

31. **USABLE EXCESS MATERIALS:** To the extent applicable, Subcontractor shall move, at the Job or any portion thereof is completed, from the site thereof to the site or sites of the next work to be completed by Subcontractor, all usable excess materials, particularly materials supplied by Contractor. All materials supplied by Contractor shall be considered usable, unless Contractor advises Subcontractor to the contrary in writing. All excess costs suffered by Contractor by reason of Subcontractor's failure to use such usable materials in subsequent and succeeding work shall be charged against, and paid for by, Subcontractor and may be deducted from any payment or balance due Subcontractor hereunder.

32. **USE OF CONTRACTOR'S EQUIPMENT:** The use of Contractor's equipment shall be at the discretion of Contractor and shall be subject to the following:

32. **USE OF CONTRACTOR'S EQUIPMENT:** The use of any of Contractor's equipment, rigging, blocking, hoist or scaffolding by Subcontractor, whether loaned or rented to Subcontractor by Contractor, shall be upon the distinct understanding that Subcontractor shall accept and use the equipment, rigging, blocking or scaffolding at his own risk and takes the same "as is", and Subcontractor assumes all responsibility for and agrees to hold Contractor harmless from all claims or damages whatsoever resulting from the use thereof, whether such damage results to Subcontractor or his own employees or property or to other persons or the employees or properties of other persons and regardless of any tortive and/or punitive negligence or omission on the part of Contractor or Owner; however, such obligation shall not apply to claims or damages arising from the sole negligence or willful misconduct of Contractor or Owner. Nothing herein contained shall be deemed to permit any such use by Subcontractor without the prior written consent of Contractor.

33. **PERMITS AND LAWS:** Subcontractor shall secure all permits and comply with all laws, ordinances, rules and regulations of the Job Authority and all applicable laws, ordinances, rules and regulations of the City of Chicago, State of Illinois and the United States of America.

[illegible]

13. **ASSIGNMENT:** Subcontractor shall neither assign nor subcontract the whole or any portion of this Subcontract terms and conditions, or the provisions of this Subcontract. Any permission granted by Contractor shall not be deemed permission to assign or subcontract shall contain all of the provisions of this Subcontract and shall require the assignee or subcontractor to be directly liable to Contractor in all respects as herein required of Subcontractor. Any assignment or subcontract of payments permitted by Contractor shall be submitted to the Contractor for his prior written approval and shall not be binding, unless specifically referred to in writing by Contractor.

14. **LITIGATION:** Subcontractor shall pay when due all claims for damages, costs and expenses, including attorney's fees, incurred by Contractor in connection with the enforcement of this Subcontract. Should a suit be brought by Contractor against Subcontractor for breach of this Subcontract, Subcontractor shall pay when due all claims for damages, costs and expenses, including attorney's fees, incurred by Contractor in connection with the enforcement of this Subcontract.

37. **INSOLVENCY OR BANKRUPTCY:** In the event Subcontractor becomes insolvent, is unable to pay his current obligations or becomes any sort of bankruptcy, Subcontractor shall be considered as being disabled from performing the Job, and this Subcontract may be terminated at the option of Contractor upon twenty-four (24) hours written notice to Subcontractor. If an order for relief is entered under the Bankruptcy Code as to Subcontractor, Contractor may likewise terminate this Subcontract upon giving thirty (30) days written notice to Subcontractor, its trustee, and its surety. If any, unless Subcontractor, its trustee, or surety promptly corrects all defaults, provides adequate assurance of future performance, compensates Contractor for losses sustained from such default, and timely assumes the obligations of Subcontractor. Subcontractor hereby authorizes all financial institutions, municipalities and individuals to disclose to Contractor Subcontractor's financial status, credit and manner of meeting obligations. Subcontractor shall file with

Contractor within thirty (30) days after the receipt of the Contractor's financial statement of Subcontractor. Subcontractor shall submit a true and correct a full and complete financial statement of Subcontractor quarterly, complete, up-to-date financial statements on the last day of the month, and at such other times as Contractor may require. Should Subcontractor fail for any reason to submit any financial statements as heretofore required, Contractor may, at its option, terminate this Subcontract. All financial statements shall be statements certified by a public accountant.

38. **DEATH OF SUBCONTRACTOR:** If Subcontractor is a sole proprietor, his death shall automatically terminate this Subcontract.

39. **JOBSITE SUPERINTENDENT:** During the performance of the Job, Subcontractor shall furnish to the jobsite skilled labor, adequate and suitable materials and a qualified superintendent or foreman to act as the representative of Subcontractor on the Project, with the right and power to obligate Subcontractor. Such superintendent or foreman shall at all times be satisfactory to Contractor and shall not be changed without the written consent of Contractor. Upon oral or written notice from Contractor that such superintendent or foreman is unsatisfactory to Contractor, Subcontractor shall promptly replace him with a person satisfactory to Contractor.

