDURES

After receipt of the Notice of termination, the Contractor shall, to the extent appropriate to the termination, cancel outstanding commitments hereunder covering the procurement of materials, supplies, equipment and miscellaneous items. In addition, the Contractor shall exercise all reasonable diligence to accomplish the cancellation or diversion of all applicable outstanding commitments covering personal performance of any Work terminated by the Notice. With respect to such canceled commitments, the Contractor agrees to:

a) Settle all outstanding liabilities and all claims arising out of such cancellation of commitments, with approval or ratification of the Principal Representative, to the extent he or she may require, which approval or ratification shall be final for all purposes of this clause; and,

b) Assign to the State, in the manner, at the time, and to the extent directed by the Principal Representative, all of the right, title, and interest of the Contractor under the orders and subcontracts so terminated, in which case the State shall have the right, in its discretion, to settle or pay any or all claims arising out of the termination of such orders and subcontracts.

The Contractor shall submit his or her termination claim to the Principal Representative promptly after receipt of a Notice of termination, but in no event later than three (3) months from the effective date thereof, unless one or more extensions in writing are granted by the Principal Representative upon written request of the Contractor within such three-month period or authorized extension thereof. Upon failure of the Contractor to submit his or her termination claim within the time allowed, the Principal Representative may determine, on the basis of information available to them, the amount, if any, due to the Contractor by reason of the termination and shall thereupon pay to the Contractor the amount so determined.

Costs claimed, agreed to, or determined pursuant to the preceding and following paragraph shall be in accordance with the provisions of the Colorado Procurement Code or the applicable procurement code for institutions of higher education.

Subject to the preceding provisions, the Contractor and the Principal Representative may agree upon the whole or any part of the amount or amounts to be paid to the Contractor by reason of the termination under this clause, which amount or amounts may include any reasonable cancellation charges thereby incurred by the Contractor and any reasonable loss upon outstanding commitments for personal services which he or she is unable to cancel; provided, however, that in connection with any outstanding commitments for personal services which the Contractor is unable to cancel, the Contractor shall have exercised reasonable diligence to divert such commitments to other activities and operations. Any such agreement shall be embodied in an Amendment to this Contract and the Contractor shall be paid the agreed amount.

The State may from time to time, under such terms and conditions as it may prescribe, make partial payments against costs incurred by the Contractor in connection with the termination portion of this Contract, whenever, in the opinion of the Principal Representative, the aggregate of such payments is within the amount to which the Contractor will be entitled hereunder.

The Contractor agrees to transfer title and deliver to the State, in the manner, at the time, and to the extent, if any, directed by the Principal Representative, such information and items which, if the Contract had been completed, would have been required to be furnished to the State, including:

a) Completed or partially completed plans, Drawings and information; and,
b) Materials or equipment produced or in process or acquired in connection with the performance of the Work terminated by the Notice.

Other than the above, any termination inventory resulting from the termination of the Contract may, with written approval of the Principal Representative, be sold or acquired by the Contractor under the conditions prescribed by and at a price or prices approved by the Principal Representative. The proceeds of any such disposition shall be applied in reduction of any payments to be made by the State to the Contractor under this Contract

or shall otherwise be credited to the price or cost of Work covered by this Contract or paid in such other manners as the Principal Representative may direct. Pending final disposition of property arising from the termination, the Contractor agrees to take such action as may be necessary, or as the Principal Representative may direct, for the protection and preservation of the property related to this Contract which is in the possession of the Contractor and in which the State has or may acquire an interest.

Any disputes as to questions of fact, which may arise hereunder, shall be subject to the Remedies provisions of the Colorado Procurement Code or the applicable procurement code for institutions of higher education.

51 ARTICLE 51 CONTRACTOR'S RIGHT TO STOP WORK AND/OR TERMINATE CONTRACT

If the Work shall be stopped under an order of any court or other public authority for a period of three (3) months through no act or fault of the Contractor or of any one employed by them, then the Contractor may on seven (7) days' written Notice to the Principal Representative and the Architect/Engineer stop Work or terminate this Contract and recover from the Principal Representative payment for all Work executed, any losses sustained on any plant or material, and a reasonable profit only for the Work completed. If the Architect/Engineer shall fail to issue or otherwise act in writing upon any certificate for payment within ten (10) days after it is presented and received by the Architect/Engineer, as provided in Article 31, Applications For Payments, or if the Principal Representative shall fail to pay the Contractor any sum certified that is not disputed in whole or in part by the Principal Representative in writing to the Contractor and the Architect/Engineer within thirty (30) days after the Architect/Engineer's certification, then the Contractor may on ten (10) days' written Notice to the Principal Representative and the Architect/Engineer stop Work and/or give written Notice of intention to terminate this Contract.

If the Principal Representative shall thereafter fail to pay the Contractor any amount certified by the Architect/Engineer and not disputed in writing by the Principal Representative within ten (10) days after receipt of such Notice, then the Contractor may terminate this Contract and recover from the Principal Representative payment for all Work executed, any losses sustained upon any plant or materials, and a reasonable profit only for the Work completed. The Principal Representative's right to dispute an amount certified by the Architect/Engineer shall not relieve the Principal Representative of the obligation to pay amounts not in dispute as certified by the Architect/Engineer.

52 ARTICLE 52 COLORADO SPECIAL PROVISIONS

52.1 CONTROLLER'S APPROVAL, C.R.S. § 24-30-202(1)

This contract shall not be valid until it has been approved by the Colorado State Controller or designee.

52.2 FUND AVAILABILITY, C.R.S. § 24-30-202(5.5)

Financial obligations of the State payable after the current fiscal year are contingent upon funds for that purpose being appropriated, budgeted, and otherwise made available.

52.3 GOVERNMENTAL IMMUNITY

Liability for claims for injuries to persons or property arising from the negligence of the State, its departments, boards, commissions committees, bureaus, offices, employees and officials shall be controlled and limited by the provisions of the Colorado Governmental Immunity Act, §24-10-101, et seq., C.R.S.; the Federal Tort Claims Act, 28 U.S.C. Pt. VI, Ch. 171 and 28 U.S.C. 1346(b), and the State's risk management statutes, §§24-30-1501, et seq. C.R.S. No term or condition of this Contract shall be construed or interpreted as a waiver, express or implied, of any of the immunities, rights, benefits, protections, or other provisions, contained in these statutes.

52.4 **I**NDEPENDENT CONTRACTOR

Contractor shall perform its duties hereunder as an independent Contractor and not as an employee. Neither Contractor nor any agent or employee of Contractor shall be deemed to be an agent or employee of the State. Contractor shall not have authorization, express or implied, to bind the State to any agreement, liability or understanding, except as expressly set forth herein. **Contractor and its employees and agents are not entitled to unemployment insurance or workers compensation benefits through the State and the State shall not pay for or otherwise provide such coverage for Contractor or any of its agents or employees. Contractor shall pay when due all applicable employment taxes and income taxes and local head taxes incurred pursuant to this Contract. Contractor shall (i) provide and keep in force workers' compensation and unemployment compensation insurance in the amounts required by law, (ii) provide proof thereof when requested by the State, and (iii) be solely responsible for its acts and those of its employees and agents.**

52.5 COMPLIANCE WITH LAW

Contractor shall comply with all applicable federal and State laws, rules, and regulations in effect or hereafter established, including, without limitation, laws applicable to discrimination and unfair employment practices.

52.6 CHOICE OF LAW, JURISDICTION, AND VENUE

Colorado law, and rules and regulations issued pursuant thereto, shall be applied in the interpretation, execution, and enforcement of this Contract. Any provision included or incorporated herein by reference which conflicts with said laws, rules, and regulations shall be null and void. All suits or actions related to this Contract shall be filed and proceedings held in the State of Colorado and exclusive venue shall be in the City and County of Denver.

52.7 PROHIBITED TERMS

Any term included in this Contract that requires the State to indemnify or hold Contractor harmless; requires the State to agree to binding arbitration; limits Contractor's liability for damages resulting from death, bodily injury, or damage to tangible property; or that

conflicts with this provision in any way shall be void ab initio. Nothing in this Contract shall be construed as a waiver of any provision of §24-106-109, C.R.S.

52.8 SOFTWARE PIRACY PROHIBITION. SOFTWARE PIRACY PROHIBITION

State or other public funds payable under this Contract shall not be used for the acquisition, operation, or maintenance of computer software in violation of federal copyright laws or applicable licensing restrictions. Contractor hereby certifies and warrants that, during the term of this Contract and any extensions, Contractor has and shall maintain in place appropriate systems and controls to prevent such improper use of public funds. If the State determines that Contractor is in violation of this provision, the State may exercise any remedy available at law or in equity or under this Contract, including, without limitation, immediate termination of this Contract and any remedy consistent with federal copyright laws or applicable licensing restrictions.

52.9 EMPLOYEE FINANCIAL INTEREST/CONFLICT OF INTEREST

C.R.S. § 24-18-201 and C.R.S. § 24-50-507

The signatories aver that to their knowledge, no employee of the State has any personal or beneficial interest whatsoever in the service or property described in this contract. Contractor has no interest and shall not acquire any interest, direct or indirect, that would conflict in any manner or degree with the performance of Contractor services and Contractor shall not employ any person having such known interests.

52.10 VENDOR OFFSET AND ERRONEOUS PAYMENTS

C.R.S. § 24-30-202(1) & C.R.S. § 24-30-202.4

Subject to §24-30-202.4(3.5), C.R.S., the State Controller may withhold payment under the State's vendor offset intercept system for debts owed to State agencies for: (i) unpaid child support debts or child support arrearages; (ii) unpaid balances of tax, accrued interest, or other charges specified in §§39-21-101, et seq., C.R.S.; (iii) unpaid loans due to the Student Loan Division of the Department of Higher Education; (iv) amounts required to be paid to the Unemployment Compensation Fund; and (v) other unpaid debts owing to the State as a result of final agency determination or judicial action. The State may also recover, at the State's discretion, payments made to Contractor in error for any reason, including, but not limited to, overpayments or improper payments, and unexpended or excess funds received by Contractor by deduction from subsequent payments under this Contract, deduction from any payment due under any other contracts, grants or agreements between the State and Contractor, or by any other appropriate method for collecting debts owed to the State.

53 ARTICLE 53 MISCELLANEOUS PROVISIONS

53.1 PROFESSIONAL ASSOCIATION PERMITTED

The Contractor may, with the prior written consent of the Principal Representative, join with them in the performance of this Agreement any other duly licensed Architect or

Architects or registered Engineers with whom he may, in good faith, and enter into an association.

53.2 DISSOLUTION OF PROFESSIONAL ASSOCIATION

In the event there is dissolution of the association, other than by death of a member, the State of Colorado, acting by and through the Principal Representative, shall designate which former member shall continue with the work and may make all payments thereafter falling due in connection with the work directly to the person or persons so designated and without being required to look to the application of such payments as among the former members.

53.3 PUBLIC ART LAW

In recognition of the Public Art Law, C.R.S. § 24-48.5-312, as amended, if the State determines that this project is eligible for the acquisition of artworks in accordance with this law, the Contractor agrees to participate in the art selection process as an art jury member and to cooperate with and to advise the State in working with the commissioned artist(s) for this Capital Construction Project.

53.4 ASSIGNMENT

Contractor's rights and obligations under this Contract are personal and may not be transferred or assigned without the prior, written consent of the State. Any attempt at assignment or transfer without such consent shall be void. Any assignment or transfer of Contractor's rights and obligations approved by the State shall be subject to the provisions of this Contract.

53.5 SUBCONTRACTS

Contractor shall not enter into any subcontract in connection with its obligations under this Contract without the prior, written approval of the State. Contractor shall submit to the State a copy of each such subcontract upon request by the State. All subcontracts entered into by Contractor in connection with this Contract shall comply with all applicable federal and state laws and regulations, shall provide that they are governed by the laws of the State of Colorado, and shall be subject to all provisions of this Contract.

53.6 BINDING EFFECT

Except as otherwise provided in §17.A, all provisions of this Contract, including the benefits and burdens, shall extend to and be binding upon the Parties' respective successors and assigns.

53.7 AUTHORITY

Each Party represents and warrants to the other that the execution and delivery of this Contract and the performance of such Party's obligations have been duly authorized.

53.8 CAPTIONS AND REFERENCES

The captions and headings in this Contract are for convenience of reference only, and shall not be used to interpret, define, or limit its provisions. All references in this Contract to sections (whether spelled out or using the § symbol), subsections, exhibits or other

attachments, are references to sections, subsections, exhibits or other attachments contained herein or incorporated as a part hereof, unless otherwise noted.

53.9 COUNTERPARTS

This Contract may be executed in multiple, identical, original counterparts, each of which shall be deemed to be an original, but all of which, taken together, shall constitute one and the same agreement.

53.10 ENTIRE UNDERSTANDING

This Contract represents the complete integration of all understandings between the Parties related to the Work, and all prior representations and understandings related to the Work, oral or written, are merged into this Contract. Prior or contemporaneous additions, deletions, or other changes to this Contract shall not have any force or effect whatsoever, unless embodied herein.

53.11 DIGITAL SIGNATURES

If any signatory signs this Contract using a digital signature in accordance with the Colorado State Controller Contract, Grant and Purchase Order Policies regarding the use of digital signatures issued under the State Fiscal Rules, then any agreement or consent to use digital signatures within the electronic system through which that signatory signed shall be incorporated into this Contract by reference.

53.12 MODIFICATION

Except as otherwise provided in this Contract, any modification to this Contract shall only be effective if agreed to in a formal amendment to this Contract, properly executed and approved in accordance with applicable Colorado State law and State Fiscal Rules. Modifications permitted under this Contract, other than contract amendments, shall conform to the policies issued by the Colorado State Controller.

53.13 STATUTES, REGULATIONS, FISCAL RULES AND OTHER AUTHORITY

Any reference in this Contract to a statute, regulation, State Fiscal Rule, fiscal policy or other authority shall be interpreted to refer to such authority then current, as may have been changed or amended since the Effective Date of this Contract.

53.14 EXTERNAL TERMS AND CONDITIONS

Notwithstanding anything to the contrary herein, the State shall not be subject to any provision included in any terms, conditions, or agreements appearing on Contractor's or a Subcontractor's website or any provision incorporated into any click-through or online agreements related to the Work unless that provision is specifically referenced in this Contract.

53.15 SEVERABILITY

The invalidity or unenforceability of any provision of this Contract shall not affect the validity or enforceability of any other provision of this Contract, which shall remain in full force and effect, provided that the Parties can continue to perform their obligations under this Contract in accordance with the intent of this Contract.

53.16 SURVIVIAL AND CERTAIN CONTRACT TERMS

Any provision of this Contract that imposes an obligation on a Party after termination or expiration of this Contract shall survive the termination or expiration of this Contract and shall be enforceable by the other Party.

53.17 TAXES

The State is exempt from federal excise taxes under I.R.C. Chapter 32 (26 U.S.C., Subtitle D, Ch. 32) (Federal Excise Tax Exemption Certificate of Registry No. 84-730123K) and from State and local government sales and use taxes under §§39-26-704(1), et seq., C.R.S. (Colorado Sales Tax Exemption Identification Number 98-02565). The State shall not be liable for the payment of any excise, sales, or use taxes, regardless of whether any political subdivision of the state imposes such taxes on Contractor. Contractor shall be solely responsible for any exemptions from the collection of excise, sales or use taxes that Contractor may wish to have in place in connection with this Contract.

53.18 THIRD PARTY BENEFICIARIES

Except for the Parties' respective successors and assigns described in § 17.A, this Contract does not and is not intended to confer any rights or remedies upon any person or entity other than the Parties. Enforcement of this Contract and all rights and obligations hereunder are reserved solely to the Parties. Any services or benefits which third parties receive as a result of this Contract are incidental to this Contract, and do not create any rights for such third parties.

53.19 WAIVER

A Party's failure or delay in exercising any right, power, or privilege under this Contract, whether explicit or by lack of enforcement, shall not operate as a waiver, nor shall any single or partial exercise of any right, power, or privilege preclude any other or further exercise of such right, power, or privilege.

53.20 CORA DISCLOSURE

To the extent not prohibited by federal law, this Contract and the performance measures and standards required under §24-106-107, C.R.S., if any, are subject to public release through the CORA.

53.21 STANDARD AND MANNER OF PERFORMANCE

Contractor shall perform its obligations under this Contract in accordance with the highest standards of care, skill and diligence in Contractor's industry, trade, or profession.

53.22 LICENSES, PERMITS, AND OTHER AUTHORIZATIONS

Contractor shall secure, prior to the Effective Date, and maintain at all times during the term of this Contract, at its sole expense, all licenses, certifications, permits, and other authorizations required to perform its obligations under this Contract, and shall ensure that all employees, agents and Subcontractors secure and maintain at all times during the term of their employment, agency or subcontract, all license, certifications, permits and other authorizations required to perform their obligations in relation to this Contract.

53.23 INDEMNIFICATION

53.23.1 General Indemnification

Contractor shall indemnify, save, and hold harmless the State, its employees, agents and assignees (the "Indemnified Parties"), against any and all costs, expenses, claims, damages, liabilities, court awards and other amounts (including attorneys' fees and related costs) incurred by any of the Indemnified Parties in relation to any act or omission by Contractor, or its employees, agents, Subcontractors, or assignees in connection with this Contract.

53.23.2 Confidential Information Indemnification

Disclosure or use of State Confidential Information by Contractor in violation of Article 54 may be cause for legal action by third parties against Contractor, the State, or their respective agents. Contractor shall indemnify, save, and hold harmless the Indemnified Parties, against any and all claims, damages, liabilities, losses, costs, expenses (including attorneys' fees and costs) incurred by the State in relation to any act or omission by Contractor, or its employees, agents, assigns, or Subcontractors in violation of Article 54.

53.23.3 Intellectual Property Indemnification

Contractor shall indemnify, save, and hold harmless the Indemnified Parties, against any and all costs, expenses, claims, damages, liabilities, and other amounts (including attorneys' fees and costs) incurred by the Indemnified Parties in relation to any claim that any Deliverable, Good or Service, software, or Work Product provided by Contractor under this Contract (collectively, "IP Deliverables"), or the use thereof, infringes a patent, copyright, trademark, trade secret, or any other intellectual property right. Contractor's obligations hereunder shall not extend to the combination of any IP Deliverables provided by Contractor with any other product, system, or method, unless the other product, system, or method is (a) provided by Contractor or Contractor's subsidiaries or affiliates; (b) specified by Contractor to work with the IP Deliverables; (c) reasonably required in order to use the IP Deliverables in its intended manner and the infringement could not have been avoided by substituting another reasonably available product, system, or method capable of performing the same function; or (d) is reasonably expected to be used in combination with the IP Deliverables.

53.23.4 Accessibility Indemnification

Contractor shall indemnify, save, and hold harmless the state, its employees, agents and assignees (collectively, the "Indemnified Parties"), against any and all costs, expenses, claims, damages, liabilities, court awards and other amounts (including attorneys' fees and related costs) incurred by any of the Indemnified Parties in relation to Contractor's failure to comply with §§24-85-101, et seq., C.R.S., or the Accessibility Standards for Individuals with a Disability as established by the Office of Information Technology pursuant to Section §24-85-103 (2.5), C.R.S.

53.24 ACCESSIBILITY

Contractor shall comply with and the Work Product provided under this Contract shall be in compliance with all applicable provisions of §§24-85-101, et seq., C.R.S., and the Accessibility Standards for Individuals with a Disability, as established by the Governor's Office Of Information Technology (OIT), pursuant to Section §24-85-103 (2.5), C.R.S. Contractor shall also comply with all State of Colorado technology standards related to technology accessibility and with Level AA of the most current version of the Web Content Accessibility Guidelines (WCAG), incorporated in the State of Colorado technology standards.

53.24.1 The State may require Contractor's compliance to the State's Accessibility Standards to be determined by a third party selected by the State to attest to Contractor's Work Product and software is in compliance with §§24-85-101, et seq., C.R.S., and the Accessibility Standards for Individuals with a Disability as established by the Office of Information Technology pursuant to Section §24-85-103 (2.5), C.R.S.

54 ARTICLE 54 CONFIDENTIAL INFORMATION-STATE RECORDS

54.1 CONFIDENTIALITY

Contractor shall keep confidential, and cause all Subcontractors to keep confidential, all State Records, unless those State Records are publicly available. Contractor shall not, without prior written approval of the State, use, publish, copy, disclose to any third party, or permit the use by any third party of any State Records, except as otherwise stated in this Contract, permitted by law or approved in writing by the State. Contractor shall provide for the security of all State Confidential Information in accordance with all policies promulgated by the Colorado Office of Information Security and all applicable laws, rules, policies, publications, and guidelines. Contractor shall immediately forward any request or demand for State Records to the State's Principal Representative.

54.2 OTHER ENTITY ACCESS AND NONDISCLOSURE AGREEMENTS

Contractor may provide State Records to its agents, employees, assigns and Subcontractors as necessary to perform the Work, but shall restrict access to State Confidential Information to those agents, employees, assigns and Subcontractors who require access to perform their obligations under this Contract. Contractor shall ensure all such agents, employees, assigns, and Subcontractors sign agreements containing nondisclosure provisions at least as protective as those in this Contract, and that the nondisclosure provisions are in force at all times the agent, employee, assign or Subcontractor has access to any State Confidential Information. Contractor shall provide copies of those signed nondisclosure provisions to the State upon execution of the nondisclosure provisions if requested by the State.

54.3 USE, SECURITY, AND RETENTION

Contractor shall use, hold, and maintain State Confidential Information in compliance with any and all applicable laws and regulations only in facilities located within the United States, and shall maintain a secure environment that ensures confidentiality of all State Confidential Information. Contractor shall provide the State with access, subject to Contractor's reasonable security requirements, for purposes of inspecting and monitoring access and use of State Confidential Information and evaluating security control effectiveness. Upon the expiration or termination of this Contract, Contractor shall return State Records provided to Contractor or destroy such State Records and certify to the State that it has done so, as directed by the State. If Contractor is prevented by law or regulation from returning or destroying State Confidential Information, Contractor warrants it will guarantee the confidentiality of, and cease to use, such State Confidential Information.

54.4 INCIDENT NOTICE AND REMEDIATION

If Contractor becomes aware of any Incident, Contractor shall notify the State immediately and cooperate with the State regarding recovery, remediation, and the necessity to involve law enforcement, as determined by the State. Unless Contractor can establish that Contractor and its Subcontractors are not the cause or source of the Incident, Contractor shall be responsible for the cost of notifying each person who may have been impacted by the Incident. After an Incident, Contractor shall take steps to reduce the risk of incurring a similar type of Incident in the future as directed by the State, which may include, but is not limited to, developing and implementing a remediation plan that is approved by the State at no additional cost to the State. The State may adjust or direct modifications to this plan in its sole discretion, and Contractor shall make all modifications as directed by the State. If Contractor cannot produce its analysis and plan within the allotted time, the State, in its discretion, may perform such analysis and produce a remediation plan, and Contractor shall reimburse the State for the actual costs thereof. The State may, in its sole discretion and at Contractor's sole expense, require Contractor to engage the services of an independent, qualified, State-approved third party to conduct a security audit. Contractor shall provide the State with the results of such audit and evidence of Contractor's planned remediation in response to any negative findings.