40. **LIST OF SUPPLIERS:** At Contractor's request, Subcontractor shall, within ten (10) days of execution of this Subcontract, provide in writing a list of names and addresses of all sub-subcontractors, materialmen and other suppliers who will supply labor, materials or equipment to Subcontractor for the Job. The written list of suppliers shall, upon receipt by Contractor, be attached to this Subcontract and shall be made a part hereof. Subcontractor shall not have the right to change any of the suppliers without first obtaining written permission of Contractor. Subcontractor warrants that the list of suppliers who will supply Subcontractor shall be the only suppliers for Subcontractor for the Job.

41. **DELIVERY RECEIPTS ON MATERIALS:** Upon Contractor's request, Subcontractor shall furnish Contractor with a duplicate copy of all delivery receipts for materials delivered to Subcontractor at or for use on the Job within twenty-four (24) hours after each delivery.

42. **TIME OF ESSENCE AND WAIVER:** All time limits stated in this Subcontract are of the essence to this Subcontract. A waiver by Contractor of any breach of any one of the terms or conditions herein contained shall not be construed as a waiver of any subsequent breach. Any consent by Contractor to a delay in the performance of Subcontractor of any obligations to be performed by Subcontractor shall be applicable only to the particular transaction to which it relates, and it shall not be applicable to any other obligation or transaction. Delay in the enforcement of any remedy by Contractor in the event of a breach of any term or condition hereof, or the exercise by Contractor of any right hereunder, shall not be construed as a waiver.

43. **UTILITIES:** Contractor shall furnish at his own expense all utilities, including, but not limited to, electrical power, lighting and water needed to properly perform the Job. Subcontractor to provide electrical cords, light standards (for task purposes) and water hoses for attachment to Contractor provided utilities.

44. **DATA FURNISHED BY SUBCONTRACTOR:** When requested by Contractor, Subcontractor shall, at his own expense, furnish promptly any number of prints, of his shop drawings, schedules, reports, or any other data that may be necessary in the operation of Contractor for distribution among other subcontractors and to Contractor for proper performance or clarification of work.

45. **SUBCONTRACTOR'S WARRANTIES AND REPRESENTATIONS:** As a material inducement to Contractor to enter into this Subcontract, Subcontractor warrants and represents as follows:

- (a) Subcontractor is familiar with all requirements of the Subcontract and Contract Documents.
- (b) Subcontractor has investigated the Project and has satisfied himself regarding the character of the work and local conditions that may affect it or its performance.
- (c) Subcontractor is satisfied that the Job can be performed and completed as required in this Subcontract.
- (d) Subcontractor accepts all risk, directly or indirectly connected with the performance of this Subcontract.
- (e) Subcontractor warrants that in entering into this Subcontract he has not been influenced by any statement or promise of Contractor or its representatives but only by the Contract Documents.
- (f) Subcontractor is financially solvent.
- (g) Subcontractor is experienced and competent to perform this Subcontract.
- (h) Subcontractor is qualified, licensed in good standing and authorized to do business as a contractor in the State of California.
- (i) Subcontractor is familiar with all general and special laws, ordinances, and regulations that may affect the Job, its performance, or those persons employed therein.
- (j) Subcontractor is familiar with the tax and labor regulations and with rates of pay that will affect the work hereunder.
- (k) All work shall be performed by mechanics skilled in this type of work and as required by the County, State of California Occupational Safety and Health Standards Board and any other related governing public agencies, and shall provide adequate protection necessary for the safety, health and well being of his employees and others for his period of contracted work.

46. **PUBLICITY:** Subcontractor shall not disclose or make public in any news media or any persons associated with the news media or by advertisement or by public release of any kind or nature the fact that Subcontractor has entered into this Subcontract with Contractor, unless such public release is first approved in writing by Contractor.

47. **CONFLICT OF LAW:** The laws of the State of California shall govern the interpretation, validity and construction of the terms and conditions of this Subcontract.

48. **SEVERABILITY:** Should any provisions of this Subcontract, or any part thereof, prove to be invalid or otherwise unenforceable, then such provision shall remain in effect to the extent permitted, and the other provisions of this Subcontract shall remain in full force and effect.

49. **PLACE OF PERFORMANCE:** Execution of this Subcontract shall be at Contractor's Principal place of business in the City of Newport Beach, County of Orange, State of California and the County of Orange, State of California, shall be deemed the place of performance of this Subcontract for all legal purposes.

50. **HEIRS AND ASSIGNS:** This Subcontract shall inure to the benefit of and be binding on the heirs, executors, administrators and successors of the respective parties hereto, and the assigns of Contractor.

51. **NOTICES:** All notices, statements, demands, applications and other communications to be given by a party under or pursuant to the Subcontract shall be in writing. Service of any such writing may be accomplished by personal service of said writing, by use of first class mail, by Federal Express or other overnight service, or by facsimile transmission. The writing shall become effective at the time the writing is received by the party being served. Personal service may be made by delivering the writing to the sender or representative of the recipient party at the Project site or to a person in charge at the office of the recipient party. Service by mail or facsimile transmission shall be sent to the recipient party at his office address specified in the Subcontract, or to such other address as either party may designate for itself by written notice to the other. A duplicate hard copy of any writing served on a party by facsimile transmission shall also be sent to such party, on the same day or as soon as possible thereafter, by first class mail or overnight service. Such writing shall, nevertheless, become effective at the time the facsimile transmission is received.

52. SUPPLEMENTAL SC. DU

attached hereto as Schedule A - Scope of Work,
D - Payment Schedule are incorporated herein by

JB CONTRACT AGREEMENT, SUPPLEMENTAL SCHEDULE
B - Contract Documents, Schedule C - Project Specifications

53. SAFETY REGULATIONS: Subcontractor shall comply fully with all laws, orders, citations, rules, regulations, standards and statutes with respect to occupational health and safety, accident prevention and safety equipment and practices, including any accident prevention and safety program of Owner or Contractor, and use of any hazardous substance. Subcontractor shall conduct inspections to determine that safe working conditions and equipment exist, and accept sole responsibility for providing a safe place to work for his employees and for the employees of his sub-subcontractors and suppliers. Whenever the Subcontractor's operations increase a condition hazardous to traffic or to the public, he shall furnish, erect and maintain such fences, barricades, traffic signs, lights, signs and other devices as are necessary to prevent accidents, damage or injury to the public.

54. ACCIDENT REPORTS: Subcontractor shall immediately report to Contractor all accidents occurring on the site or in any way connected with the performance of the Job which result in death or injury to persons or in damage to property.

55. RESERVED GATE SYSTEM: Contractor may at any time establish a Reserved Gate System. Upon receipt of notification by Contractor, Subcontractor shall abide by the terms and conditions established for such Reserved Gate System and take all reasonable steps necessary to insure the proper operation of the Reserved Gate System. Subcontractor shall advise Contractor of the union affiliation, if any, of each supplier who will supply Subcontractor for the Job and Subcontractor shall use his best efforts to insure that all his suppliers cooperate with and honor the terms of the Reserved Gate System.

56. JOB SITE RESTRICTIONS: Subcontractor shall notify his employees, sub-subcontractors and suppliers that the following Job site restrictions shall apply and shall be strictly enforced:

- (a) No alcoholic beverages or prohibited non-prescription drugs will be brought to, or taken or consumed on, the Project site at any time.
- (b) The playing of amplified broadcast music or recordings, at any level, will not be permitted on the Project site; and
- (c) No children or pets are permitted on the Project site.

Violation of any of the above restrictions shall constitute a material breach of this Subcontract and the employee or other individual involved in the violation shall be removed immediately from the Project site.

(d) Working Hours: No construction shall be performed within a half mile of any residence between the hours of 8:00 p.m. and 7:00 a.m. from Monday through Saturday and at no time on Sundays or holidays. Maintenance may be performed as needed but not to the extent that the noise could be deemed a nuisance. Saturday work shall be subject to the approval of the Contractor's Project Superintendent.

(e) No toxic or hazardous materials or substances shall be stored on jobsite at any time. All toxic waste shall be properly disposed of offsite, including, but not limited to, paint cans.

(f) The Subcontractor's right of entry is restricted to his representatives, suppliers, sub-subcontractors, agents and employees. All other persons seeking entry shall be referred to Contractor's Project Superintendent.

57. MISCELLANEOUS: Subcontractor shall notify his employees, sub-subcontractors and suppliers that the following shall apply and shall be strictly enforced:

(a) Storage Sites: In the event an area is required by Subcontractor for prefabrication and/or storage of materials, Contractor shall provide a location only, if one is available. Subcontractor shall provide all temporary storage and shop areas that are required at the site for the safe and proper storage of materials, tools and other items used in the performance of this work. These areas shall be constructed in only approved locations and shall not interfere with the work of any other subcontractor. Subcontractor shall provide his own temporary power (drop cords, etc.) security fencing, and any other items necessary for storage site. If areas of the site are used by Subcontractor for storage, a key or lock combination shall be left with the Contractor's Project Superintendent. Any materials stored are to be kept clear of posted building permit. Any materials delivered to the site shall be stored so as to cause the least possible obstruction to the procedure and distributed so as to prevent overloading to any portion of the structure. No material or equipment shall be stored where it will interfere with the free and safe passage of public traffic, and at the end of each day's work and at other times when construction operations are suspended for any reason, Subcontractor shall remove all equipment and other obstructions from that portion of the roadway open for use by the public traffic.