54.5 DATA PROTECTION AND HANDLING

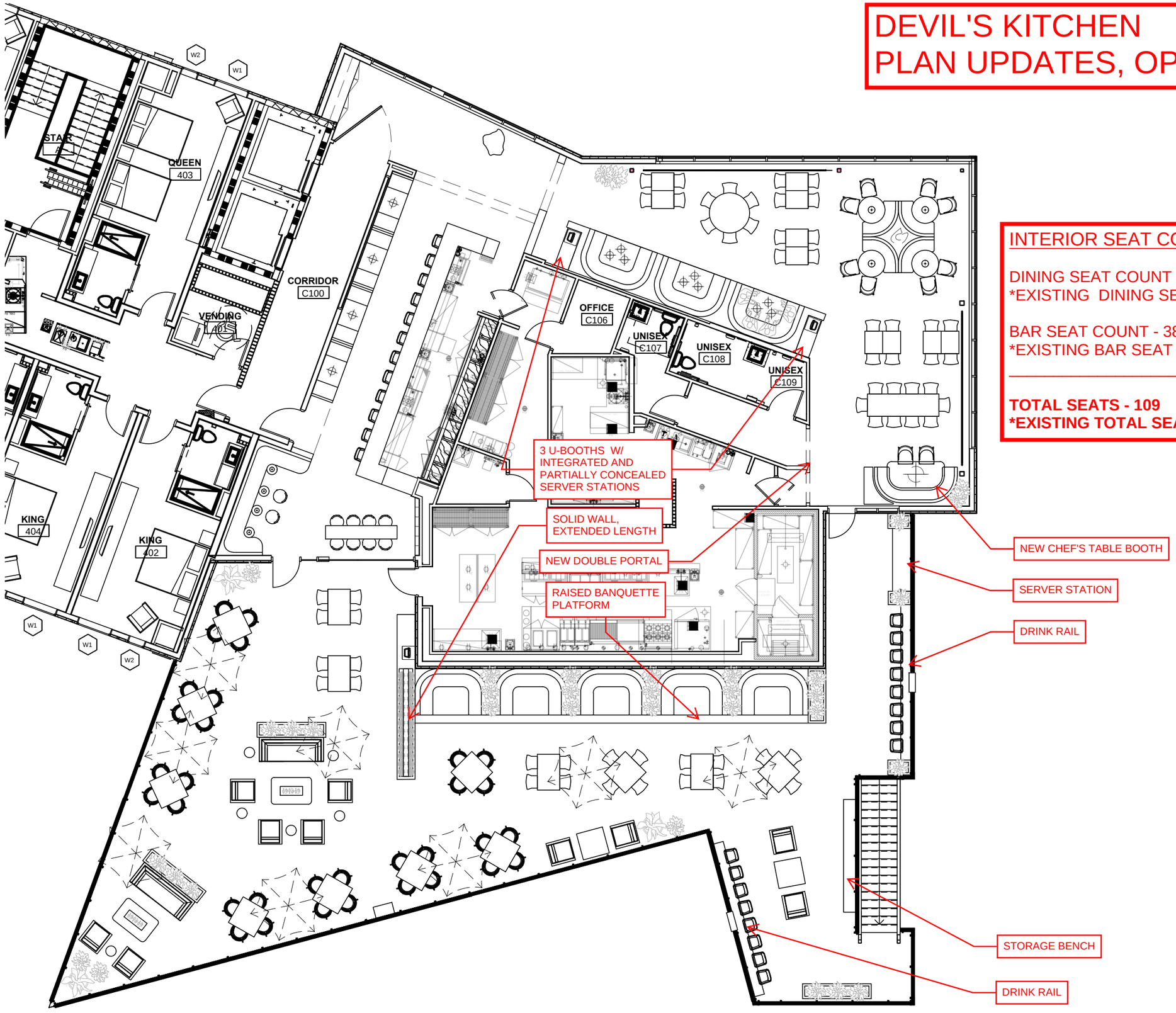
Contractor shall ensure that all State Records and Work Product in the possession of Contractor or any Subcontractors are protected and handled in accordance with the requirements of this Contract, including the requirements of any Exhibits hereto, at all times.

54.6 SAFEGUARDING PERSONAL IDENTIFIABLE INFORMATION (PII)

If Contractor or any of its Subcontractors will or may receive PII under this Contract, Contractor shall provide for the security of such PII, in a manner and form acceptable to the State, including, without limitation, State non-disclosure requirements, use of appropriate technology, security practices, computer access security, data access

security, data storage encryption, data transmission encryption, security inspections, and audits. Contractor shall be a "Third-Party Service Provider" as defined in §24-73-103(1)(i), C.R.S. and shall maintain security procedures and practices consistent with §§24-73-101 et seq., C.R.S. In addition, as set forth in § 24-74-102, et. seq., C.R.S., Contractor, including, but not limited to, Contractor's employees, agents and Subcontractors, agrees not to share any PII with any third parties for the purpose of investigating for, participating in, cooperating with, or assisting with Federal immigration enforcement. If Contractor is given direct access to any State databases containing PII, Contractor shall execute, on behalf of itself and its employees, a certification as provided by the Office of the State Controller on an annual basis Contractor's duty and obligation to certify shall continue as long as Contractor has direct access to any State databases containing PII. If Contractor uses any Subcontractors to perform services requiring direct access to State databases containing PII, the Contractor shall require such Subcontractors to execute and deliver the certification to the State on an annual basis, so long as the Subcontractor has access to State databases containing PII.

DEVIL'S KITCHEN
PLAN UPDATES, OPTION #1



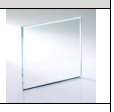
INTERIOR SEAT COUNTS

DINING SEAT COUNT - 71
*EXISTING DINING SEAT COUNT - 74

BAR SEAT COUNT - 38
*EXISTING BAR SEAT COUNT - 31

TOTAL SEATS - 109
***EXISTING TOTAL SEATS - 105**

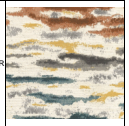
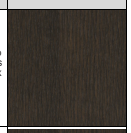
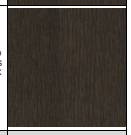
KTGY
INERIOR SPECIFICATIONS
DEVIL'S KITCHEN RESTAURANT

REV	CONTROL #	ITEM NAME	AREA	LOCATION	MODEL/STYLE/FINISH/SIZE	MANUFACTURER/ DISTRIBUTOR	CONTACT	PURCHASE/ INSTALL	NOTES	IMAGE
	DH	**DOOR HARDWARE**								
	DH-301	LONG CABINET DOOR PULL	STORAGE MILLWORK	DOOR	PRODUCT NAME: 18" CENTERS WARWICK OVERSIZED PULL PRODUCT #: 86712US19 COLOR: FLAT BLACK DIMENSIONS (L x W x H): 18-1/2" L X 1/2" W X 1/3/4" PROJECTION. 18" CENTERS	MY KNOBS	MYKNOBS.COM	CFCI	GENERAL CONTRACTOR TO SUBMIT CUT SHEET TO DESIGNER FOR APPROVAL	
	EQ	**EQUIPMENT**								
	EQ-301	CONVENIENCE OUTLET	BAR	BAR DIE	PRODUCT NAME: FURNITURE POWER OUTLET: 2 OUTLETS, 10 FT CORD PRODUCT #: 56FN38, RDZCBK10 COLOR: BLACK FINISH: MATTE DIMENSIONS (L x W x H): 5.63" X 2.5" NOTE: GC TO CONFIRM PLUG IN VS HARDWIRED SPEC REQUIREMENT	LEGRAND	GRAINGER.COM	CFCI	GENERAL CONTRACTOR TO SUBMIT CUT SHEET TO DESIGNER FOR APPROVAL	
	EQ-302 **ADD ALT**	ROLLING POCKET SECURITY ENTRY DOOR	ELEVATOR LOBBY	ENTRY	NEW ACCORDIAN SECURITY DOOR TO POCKET IN WALL WHEN NOT IN USE AND SLIDE OUT FOR SECURITY DURING OFF HOURS. MATERIAL: GLASS & BLACK METAL (REFER TO IMAGE0	GC TO SOURCE AND PROVIDE OPTIONS FOR PRCING AS ADD ALTERNATE	GC TO SOURCE AND PROVIDE OPTIONS FOR PRCING AS ADD ALTERNATE	CFCI	GC TO SOURCE AND PROVIDE OPTIONS FOR PRCING AS ADD ALTERNATE	
	EQ-303 **ADD ALT**	AIR CURTAIN EQUIPMENT	BAR LOUNGE / TERRACE	EXTERIOR DOOR	NEW FORCED AIR CURTAIN AT PATIO DOOR TO BLOCK WIND & DUST. COMMERCIAL GRADE GRAINGER OR EQUIVELANT	GC TO SOURCE AND PROVIDE OPTIONS FOR PRCING AS ADD ALTERNATE	GC TO SOURCE AND PROVIDE OPTIONS FOR PRCING AS ADD ALTERNATE	CFCI	GC TO SOURCE AND PROVIDE OPTIONS FOR PRCING AS ADD ALTERNATE	
	FL	**FLOORING**								
	FL-301	EXISTING LVT FLOORING	TYPICAL AT INTERIOR FOH DINING AREAS	FLOOR	PRODUCT NAME: FAIRWAY LUXURY VINYL COLOR NAME: BACK NINE PRODUCT #: 45677 FINISH: BRUSHED DIMENSIONS: 7" X 48" THICKNESS: 5 MM INSTALL PATTERN: MATCH EXISTING, PATCH & REPAIR AS REQUIRED AT AREAS WHERE BUILT-INS ARE REMOVED	EVOKE	LAURA WALLER 612-434-5572 LWALLER@METROFLOORS.COM	CFCI	GENERAL CONTRACTOR TO SUBMIT SAMPLE TO DESIGNER FOR APPROVAL	
	GL	**GLAZING**								
	GL-301	GLASS PANEL	ELEVATOR CORRIDOR	WALL	DESCRIPTION: CLEAR TEMPERED GLASS PANEL COLOR: CLEAR FINISH: SMOOTH THICKNESS: 1/2" DIMENSIONS: REFER TO DRAWINGS, SUBMIT SHOP DRAWING FOR APPROVAL EDGES: POLISHED	CONTRACTOR TO BID	CONTRACTOR TO BID	CFCI	GENERAL CONTRACTOR TO SUBMIT SAMPLE TO DESIGNER FOR APPROVAL	
	GL-302	SMOKED MIRROR	WINE DISPLAY	WALL	DESCRIPTION: MIRROR COLOR: CLEAR FINISH: SMOKED THICKNESS: 1/2" DIMENSIONS: REFER TO DRAWINGS, SUBMIT SHOP DRAWING FOR APPROVAL EDGES: POLISHED	CONTRACTOR TO BID	CONTRACTOR TO BID	CFCI	GENERAL CONTRACTOR TO SUBMIT SAMPLE TO DESIGNER FOR APPROVAL	
	LF	**DECORATIVE LIGHTING**								
	LF-300.REF	CHANDELIER	DINING AREA	MAIN DINING	CUSTOM; IN DEVELOPMENT	CUSTOM; IN DEVELOPMENT	CUSTOM; IN DEVELOPMENT	CFCI	MFR TO SUBMIT SHOP DRAWINGS AND FINISH SAMPLES TO DESIGNER FOR APPROVAL	
	LF-301.REF	PENDANT FIXTURE	BAR AREA	CEILING AT BAR	ITEM NAME: JULIUS PENDANT, METAL SHADE ITEM NUMBER: 571880-V1-PN-36-2888570 FINISH: POLISHED NICKEL DIMENSIONS:14"DIA CONE SHADE, BETWEEN 20"-74" OVERALL LENGTH SOCKET TYPE: E26 NUMBER OF SOCKETS: 1 VOLTAGE: 120V WATTAGE: 100W COLOR TEMPERATURE: 2700K BULB INCLUDED: NO; A19 RECOMMENDED WEIGHT: 12 LBS UL LISTED: YES	REJUVENATION	ERIN ELLIS 312-439-9993 EDELLIS@WSGC.COM	CFCI	GENERAL CONTRACTOR TO SUBMIT CUT SHEET TO DESIGNER FOR APPROVAL	
	LF-302.REF	PENDANT FIXTURE	BAR AREA	CEILING AT PULLMAN BOOTHS	ITEM NAME: ROEST VERTICAL PENDANT ITEM NUMBER: GRY918804 FINISH: RUST DIMENSIONS: 2.4"DIA X 11.8"H SOCKET TYPE: MR16/GU10 NUMBER OF SOCKETS: 1 VOLTAGE: 120V WATTAGE: 15W COLOR TEMPERATURE: 2700K BULB INCLUDED: NO WEIGHT: 4 LBS UL LISTED: YES	LIGHTOLOGY	AMANDA VELLER 866-954-4489 AVELLER@LIGHTOLOGY.COM	CFCI	GENERAL CONTRACTOR TO SUBMIT CUT SHEET TO DESIGNER FOR APPROVAL	
	LF-303.REF	SCONCE	BAR AREA	LOUNGE SEATING	ITEM NAME: COMOR BRASS CASTING WALL SCONCE FINISH: BRASS DIMENSIONS: 21.65" H X 9.44" W X 2.75" D SOCKET TYPE: 69 NUMBER OF SOCKETS: 4 VOLTAGE:110-150 WATTAGE: 25 W EACH SOCKET MAX BULB INCLUDED: NO COLOR TEMPERATURE: 2700K WEIGHT: TO BE CONFIRMED	AREL LIGHTING	INFO@ARELLIGHTING.COM	CFCI	GENERAL CONTRACTOR TO SUBMIT CUT SHEET TO DESIGNER FOR APPROVAL	
	LF-304.REF	PENDANT INSTALLATION	DINING AREA	CEILING AT U-BOOTHS	CUSTOM; IN DEVELOPMENT	CUSTOM; IN DEVELOPMENT	CUSTOM; IN DEVELOPMENT	CFCI	MFR TO SUBMIT SHOP DRAWINGS AND FINISH SAMPLES TO DESIGNER FOR APPROVAL	
	LF-305.REF	FLUSH MOUNT	ELEVATOR LOBBY	ELEVATOR LOBBY	ITEM NAME: LIORA 15" FLUSH MOUNT ITEM NUMBER: SCRJFM169AITSOEG FINISH: AGED IRON SHADE FINISH: TOAST STONEWARE DIMENSIONS: 15"DIA X 5.5"H SOCKET TYPE: E26 NUMBER OF SOCKETS: 1 VOLTAGE: 120V WATTAGE: 60W BULB INCLUDED: NO; A19 RECOMMENDED COLOR TEMPERATURE: 2700K WEIGHT: 11 LBS UL LISTED: YES	VISUAL COMFORT	MAUREEN ARMES 419-348-4920 MFADESIGNINC@GMAIL.COM	CFCI	GENERAL CONTRACTOR TO SUBMIT CUT SHEET TO DESIGNER FOR APPROVAL	
	LF-306.REF	STRING LIGHTS	OUTDOOR TERRACE	POSTS & CANOPY AS NOTED	TO BE CONFIRMED W/ OWNERSHIP		CONTACT NAME 000-000-0000 CONTACTNAME@EMAIL.COM	CFCI	FOR REFERENCE ONLY. REFER TO FF&E SPECIFICATIONS FOR MORE INFORMATION	
	LF-307.REF	SCONCE	OUTDOOR TERRACE	WALL AS NOTED	ITEM NAME: WAGNER SCONCE 10" GLOBE ITEM NUMBER: 3450548 FINISH: OIL RUBBED BRONZE DIMENSIONS: 11-3/8"W X 17-5/8"L SOCKET TYPE: E26 NUMBER OF SOCKETS: 1 VOLTAGE: 120V WATTAGE: 40W COLOR TEMPERATURE: 2700K BULB INCLUDED: NO; A19 RECOMMENDED WEIGHT: 4.32 LBS UL LISTED: YES	REJUVENATION	ERIN ELLIS 312-439-9993 EDELLIS@WSGC.COM	CFCI	GENERAL CONTRACTOR TO SUBMIT CUT SHEET TO DESIGNER FOR APPROVAL	

KTGY
INERIOR SPECIFICATIONS
DEVIL'S KITCHEN RESTAURANT

REV	CONTROL #	ITEM NAME	AREA	LOCATION	MODEL/STYLE/FINISH/SIZE	MANUFACTURER/ DISTRIBUTOR	CONTACT	PURCHASE/ INSTALL	NOTES	IMAGE
	LF-307.REF	PENDANT	DINING AREA AT CHEF'S TABLE	CEILING AT U-BOOTHS	CUSTOM; IN DEVELOPMENT	CUSTOM; IN DEVELOPMENT	CUSTOM; IN DEVELOPMENT	CFCI	MFR TO SUBMIT SHOP DRAWINGS AND FINISH SAMPLES TO DESIGNER FOR APPROVAL	
	LF-308.REF	SCONCE	CORRIDOR	BATHROOM	ITEM NAME: AUGUSTINE FLUSH MOUNT ITEM NUMBER: 390404 FINISH: ALABASTER DIMENSIONS: 10"DIA X 10"H SOCKET TYPE: G9 NUMBER OF SOCKETS: 1 VOLTAGE: 120V WATTAGE: 25W BULB INCLUDED: NO; LED G9 RECOMMENDED COLOR TEMPERATURE: 2700K WEIGHT: 5 LBS UL LISTED: YES	REJUVENATION	ERIN ELLIS 312-439-9993 EDELLIS@WSGC.COM	CFCI	GENERAL CONTRACTOR TO SUBMIT CUT SHEET TO DESIGNER FOR APPROVAL	
	MT	**METAL**								
	MT-301	METAL	OUTDOOR TERRACE	DRINK RAIL SUPPORTS	TYPE: STEEL SQUARE TUBE FINISH/COLOR: SATIN BLACK DIMENSIONS: REFER TO DRAWINGS	CONTRACTOR TO BID	CONTRACTOR TO BID	CFCI	GENERAL CONTRACTOR TO SUBMIT SAMPLE TO DESIGNER FOR APPROVAL	
	MT-302	METAL	BAR AREA	BACK OF DIE WALL	TYPE: 304 STAINLESS STEEL FINISH/COLOR: BRUSHED GAUGE: 16 DIMENSIONS: REFER TO DRAWINGS	CONTRACTOR TO BID	CONTRACTOR TO BID	CFCI	GENERAL CONTRACTOR TO SUBMIT SAMPLE TO DESIGNER FOR APPROVAL	
	PT	**PAINTING & SPECIALTY FINISH**								
	PT-301	PAINT	INDOOR DINING	WALLS	COLOR NAME: FIERY BROWN COLOR #: 6055 FINISH: SATIN TYPE: LOW VOC, LOW ODOR INTERIOR LATEX PAINT TO HAVE ACCOUSTICAL ADDITIVE FOR SOUND DAMPENING	SHERWIN WILLIAMS	GENERAL CONTRACTOR TO SOURCE	CFCI	GENERAL CONTRACTOR TO SUBMIT DRAWDOWNS OF SAMPLES ON ACTUAL SUBSTRATES FOR SDDG APPROVAL CFCI	
	PT-302	PAINT	INDOOR DINING	CEILING	COLOR NAME:FIERY BROWN COLOR #: 6055 FINISH: FLAT TYPE: LOW VOC, LOW ODOR INTERIOR LATEX NOTE: PAINT TO HAVE ACCOUSTICAL ADDITIVE FOR SOUND DAMPENING	SHERWIN WILLIAMS	GENERAL CONTRACTOR TO SOURCE	CFCI	GENERAL CONTRACTOR TO SUBMIT DRAWDOWNS OF SAMPLES ON ACTUAL SUBSTRATES FOR SDDG APPROVAL CFCI	
	PT-303	PAINT	ELEVATOR LOBBY	CEILING	COLOR NAME: MARITIME WHITE COLOR #: 963 FINISH: SEMIGLOSS TYPE: LOW VOC, LOW ODOR INTERIOR LATEX	BENJAMIN MOORE	GENERAL CONTRACTOR TO SOURCE	CFCI	GENERAL CONTRACTOR TO SUBMIT DRAWDOWNS OF SAMPLES ON ACTUAL SUBSTRATES FOR SDDG APPROVAL CFCI	
	SF	**SPECIALTY FINISH**								
	SF-301	PLASTER	INDOOR DINING & BAR AREA	WALLS & CEILINGS AS NOTED	PRODUCT NAME: FRESCO CONCRETE PLASTER PRODUCT #: FRC-26-07-07 COLOR: TO MATCH CONTROL SAMPLE ADDITIONAL REQUIREMENTS: PLASTER TO HAVE INHERANT ACCOUSTICAL PROPERTIES FOR SOUND DAMPENING	STUDIO AIX	DAN NASS 847-277-1484 DAN@STUDIOAIX.COM	CFCI	GENERAL CONTRACTOR TO SUBMIT SAMPLE TO DESIGNER FOR APPROVAL	
	SF-302	FIBERGLASS REINFORCED PANEL	BAR	KITCHEN DOOR	PRODUCT NAME: IN DEVELOPMENT. TO MATCH WC-302.REF PRODUCT #: COLOR: FINISH: THICKNESS:		CONTACT NAME 000-000-0000 CONTACTNAME@EMAIL.COM	CFCI	GENERAL CONTRACTOR TO SUBMIT SAMPLE TO DESIGNER FOR APPROVAL	
	ST	**STONE**								
	ST-301	STONE	BAR	COUNTERTOP	SPECIES: QUARTZITE NAME: FUSION SLAB SIZE (L x W): 118" X 75" MFR TO CONFIRM FINISH: POLISHED THICKNESS: 2CM EDGE PROFILE:	MSI SURFACES	ALYSSA JOHNSON, ALYSSA.JOHNSON@MSISURFACES.COM	CFCI	GENERAL CONTRACTOR TO SUBMIT SAMPLE TO DESIGNER FOR APPROVAL	
	ST-302	SOLID SURFACE	SERVICE STATION	COUNTERTOP	SPECIES: SILESTONE NAME: BOHEMIAN FLAME SLAB SIZE (L x W): 129" X 62" FINISH: SUEDE THICKNESS: 2 CM EDGE PROFILE:	COSENTINO	MADELEINE DEVALL, 312-485-7382, MDEVALL@COSENTINO.COM	CFCI	GENERAL CONTRACTOR TO SUBMIT SAMPLE TO DESIGNER FOR APPROVAL	
	ST-303	SOLID SURFACE	EXTERIOR SERVICE STATION AND BAR RAIL	COUNTERTOP	SPECIES: IN DEVELOPMENT NAME: SLAB SIZE (L x W): FINISH: THICKNESS: EDGE PROFILE:		CONTACT NAME 000-000-0000 CONTACTNAME@EMAIL.COM	CFCI	GENERAL CONTRACTOR TO SUBMIT SAMPLE TO DESIGNER FOR APPROVAL	
	TI	**TILE**								
	TI-301	TILE	BAR	DIE WALL FACE	TILE TYPE: WALL TILE PRODUCT NAME: FLATIRON PRODUCT #: CR-FLT-NE-G COLOR NAME: NERO FINISH: GLOSSY DIMENSIONS (L x W): 2-3/8"W X 9-7/16"L THICKNESS: 3/8" INSTALL PATTERN: VERTICAL STACK GROUT MFR: GROUT COLOR: GROUT JOINT THICKNESS: GROUT TYPE:	NASCO	212-229-2009 INFO@NASCOSTONETILE.COM	CFCI	GENERAL CONTRACTOR TO SUBMIT SAMPLE TO DESIGNER FOR APPROVAL	
	UP	**FABRICS**								
	UP-301	UPHOLSTERY FABRIC	BAR DINING	PULLMAN BOOTHS SEAT & BACK	PATTERN NAME: BELLONA PATTERN #: 338 COLOR NAME: SADDLE CONTENT: 100% PVC BACKING: 100% POLYESTER WIDTH: 55" REPEAT: NONE RAILROAD: NO FINISH: NONE	LILLY KRAL	ERIC MASTER 773-490-5401 EMASTERCHGO@GMAIL.COM	CFCI	GENERAL CONTRACTOR TO SUBMIT SAMPLE TO DESIGNER FOR APPROVAL	
	UP-302	UPHOLSTERY FABRIC	BAR DINING	LONG BOOTH SEAT & BACK	PATTERN NAME: ELIOT PATTERN #: ELT006 COLOR NAME:TERRA CONTENT: 95% PU, 5% SILICONE BACKING: 100% POLYESTER WIDTH: 54" REPEAT: NONE RAILROAD: NO FINISH: WRITER'S BLOCK STAIN RESISTANT	KB CONTRACT	SONDRA WALBERT 630-730-0481 SONDRA@SONDRAWALBERT.COM	CFCI	GENERAL CONTRACTOR TO SUBMIT SAMPLE TO DESIGNER FOR APPROVAL	
	UP-303	UPHOLSTERY FABRIC	INDOOR DINING	U-BOOTHS BACK	PATTERN NAME: EMERGE PATTERN #: 4189 COLOR NAME: CORK COLOR #: 03 CONTENT: 50% VISCOSE, 30% NYLON, 13% COTTON, 7% ACRYLIC BACKING: N/A WIDTH: 54" REPEAT: N/A RAILROAD: NO FINISH: NONE	POLLACK	DAWN PARCIAK 773-203-3674 DAWNP@POLLACKASSOCIATES.COM	CFCI	GENERAL CONTRACTOR TO SUBMIT SAMPLE TO DESIGNER FOR APPROVAL	
	UP-304	UPHOLSTERY FABRIC	INDOOR DINING	U-BOOTHS SEAT	PATTERN NAME: BOZEMAN PATTERN #: 15 COLOR NAME: CANTEEN CONTENT: 100% PVC VINYL BACKING: 100% POLYESTER WIDTH: 54" REPEAT: NONE RAILROAD: NO FINISH: SOIL & STAIN RESISTANT	UNITED FABRICS	ANN CHIN 312-805-0018 ANN@DESIGNPRODUCTRESOURCES.COM	CFCI	GENERAL CONTRACTOR TO SUBMIT SAMPLE TO DESIGNER FOR APPROVAL	

KTGY
INERIOR SPECIFICATIONS
DEVIL'S KITCHEN RESTAURANT

REV	CONTROL #	ITEM NAME	AREA	LOCATION	MODEL/STYLE/FINISH/SIZE	MANUFACTURER/ DISTRIBUTOR	CONTACT	PURCHASE/ INSTALL	NOTES	IMAGE
	UP-305	UPHOLSTERY FABRIC	OUTDOOR DINING	U-BOOTHS SEAT	PATTERN NAME: SUNBRELLA HERITAGE PATTERN #: 18021-0000 COLOR NAME: RUST CONTENT: 97% ACRYLIC, 3% POLYESTER ABRASION: 50,000 DBL RUBS WIDTH: 54" REPEAT: N/A RAILROAD: N/A FINISH: WATER & STAIN REPELLANT	UNITED FABRICS	ANN CHIN 312-805-0018 ANN@DESIGNPRODUCTRESOURCES.COM	CFCI	GENERAL CONTRACTOR TO SUBMIT SAMPLE TO DESIGNER FOR APPROVAL	
	UP-306	UPHOLSTERY FABRIC	OUTDOOR DINING	U-BOOTHS BACK	PATTERN NAME: PASTEL PATTERN #: 5824 COLOR NAME: PARADISE ISLAND COLOR #: 05 CONTENT: 71% ACRYLIC, 29% POLYESTER ABRASION: 100,000 WYZENBEEK WIDTH: 54" REPEAT: H:14" V: 28" RAILROAD: NO FINISH:STAIN TREATMENT	BRENTANO	AMANDA BLABAC, 312-485-6998 ABLABAC@BRENTOFABRICS.COM	CFCI	GENERAL CONTRACTOR TO SUBMIT SAMPLE TO DESIGNER FOR APPROVAL	
	WC	**WALLCOVERING**								
	WC-301.REF	WALLCOVERING	ELEVATOR CORRIDOR	WALLS AS NOTED	DESIGN: CUSTOM GRAPHIC (IN DEVELOPMENT) TYPE: II VINYL CLASS: A	FF&E SCOPE	CONTACT NAME 000-000-0000 CONTACTNAME@EMAIL.COM	**OFCI**	FOR REFERENCE ONLY. REFER TO FF&E SPECIFICATIONS FOR MORE INFORMATION	
	WC-302.REF	WALLCOVERING	BAR AREA	WALL & CEILING AS NOTED	DESIGN: CUSTOM GRAPHIC TYPE: III VINYL CLASS: A	FF&E SCOPE	JENNIFER KAIPIO 773-791-4233 JKAIPIO@MDC.COM	**OFCI**	FOR REFERENCE ONLY. REFER TO FF&E SPECIFICATIONS FOR MORE INFORMATION	
	WC-303.REF	WALLCOVERING	RESTAURANT RESTROOMS	WALLS AS NOTED	DESIGN: IN DEVELOPMENT TYPE: II VINYL CLASS: A	FF&E SCOPE	CONTACT NAME 000-000-0000 CONTACTNAME@EMAIL.COM	**OFCI**	FOR REFERENCE ONLY. REFER TO FF&E SPECIFICATIONS FOR MORE INFORMATION	
	WD	**WOODWORK / MILLWORK**								
	WD-301	WOOD FINISH	BAR & INTERIOR DINING AREA	CEILING BEAM & COLUMN WRAPS, CABINETS, BOOTH BASES, U-BOOTH SURROUNDS, SERVICE STATION CABINETS, LARGE INTERIOR ENTRY DOOR	SPECIES:OAK CUT: RIFT & QUARTERED COLOR/STAIN: TO MATCH DESIGNER'S SAMPLE FINISH/SHEEN:SMOOTH THICKNESS: PER CONTRACTOR'S RECCOMENDATION	CONTRACTOR TO BID	CONTRACTOR TO BID	CFCI	GENERAL CONTRACTOR TO SUBMIT RANGE OF SAMPLES FOR SDDG APPROVAL; 12" X 12" MINIMUM	
	WD-302	FAUX WOOD	OUTDOOR DINING	U-BOOTH BASES	ITEM: FAUX WOOD POLY DECKING PLANKS COLOR/STAIN: TO MATCH DESIGNER'S SAMPLE FINISH/SHEEN:SMOOTH THICKNESS: PER CONTRACTOR'S RECCOMENDATION NOTE: GC TO SOURCE OUTDOOR GRADE FAUX WOOD FOR EXTERIOR MILLWORK	CONTRACTOR TO BID	CONTRACTOR TO BID	CFCI	GENERAL CONTRACTOR TO SUBMIT RANGE OF SAMPLES FOR SDDG APPROVAL; 12" X 12" MINIMUM	
	WH	**WOODWORK/ MILLWORK HARDWARE**								
	WH-301	CABINET / DRAWER PULL	SERVICE STATION	CABINET	PRODUCT NAME: EMTEK MODERN CABINET EDGE PULL PRODUCT #: EMT-87110-US19 COLOR: BLACK FINISH: FLAT DIMENSIONS (L x W x H): 5.25" X 1.75"	HARDWARE HUT	INFO@HARDWAREHUT.COM, 800-708-6649	CFCI	GENERAL CONTRACTOR TO SUBMIT CUT SHEET TO DESIGNER FOR APPROVAL	
	WH-302	CABINET HINGE	SERVICE STATION	CABINET	PRODUCT NAME: REFER TO MILLWORK DRAWINGS. COMMERCIAL GRADE DOUBLE HINGES.	MILLWORKER TO SOURCE	MILLWORKER TO SOURCE	CFCI	GENERAL CONTRACTOR TO SUBMIT CUT SHEET TO DESIGNER FOR APPROVAL	
	WH-303	DRAWER GLIDE	SERVICE STATION	CABINET	PRODUCT NAME: REFER TO MILLWORK DRAWINGS. COMMERICAL GRADE SOFT GLOSE GLIDES.	MILLWORKER TO SOURCE	MILLWORKER TO SOURCE	CFCI	GENERAL CONTRACTOR TO SUBMIT CUT SHEET TO DESIGNER FOR APPROVAL	
	WH-304.1	WIRE GROMMET	SERVICE STATION	COUNTERTOP	PRODUCT NAME: 2" DIA WIRE GROMMET FINISH: BLACK	MILLWORKER TO SOURCE	MILLWORKER TO SOURCE	CFCI	GENERAL CONTRACTOR TO SUBMIT CUT SHEET TO DESIGNER FOR APPROVAL	
	WH-304..2	WIRE GROMMET	BACK BAR	COUNTERTOP	PRODUCT NAME: 2" DIA WIRE GROMMET FINISH: STANILESS STEEL	MILLWORKER TO SOURCE	MILLWORKER TO SOURCE	CFCI	GENERAL CONTRACTOR TO SUBMIT CUT SHEET TO DESIGNER FOR APPROVAL	
	WH-305	FOOTRAIL	BAR FRONT	DIE WALL	PRODUCT NAME: EXISTING FINISH: PATCH, REPAIR, AND PAINT AS NEEDED	CONTRACTOR TO BID	CONTRACTOR TO BID	CFCI	GENERAL CONTRACTOR TO SUBMIT CUT SHEET TO DESIGNER FOR APPROVAL	
	WH-306	WINE RACKING	BAR AREA	WALL	PRODUCT NAME: THE FLOATING BOTTLE VIGNETTE I DEEP 2 WIDE PRODUCT #: MLFLV-1D2W-BK-BMR-WO041 ROD & POST: BLACK POSTS / BLACK RODS WOOD SPECIES: WHITE OAK WOOD FINISH: BLACK STAIN DIMENSIONS (L x W x H): 43" W X 84" H X 5-1/4" D BOTTLE CAPACITY: 32	WINE RACKS AMERICA	SUPPORT@WINERACKSAMERICA.COM	CFCI	GENERAL CONTRACTOR TO SUBMIT CUT SHEET TO DESIGNER FOR APPROVAL	
	WH-307	GLAZING SHOE MOLDING	ELEVATOR CORRIDOR	WALL	PRODUCT NAME: TO MATCH MAIN BAR FOOD RAIL (WH-305)	GC TO SOURCE	CONTACT NAME 000-000-0000 CONTACTNAME@EMAIL.COM	CFCI	GENERAL CONTRACTOR TO SUBMIT CUT SHEET TO DESIGNER FOR APPROVAL	
	WH-308	FOOTRAIL	BAR DINING	PULLMAN BOOTHS	PRODUCT NAME: TO MATCH MAIN BAR FOOD RAIL (WH-305)	GC TO SOURCE	CONTACT NAME 000-000-0000 CONTACTNAME@EMAIL.COM	CFCI	GENERAL CONTRACTOR TO SUBMIT CUT SHEET TO DESIGNER FOR APPROVAL	
	WH-309	PURSE HOOK	BAR	BAR DIE	PRODUCT NAME: SCHWINN DESIGN HOOK Z327 PRODUCT #: SCW-59398 COLOR: BLACK FINISH: MATTE DIMENSIONS (L x W x H): 2-9/16" X 1-16"	HARDWARE HUT	INFO@HARDWAREHUT.COM, 800-708-6649	CFCI	GENERAL CONTRACTOR TO SUBMIT CUT SHEET TO DESIGNER FOR APPROVAL	

HOTEL MAVERICK

COLORADO MESA UNIVERSITY
GRAND JUNCTION, CO 81501

INTERIOR DESIGN
KTGY
225 W. RANDOLPH STREET
CHICAGO IL 60606
t 312 274 0606

ktgy

225 W. RANDOLPH STREET
CHICAGO IL 60606
t 312 274 0606

ISSUE DATE: 10.05.2026

INTERIOR CONSTRUCTION DOCUMENT SET

REVISIONS:

NUMBER	DATE	DESCRIPTION
XX.XX.XX	XX.XX.XX	XXXXXXXX

HOTEL MAVERICK

COLORADO MESA UNIVERSITY
GRAND JUNCTION, CO 81501

PROJECT NUMBER: 250759.10

DRAWN BY: ktgy

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I-000.01

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COMMENTS

ABBREVIATIONS

SYMBOL	DESCRIPTION
<	Angle
AB	Anchor Bolt
AC	Air Conditioning
ACC	Access
ACOUS	Acoustical
ACR	Acrylic
ACT	Acoustical Ceiling Tile
AD	Access Door
ADJ	Adjustable
ADD	Addendum
AFF	Above Finish Floor
AGGR	Aggregate
AL	Aluminum
ALT	Alternate
ANOD	Anodized
AP	Access Panel
APPROX	Approximatte
ARCH	Architectural
ART	Artwork
ASPL	Asphalt
ASSEM	Assembly
AUTO	Automatic
BANQ	Banquette
BATH	Bathroom
BC	Base Cabinet
BD	Board
BDR	Border
BET	Between
BL	Building Line
BLDG	Building
BLK	Block Blocking
BLKHD	Bulkhead
BM	Beam
BM	Bench Mark
BOT	Bottom
BOW	Bottom Of Wall
BP	Base Plate
BR	Bedroom
BR	Brick
BRG	Bearing
BRKT	Bracket
BRS	Brass
BRZ	Bronze
BS	Both Sides
BSMT	Basement
BVL	Beveled
TUB	Bath Tub
CAB	Cabinet
CB	Catch Basin
CC	Carpet on Concrete
CEM	Cement
CER	Ceramic
CF	Cubic Feet
CG	Corner Guard
CHAND	Chandelier
CJ	Control Joint
CKBD	Chalkboard
CL	Center Line
CLG	Ceiling
CLO	Closet
CLR	Clear
CMU	Concrete Masonry Unit
CNTR	Counter
CO	Clean Out
COL	Column
COMB	Combination
CONC	Concrete
CONN	Connectors
CONST	Construction
CONT	Continous
CONTR	Contractor
COOR	Coordinate
CORR	Corridor
CP	Cement Plaster
CPT	Carpet
CSK	Counter Sunk Courses
SCT	Concrete Steel Towled
CT	Ceramic Tile
CTR	Center
CTRL	Control
CU	Cubic
CY	Cubic Yard
CYL	Cylinder
DIA	Diameter
DB	Decibel
DBL	Double
D/D	Double-Double
DEM	Demolish
DEP	Depressed
DEPT	Department
DET	Detail
DF	Drinking Fountain
DIAG	Diagonal
DIM	Dimension
DISP	Dispenser
DIV	Division
DN	Down
DO	Door Opening
DP	Damp Proof
DPR	Damper
DR	Door
DS	Down Spout Drain
DSP	Dry Standpipe
DT	Drain Tile
DW	Dishwasher
DWG	Drawing
DWR	Drawer
E	East
EA	Each
EF	Each Face
EF	Exhaust Fan
EJ	Expansion Joint
ELEC	Electric/Electrical
ELEV	Elevation
EMER	Emergency
ENCL	Enclosure
EP	Electric Panel
EQ	Equal
EQUIP	Equipment
EST	Estimate
EWC	Electric Water Cooler
EXER	Exercise
EXH	Exhaust
EXIST	Existing
EXP	Expansion
EXP	Exposed
EXT	Exterior
FA	Fire Alarm
FD	Floor Drain
FE	Fire Extinguisher
FEC	Fire Extinguisher Cabinet
FF	Finished Floor
FHC	Fire Hose Cabinet
FIN	Finished
FL	Floor or Flooring
FLASH	Flashing
FLUOR	Fluorescent
FOC	Face Of Concrete
FOF	Face Of Finish
FOS	Face Of Studs
FP	Fire Proof
FR	Fire Retardant
FDN	Foundation
FS	Full Size
FTG	Footing
FURN	Furnish or Furniture
FURR	Furring or Furred
FUT	Future
GA	Gauge
GALV	Galvanized
GB	Grab Bar
GC	General Contractor
GL	Glass or Glazing
GND	Ground
GR	Grade
GRA	Granite
GSTRM	Guestroom
GYP	Gypsum
GYPBD	Gypsum Board
HC	Hollow Core
HD	Head
HDBD	Hardboard
HDW	Hardwood
HM	Hollow Metal
HORIZ	Horizontal
HSKPG	Housekeeping
HP	Highpoint
HT	Height
HTR	Heater
ID	Inside Diameter
IN	Inch
INCL	Included/Ing
INT	Interior
JAN	Janitor
JB	Junction Box
JC	Janitor Closet
JT	Joint
K	King
KIT	Kitchen
KO	Knockout
KP	Kick Plate
LAB	Laboratory
LAM	Laminated
LAV	Lavatory
LKR	Locker
LP	Low Point
LT	Light
LVR	Louver
MAIN	Maintenance
MAS	Masonry
MFR	Manufacturer
MGR	Manager
MH	Manhole
MIN	Minimum
MIR	Mirror
MISC	Miscellaneous
MLDG	Moulding
MO	Masonry Opening
MRB	Marble
MS	Metal Studs
MTD	Mounted
MTL	Metal
MUL	Mullion
MWK	Millwork
N	North
NA	Not Applicable
NAT	Natural
NC	Not In Contract
NO	Number
NOM	Nominal
NRC	Noise Reduction Coefficient
NTS	Not To Scale
OBS	Obscure
OC	On Center
OD	Outside Diameter
OFF	Office
OH	Overhead
OPNG	Opening
OPP	Opposite
PC	Pre-Cast
PCP	Portland Cement Plaster
PH	Paper Holder
PL	Plate
PLAM	Plastic Laminate
PLT	Picture Light
PLTR	Planter
PLYD	Plywood
PNL	Panel
PNT	Painted
POL	Polished
PR	Pair
PREFAB	Prefabricated
PRTBD	Particleboard
PT	Point
PTD	Paper Towel Holder
PTN	Partition
QT	Quarry Tile
QUAN	Quantity
R	Riser
RAD	Radius
RB	Resilient Base
RD	Roof Drain
REC	Recessed
REF	Reference
REFR	Refrigerator
REG	Registter
REINF	Reinforce
REM	Remove
REQ	Required
RESL	Resilient
REV	Revision
RM	Room
RO	Rough Opening
RVL	Reveal
S	South
SC	Solid Core
SCD	Seat Cover Dispenser
SCHED	Schedule
SD	Soap Dispenser
SEAL	Sealant
SECT	Section
SRVSTA	Service Station
SF	Square Feet
SHR	Shower
SHT	Sheet
SHT	Shelf/Shelving
SHUT	Shutters
SIM	Similar
SM	Sheet Metal
SND	Sanitary Napkin Dispenser
SNR	Sanitary Napkin Receptacle
SP	Sound Proof
SP	Standpipe
SPEC	Specification
SPR	Standpipe Riser
SQ	Square
SS	Stainless Steel
SSK	Service Sink
STA	Station
STD	Standard
STL	Steel
STN	Stain
STOR	Storage
STRL	Structural
SUSP	Suspended
SY	Square Yard
SYM	Symmetrical
SYN	Synthetic
SYS	System
T&G	Tongue & Groove
TB	Towel Bar
TBD	To Be Determined
TEL	Telephone
TER	Terrazzo
TEX	Texture
THK	Thickness
THR	Threshold
TKBD	Tackboard
TOC	Top Of Concrete
TOL	Tolerance
TOP	Top Of Pavement
TOW	Top Of Wall
TPD	Toilet Paper Dispenser
TV	Television
TYP	Typical
UNF	Unfinished
UON	Unless Otherwise Noted
UR	Urinal
URS	Urinal Screen
VAC	Vacuum
VAR	Varies
VB	Vinyl Base
VCT	Vinyl Composition Tile
VERT	Vertical
VEST	Vestibule
VIF	Verify In Field
VIN	Vinyl
VWC	Vinyl Wall Covering
W	West
W/	With
W/O	Without
WC	Water Closet
WD	Wood
WDM	Window Dimension
WD/SP	Wine Display
WDW	Window
WF	Wide Flange
WI	Wrought Iron
WP	Water Proof
WP	Working Point
WR	Water Resistant
WSCT	Wainscot
WSCT	Wall Sconce
WT	Weight
WV	Wood Veneer
YD	Yard

SYMBOLS LEGEND

ARCHITECTURAL SYMBOLS

- EXISTING DOOR AND/OR PARTITION TO BE DEMOLISHED
- EXISTING DOOR AND/OR PARTITION
- NEW DOOR AND/OR PARTITION
- 8'-10" / P-PT-23 — CEILING HEIGHT RCP
- 8'-10" AFF — CEILING HEIGHT ELEVATION
- CENTER LINE
- 01 — COLUMN/GRID NUMBER
- 01 / 01.00.01 — DETAIL MARKER
- 1 1/2" — DIMENSION STRINGER
- 100 — DOOR NUMBER
- DOOR NUMBER / DOOR TYPE / HARDWARE TYPE — DOOR/HARDWARE TAG
- 01 / 01.00.01 — ELEVATION MARKER
- 02 / 01 / 01.00.01 / 03 / 04 — MULTIPLE ELEVATION MARKER
- WD-01 — FINISH TAG
- BA-01 — FIXTURE/EQUIPMENT TAG
- PT-01 — FLOOR FINISH TAG
- XXX — FURNITURE TAG
- 01 — GENERAL NOTE
- 01 — KEY NOTE
- NORTH ARROW
- AA — PARTITION TYPE
- 01 — REVISION TAG
- RESTROOM / 600 SQ. FT. / 1050 — ROOM DESIGNATION
- 01 / 10.00.01 — SECTION MARKER
- START TILE PATTERN MARKER
- 01 — WALL FINISH TAG

ELECTRICAL SYMBOLS

* INDICATES HEIGHT, TYPE, NEW/EXISTING, GFI

- AV — AUDIO/VISUAL EQUIPMENT
- B — BLANKED OUTLET
- CLOCK OUTLET
- DATA OUTLET
- FLOOR-MOUNTED DATA OUTLET
- DATA/PHONE OUTLET
- FLOOR-MOUNTED DATA/PHONE OUTLET
- DB — DOOR BELL
- DUPLEX OUTLET
- FLOOR-MOUNTED DUPLEX OUTLET
- WALL-MOUNTED EXIT SIGN
- CEILING-MOUNTED EXIT SIGN
- FA — FIRE ALARM or PULL
- FEC — FIRE EXTINGUISHER CABINET
- HOSE — FIRE HOSE CABINET
- FS — FIRE STROBE
- HA — HAIR DRYER (HARDWIRED)
- J — JUNCTION BOX (RECESSED)
- J — CEILING-MOUNTED JUNCTION BOX
- QUADRUPLEX OUTLET
- FLOOR-MOUNTED QUADRUPLEX OUTLET
- S — SMOKE DETECTOR
- S — CEILING-MOUNTED SMOKE DETECTOR
- SP — SPEAKER
- SP — CEILING-MOUNTED SPEAKER
- SPRINKLER
- CEILING-MOUNTED SPRINKLER
- $ — SWITCH
- $ DIM — SWITCH WITH DIMMER
- TV — CABLE TV OUTLET/JACK
- TELEPHONE OUTLET/JACK
- FLOOR-MOUNTED TELEPHONE OUTLET/JACK
- T — THERMOSTAT

LIGHTING SYMBOLS

* INDICATES FIXTURE TYPE or HEIGHT

- DOWNLIGHT (RECESSED)
- EMERGENCY LIGHT FIXTURE
- PENDANT FIXTURE
- WALL-MOUNTED PICTURE LIGHT
- PIN LIGHT (RECESSED)
- WALL SCONCE
- WALLWASHER (RECESSED)

MATERIAL INDICATIONS

- EARTH
- GRAVEL, STONE
- CONCRETE
- CONCRETE MASONRY UNIT
- STONE
- BRICK
- SAND, GROUT, MORTAR
- IRON, STEEL
- ALUMINUM
- SHIM
- WOOD BLOCKING
- FINISHED WOOD
- PLYWOOD
- RIGID INSULATION
- BATT INSULATION
- CERAMIC TILE
- CARPET
- ACOUSTICAL PANEL CEILING SYSTEM
- CERAMIC TILE
- GYPSUM WALLBOARD
- MDF
- PLASTER

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I-P42.41	PUBLIC AREA ELEVATIONS - RESTAURANT

ktgy

225 W. RANDOLPH STREET
CHICAGO IL 60606
t 312 274 0606

GENERAL NOTES:

1. SAMPLE GENERAL NOTE TEXT
2. SAMPLE GENERAL NOTE TEXT
3. SAMPLE GENERAL NOTE TEXT

KEY NOTES:

1. SAMPLE KEY NOTE TEXT
2. SAMPLE KEY NOTE TEXT
3. SAMPLE KEY NOTE TEXT

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COLORADO MESA UNIVERSITY
GRAND JUNCTION, CO 81501

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DRAWING TITLE:
ABBREVIATIONS & DRAWING INDEX

SHEET NUMBER:

I-001.01

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REFLECTED CEILING & LIGHTING GENERAL NOTES

1. DIMENSIONS FOR CEILING LOCATIONS, ENLARGED PLAN TARGETS, DETAIL TARGETS, ETC. ARE NOTED ON REFLECTED CEILING PLANS (A300 SERIES DRAWINGS). DIMENSIONS, TARGETS, ETC. THAT ARE TYPICAL FOR MANY AREAS ARE NOTED ONLY ONCE.