(b) Subcontractor shall locate his equipment maintenance yard in an area selected by Subcontractor and approved by the Contractor. Any relocation of the yard by the Subcontractor shall be done at no expense to Contractor. Subcontractor shall pay strict adherence to the acceptable operation hours and make all possible efforts to limit noise and exposure of equipment to existing residences.

(c) Prior to installation, Subcontractor shall carefully inspect the installed work of other trades, including field measuring of openings if applicable, and verify that all such work is complete to the point where this installation may commence. Subcontractor shall verify the completed installation will be in strict accordance with the approved shop drawings. In the event of discrepancy, problems, or conflicts, Subcontractor shall immediately notify Contractor. Subcontractor has also visited the site and has satisfied himself with all site conditions and has agreed to match existing materials (if applicable).

(d) Protection: The protection of materials and equipment, furnished under this Agreement, either in transit, stored or installed, shall be the responsibility of this Subcontractor until final acceptance of the Project as a whole. Subcontractor shall, at all times, protect and care for any and all improvements covered under this Agreement and the work of other trades during his complete operation for the full term of this Agreement and shall be held responsible for any and all actions necessary to correct damages caused by his operation or caused by other subcontractors from Subcontractor's failure to provide adequate protection. Unless otherwise specified, full compensation for furnishing all labor, materials and equipment for the protection, restoration or replacement of any damaged property of improvements, whether due to errors or omissions on the part of the Subcontractor, or due to the elements, or caused by other subcontractors from Subcontractor's failure to provide adequate protection, shall be considered as included in the contract sum with no additional compensation made thereof. All protection, restoration and repairs shall meet with the approval of the Contractor and all governing public agencies. Subcontractor shall also protect and be fully liable for any damages to adjacent property caused by his operation or caused by other subcontractors from Subcontractor's failure to provide adequate protection, including, but not limited to, all curbs, gutters and paving.

(e) Subcontractor's equipment (forklifts, mobile cranes, etc.) is considered for his work exclusively; however, location of this equipment must be in compliance with the direction of the Contractor's Project Superintendent. Subcontractor shall take care when operating his equipment to prevent any damage to pavement, curbs, signs, and other property.

(f) Subcontractor shall assign one foreman or superintendent (Designated Representative) to the Job that is knowledgeable in all aspects of Subcontractor's work. The Designated Representative shall cooperate fully with Contractor's Project Superintendent in performance of the Job.

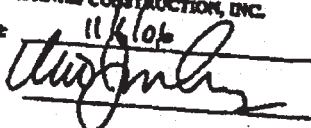
(g) Subcontractor shall so conduct his operations as to offer the least possible obstruction and inconvenience to the public, and he shall have under construction no greater length or amount of work than he can prosecute properly with due regard to the rights of the public.



(h) Rain damage shall be the responsibility of the Subcontractor Contractor.



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58. (i) Subcontractor shall be bound by the award rendered by the arbitrator, unless due to the fault of the Contractor. (ii) or the breach thereof, these shall be resolved by arbitration. All disputes between Contractor and Subcontractor arising out of or related to this contract shall be referred to the Arbitration Association then obtaining, and judgment shall be rendered by the arbitrator in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association. Any arbitration proceeding shall be heard and determined by one arbitrator. The arbitrator shall have no power to award any punitive damages. The arbitration shall be conducted and the hearing thereof shall be held in the County of Orange. Provided, however, that Contractor shall not be obligated to and may elect not to arbitrate any dispute if Contractor, in order to fully protect its interests, desires in good faith to bring in or make a party to any such dispute the Owner or any other third party who has not agreed to, is unwilling to, or cannot be compelled to participate and be bound by the same arbitration proceedings. If Contractor elects not to arbitrate, then such disputes shall be resolved by litigation in a court of law situated within the State of California.