2. SEE ENGINEERING AND ARCHITECTURAL DRAWINGS FOR QUANTITY AND LOCATION OF ALL LIGHTS, THERMOSTATS, DIFFUSER GRILLES AND WALL SWITCHES TYPICAL UNLESS NOTED OTHERWISE.

3. SEE ENGINEERING AND CONSULTANT(S) DRAWINGS FOR ADDITIONAL INFORMATION, DEVICES, DETAILS, ETC., TYPICAL.

4. REFER TO ELECTRICAL DRAWINGS FOR SWITCHING AND/OR POWER ZONES.

5. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL REQUIRED CONDUITS, PULL BOXES, HOME RUNS, WALL JUNCTION BOXES, PLASTER RINGS, ETC. FOR INSTALLATION, PULLING, ETC. OF ALL VOICE/DATA DEVICES, CABLES, SECURITY DEVICES, ETC., TYPICAL UNLESS NOTED OTHERWISE. GENERAL CONTRACTOR TO COORDINATE.

6. ALL LIGHT FIXTURES SHALL BE LOCATED IN THE CENTER OF A CEILING TILE IN BOTH DIRECTIONS AND SHALL ALSO ALIGN WITH ADJACENT FIXTURES, DEVICES OR HEADS IN A RUN OR ROW OF FIXTURES, DEVICES OR HEADS, TYPICAL UNLESS NOTED OTHERWISE.

7. IF LOCATION DIMENSIONS ARE NOT NOTED AND/OR INDICATED, FINAL POSITIONING OF ALL/ANY EXPOSED DEVICES TO BE COORDINATED WITH DESIGNER/ARCHITECT.

8. ALL DIMENSIONS INDICATING LIGHT SWITCH AND/OR ANY OTHER DEVICE LOCATIONS ARE TO CENTER LINES OF SWITCHES AND/OR DEVICES, TYPICAL UNLESS NOTED OTHERWISE.

9. ALL ROOM SWITCHES, DEVICES AND OUTLETS TO BE DECORA STYLE AND MOUNTED AS SHOWN IN DESIGN DOCUMENTS, TYPICAL UNLESS NOTED OTHERWISE.

10. SEE LIGHTING FIXTURE SCHEDULE FOR FIXTURE DESCRIPTION, MANUFACTURER, LAMP TYPE AND COMMENTS.

11. ALL LAMPING OF ALL LIGHT FIXTURES TO BE PROVIDED BY ELECTRICAL CONTRACTOR AS SPECIFIED, UNLESS NOTED OTHERWISE.

12. FOR A SERIES OR RUN OF STRIP FIXTURES, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH ALL TRADES (IE., ELECTRICAL, GYPSUM BOARD, MILLWORK, ETC. CONTRACTORS) TO ESTABLISH/DETERMINE THE EXACT DIVISION OF FIXTURES, REQUIRED LENGTH OF EACH FIXTURE(S) (ACTUAL LENGTH NOT NOMINAL) AND QUANTITIES OF FIXTURES FOR THAT SERIES OR RUN.

13. ARCHITECTURAL LIGHTING TRIMS SPECIFIED BY THE LIGHTING DESIGNER SHOULD MATCH ADJACENT WALL, CEILING, OR FLOOR FINISH UNLESS OTHERWISE NOTED. DARK FINISHES SHOULD RECEIVE BLACK TRIMS AND LIGHT FINISHES SHOULD RECEIVE WHITE TRIMS - CONFIRM FINISH WITH INTERIOR DESIGNER.

POWER & COMMUNICATION GENERAL NOTES

1. DIMENSIONS FOR DEVICE LOCATIONS, ENLARGED PLAN TARGETS, DETAIL TARGETS, ETC. ARE NOTED ON THE PLANS . DIMENSIONS, TARGETS, ETC. THAT ARE TYPICAL FOR MANY AREAS ARE NOTED ONLY ONCE. IF RECEPTACLE/DEVICE LOCATION DIMENSIONS ARE NOT NOTED, NOTIFY DESIGNER/ARCHITECT FOR DIMENSION, TYPICAL.

2. ALL ELECTRICAL SERVICE (BOTH HIGH AND LOW VOLTAGE), SECURITY CABLING, VOICE CABLING, DATA CABLING, ETC. SHALL BE RUN IN CONDUIT, TYPICAL. HOWEVER, LOW VOLTAGE ELECTRICAL SERVICE, SECURITY CABLING, VOICE AND DATA CABLING, IF ALLOWED BY CODE AND APPROVED BY AUTHORITIES HAVING JURISDICTION, MAY RUN IN CEILING PLENUM AREAS ONLY WITHOUT CONDUIT, PROVIDED THAT THE CABLING WIRES, ETC. ARE OF APPROVED TYPE AND ARE DISTRIBUTED/ROUTED BY AN APPROVED WIRE MANAGEMENT SYSTEM. NOTE HOWEVER, ALL WIRING CABLING, ETC., MUST RUN IN CONDUIT IN WALLS.

3. ELECTRICAL AND CONDUIT INSTALLATION SHALL COMPLY WITH ALL APPLICABLE CODES AND GOVERNING AUTHORITIES.

4. ALL ELECTRICAL, LIGHTING, OUTLETS, DEVICES, AND OTHER EQUIPMENT ARE SHOWN FOR LOCATION PURPOSES ONLY. REFER TO ENGINEERING DOCUMENTS FOR TECHNICAL SPECIFICATION.

5. GENERAL CONTRACTOR TO COORDINATE ALL ELECTRICAL TRADES AND NEW/EXISTING CONSTRUCTION. PATCH ANY CONSTRUCTION REMOVED FOR INSTALLATION OF NEW ELECTRICAL WORK IN EXISTING CONSTRUCTION.

6. GENERAL CONTRACTOR TO COORDINATE INSTALLATION(S) OF ALL ELECTRICAL SYSTEMS AND THEIR ASSOCIATED COMPONENTS WITH ARCHITECTURAL DETAIL(S), FINISHES, ETC. AND ALL OTHER TRADES.

7. ALL DIMENSIONS INDICATING LOCATIONS OF FLOOR DEVICES, WALL OUTLETS, DEVICES, ETC. OR GANG OF DEVICES ARE TO CENTER LINES OF DEVICE AND/OR CENTER LINE OF GANGED DEVICES, TYPICAL UNLESS NOTED OTHERWISE.

8. VERIFY WITH THE DESIGNER/ARCHITECT THE LOCATION OF REMOTE POWER PANELS, DISCONNECT SWITCHES, SPECIAL PANELS, THERMOSTATS, SWITCHES, ALARMS OR ANY DEVICE EXPOSED TO VIEW AND NOT SHOWN ON THE ARCHITECTURAL DRAWINGS. INSTALLER TO SUBMIT CATALOGUE CUT SHEET OF SAME TO THE DESIGNER/ARCHITECT FOR DESIGN APPROVAL ONLY.

9. DEVICES MOUNTED IN WALLS SHALL NOT BE INSTALLED BACK TO BACK BUT INSTEAD SHOULD BE STAGGERED WITH A MINIMUM OF 2" CLEARANCE. WALL INSULATION SHALL BE WOVEN BETWEEN OUTLETS STAGGERED BACK TO BACK. BACK AND SIDES OF ALL OUTLET ROUGH-IN BOXES SHALL BE SEALED WITH ACOUSTICAL SEALANT, TYPICAL.

10. PROVIDE PLASTER RINGS/EXTENSIONS AS REQUIRED FOR ELECTRICAL AND VOICE/DATA J-BOXES WITHIN GYPSUM BOARD WALLS FOR PROPER APPLICATION/INSTALLATION OF DEVICE FINISH COVER PLATE, TYPICAL. GENERAL CONTRACTOR TO COORDINATE, AS REQUIRED, VOICE/DATA, ELECTRICAL AND GYPSUM BOARD CONTRACTORS AND OWNER'S CONSULTANT.

11. UNLESS NOTED OTHERWISE, ALL LIGHTING FIXTURES ARE TO BE CONTROLLED/SWITCHED BY THE FLOOR AND/OR FLOOR ZONE LIGHTING MASTER SWITCH. CONFIRM LOCATION OF MASTER SWITCH W/ ARCHI DESIGNER.

12. PROVIDE PLASTER RINGS/EXTENSIONS AS REQUIRED FOR ELECTRICAL AND VOICE/DATA J-BOXES WITHIN PARTITIONS TO EXTEND DEVICE RECEPTACLES AND/OR COVER PLATES TO BE FLUSH WITH FINISH FACE OF MILLWORK, TYPICAL. GENERAL CONTRACTOR TO COORDINATE, TYPICAL.

13. GENERAL CONTRACTOR TO COORDINATE ALL ELECTRICAL AND SECURITY HARDWARE ISSUES, SERVICE, INSTALLATION, WIRING, ETC. WITH HARDWARE SUPPLIER, MILLWORKER ELECTRICAL CONTRACTOR, SECURITY CONTRACTOR, MANUFACTURER, INSTALLER, ETC., TYPICAL.

14. GENERAL CONTRACTOR TO COORDINATE LOCATIONS OF ELECTRICAL AND TELEPHONE OUTLETS MOUNTED ABOVE MILLWORK COUNTERS AND WITHIN MILLWORK CABINETS WITH MILLWORK CONTRACTOR, TYPICAL.

15. SEE REFLECTED CEILING PLAN NOTED FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

16. GENERAL CONTRACTOR TO COORDINATE LOCATION OF WHIPS AND JUNCTION BOXES FOR ELECTRICAL SERVICE AT MILLWORK FOR TASK LIGHT FIXTURES, EQUIPMENT, DEVICES, ETC. WITH ALL OTHER TRADES, TYPICAL. WHIPS MUST NOT BE EXPOSED TO VIEW OR HANG BELOW MILLWORK, ETC. IF WHIPS AND/OR J-BOXES REQUIRE RELOCATING DUE TO COORDINATION AND/OR VISUAL ISSUES, PATCH, REPAIR, FINISH, ETC. TO MATCH ADJACENT CONSTRUCTION.

17. WHERE ELECTRICAL WORK IS SPECIFIED IN CONJUNCTION WITH MILLWORK, THE WORK SHALL BE PROVIDED BY THE ELECTRICAL CONTRACTOR. CUTOUTS FOR SWITCHES, OUTLETS, AND OTHER ELECTRICAL DEVICES REQUIRED ARE TO BE PROVIDED BY MILLWORK CONTRACTOR AND SHALL BE COORDINATED BY THE GENERAL CONTRACTOR UPON REVIEW BY THE DESIGNER/ARCHITECT.

FINISH GENERAL NOTES

1. DIMENSIONS, LOCATIONS OF FINISHES, ENLARGED PLAN TARGETS, DETAIL TARGETS, ETC. ARE NOTED ON FINISH PLAN DRAWINGS. DIMENSIONS, TARGETS, ETC. THAT ARE TYPICAL FOR MANY AREAS ARE NOTED ONLY ONCE.

2. SEE ARCHITECTURAL PLAN AND INTERIOR ELEVATION DRAWING NOTES FOR ADDITIONAL DEVICE AND COVER PLATE FINISH/COLOR INFORMATION, TYPICAL, UNLESS NOTED OTHERWISE.

3. ALL INTERIOR FLOOR, WALL AND CEILING FINISHES AND TRIM OF ALL SPACES TO COMPLY WITH CLASS 1 AND / OR CLASS A MATERIAL CLASSIFACTIONS; FLAME SPREAD RATING 0 TO 25, SMOKE DEVELOPED 200.

4. FLOOR COVERINGS OF PUBLIC AREAS TO MEET CLASS 1 AND /OR CLASS A INTERIOR FLOOR FINISH REQUIREMENTS; CRITICAL RADIANT FLUX OF 0.45 WATTS PER SQUARE CENTIMETER OR HIGHER. FLOOR COVERINGS OF NON-PUBLIC AREAS TO MEET CLASS 2 AND/OR CLASS B INTERIOR FLOOR FINISH REQUIREMENTS; CRITICAL RADIANT FLUX BETWEEN 0.22 WATTS PER SQUARE CENTIMETER AND 0.44 WATTS PER SQUARE CENTIMETER. (BOH IS TYPICALLY NOT IN OUR SCOPE – SHOULD WE HAVE THIS NOTE IN THE DOCS?!)

5. PROVIDE PRIME COAT ONLY BEHIND AREAS TO BE COVERED WITH MILLWORK, FILE CABINETS, WALL COVERINGS, PANELS, ETC., TYPICAL UNLESS NOTED OTHERWISE.

6. PROVIDE FINISH PAINT WHERE SPECIFIED AT ALL WALL AREAS THAT ARE EXPOSED BEHIND ANY APPLIED MILLWORK, PANELS, CONSTRUCTION, ETC. DUE TO REVEALS, JOINTS, END CONDITIONS, ETC., TYPICAL.

DEMOLITION GENERAL NOTES

1. THE GENERAL CONTRACTOR SHALL DISCONNECT OR SHUT OFF AND CAP ALL M.E.P. SERVICES TO ALL AREAS WHERE WORK IS TO BE REMOVED OR RELOCATED IN ACCORDANCE WITH REQUIREMENTS OF THE CITY OF JURISDICTION.

2. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING DEMOLITION PERMIT PRIOR TO START OF WORK.

PARTITION GENERAL NOTES

1. DIMENSIONS FOR PARTITION LOCATIONS, ENLARGED PLAN TARGETS, DETAIL TARGETS, ELEVATION TARGETS, ETC. ARE NOTED ON PARTITION PLANS. DIMENSIONS, TARGETS, ETC. THAT ARE TYPICAL FOR MANY AREAS ARE NOTED ONLY ONCE.

2. PARTITIONS OVER DOORS SHALL BE CONTINUOUS AND THE SAME AS ADJACENT WALLS WHERE DRYWALL CONTINUES TO STRUCTURE ABOVE, OR ABOVE CEILING, TYPICAL UNLESS NOTED OTHERWISE.

3. REFER TO DRAWINGS FOR PARTITION TYPES AND DETAILS.

4. THE LOCATION DIMENSIONS SHOWN FOR WALLS/PARTITIONS WITH A FINISH (IE., FULL-HEIGHT MILLWORK PANELING, TILE, ETC.) ARE FROM/TO THE FACE OF THE WALL FINISH, TYPICAL UNLESS NOTED OTHERWISE.

5. PROVIDE MOISTURE RESISTANT GYPSUM BOARD AT HIGH MOISTURE AND/OR WET AREAS (IE., SINKS, TOILETS, SHOWERS, ETC.)

6. PROVIDE TILE BACKER CEMENT BOARD AS REQUIRED AT ALL TILE/STONE WET AREA APPLICATION (IE.,SINKS, TOILETS, SHOWERS, ETC.)

7. SEE REFLECTED CEILING PLAN DRAWINGS FOR ADDITIONAL INFORMATION (IE., WALL DIMENSIONS/LOCATIONS, ETC.)

DOORS & HARDWARE GENERAL NOTES

1. UNLESS NOTED OTHERWISE, ALL HINGE SIDE OF DOOR FRAMES ADJACENT TO A PERPENDICULAR PARTITION ARE TO BE 4" FROM OUTSIDE EDGE OF DOOR FRAME TO FINISH FACE OF PARTITION, TYPICAL UNLESS NOTED OTHERWISE.

2. UPON INSTALLATION OF DOOR FRAMES, FILL AND/OR CAULK ANY/ALL GAPS, HOLES, VOIDS, ETC. BETWEEN DOOR FRAME AND WALL SYSTEM, TYPICAL. CAULK TO BE PAINTABLE.

3. PROVIDE BALL BEARING HINGES FOR ALL DOORS/CONDITIONS WITH DOOR CLOSURES, TYPICAL.

4. GENERAL CONTRACTOR TO COORDINATE AND PROVIDE DOOR STOP RISERS AS REQUIRED. FLOOR STOP RISER HEIGHTS MAY VARY DUE TO SLAB CONDITIONS AND FINISH FLOORING. RISER TO BE FULL WIDTH OF FLOOR STOP BASE. DOOR SHALL TOUCH A MINIMUM OF 75% OF FLOOR STOP BUMPER FACE, TYPICAL.

5. ANY/ALL THRESHOLDS AS SPECIFIED, NOTED, INDICATED, ETC. ARE TO INCLUDE AND/OR BE SUPPLIED AS FOLLOWS:

A) TO BE CONTINUOUS FROM JAMB TO JAMB AND/OR WALL TO WALL.

B) END CONDITIONS TO BE TIGHTLY CUT/SCRIBED TO MATCH SHAPE/PROFILE OF JAMB/WALL WITHOUT ANY GAPS, HOLES, VOIDS, ETC.

C) PROVIDE ANY /ALL REQUIRED ACCESSORIES AS REQUIRED TO INSTALL A COMPLETE SYSTEM (IE., WEATHERSOUND STRIPPING, SEALANT, BLOCKING, FIRE STOPPING, ETC.)

D) FOR THRESHOLD CONDITIONS THAT INCLUDE FLOOR CLOSURES, PROVIDE THRESHOLD SHAPE AND/OR ACCESSORIES AS REQUIRED TO COVER/CONCEAL CLOSURE. COVER OVER CLOSURE TO MAINTAIN THRESHOLD PROFILE, SHAPE, APPEARANCE, ETC., WITH MITERED CORNERS AND/OR JOINTS.

6. ALL HARDWARE SHALL BE PROVIDED AND INSTALLED BY THE GENERAL CONTRACTOR EXCEPT AS FOLLOWS:

A) GENERAL CONTRACTOR SHALL PROVIDE AND MILLWORKER SHALL INSTALL ALL HARDWARE ON DOORS AND FRAMES SUPPLIED BY MILLWORKER.

7. ALL BASE PLATES FOR DOOR PIVOT HINGES TO BE BELOW CARPET OR OTHER FINISH FLOORING AND TOP OF BASE PLATES FOR DOOR PIVOT HINGES TO BE INSTALLED FLUSH WITH TOP OF CONCRETE SLAB AND PROVIDE PIVOT SPINDLE LENGTHS AS REQUIRED, TYPICAL. GENERAL CONTRACTOR TO COORDINATE.

8. GENERAL CONTRACTOR TO COORDINATE ANY/ALL HARDWARE REQUIRING ELECTRICAL POWER (BOTH HIGH AND LOW VOLTAGE) WITH HARDWARE SUPPLIER MANUFACTURER, INSTALLER AND WITH MILLWORKER, ELECTRICAL AND SECURITY CONTRACTORS, TYPICAL.

MILLWORK GENERAL NOTES

1. PROVIDE ALL BLOCKING, SHIMS, ETC., AS REQUIRED FOR THE ATTACHMENT, INSTALLATION, ETC. OF ALL MILLWORK AND TO ALSO MAINTAIN LEVEL AND PLUMB IN BOTH VERTICAL AND HORIZONTAL DIRECTIONS, TYPICAL. GENERAL CONTRACTOR TO COORDINATE WITH ALL TRADES.

2. PROVIDE GROMMET HOLES WITH COVER PLATE WHERE INDICATED ON DRAWINGS, EXACT LOCATIONS TO BE SHOWN/NOTED ON MILLWORK SHOP DRAWINGS, TYPICAL. GROMMET COVER PLATE TO MATCH COLOR/FINISH OF ADJACENT MATERIAL UNLESS NOTED OTHERWISE.

3. GENERAL CONTRACTOR TO COORDINATE LOCATIONS OF ELECTRICAL AND VOICE/DATA DEVICES, PLUMBING, ETC., MOUNTED WITHIN AND/OR ON MILLWORK WITH ELECTRICAL, PLUMBING, ETC., CONTRACTORS AND MILLWORKER, TYPICAL.

4. MILLWORK CONTRACTOR SHALL SHIM ALL MILLWORK INSTALLED AGAINST NON-MILLWORK CONSTRUCTION AS REQUIRED.

5. MILLWORK CONTRACTOR SHALL SHOW ALL PLASTIC LAMINATE, JOINTS, "SOLID CORE" PLASTIC LAMINATE VERSUS PLASTIC LAMINATE, AND ALL SEAMS/EDGES FOR ALL PLASTIC LAMINATE COVERED MILLWORK ON THE SHOP DRAWING SUBMITTALS, TYPICAL.