Contractor:
G COMPANIES CONSTRUCTION, INC.
Date: 11/6/08
By: 
Name: Victor J. Mahony
Title: Vice President
California State License No.: 863628

Subcontractor:
AMPAM PARKS MECHANICAL
Date: 
By: 
Name: Charles E. Parks, III
Title: President
California State License No.: 715747
Contract No.: M453-1028

SCHEDULE A
SCOPE OF WORK

GENERAL

- a. Trenching for groundwork to be performed with a wheel; if a backhoe is required, cost differential will be valid Contract extra
- b. Backfill
- c. Compaction (mechanical)
- d. Supply and install fixtures per the attached fixture schedule
- e. Title 24 requirements
- f. Pools (city license only)
- g. Clean up
- h. Connections to water and sewer stubs 5' outside building
- i. Roof drains and overflow, rain water leaders
- j. Recreation building, kitchen, bath and exterior shower and water and sewer within 5' of building to pool equipment vault
- k. Provide gas hook-ups for BBQ's supplied by others
- l. Drinking fountains, electric
- m. Common laundry areas
- n. Floor drains with trap primer
- a. Roof vents with flash; lead flashing specifically excluded and full solder flashings excluded

SEWER SYSTEM

- a. Sewer system 5' out with connection and clean out to grade
- b. Cast iron waste lines above grade, if required by code only
- c. PVC or ABS waste lines below grade
- d. Floor clean outs, exterior clean outs set in boxes, wall clean outs
- e. Tub drains
- f. Primary condensate to Lavatory trap
- g. Secondary condensate is to use floor drain
- h. Recreation building kitchen, bath and showers
- i. Stub to pool area

GAS SYSTEM

- a. Gas piping (schedule 40 black steel) or CSST
- b. Pipe gas to the following fixtures with final connection:
 - Water heaters
 - Log lighter at Recreation building, connection by others
 - Laundry rooms (dryers), gas only
 - Barbecue, furnished by others
 - Pool equipment (500,000 BTU heaters) stub out, final connection by others
- c. Gas pressure regulators as required

WATER SYSTEM

1. Water system 5' out and connect
2. Temporary water hook-ups
3. Pex/CPVC
4. Reduced pressure device by others
5. Vibration isolators per plans
6. Trap primers
7. PVC (schedule 40) pipe - 1-1/2" and smaller
8. PVC (class 315) pipe - 2" and larger
9. Hoses bibbs (washing machines, pool equipment rooms, etc.)
10. Full flow ball valves
11. Ball valves at fan coil units, include a non-metered loop to HVAC fan coil, connection to fan coil by others
12. Sound transmission control per Code
13. Ice maker stubs and valves complete with box
14. Pipe hangers and seismic bracing
15. Hydrants
16. Allow for a submeter at each unit, sill and jumper furnished by others

MISCELLANEOUS ITEMS

1. Furnish and install the fixtures and materials per Material Schedule set forth in the plans. Subcontractor shall furnish Contractor with complete specifications and brochures for all plumbing fixtures, prior to commencing work. No substitutions or fixture changes shall be allowed, unless said change has been previously agreed to in writing by Contractor.
2. Dishwasher will be delivered and uncrated to each unit by others, dishwasher to be connected with 1/2" water line.
3. Rough plumbing imbedded in foundations and slab to be installed in coordination with concrete Subcontractor.
4. All cutting, notching, and/or drilling pipes shall be carefully and neatly done.
5. All fixtures shall be carefully set and square with trim, floors, and wall lines.
6. Rough-in for fixtures shall be carefully and accurately done. Off-setting of traps and supplies to meet fixtures will not be acceptable.
7. Rough in complete for washing machines, with trap, stand pipe and hose bibs in all laundry facilities set in recessed boxes.
8. Subcontractor shall be responsible for scheduling all tests and inspections required by plumbing Code of the City and County for the work herein.



9. Subcontractor shall furnish and deliver to the Contractor on all vent pipes (and flashing specifically the proper jacks for all plumbing vents. Note: Storm collars are installed and solder flashings enclosed).
 10. Subcontractor shall provide insulating suspension clamps and through-roofing pipe insulation as manufactured by Specifix Products Company, or approved equal.
 11. Subcontractor shall provide two (2) sets of plumbing schematics and ground work layouts to the Contractor prior to start of any work.
 12. The Subcontractor shall arrange and pay for one set of prints of plumbing, water and gas drawings which he shall alter to show all changes made to the original layout, all hot and cold water line locations, shut off valves, pressure regulators, (if required) gas lines, and cover clean out locations. These drawings shall be kept current. The Subcontractor shall deliver "as-built" completed to the Contractor when the job is finished and accepted. "As-built" must be submitted to and approved by Contractor prior to release of any retention to this Subcontractor.
 13. Subcontractor shall verify that types of materials, pipe sizes, etc. will meet local code requirements prior to installation and notify contractor immediately of any discrepancies. All pipes and "rough-in" equipment shall be concealed in walls.
 14. Furnish and provide equipment for testing plumbing installations.
 15. Subcontractor shall be responsible for the protection of the work of other trades adjacent to this Subcontractor's work.
 16. Subcontractor shall determine and verify any conflicting structures, storm drains, or other utilities prior to construction.
 17. All openings in pipes, drains, and fittings shall be securely covered during construction to prevent obstructions in pipes. The Subcontractor is to determine subject to the approval of the Contractor, the exact dimensions and positions of cutting which may be required in floors, roofs, ceilings and walls for the passage of piping, ducts, tubes, etc. The size of any opening is not to be larger than absolutely necessary for proper fitting of the piping, ducts, tubes, etc. The Subcontractor shall furnish plans and elevations, where necessary, showing the sizes and locations of all cuts and required fittings through the building structure, and the other suspension joints. Should the Subcontractor neglect to perform this preliminary work and should cutting be required as a result in order to install piping, duct work and other equipment, the expense of this cutting and restoring of surfaces to their original condition shall be borne by the Subcontractor.
 18. Subcontractor shall be responsible to check all dimensions to assure correct pipe alignment into floors and walls. Walls will not be moved for plumbing.
 19. Subcontractor shall guarantee his work for one year and shall be responsible for all warranty work during this period.
 20. Material and installation shall conform to specifications.
 21. Subcontractor accepts responsibility for all Title 24 handling requirements. This shall include, but not be limited to; plumbing fixtures, valves, mounting heights, etc.
 22. Subcontractor shall not penetrate any exterior siding or trim with condensate lines.
 23. Subcontractor shall provide all trenching and backfill; all trenches shall be compacted to obtain optimum 90% minimum relative density.
 24. Subcontractor shall coordinate and schedule installation of fiberglas shower units with manufacturer as well as any other related Subcontractors.
 25. Subcontractor shall furnish and install electric cooled drinking fountains as specified at recreation building.
- SEWER**
1. Building sewer system shall be ABS.
 2. Vent piping shall be ABS throughout building, unless otherwise allowed by code.
 3. Subcontractor shall furnish and install primary condensate lines for air conditioning as required. Primary condensates shall be trapped to lavatory waste, secondary shall be a float switch.
 4. Subcontractor shall furnish and install cast iron soil lines to water closets.
 5. Plumbing vents to be combined where practical, and allowed by code, before penetrating roof. No plumbing vents to penetrate roof within 5' of separation wall.
 6. Subcontractor will stub-out from building, with sewer line, a distance of a maximum of five (5) feet. Exception: Sewer line stub-out shall be extended so that it projects beyond any screen walls, concrete plans, side walls, or any other obstructions on all front elevations. Outside clean-outs shall be furnished and installed by Subcontractor, 12" below grade at rough. After finish grade is complete, clean-outs will be raised to final finish grade elevation. Subcontractor shall make all connections to sewer lateral inside five (5) foot envelope of building.
 7. Subcontractor shall furnish and install floor drains complete including trap primers at all locations shown on plans. Trap primers shall be adjustable with access panels. This includes commercial kitchen.
 8. Clean out covers shall be pre-cast concrete or steel in hard surface areas, concrete or plastic in Landscape areas.
- GAS**

1. One system shall be Schedule 40 black pipe leading from ing lighter valve through in accordance with Building Department requirements. (ECS) will be galvanized. CSST as an approved alternate.
2. Subcontractor shall furnish and install all gas lines from the project side of gas meter to the following locations:

- a. Water heaters
- b. Log Lighter @ Recreation building, connection by others
- c. Clothes Dryers, connection by others
- d. Barbecue stoves only, final connection by others
- e. Pool heaters stoves only, final connection by others

3. A gas shut-off valve shall be installed at each gas appliance or piece of equipment.
4. Run gas lines as required from Southern California Gas Company meters to gas run appliances.