6. PROVIDE FINISHED SCRIBE STRIPS AND FINISHED MILLWORK EDGES TO CREATE A FINISHED REVEAL CONDITION WHERE MILLWORK COUNTERS, CABINETS, ETC. ABUTS ADJACENT CONSTRUCTION, TYPICAL UNLESS NOTED OTHERWISE. ALL EXPOSED REVEAL SURFACES AND EDGES TO HAVE MATCHING COLOR AND FINISH, TYPICAL.

7. PLASTIC LAMINATE AND/OR VENEER MILLWORK DETAILS, SECTIONS, ETC., MAY ONLY SHOW AND/OR INDICATE FINISHED FACE OR EXPOSED PLASTIC LAMINATE AND/OR VENEER FOR DESIGN AND/OR DETAILING PURPOSES. GENERAL CONTRACTOR IS REQUIRED TO PROVIDE, INSTALL, ETC., ALL PLASTIC LAMINATE AND/OR VENEER TO COVER ALL EXPOSED AREAS, CABINET INTERIORS, EDGES, ETC., AND TO PROVIDE ALL REQUIRED BALANCE MATCHING. ALL COLOR FINISH AND GRAINING TO MATCH FACE COLOR, FINISH AND GRAINING, TYPICAL.

8. DIMENSIONS SHOWN AT ELEVATIONS FOR HEIGHTS OF COUNTERS WITH PEDESTAL FILE CABINETS (BY OWNER AND/OR CONTRACTOR) ARE CLEAR HEIGHT TO UNDERSIDE OF SHIM. MILLWORK CONTRACTOR TO COORDINATE WITH DESIGNER/ARCHITECT AND GENERAL CONTRACTOR.

EQUIPMENT GENERAL NOTES

1. ELECTRICAL CONTRACTOR TO VERIFY WITH EACH MANUFACTURER OF EQUIPMENT FOR ALL SPECIAL REQUIREMENTS (IE. PROVIDING AND INSTALLING SPECIAL RECEPTACLES, ATTACHING END CONNECTORS ON CABLES OR CABLES TO MACHINES, ETC.) IF NOT SPECIFICALLY EXCLUDED FROM CONTRACT AGREEMENT. ALL CONNECTIONS SHALL BE CONSIDERED TO BE INCLUDED IN THE WORK OF THE ELECTRICAL CONTRACTOR.

2. SHOULD DISCREPANCIES IN EQUIPMENT INFORMATION OCCUR, NOTIFY DESIGNER AND CONSULT MANUFACTURER'S INSTALLATION INFORMATION.

3. PROVIDE ELECTRICAL AND PLUMBING HOOK-UPS FOR EQUIPMENT AS REQUIRED PER THE EQUIPMENT, MANUFACTURER AND CODE.

4. ELECTRICAL ENGINEER TO DETERMINE EQUIPMENT REQUIRING SOLE DEDICATION OF A CIRCUIT (I.E., EQUIPMENT IN PRIVATE OFFICES AND WORKSTATIONS).

5. SEE REFLECTED CEILING PLAN DRAWINGS FOR ADDITIONAL INFORMATION, SPECIAL EQUIPMENT LOCATED IN CEILINGS (IE PROJECTION SCREENS), ETC., TYPICAL.

PLUMBING GENERAL NOTES

1. GENERAL CONTRACTOR TO COORDINATE ALL PLUMBING FIXTURES INCLUDING THEIR INSTALLATION WITH ALL OTHER TRADES, I.E., WITH MILLWORKER FOR CUTOUTS OF SINKS, HOT WATER HEATERS, ETC. IN MILLWORK; ELECTRICAL CONTRACTOR FOR PLUMBING FIXTURES REQUIRING POWER AND/OR FOR ELECTRICAL FIXTURES REQUIRING WATER HOOK-UPS; GYPSUM BOARD CONTRACTOR FOR SUPPORTS/BLOCKING, ETC.

2. SEE DRAWINGS FOR PLUMBING, TOILET, ETC. FIXTURE SCHEDULES AND ADDITIONAL INFORMATION, TYPICAL.

SECURITY GENERAL NOTES

1. GENERAL CONTRACTOR TO COORDINATE CARD KEY ACCESS CONTROL SYSTEMS WITH DOOR HARDWARE, ELECTRICAL CONTRACTOR AND ALL/ANY OTHER TRADES OR CONSULTANTS.

GENERAL NOTES - ALL SHEETS

1. ALL CONTRACTORS AND SUBCONTRACTORS WILL THOROUGHLY FAMILIARIZE THEMSELVES WITH THESE CONSTRUCTION DOCUMENTS AND WILL VERIFY EXISTING SITE AND BUILDING CONDITIONS PRIOR TO SUBMITTING A BID. ALL SUBCONTRACTORS WILL PROVIDE ALL LABOR, SUPERVISION, AND MATERIALS AND EVERYTHING OF EVERY SORT WHICH MAY BE NECESSARY FOR A SUCCESSFUL COMPLETION OF THIS PROJECT TO OBTAIN A FINAL OCCUPANCY PERMIT. ALL WORK TO BE PERFORMED IN A GOOD AND WORKMANLIKE MANNER AS DESCRIBED HEREIN BY THESE CONSTRUCTION DOCUMENTS ACCORDING TO THE TRUE INTENT AND MEANING OF THE DRAWINGS AND SPECIFICATIONS. WHETHER THE SAME MAY OR MAY NOT BE PARTICULARLY INFERRED THERE FROM ALL WORK INDICATED OR DESCRIBED IN THE DRAWINGS OR SPECIFICATIONS WILL BE CONFERRED BY THE CONTRACT TO THE EXTENT AS IF DESCRIBED IN BOTH.

2. SUBCONTRACTORS, BEFORE STARTING THEIR WORK, WILL CHECK AND VERIFY THEIR PARTICULAR CODE RELATED REQUIREMENTS FOR COMPLIANCE ALONG WITH MEASUREMENTS, SURFACE LEVELS, SURFACE CONDITIONS AND RELATED PRODUCT, INSTALLATIONS NEAR AND ABOUT THEIR WORK. EACH TRADE WILL VERIFY IF CONTRACT CONDITIONS WITH THE OWNER OR THE ON- SITE CONSTRUCTION MANAGER AS TO IF THEY ARE OR NOT OF THE SAME, AS PER THESE CONSTRUCTION DOCUMENTS. IT WILL BE CONCLUDED THAT EACH BIDDER UNDERSTANDS AND KNOWS EXACTLY WHAT WILL BE REQUIRED OF HIM AND WILL PERFORM THESE REQUIREMENTS WITHOUT RECOURSE TO THE FULL AND UNCONDITIONAL SATISFACTION OF THE OWNER. THERE ARE NO ALTERNATE BIDS ON THIS PROJECT. NO ADDITIONAL COMPENSATION WILL BE CONSIDERED AFTER LETTING OF THIS BID UNLESS CHANGES ARE DIRECTED BY THE OWNER IN WRITING WITH COST ALREADY NEGOTIATED FOR THAT ADDED WORK AFTER THE LETTING OF THE BID.

3. THIS ARCHITECT AND HIS PROFESSIONAL CONSULTANTS WILL NOT HAVE CONTROL OR CHANGE OF AND WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK ON THIS PROJECT OR FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTOR, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK ON THIS SITE, NOR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE INTENT OF THE CONTRACT AND OR CONSTRUCTION DOCUMENTS.

4. ALL CONTRACTORS WILL PROVIDE ADEQUATE BRACING AND/OR SHORING TO INSURE STRUCTURAL STABILITY OF THE BUILDING AND ALL RELATED BUILDING COMPONENTS IE: STRUCTURAL WALLS, INTERIOR WALL ASSEMBLIES, ETC. DURING THE CONSTRUCTION PHASE OF THIS PROJECT. NO DEMOLITION, CUTTING, OR MODIFICATION OF EXISTING BASE BUILDING STRUCTURE IS PERMITTED.

5. ALL WORK WILL BE COORDINATED WITH OTHER TRADES IN ORDER TO AVOID INTERFERENCE AND PRESERVE MAXIMUM HEADROOM AND AVOID OMISSIONS. EACH CONTRACTOR WILL INCLUDE ALL MISCELLANEOUS ITEMS REQUIRED BY CODE AND NEEDED TO COMPLETE THE WORK INCLUDING MOVING AND RIGGING OF MATERIALS AND EQUIPMENT, ALL THE HANGERS, SUPPORTS, ANCHORS, SUSPENSION MEANS; CONDUIT, WIRE, FITTINGS, SLEEVES, ETC.

6. ALL MATERIALS USED WILL BE NEW AND BEAR U.L. LABELS WHERE REQUIRED AND MEET APPROPRIATE N.E.M.A. STANDARDS.

7. LAYOUT ALL PARTITIONS BEFORE BEGINNING CONSTRUCTION TO PREVENT ERRORS BY DISCREPANCY. ALL DRYWALL PARTITIONS WILL BE INSTALLED AS NOTED ON THE ARCHITECT'S DRAWINGS.

8. ALL CONTRACTORS WILL GUARANTEE ALL LABOR AND MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF ISSUE OF FINAL OCCUPANCY PERMIT AND/OR AT THE FINAL PAYOUT FROM OWNER.

9. VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO ORDERING, CUTTING AND/OR INSTALLING MATERIAL, PRODUCT OR EQUIPMENT. IN THE EVENT OF ANY DISCREPANCIES, CONTACT THE ARCHITECT BEFORE PROCEEDING WITH THAT WORK.

A) NO SUBSTITUTIONS OF ANY KIND FOR MATERIALS SPECIFIED ON THESE CONSTRUCTION DOCUMENTS IS ALLOWED. NO "EQUIVALENT" SUBSTITUTIONS WILL BE MADE, UNLESS APPROVED IN WRITING BY THE ARCHITECT AND APPROVED BY THE OWNER, DUE TO THE LACK OF AVAILABILITY OF ORIGINAL.

10. RESPONSIBILITY OF CONTRACTOR: EACH CONTRACTOR IS RESPONSIBLE FOR AND MUST GUARANTEE IN WRITING FIRST CLASS WORKMANSHIP AND MATERIALS. EACH CONTRACTOR WILL ASSUME ALL RESPONSIBILITY FOR THE CARE AND PROTECTION OF HIS OWN WORK AND MATERIALS FROM DAMAGE AND WILL PROTECT THIS SAME PROPERTY. HE WILL MAKE GOOD ANY DAMAGE TO HIS OWN OR OTHER WORK CAUSED BY HIMSELF OR WORKMEN EMPLOYED BY HIM.

11. SITE SAFETY: EACH CONTRACTOR WILL ABIDE BY LOCAL AREA STANDARDS AND RELATED OSHA STANDARDS FOR THE PROTECTION AND SAFETY FOR THEIR EMPLOYEES ON SITE. THIS ARCHITECT AND HIS PROFESSIONAL CONSULTANTS WILL BE HELD HARMLESS BY THE OWNER, GENERAL CONTRACTOR AND RELATED AWARDED TRADES, ON THIS PROJECT FOR ACCIDENTS OR INJURIES CAUSED OR ACCRUED ON THIS PROPERTY DURING THE PREJACTUAL/POST CONSTRUCTION PHASES OF THIS PROJECT.

12. LIENS: ALL SUBCONTRACTORS AND THE GENERAL CONTRACTOR WILL DELIVER TO THE OWNER A COMPLETE RELEASE OF ALL ITEMS ARISING OUT OF THIS CONTRACT AND/OR RECEIPTS IN FULL IN LIEU THERE OF TOWARDS THEIR PARTIAL OR FINAL PAYMENT FOR WORK IN PLACE FOR THE OWNER.

13. GENERAL CONTRACTOR TO PAY FOR ALL SCAVENGER SERVICES, AND WILL BE RESPONSIBLE FOR REMOVAL OF DEBRIS ACCUMULATED BY EACH TRADE. HOWEVER, EACH TRADE WILL KEEP THE JOB SITE CLEAN AND SAFE AT ALL TIMES, ALONG WITH A BROOM FINISH AT THE END OF EACH WORKING DAY.

14. IF CHANGES ARE MADE IN THE FIELD ON THIS PROJECT VIA DIMENSIONS, MATERIALS, INSTALLATION DIFFERENT THAN INDUSTRY TECHNIQUES AND STANDARDS, ETC., "CONSTRUCTION MANAGER" IS TO BE NOTIFIED 48 HOURS IN ADVANCE TO THESE CHANGES TO BE MADE BY SAID TRADE. IF NOTICE IS NOT GIVEN TO THE C.M., THEN THAT SUBCONTRACTOR IS TOTALLY RESPONSIBLE FOR THE CONSEQUENCES AND EFFECTS EVOLVED FROM THESE CHANGES.

15. CONSTRUCTION CLEAN-UP: AFTER ALL OTHER WORK IS COMPLETED AND JUST PRIOR TO TURNING THE SPACE OVER TO THE OWNER, THE CONSTRUCTION MANAGER WILL EMPLOY THE SERVICES OF A PROFESSIONAL CLEANING SERVICES TO CLEAN AND WASH DOWN ALL INSTALLED EQUIPMENT, SERVICE AREAS, ALONG WITH THE CLEANING OF ALL GLASS WINDOW/DOOR SURFACES PRIOR TO OCCUPANCY. ALL WORK SHALL CONFORM TO THE APPLICABLE CODES FOR THIS MUNICIPALITY. SEE 'CODE REVIEW' ON THIS SHEET.

16. DO NOT SCALE DRAWINGS.

17. CONTRACTOR WILL APPOINT ONE SPECIFIC INDIVIDUAL FOR LIAISON WITH THE OWNER REPRESENTATIVE AND ARCHITECT.

18. CONTRACTOR SHALL PERFORM NO PORTION OF THE WORK AT ANY TIME WITHOUT APPROVED CONTRACT DOCUMENTS.

19. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL ARCHITECTURAL, MECHANICAL, TELEPHONE, ELECTRICAL (INCLUDING LIGHTING), AND PLUMBING SO TO ENSURE THAT REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE OF ALL EQUIPMENT ARE PROVIDED.

20. DIMENSIONS SHALL NOT BE CHANGED WITHOUT THE ARCHITECTS/DESIGNERS WRITTEN APPROVAL.

21. CONTRACTOR TO PROTECT EXISTING CONSTRUCTION AND RESTORE ALL FINISH SURFACES TO THEIR ORIGINAL CONDITION WHERE DAMAGED.

22. ALL TYPICAL SUITES INFORMATION AND SPECIFICATIONS ARE CONTINGENT UPON CLIENT APPROVAL OF COMPLETED MODEL SUITE CONSTRUCTION

23. REFER TO INTERIOR DESIGN SPECIFICATION BOOK ISSUED AT CONSTRUCTION FOR PLUMBING FIXTURE, LIGHTING FIXTURE, EQUIPMENT, METHODS OF INSTALLATION, AND MATERIAL INFORMATION.

24. REFER TO ARCHITECT'S DRAWINGS FOR ALL PARTITION DIMENSIONS AND CEILING HEIGHT INFORMATION.

25. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DOOR HARDWARE INFORMATION, UNLESS NOTED OTHERWISE.

26. SEE SPECIFICATION BOOK FOR ADDITIONAL INFORMATION AND STANDARDS OF CONSTRUCTION.

27. ALL FABRICATED METAL TO BE ENGINEERED BY OTHERS.

28. SEE ALL GENERAL NOTES AND/OR KEY NOTES THAT APPEAR ON THE GENERAL NOTES COLUMN OF EACH SHEET OF THE CONTRACT DOCUMENTS, TYPICAL.

ktgy

225 W. RANDOLPH STREET
CHICAGO IL 60606
t 312 274 0606

GENERAL NOTES:

1. SAMPLE GENERAL NOTE TEXT
2. SAMPLE GENERAL NOTE TEXT
3. SAMPLE GENERAL NOTE TEXT

KEY NOTES:

1. SAMPLE KEY NOTE TEXT
2. SAMPLE KEY NOTE TEXT
3. SAMPLE KEY NOTE TEXT

ISSUE DATE: 10.05.2026

INTERIOR CONSTRUCTION DOCUMENT SET

REVISIONS:

NUMBER	DATE	DESCRIPTION
XX.XX.XX	XX.XX.XX	XXXXXXXX

HOTEL MAVERICK

COLORADO MESA UNIVERSITY
GRAND JUNCTION, CO 81501

PROJECT NUMBER: 250759.10

DRAWN BY: ktgy

CHECKED BY: XXX

DRAWING TITLE:
GENERAL NOTES

SHEET NUMBER:

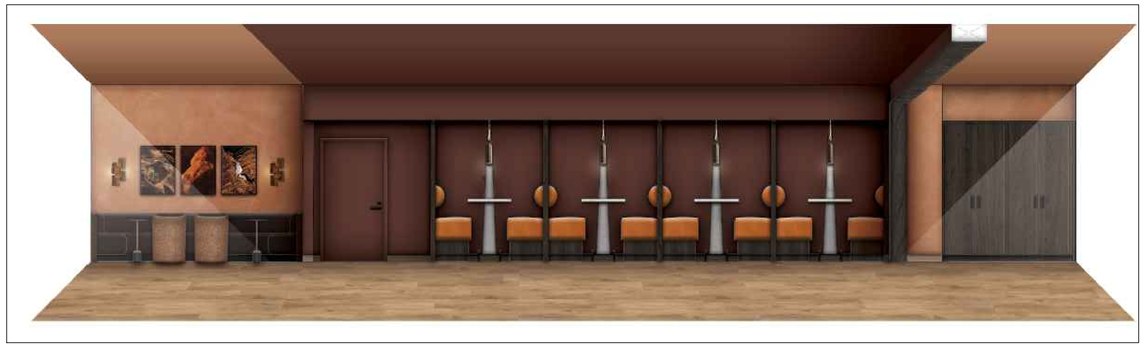
I-002.01

(C) 2026 ktgy

05 ROOFDECK - 2D RENDERING
NTS - RENDERINGS FOR DESIGN REFERENCE ONLY

04 MAIN FEATURE BOOTH - 2D RENDERING
NTS - RENDERINGS FOR DESIGN REFERENCE ONLY

03 MAIN DINING BOOTHS - 2D RENDERING
NTS - RENDERINGS FOR DESIGN REFERENCE ONLY



02 BAR BOOTHS - 2D RENDERING
NTS - RENDERINGS FOR DESIGN REFERENCE ONLY

01 BAR - 2D RENDERING
NTS - RENDERINGS FOR DESIGN REFERENCE ONLY

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225 W. RANDOLPH STREET
CHICAGO IL 60606
t 312 274 0606

GENERAL NOTES:

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KEY NOTES:

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ISSUE DATE: 10.05.2026

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XX.XX.XX	XX.XX.XX	XXXXXXXX

HOTEL MAVERICK

COLORADO MESA UNIVERSITY
GRAND JUNCTION, CO 81501

PROJECT NUMBER: 250759.10

DRAWN BY: ktgy

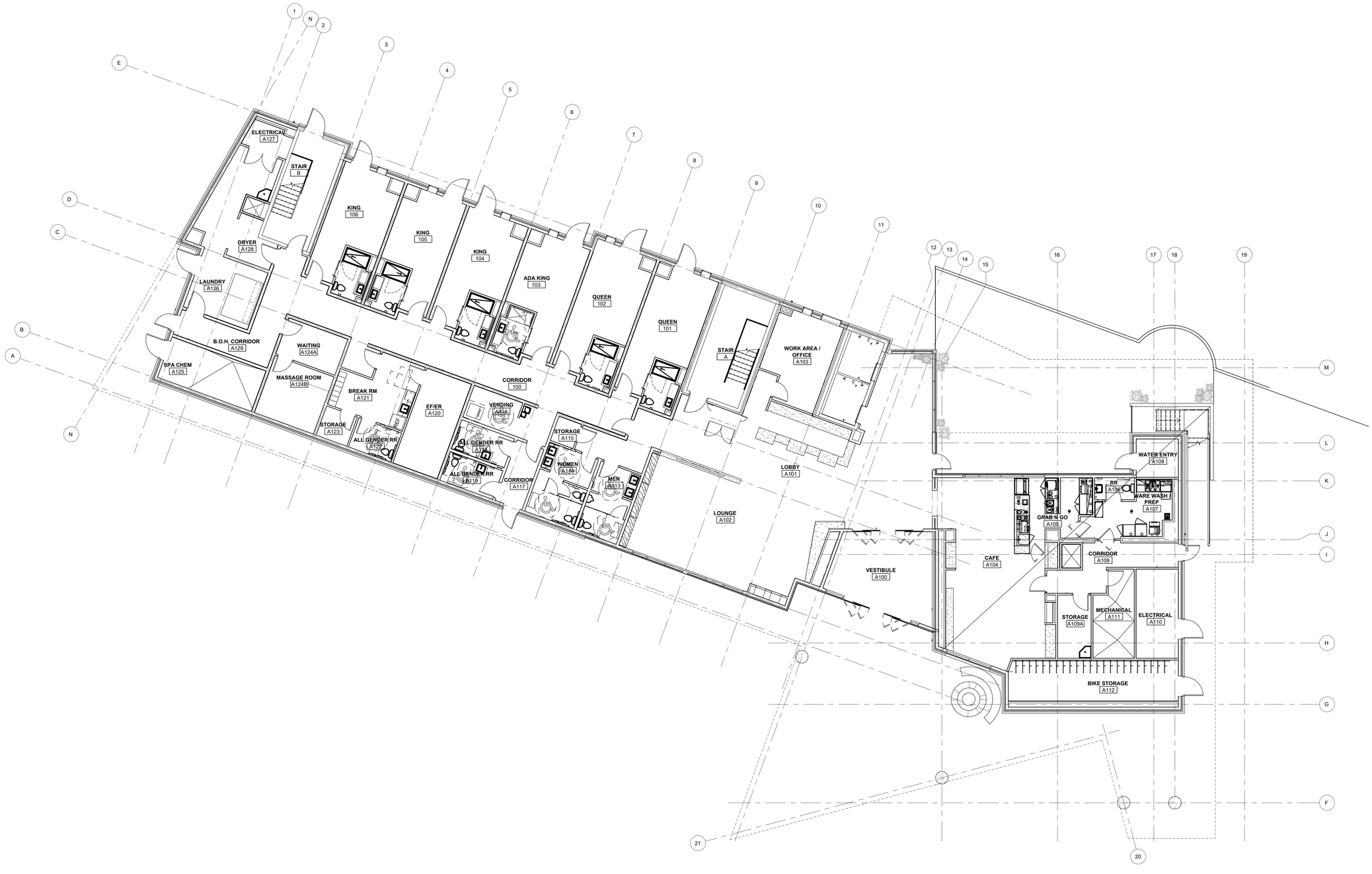
CHECKED BY: XXX

DRAWING TITLE:
RENDERINGS OR REFERENCE IMAGES

SHEET NUMBER:

I-004.01

(C) 2026 ktgy



FIRST FLOOR - OVERALL PLAN

SCALE: 1/8" = 1'-0"

01

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225 W. RANDOLPH STREET
CHICAGO IL 60606
t 312 274 0606

GENERAL NOTES:

1. SAMPLE GENERAL NOTE TEXT
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3. SAMPLE GENERAL NOTE TEXT

KEY NOTES:

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ISSUE DATE: 10.05.2026

INTERIOR CONSTRUCTION DOCUMENT SET

REVISIONS:

NUMBER	DATE	DESCRIPTION
XX.XX.XX	XX.XX.XX	XXXXXXXX

HOTEL MAVERICK

COLORADO MESA UNIVERSITY
GRAND JUNCTION, CO 81501

PROJECT NUMBER: 250759.10

DRAWN BY: ktgy

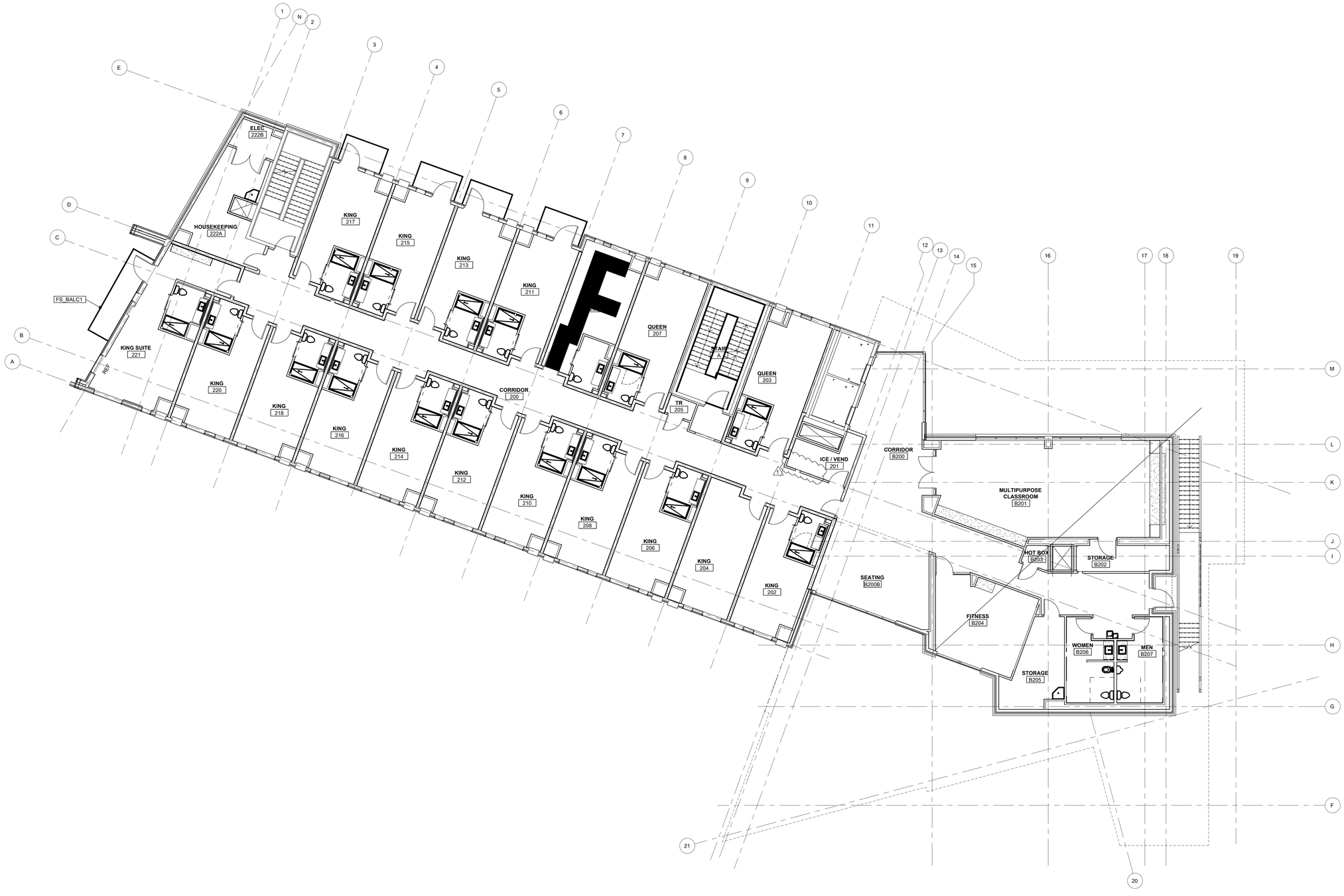
CHECKED BY: XXX

DRAWING TITLE:
FIRST FLOOR - OVERALL PLAN

SHEET NUMBER:

I-P20.01

(C) 2026 ktgy



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225 W. RANDOLPH STREET
CHICAGO IL 60606
t 312 274 0606

GENERAL NOTES:

1. SAMPLE GENERAL NOTE TEXT
2. SAMPLE GENERAL NOTE TEXT
3. SAMPLE GENERAL NOTE TEXT

KEY NOTES:

1. SAMPLE KEY NOTE TEXT
2. SAMPLE KEY NOTE TEXT
3. SAMPLE KEY NOTE TEXT

ISSUE DATE: 10.05.2026

INTERIOR CONSTRUCTION DOCUMENT SET

REVISIONS:

NUMBER	DATE	DESCRIPTION
XX.XX.XX	XX.XX.XX	XXXXXXXX

HOTEL MAVERICK

COLORADO MESA UNIVERSITY
GRAND JUNCTION, CO 81501

PROJECT NUMBER: 250759.10

DRAWN BY: ktgy

CHECKED BY: XXX

DRAWING TITLE:
SECOND FLOOR - OVERALL PLAN

SHEET NUMBER:

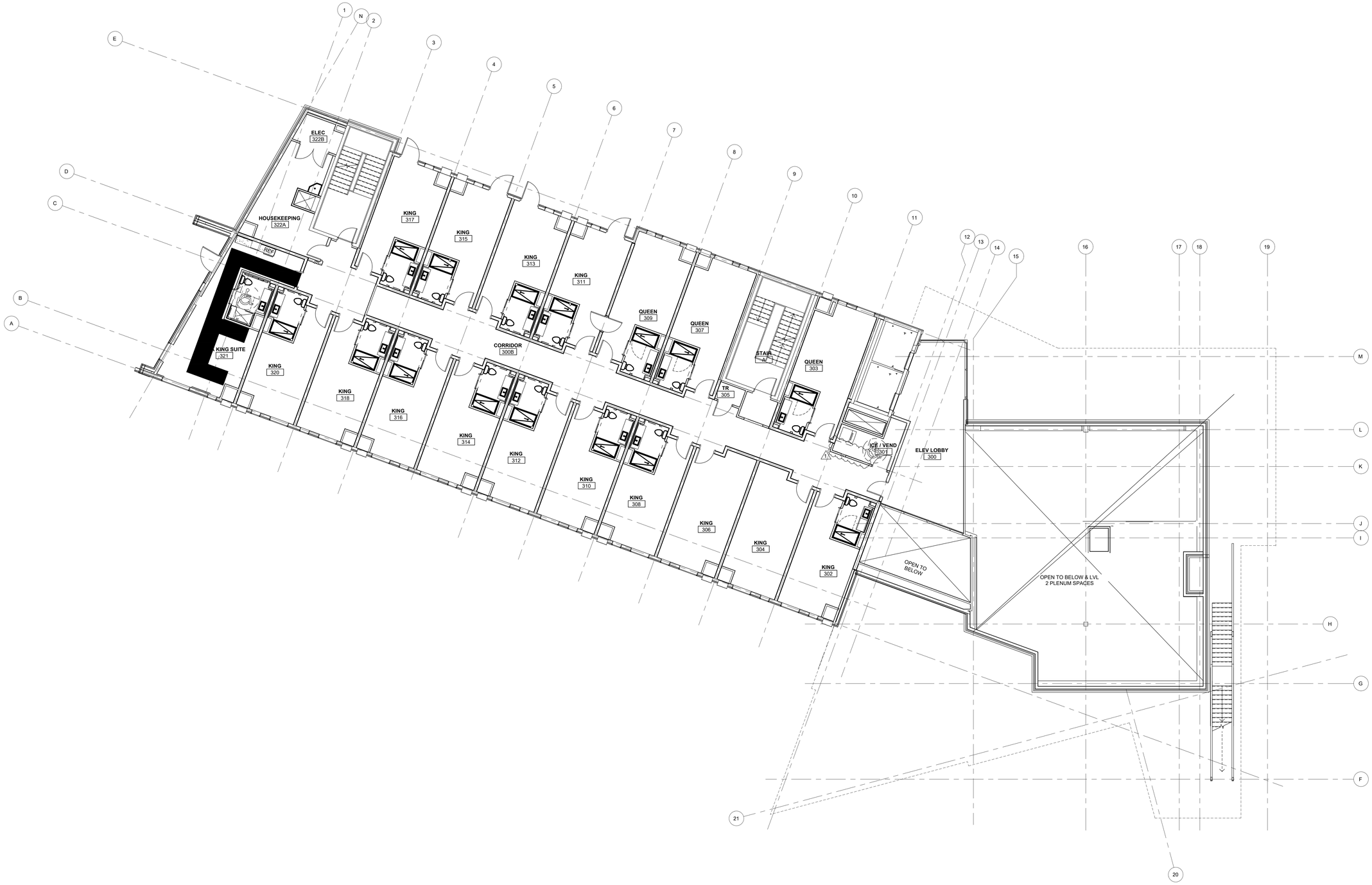
I-P20.02

SECOND FLOOR - OVERALL PLAN

SCALE: 1/8" = 1'-0"

01

(C) 2026 ktgy



THIRD FLOOR - OVERALL PLAN

SCALE: 1/8" = 1'-0"

01

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225 W. RANDOLPH STREET
CHICAGO IL 60606
t 312 274 0606

GENERAL NOTES:

1. SAMPLE GENERAL NOTE TEXT
2. SAMPLE GENERAL NOTE TEXT
3. SAMPLE GENERAL NOTE TEXT

KEY NOTES:

1. SAMPLE KEY NOTE TEXT
2. SAMPLE KEY NOTE TEXT
3. SAMPLE KEY NOTE TEXT

ISSUE DATE: 10.05.2026

INTERIOR CONSTRUCTION DOCUMENT SET

REVISIONS:

NUMBER	DATE	DESCRIPTION
XX.XX.XX	XX.XX.XX	XXXXXXXX

HOTEL MAVERICK

COLORADO MESA UNIVERSITY
GRAND JUNCTION, CO 81501

PROJECT NUMBER: 252759.10

DRAWN BY: ktgy

CHECKED BY: XXX

DRAWING TITLE:
THIRD FLOOR - OVERALL PLAN

SHEET NUMBER:

I-P20.03

(C) 2026 ktgy

FOURTH FLOOR - OVERALL PLAN

SCALE: 1/8" = 1'-0"

01

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225 W. RANDOLPH STREET
CHICAGO IL 60606
t 312 274 0606

GENERAL NOTES:

1. SAMPLE GENERAL NOTE TEXT
2. SAMPLE GENERAL NOTE TEXT
3. SAMPLE GENERAL NOTE TEXT

KEY NOTES:

1. SAMPLE KEY NOTE TEXT
2. SAMPLE KEY NOTE TEXT
3. SAMPLE KEY NOTE TEXT

ISSUE DATE: 10.05.2026

INTERIOR CONSTRUCTION DOCUMENT SET

REVISIONS:

NUMBER	DATE	DESCRIPTION

HOTEL MAVERICK

COLORADO MESA UNIVERSITY
GRAND JUNCTION, CO 81501

PROJECT NUMBER: 250759.10

DRAWN BY: ktgy

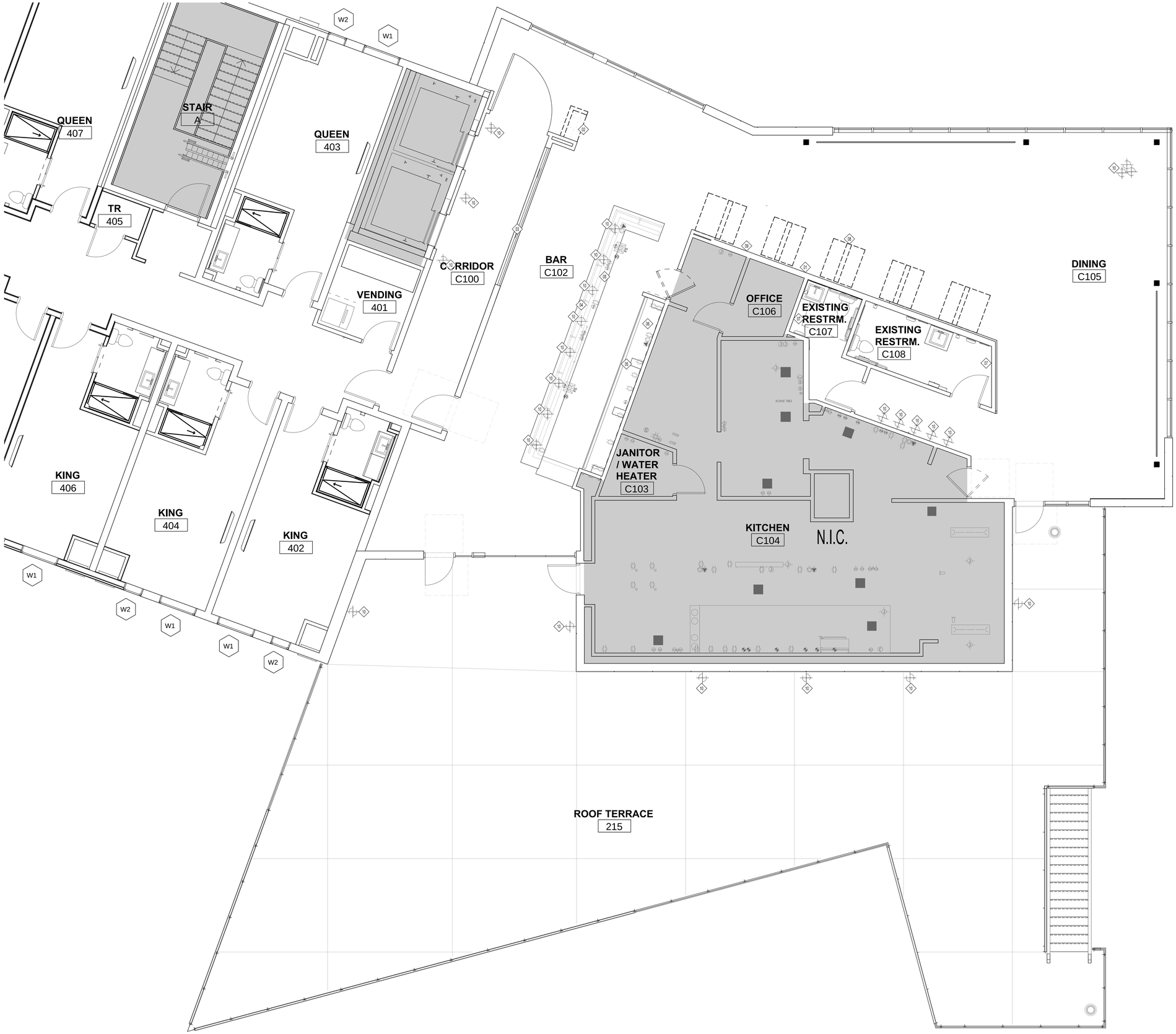
CHECKED BY: XXX

DRAWING TITLE:
FOURTH FLOOR - OVERALL PLAN

SHEET NUMBER:

I-P20.04

(C) 2026 ktgy



RESTAURANT ENLARGED - DEMOLITION PLAN

SCALE: 1/4" = 1'-0"

01

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225 W. RANDOLPH STREET
CHICAGO IL 60606
t 312 274 0606

GENERAL NOTES:

1. REFER TO GENERAL NOTES ON SHEET I-K02.01.
2. COORDINATE ALL DEMO WORK WITH NEW WORK.
3. THE CONTRACTOR SHALL EXERCISE ALL REQUISITE CARE NECESSARY TO ENSURE THAT ALL EQUIPMENT, MATERIALS, FINISHES, AND ASSEMBLIES THAT ARE NOT BEING REMOVED ARE PROTECTED FROM DAMAGE DURING DEMOLITION AND SUBSEQUENT RENOVATION OPERATIONS.
4. CONFIRM/COORDINATE WITH OWNERSHIP DISPOSAL OF REMOVED FURNITURE.
5. CONFIRM/COORDINATE WITH OWNERSHIP STORAGE OF EXISTING-TO-REMAIN FURNITURE DURING RENOVATION.
6. ALL EXISTING ARCHITECTURAL LIGHTING, SPRINKLERS, ELECTRICAL DEVICES, LIGHT SWITCHES, AV PANELS AND CONTROLS TO REMAIN, U.N.O.
7. ALL EXISTING ELECTRICAL TO REMAIN, U.N.O.

KEY NOTES:

1. DEMOLISH WOOD WALL SLATS. PATCH AND REPAIR WALL AND REINSTALL GYPSUM AS REQUIRED TO RECEIVE NEW PLASTER WALL FINISH.
2. REMOVE HOST STAND. PATCH AND REPAIR FLOOR/WALL AS REQUIRED. RELOCATE POWER/DATA TO NEW HOST STAND LOCATION. CONFIRM POWER/DATA REQUIREMENTS WITH OWNERSHIP & OPERATOR.
3. REMOVE GRAPHIC DECAL FROM GLAZING.
4. REMOVE BAR DIE TILE. PREP SURFACE TO RECEIVE NEW TILE. NEW CONVENIENCE OUTLET & NEW PURSE HOOKS.
5. REMOVE QUARTZ TOP. PREP SUB-TOP TO RECEIVE NEW QUARTZITE TOP.
6. REMOVE MILLWORK SHELVING AT BACK BAR PATCH AND REPAIR WALL AND REINSTALL GYPSUM AS REQUIRED TO RECEIVE NEW WALLCOVERING FINISH.
7. REMOVE EXISTING WALLCOVERING AND PREP WALLS TO RECEIVE NEW WALLCOVERING FINISH.
8. REMOVE BOOTH SEATING AND SERVER STATIONS. PATCH AND REPAIR WALLS AND FLOORING AS REQUIRED. RELOCATE POWER/DATA TO NEW SERVER SATION LOCATION. CONFIRM POWER/DATA REQUIREMENTS WITH OWNERSHIP & OPERATOR.
9. REMOVE VENEER LAYER FROM MILLWORK CHAIR RAIL WALL BEHIND BOOTHS. RETAIN SUBSTRATE AND LIGHTING ELEMENTS FOR REGLADDING. PATCH AND REPAIR SUBSTRATE AND LIGHTING ELEMENTS AS REQUIRED.
10. REMOVE DECORATIVE LIGHT FIXTURES. EXISTING J-BOX TO BE REUSED OR RELOCATED. REFER TO RCP FOR MORE INFORMATION.

ISSUE DATE: 10.05.2026

INTERIOR CONSTRUCTION DOCUMENT SET

REVISIONS:

NUMBER	DATE	DESCRIPTION

HOTEL MAVERICK

COLORADO MESA UNIVERSITY
GRAND JUNCTION, CO 81501

PROJECT NUMBER: 250759.10

DRAWN BY: ktgy

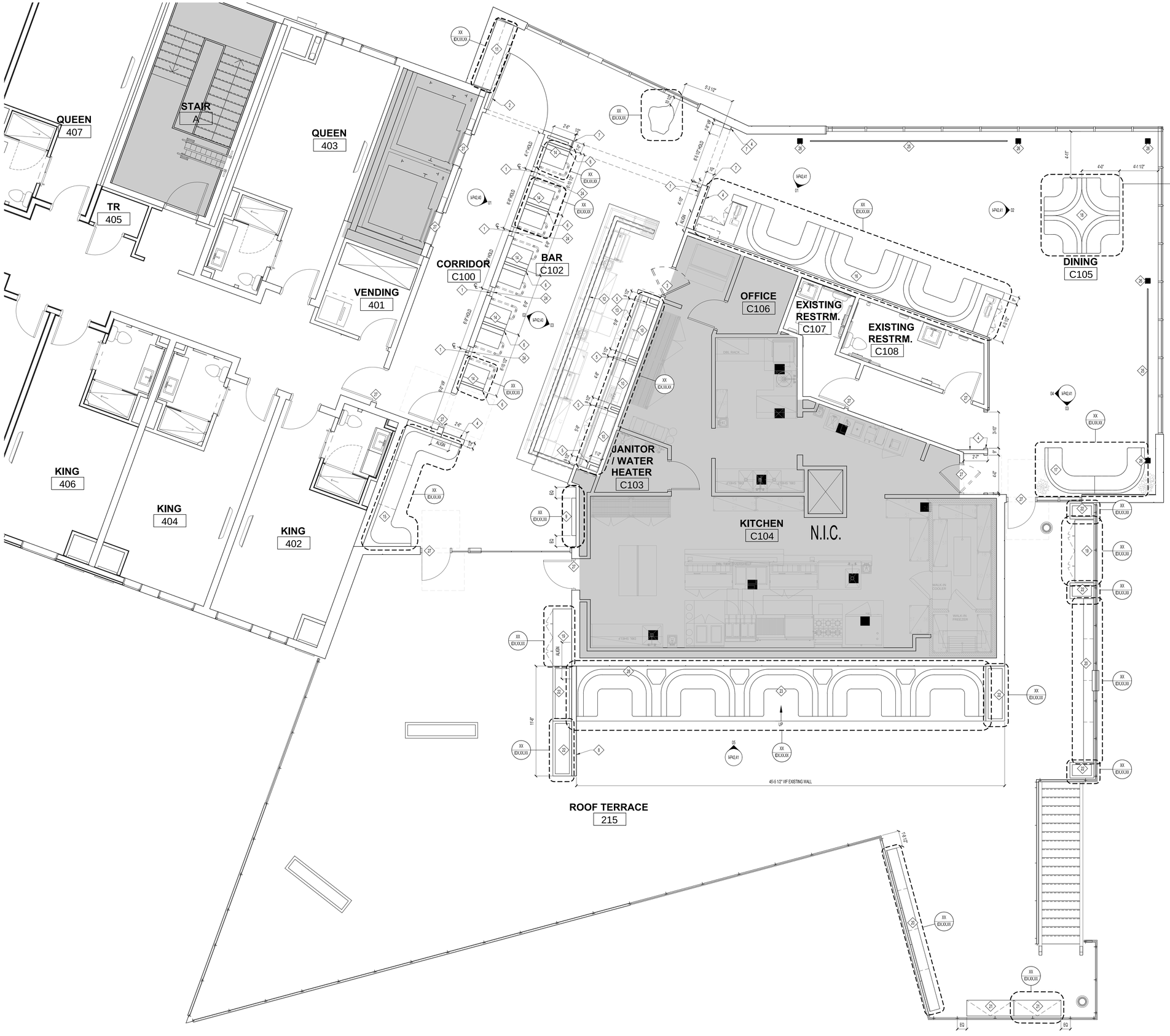
CHECKED BY: XXX

DRAWING TITLE:
RESTAURANT ENLARGED - DEMOLITION PLAN

SHEET NUMBER:

I-P31.04

(C) 2026 ktgy



RESTAURANT ENLARGED - PARTITION PLAN

SCALE: 1/4" = 1'-0"

01

ktgy

225 W. RANDOLPH STREET
CHICAGO IL 60606
t 312 274 0606

GENERAL NOTES:

1. REFER TO GENERAL NOTES IN ARCHITECTURAL DRAWING SET FOR ADDITIONAL INTERIORS-RELATED INFORMATION.
2. REFER TO ARCHITECTURAL DRAWINGS AND SCHEDULES FOR PARTITION TYPES, INTERIOR DOOR & DOOR FRAME TYPES, HARDWARE PACKAGE INFORMATION, AND INTERIOR WINDOW & WINDOW FRAME TYPES.
3. ALL INTERIOR PARTITIONS SHOWN ON THESE PLANS ARE FULL HEIGHT (TO UNDERSIDE OF DECK ABOVE) UNLESS NOTED OTHERWISE.
4. DIMENSIONS SHOWN ON THESE PLANS ARE FROM FINISHED FACE OF WALL TO FINISHED FACE OF WALL UNLESS NOTED OTHERWISE.
5. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO ORDERING MATERIALS. PLANS ARE REPRESENTATIVE OF LOCATIONS ONLY AND MAY NOT REFLECT ALL EXISTING CONDITIONS.
6. FURNISHINGS AND NON-FIXED EQUIPMENT DEPICTED ON THESE DRAWINGS ARE SHOWN FOR THE PURPOSE OF COORDINATION ONLY.
7. FOR PLUMBING FIXTURE, APPLIANCE, AND INTERIOR EQUIPMENT & SPECIALTY SYSTEM INFORMATION, REFER TO INTERIOR ELEVATIONS AND INTERIOR SCHEDULE.
8. REFER TO INTERIOR SCHEDULE FOR GENERAL DOOR PULL AND LEVER STYLES, REFER TO ARCHITECTURAL DOOR & HARDWARE SCHEDULES FOR DOOR HARDWARE SPECIFICATIONS.
9. GENERAL CONTRACTOR TO FURNISH AND INSTALL ALL MILLWORK NOTED AND DETAILED IN THIS DRAWING SET UNLESS NOTED OTHERWISE.