WATER

1. Rough-in for shower shall be such to accept installation of shower head at 69" above finish floor.
2. Subcontractor shall supply and install lavatories and sinks.
3. Water services outside of buildings shall be plastic PVC Schedule 40 as approved by government bodies.
4. Water piping below slab shall be CPVC/Pex.
5. Water house system shall be pot.
6. Subcontractor shall furnish and install water system in buildings. Hose bibbs to be located free and clear of plant-on. All work shall be in accordance with all applicable building codes, and per plumbing code. Water service to house bibbs, shall be of 3/4" diameter pipe. Include anti-siphon valves, per if approved by local code.
7. Subcontractor shall make final connect to P.O.C. at 7'-6" outside building (at least 18" below finish grade) with copper riser at building location, include shut off extending from below grade in accordance with all applicable building codes and per plumbing code of the City and USC.
8. Mixing of ferrous and non-ferrous metals in water piping is prohibited.
9. Design water pressure for calculations per plans.
10. All continuously circulated hot water supply and return piping in any location interior or exterior shall be insulated with preformed, flexible foam rubber, spray on foam or poured in place type of insulation.
11. Subcontractor shall be responsible for trenching, backfill and mechanical compaction. Backfill with native only.
12. Provide and install pressure regulators where required.
13. All shower valves shall be Pressure Balanced with anti-scaled device.
14. Subcontractor shall install locomotor hook-up complete with flush box and shut off valves in each unit.
15. Subcontractor shall install ball valves on the supply and return lines between the hot water heater and the the coil unit. Valve locations shall be determined by building code.
16. Subcontractor agrees to meet the minimum specific production schedule as outlined herein, changes shall be allowed only if agreed to in writing by Contractor:

Underground	Two (2) working days/building
Rough and finish units	Two (15) to sixteen (16) units per working day

The above schedule predicated on no delays by other trades.
17. Water system shall be run as water services for each apartment unit may be separately submetered, by others. A separate non-metered loop shall be run to each unit HVAC fan coil.
18. Should the Contract be adjusted due the volatility of copper pricing, Subcontractor will substantiate their original materials costs with the current rate of materials. If the costs decrease/increase the change clause (Article 7) will prevail.

EXCEPTIONS

The only exceptions to this contract are noted below:

- Plan check and Permit fees
- Water meters
- Water and sewer statements
- Dryer vents
- Submeter meters
- Lead flashing and full soldering flashings
- Fire caulking penetrations
- Force Majeur - Should disruption of supply chain/material flow or substantial price increases occur outside of Subcontractor's control, said conditions shall allow for additional price adjustment to initial Contract amount



The following plans and other documents listed below constitute the Contract Documents:

SUBCONTRACTOR HEREBY ACKNOWLEDGES THAT ALL OF THE ABOVE DOCUMENTS ARE ON FILE AND HAVE BEEN MADE AVAILABLE TO SUBCONTRACTOR FOR INSPECTION AND REFERENCE AT CONTRACTOR'S OFFICE.

- all underground pipes. It is to be installed at a depth of 18 inches. The bottom of the trench shall be graded to provide a minimum 2-inch minimum protection at different services. Demands shall be at least 12 inches above the top of the pipe. Separate piping for overhead units shall be placed between the separate systems to minimize sound transfer between units.
- C. The Subcontractor shall furnish all pipe supports required for his equipment and materials. All horizontal runs of piping shall be supported by pipe straps, spaced as follows:
1. 2-inch diameter and larger copper piping: 10-foot.
 2. 1-1/2-inch diameter and smaller copper piping: 6-foot.
 3. PVC Piping: 4-foot.
- D. Soil and Waste Piping: At each joint (Additional supports shall be provided where required to prevent sagging. Hangers for copper pipe shall have nylon insulated buildings or pipe shall be wrapped with 1/2 inch felt.)
- F. Horizontal soil and waste pipes shall be given a grade of 1/8-inch per foot where possible, but in no case less than 1/8-inch per foot. Mechanical waste lines receiving the discharge from two (2) or more fixtures shall be provided with and waste unless separate venting of fixtures is provided. Changes in pipe size on waste, soil and drain lines shall be made with reducing fitting or reduced reducer. Changes in direction shall be made by the use of 45-degree wyes, tees, elbows, except that sanitary tees may be used on vertical stacks and short quarter bends may be used in soil and waste lines where the change in direction of flow is from the horizontal to the vertical, per Code.
- G. Each plumbing vent and/or soil stack projecting above the roof shall be finished with standard manufactured flashing as specified by local code. Flashings shall extend into roofing a minimum of 12-inches or distance.
- H. Cleanouts shall be provided where indicated on the drawings, or where required by code, to provide access to all lines and at each change in direction greater than 45-degrees and in each horizontal run at intervals not exceeding 50-feet in 4-inches or smaller and 100-feet in larger than 4-inch soil, waste and drain lines. Cleanouts shall be same size as pipe except cleanouts larger than 4-inches will not be required. Where cleanouts occur in walls of finished areas, they shall be concealed behind chrome plated access covers.
- I. All fixtures shall be complete with all necessary trim. All exposed metal parts shall be chrome-plated-brass.
- J. All gas equipment connections shall be provided by an all brass flat or square head plug-type gas cock. External gas piping, as required, in all equipment requiring gas service, including equipment furnished and set by others.
- K. All gas systems shall be tested under air pressure as required by Code. Should any pressure drop occur, all joints shall be tested with soap and all leaks repaired.
- L. All water piping shall be insulated per the state energy code and as required by the local jurisdiction.
- M. Coordinate with pool contractor and finish and install all rough-ins as required.
- N. All fixtures shall meet or exceed the state water conservation regulations.
- O. Insulate all water piping from structure with insulation or felt pads.