KEY NOTES:

1. NEW INTERIOR GLAZING. REFER TO INTERIOR ELEVATIONS, FINISH PLAN, AND INTERIOR SCHEDULE. GC TO REPURPOSE AS MUCH OF EXISTING WINDOW AS POSSIBLE FOR (A) NEW GYPSUM FRAMED GLAZING LOCATIONS.
2. EXISTING WOOD DOOR TO BE REFINISHED. GC TO PRICE NEW POCKET ROLLING SECURITY DOOR AS ADD-ALT. REFER TO FINISH SCHEDULE FOR MORE INFORMATION.
3. NEW DOUBLE-ACTING ELIASON DOOR IN EXISTING FRAME. PREPARE DOOR TO RECEIVE NEW SPECIALTY PANEL ON BAR SIDE. REFER ALSO TO FINISH PLAN.
4. NEW FULL HEIGHT PARTITION.
5. NEW PARTITION FROM UNDERSIDE OF EXISTING CEILING TO TOP OF NEW BACKBAR CABINET TOP.
6. NEW MILLWORK PARTITION TO UNDERSIDE OF NEW SOFFIT.
7. NEW MILLWORK "PORTAL" / CASED OPENING WITH WALL TRIM PANELS.
8. NEW EXTERIOR PARTITION TO UNDERSIDE OF EXISTING ADJACENT ROOF.
9. NEW WALL-MOUNTED WINE RACKING. PROVIDE CONCEALED BLOCKING IN WALL FOR SUPPORT.
10. NEW WALL-MOUNTED BACKBAR SHELVES. PROVIDE CONCEALED BLOCKING IN WALL FOR SUPPORT.
11. NEW WALL-ANCHORED STORAGE CLOSET CABINET.
12. EXISTING BAR DIE WALL, FOOTRAIL, AND BAR EQUIPMENT TO REMAIN. PREP BAR DIE TO RECEIVE NEW FINISH AT PATRON-FACING VERTICAL SURFACE AND A NEW BAR TOP. SEE FINISH PLAN & INTERIOR SCHEDULE.
13. EXISTING BACKBAR BASE CABINETS TO RECEIVE NEW COUNTERTOP AND NEW UPPER SHELVES WITH INTEGRATED LIGHTING. EXISTING BACKBAR EQUIPMENT TO REMAIN. SEE FINISH PLAN, CEILING PLAN, AND INTERIOR SCHEDULE.
14. NEW BAR-HEIGHT UPHOLSTERED PULLMAN BOOTH MILLWORK WITH FLOOR-MOUNTED METAL FOOTRESTS.
15. NEW DINING HEIGHT UPHOLSTERED BANQUETTE MILLWORK.
16. NEW U-SHAPED UPHOLSTERED BOOTHS AND SURROUND MILLWORK WITH 2 BUILT-IN SERVICE STATIONS.
17. NEW U-SHAPED UPHOLSTERED BOOTH MILLWORK WITH SIDE "TABLE"
18. NEW QUAD UPHOLSTERED BOOTH. LOCATE CENTERED ON EXISTING LIGHT FIXTURE JBOX ABOVE.
19. NEW OUTDOOR WAIT STATION MILLWORK.
20. NEW OUTDOOR DRINK RAIL WITH FLOOR-MOUNTED SUPPORTS ANCHORED TO EXISTING ROOF STRUCTURE BELOW.
21. NEW OUTDOOR STORAGE BOX MILLWORK.
22. NEW OUTDOOR PLANTER MILLWORK.
23. NEW OUTDOOR BOOTH MILLWORK WITH MILLWORK PLATFORM BELOW
24. PROVIDE BLOCKING IN WALL FOR WALL-MOUNTED CANTILEVERED TABLE TOP SUPPORT
25. EXISTING STEEL TIES TO REMAIN.
26. EXISTING EXPOSED STEEL COLUMNS TO REMAIN.
27. EXISTING DOOR TO REMAIN.
28. GC/MILLWORKER TO COORDINATE ACCESS TO WATER VALVE AT WALL. ACCESS IS REQUIRED UNDER NEW MILLWORK SEATING.

ISSUE DATE: 10.08.2026

INTERIOR CONSTRUCTION DOCUMENT SET

REVISIONS:

NUMBER	DATE	DESCRIPTION

HOTEL MAVERICK

COLORADO MESA UNIVERSITY
GRAND JUNCTION, CO 81501

PROJECT NUMBER: 250759.10

DRAWN BY: ktgy

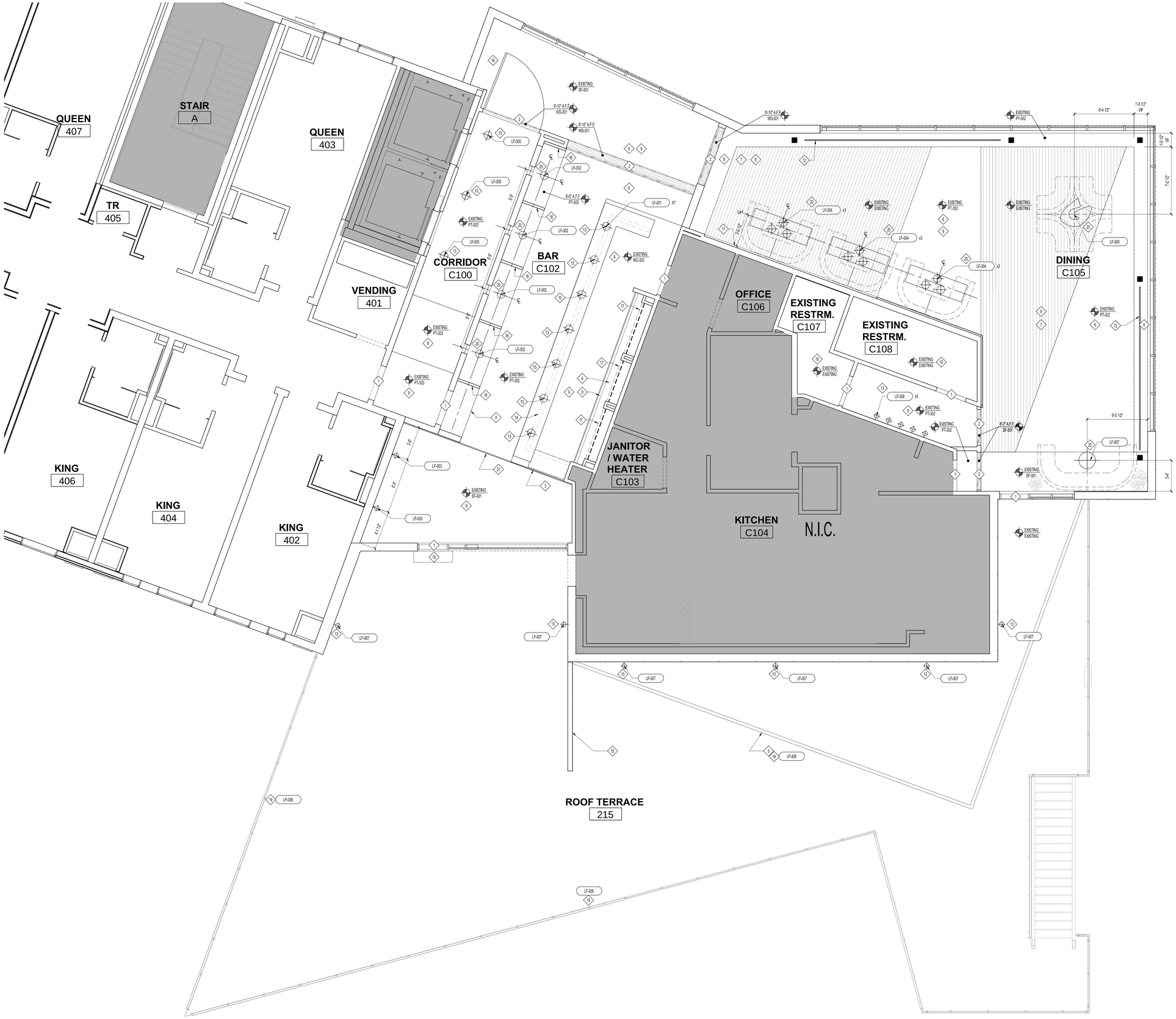
CHECKED BY: XXX

DRAWING TITLE:
RESTAURANT ENLARGED - PARTITION PLAN

SHEET NUMBER:

I-P32.04

(C) 2026 ktgy



RESTAURANT ENLARGED - REFLECTED CEILING PLAN

SCALE: 1/4" = 1'-0"

01

ktgy

225 W. RANDOLPH STREET
CHICAGO IL 60606
1 312 274 0606

GENERAL NOTES:

1. LIGHTING, CIRCUITING AND SWITCH LOCATIONS SHOWN ON THESE DRAWINGS ARE FOR DESIGN INTENT ONLY.
2. REFER TO SEPARATE MEP DRAWINGS FOR INFORMATION ON ADDITIONAL GENERAL & ARCHITECTURAL LIGHT FIXTURES NOT SHOWN ON THESE REFLECTED CEILING PLANS.
3. CEILING FINISHES ARE NOTED ON THIS PLAN. REFER TO INTERIOR SCHEDULE FOR FINISH SPECIFICATIONS.
4. REFER TO ARCHITECTURAL DRAWINGS FOR CEILING CONSTRUCTION DETAILS.
5. ALL CEILING HEIGHTS NOTED ON THIS PLAN ARE ABOVE FINISHED FLOOR.
6. REFER TO INTERIOR ELEVATIONS FOR FIXTURE MOUNTING AND HANGING HEIGHTS.
7. REFER TO MEP AND LIFE SAFETY DRAWINGS FOR EMERGENCY FIXTURES AND LIGHTED EXIT SIGNS.
8. REFER TO INTERIOR LIGHTING SCHEDULE AND INTERIOR SPECIFICATIONS FOR DECORATIVE FIXTURE SPECIFICATIONS AND DIMMING REQUIREMENTS.
9. NEW LIGHT FIXTURES IN COMMON CORRIDOR AREAS ARE TO BE ON MOTION SENSOR CONTROLS UNLESS NOTED OTHERWISE.
10. OWNER-PROVIDED CEILING-MOUNTED SECURITY SYSTEM ELEMENTS, AV SYSTEMS / SPEAKERS, AND WIFI EQUIPMENT LOCATIONS ARE TO BE COORDINATED WITH THE INTERIOR LIGHTING LAYOUT PRIOR TO CONSTRUCTION TO AVOID CONFLICTING LOCATIONS.
11. GRILLS, VENTS, AND RECESSED SPEAKERS ON CEILINGS THAT ARE TO RECEIVE NEW PAINT FINISH SHALL BE PAINTED TO MATCH THE NEW CEILING PAINT FINISH UNLESS NOTED OTHERWISE. SPRAY-APPLY PAINT TO SPEAKER COVERS TO ENSURE EVEN COATING THAT THAT MESH COVER HOLES ARE NOT FILLED.
12. EXISTING SMOKE DETECTORS, SPRINKLER COVERS, AND FIRE ALARMS ARE NOT TO BE PAINTED.

KEY NOTES:

1. EXISTING DOOR HEADER, SWING DOOR MAY NEED TO BE MOVED TO NOT CONFLICT WITH NEW PORTAL. CO TO CONFIRM.
2. NEW MILLWORK DOOR PORTAL, FINISH AS NOTED.
3. EDGE OF EXISTING DRYWALL SOFFIT.
4. EDGE OF NEW DRYWALL SOFFIT.
5. EDGE OF ROOF.
6. EXISTING DRYWALL CEILING TO REMAIN AND RECEIVE NEW PAINT OR SPECIALTY FINISH AS NOTED.
7. EXISTING WOOD SLAT CEILING TO REMAIN.
8. EXISTING SECURITY GATE TO REMAIN.
9. EXISTING RECESSED AND SURFACE MOUNTED LIGHT FIXTURES TO REMAIN. PAINT TRIMS OF RECESSED DOWNLIGHT FIXTURES TO MATCH NEW CEILING PAINT FINISH. RELAMP EXISTING FIXTURES TO REMAIN WITH 2700K LAMPS IF EXISTING FIXTURES DO NOT ALREADY HAVE 2700K LAMPS.
10. EXISTING LIGHT FIXTURE TO REMAIN.
11. EXISTING COVE LIGHT AT WALL TO REMAIN.
12. EXISTING METAL TIES TO REMAIN.
13. NEW FIXTURES ARE TO BE LOCATED AT EXISTING FIXTURE JBOX LOCATIONS.
14. CONFIRM CONDITION OF UNDERBAR LIGHTING AND REPLACE WITH 2700K WARM WHITE ROPE LIGHT IF REQUIRED. PROVIDE SUBMITTAL FOR REVIEW.
15. NEW TALL WALL BELOW.
16. NEW TALL MILLWORK ITEM BELOW.
17. NEW TALL MILLWORK ITEM BELOW WITH INTEGRATED LED STRIP LIGHTING. REFER TO MILLWORK DETAIL DRAWINGS FOR ADDITIONAL INFORMATION.
18. NEW AIR CURTAIN. GC TO SOURCE AND PRICE OPTIONS.
19. REPLACE EXISTING STRING LIGHTS AT EXISTING LOCATIONS. VERIFY LENGTH IN FIELD PRIOR TO PURCHASING NEW FIXTURES.
20. NEW DECORATIVE HARD WIRED FIXTURE AT RELOCATED OR NEW J-BOX LOCATION.
21. FINISHED GYPSUM REVEAL AT CEILING TO TERMINATE FINISHES.

ISSUE DATE: 10.05.2026

INTERIOR CONSTRUCTION DOCUMENT SET

REVISIONS:

NUMBER	DATE	DESCRIPTION

HOTEL MAVERICK

COLORADO MESA UNIVERSITY
GRAND JUNCTION, CO 81501

PROJECT NUMBER: 250759.10

DRAWN BY: SF

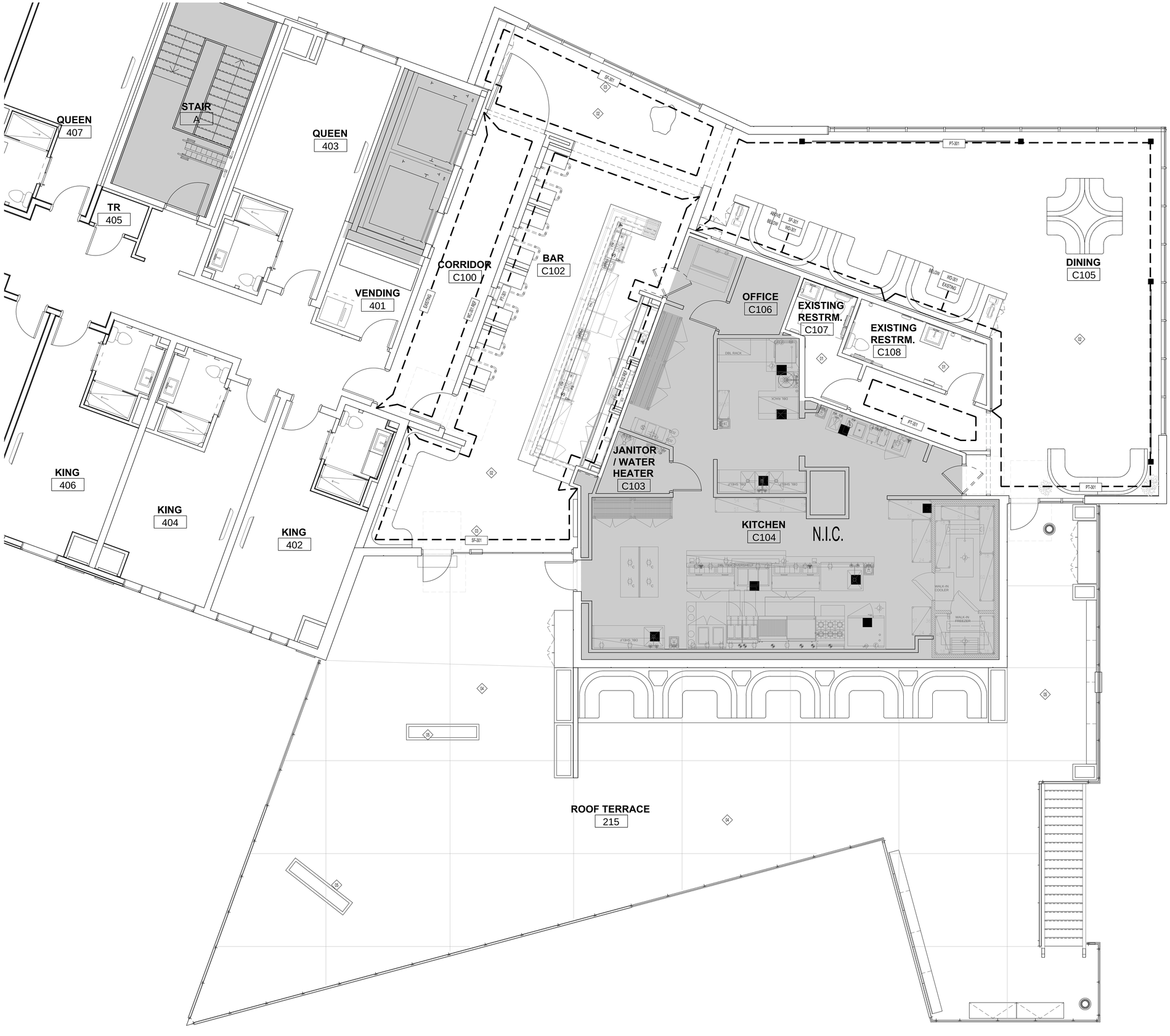
CHECKED BY: JB

DRAWING TITLE:
RESTAURANT ENLARGED - REFLECTED CEILING PLAN

SHEET NUMBER:

I-P33.04

(C) 2026 ktgy



RESTAURANT ENLARGED - FINISH PLAN

SCALE: 1/4" = 1'-0"

01

ktgy

225 W. RANDOLPH STREET
CHICAGO IL 60606
t 312 274 0606

GENERAL NOTES:

1. REFER TO SEPARATE INTERIOR FINISH SCHEDULE FOR SPECIFICATIONS ON ITEM CODES NOTED ON FINISH PLANS.
2. PAINT GRILLES, VENT COVERS, AND ACCESS PANELS TO MATCH THE FINISHED SURFACE ON WHICH THEY ARE LOCATED UNLESS NOTED OTHERWISE.
3. REFER TO INTERIOR ELEVATIONS FOR SPECIFIC WALL AND MILLWORK FINISH ASSIGNMENTS.
4. REFER TO REFLECTED CEILING PLAN FOR CEILING FINISH ASSIGNMENTS.
5. GC TO SUBMIT ALL MILLWORK SHOP DRAWINGS AND CORRESPONDING FINISHES TO DESIGNER FOR REVIEW & APPROVAL PRIOR TO MILLWORK FABRICATION.
6. GC TO SUBMIT INTERIOR FINISH SAMPLES TO DESIGNER FOR APPROVAL PRIOR TO FABRICATION. PAINT SAMPLES TO BE 18.5"X11" DRAW DOWNS. TILE SUBMITTAL TO BE FULL TILES WITH GROUT OPTION. WOOD AND PLASTER SAMPLES TO BE MINIMUM 12"X12".
7. IF SPECIFIED INTERIOR FINISHES ARE NOT AVAILABLE AT TIME OF PRICING OR CONSTRUCTION, GC TO SUBMIT A VIABLE ALTERNATE OPTION (SAMPLE, DATA, AND MANUFACTURER CONTACT INFORMATION) TO OWNER AND INTERIOR DESIGNER FOR REVIEW AND APPROVAL PRIOR TO PURCHASE AND INSTALLATION OF THE FINISH.
8. WALL POWER / DATA DEVICES AND COVERPLATES ARE TO BE OF MANUFACTURERS STANDARD FINISH AND COORDINATE WITH / MATCH THE FINISH OF THE WALL ON WHICH THEY ARE LOCATED (IE WHITE COVERPLATE ON LIGHT COLOR WALLS, BROWN OR BLACK ON DARK TILED WALLS). CONFIRM DEVICE AND COVERPLATE FINISHES WITH INTERIOR DESIGNER PRIOR TO INSTALLATION.
9. INTERIOR FIRE EXTINGUISHER BOXES ARE TO REMAIN WHITE UNLESS NOTED OTHERWISE.
10. WHERE ROOM FINISH SCHEDULE TAGS ARE SHOWN, TYPICAL FINISHES ON ALL WALLS ARE NOTED. EXCEPTIONS TO TYPICAL FINISHES (IE FEATURE WALLS) ARE NOTED ON FINISH PLAN.
11. GC TO COORDINATE LOCATION AND INSTALLATION OF INTERIOR SIGNAGE WITH ARCHITECT AND OWNER.

KEY NOTES:

1. WC-303.REF RESTROOM WALL COVERING TO BE APPLIED ON ALL WALLS NOT CLAD IN EXISTING TILE.
2. EXISTING FLOORING TO REMAIN AND BE PATCHED/REPAIRED AS REQUIRED. COVER FLOORING DURING ALL RENOVATION WORK.
3. SPECIALTY PLASTER FINISH TO BE APPLIED BY QUALIFIED PLASTER ARTISAN.
4. OUTDOOR PAVERS ARE TO BE PATCHED AND REPAIRED AS REQUIRED.
5. OUTDOOR PLANTERS TO BE PATCHED AND REPAIRED AS REQUIRED. TOUCHUP PAINT AS NEEDED.

ISSUE DATE: 10.05.2026

INTERIOR CONSTRUCTION DOCUMENT SET

REVISIONS:

NUMBER	DATE	DESCRIPTION

HOTEL MAVERICK

COLORADO MESA UNIVERSITY
GRAND JUNCTION, CO 81501

PROJECT NUMBER: 250758.10

DRAWN BY: ktgy

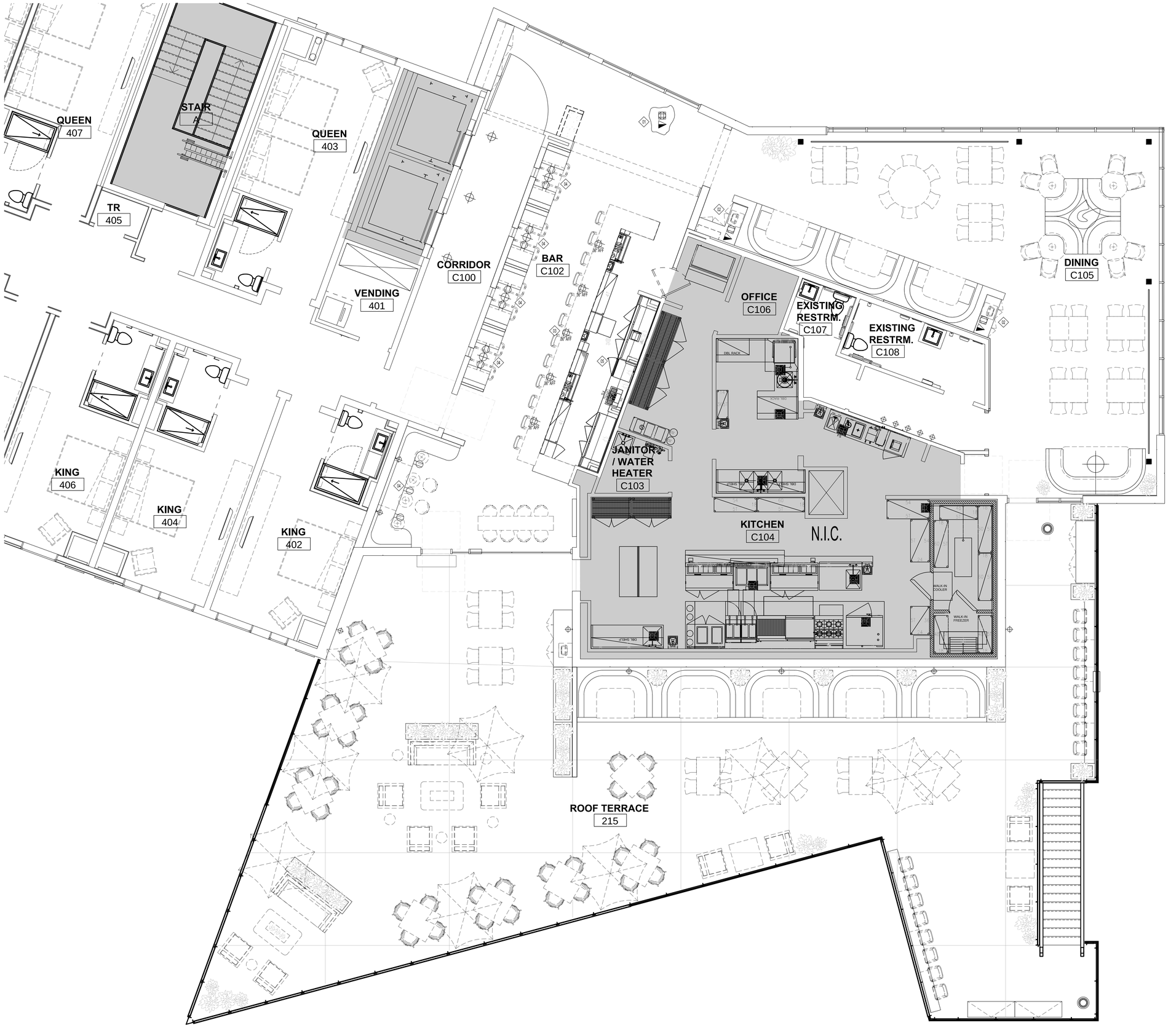
CHECKED BY: XXX

DRAWING TITLE:
RESTAURANT ENLARGED - FINISH PLAN

SHEET NUMBER:

I-P34.04

(C) 2026 ktgy



RESTAURANT ENLARGED - POWER AND DATA PLAN

SCALE: 1/4" = 1'-0"

01

ktgy

225 W. RANDOLPH STREET
CHICAGO IL 60606
t 312 274 0606

GENERAL NOTES:

1. REFER TO GENERAL NOTES ON SHEET I-K02.01.
2. ALL EXISTING ELECTRICAL TO REMAIN, UNLESS NOTED OTHERWISE IN THE DRAWINGS.
3. CONFIRM & COORDINATE ALL POWER AND DATA REQUIREMENTS WITH MEP AND OWNER, REFER TO MEP DRAWINGS.
4. REFER TO MEP DRAWINGS FOR ADDITIONAL INFORMATION.
5. ALL NEW LIGHTING MUST BE DIMMABLE AND COMPATIBLE WITH THE EXISTING CONTROL SYSTEM - GC/ELECTRICIAN TO COORDINATE WITH OPERATIONS.

KEY NOTES:

1. PROVIDE & INSTALL FLOOR POWER & DATA OUTLETS @ HOST STAND MILLWORK. CONFIRM REQUIREMENTS, QUANTITY & LOCATIONS WITH OWNERSHIP/OPERATIONS.
2. PROVIDE & INSTALL POWER & DATA OUTLETS @ SERVICE STATIONS. CONFIRM REQUIREMENTS, QUANTITY & LOCATIONS WITH OWNERSHIP/OPERATIONS.
3. PROVIDE & INSTALL CONVENIENCE OUTLETS @ BAR DIE. REFER TO ELEVATIONS & DETAILS.
4. PROVIDE & INSTALL CONVENIENCE OUTLETS AT BOOTH/BANQUETTE BASE. REFER TO ELEVATIONS & DETAILS.
5. EXISTING POWER/DATA LOCATIONS AT BAR ARE TO REMAIN. CONFIRM REQUIREMENTS, QUANTITY & LOCATIONS WITH OWNERSHIP/OPERATIONS.

ISSUE DATE: 10.05.2026

INTERIOR CONSTRUCTION DOCUMENT SET

REVISIONS:

NUMBER	DATE	DESCRIPTION
XX.XX.XX	XX.XX.XX	XXXXXXXX

HOTEL MAVERICK

COLORADO MESA UNIVERSITY
GRAND JUNCTION, CO 81501

PROJECT NUMBER: 250759.10

DRAWN BY: ktgy

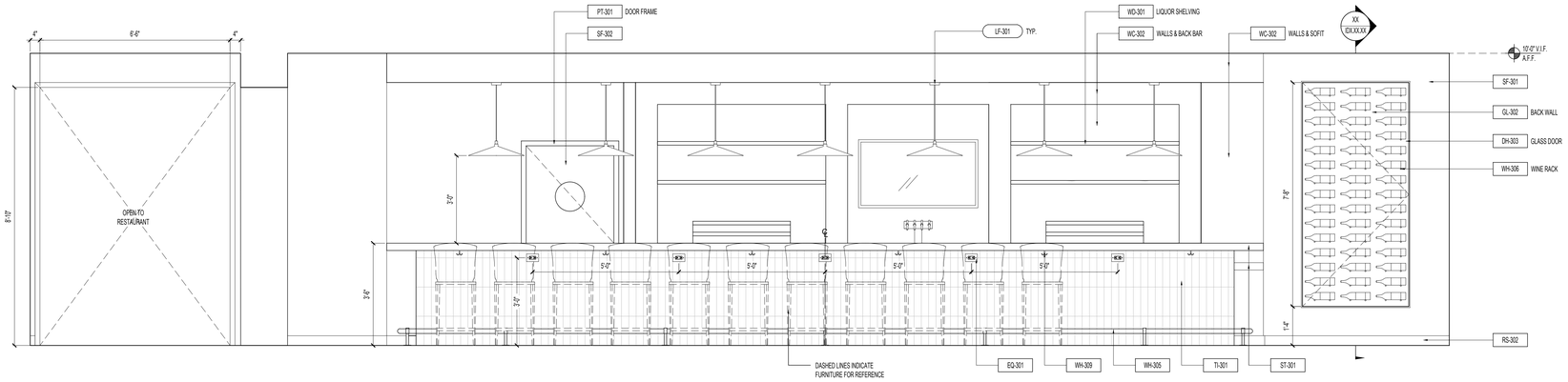
CHECKED BY: XXX

DRAWING TITLE:
RESTAURANT ENLARGED - POWER AND DATA PLAN

SHEET NUMBER:

I-P35.04

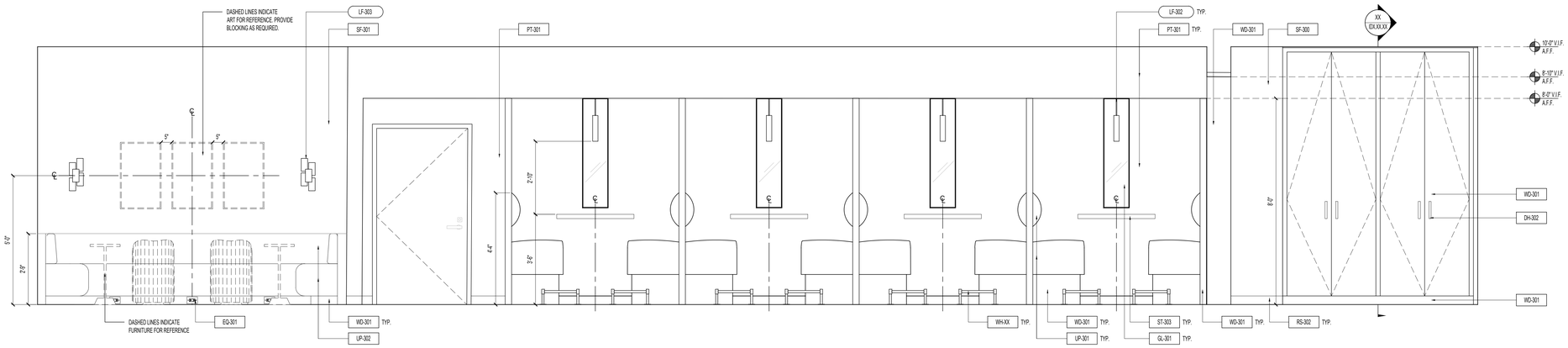
(C) 2026 ktgy



BAR SOUTH EAST ELEVATION

SCALE: 1/2" = 1'-0"

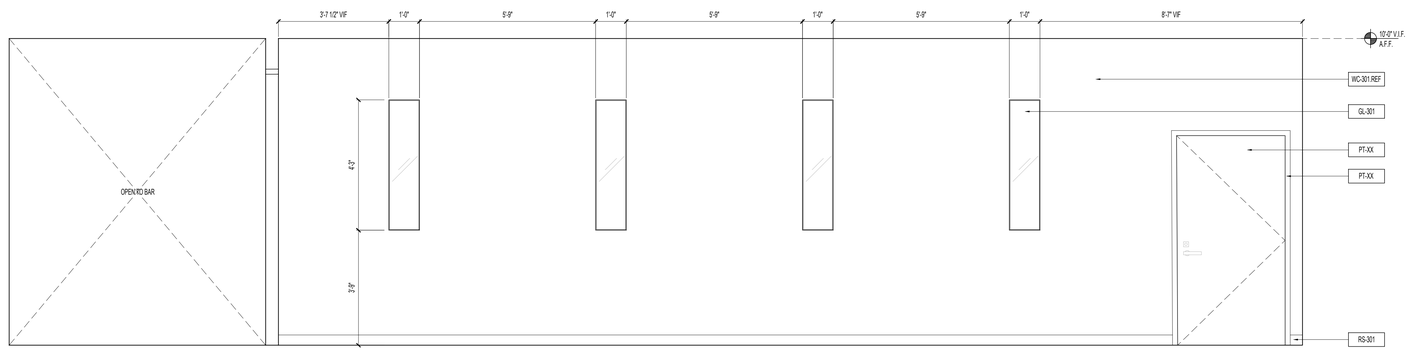
03



BAR NORTH WEST ELEVATION

SCALE: 1/2" = 1'-0"

02



CORRIDOR SOUTH EAST ELEVATION

SCALE: 1/2" = 1'-0"

01

ktgy

225 W. RANDOLPH STREET
CHICAGO IL 60606
t 312 274 0606

GENERAL NOTES:

1. SAMPLE GENERAL NOTE TEXT
2. SAMPLE GENERAL NOTE TEXT
3. SAMPLE GENERAL NOTE TEXT

KEY NOTES:

1. SAMPLE KEY NOTE TEXT
2. SAMPLE KEY NOTE TEXT
3. SAMPLE KEY NOTE TEXT

ISSUE DATE: 10.05.2026

INTERIOR CONSTRUCTION DOCUMENT SET

REVISIONS:

NUMBER	DATE	DESCRIPTION
XX.XX.XX	XX.XX.XX	XXXXXXXX

HOTEL MAVERICK

COLORADO MESA UNIVERSITY
GRAND JUNCTION, CO 81501

PROJECT NUMBER: 250709.10

DRAWN BY: ktgy

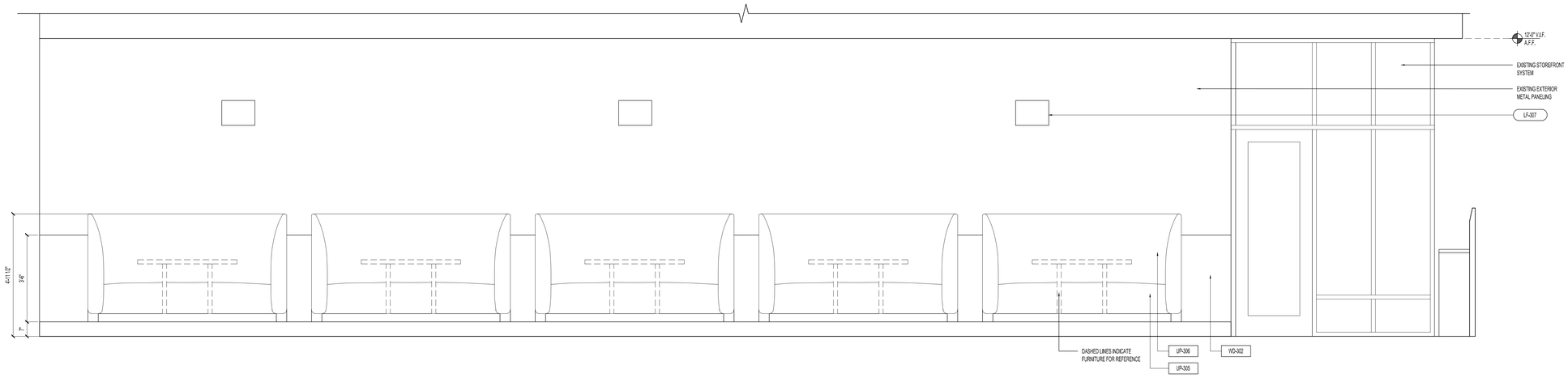
CHECKED BY: XXX

DRAWING TITLE:
PUBLIC AREA ELEVATIONS - RESTAURANT

SHEET NUMBER:

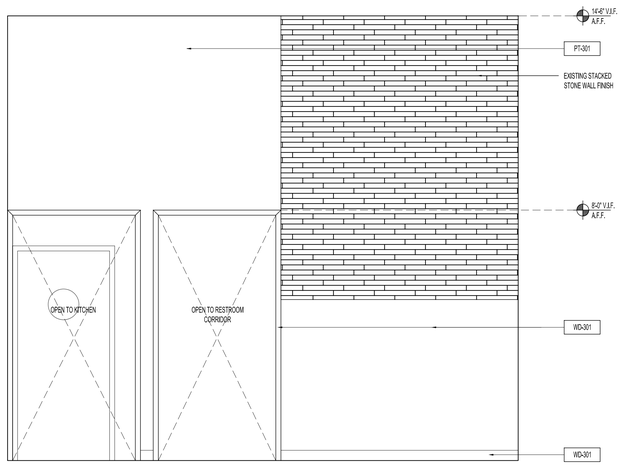
I-P42.40

(C) 2026 ktgy



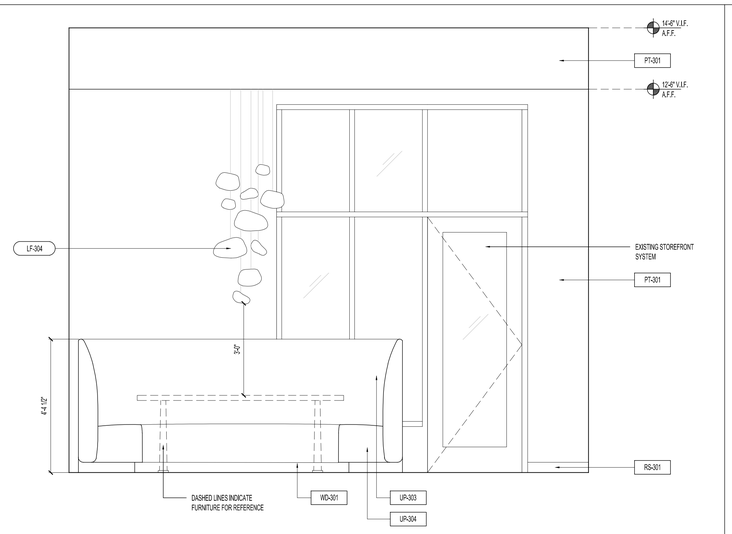
ROOFTOP NORTH ELEVATION
SCALE: 1/2" = 1'-0"

05



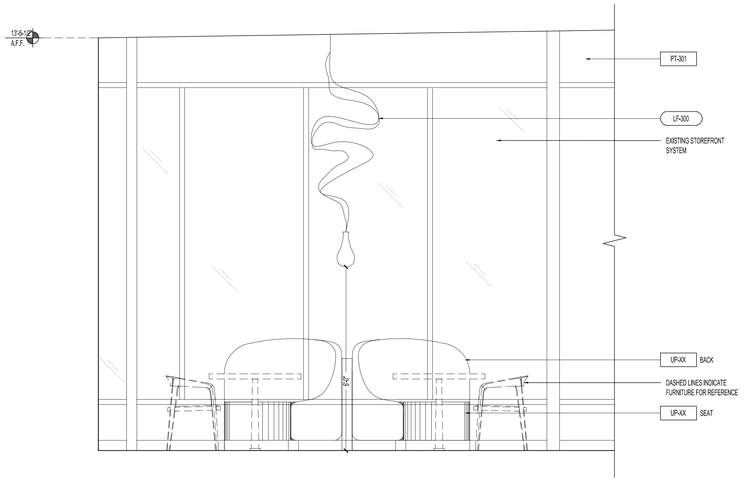
RESTROOM PORTAL WEST ELEVATION
SCALE: 1/2" = 1'-0"

04



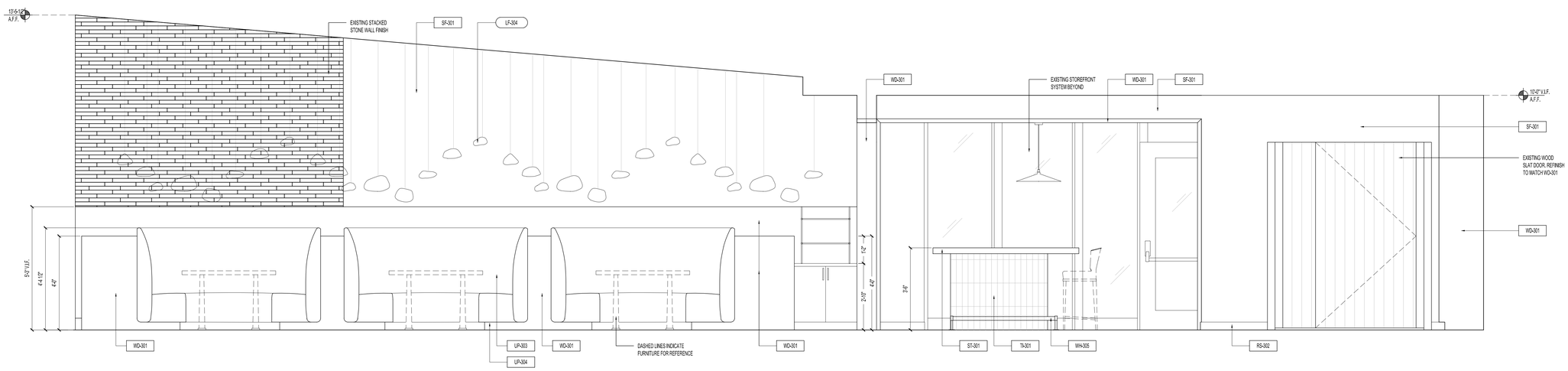
CHEF'S TABLE SOUTH ELEVATION
SCALE: 1/2" = 1'-0"

03



MAIN DINING EAST ELEVATION
SCALE: 1/2" = 1'-0"

02



MAIN DINING SOUTH ELEVATION
SCALE: 1/2" = 1'-0"

01

ktgy

225 W. RANDOLPH STREET
CHICAGO IL 60606
t 312 274 0606

GENERAL NOTES:
1. SAMPLE GENERAL NOTE TEXT
2. SAMPLE GENERAL NOTE TEXT
3. SAMPLE GENERAL NOTE TEXT

KEY NOTES:
1. SAMPLE KEY NOTE TEXT
2. SAMPLE KEY NOTE TEXT
3. SAMPLE KEY NOTE TEXT

ISSUE DATE: 10.05.2026

INTERIOR CONSTRUCTION DOCUMENT SET

REVISIONS:

NUMBER	DATE	DESCRIPTION
XX.XX.XX	XX.XX.XX	XXXXXXXX

HOTEL MAVERICK

COLORADO MESA UNIVERSITY
GRAND JUNCTION, CO 81501

PROJECT NUMBER: 250758.10

DRAWN BY: ktgy

CHECKED BY: XXX

DRAWING TITLE:
PUBLIC AREA ELEVATIONS - RESTAURANT

SHEET NUMBER:

I-P42.41

(C) 2026 ktgy