END OF SECTION 31-0610 - PLUMBING SYSTEMS

SECTION 31-0610 - SUBMETERING SYSTEMS (SUPPLIED BY OTHERS)

1. PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Provisions antedated within the General and Supplementary Conditions of the Contract, Division 1 - General Requirements and the Drawings are collectively applicable to this Section.

1.2 SECTION INCLUDES

- A. Water Submetering System.
- B. Gas Submetering System.

1.3 SUBMITTALS

- A. Submit latest in accordance with Section 01-1040 - Submittals.
- B. Product Data including all pertinent materials, construction, finishes, performance characteristics and installation criteria.
- C. Shop Drawings: Indicate locations, sizes, and quantities.

1.4 DELIVERY, STORAGE AND HANDLING

- A. Delivery, store, handle and protect products in accordance with Section 01-1610 - Delivery, Storage and Handling.

1.5 COORDINATION

- A. Coordinate the work of this section with work of all other affected sections per Section 01-1040 - Coordination.

2. PART 2 - PRODUCTS

2.1 WATER SUBMETERING SYSTEM

A. Contractor shall:

1. Supply and install a 3/4" x 3/4" Cold Water Meter which meets AWWA Spec C708. Meter shall be equipped with a Fern "C" communication output to interface with Master Tek International, Inc. Model 9900-014 FCC.
 2. Supply, install, and terminate two (2) twisted pair schedule 40 EMT 22/24 gauge wire from the water meter location to a location within the structure or to an adjacent structure if applicable.
 3. Supply and install the necessary Model 9900-014 FCC to monitor all Water Meters from the Water meter location to a location within the structure or to an adjacent structure if applicable.
 4. Supply and install six (6) twisted pair of shielded and grounded wire in a delay chain configuration with the site to all buildings.
 5. Utilize Local phone company phone line to connect FCC with control station.
 6. Coordinate with Master Tek International, Inc. to ensure that design is proper for this application.
 7. Supply and install one (1) Control Station Model 9900-00 8 by Master Tek International, Inc.
- B. System Requirements:
1. Each FCC location will require a 120 VAC nonswitched circuit.
 2. Each Control Station will require a dedicated nonswitched 120 VAC circuit and a dedicated bell system station line.
 3. The Control Station must be housed in an environmentally friendly atmosphere with a temperature variance not greater than 85 degrees F nor lower than 45 degrees F.

2.2 METER INSTALLATION

A. Meter Description:

1. The specified water submeter is an industry-standard utility grade water meter, which meets AWWA C-708 or C-708 specifications. Each meter is designed to accurately measure and display the accumulated water flow in U.S. gallons or cubic feet. The meter is equipped with an integral dry-contact reed switch which opens and closes in proportion to the volume of water flowing through the meter register. The meter is installed at the point-of-entry of water service into each apartment immediately downstream from the cold-water supply shut-off valve to allow measurement of all water consumed in the apartment. The mechanical engineer, architect, and building codes determine submeter sizing based upon the manufacturer's published Flow and Head Loss characteristics.

B. Meter Technical Specifications (approved manufacturers: Kent, Hervey, Badger, or other as specified/approved by owner)

1. Meter Body:
 - a. Bronze case of 81% copper composition, with internally threaded ends. Meter body design incorporates wrench ports to aid installation.
2. Dimensions:



Length	Weight	Flow Rate
1/2" X 3/4"	7.15	250 GPM
3/4" X 1"	11.35	300 GPM
1" X 1 1/4"	18.35	350 GPM
1 1/4" X 2"	28.35	400 GPM
2" X 2 1/2"	41.35	450 GPM
2 1/2" X 3"	56.35	500 GPM
3" X 3 1/2"	73.35	550 GPM
3 1/2" X 4"	91.35	600 GPM
4" X 4 1/2"	111.35	650 GPM
4 1/2" X 5"	133.35	700 GPM
5" X 5 1/2"	157.35	750 GPM
5 1/2" X 6"	183.35	800 GPM
6" X 6 1/2"	211.35	850 GPM
6 1/2" X 7"	241.35	900 GPM
7" X 7 1/2"	273.35	950 GPM
7 1/2" X 8"	307.35	1000 GPM
8" X 8 1/2"	343.35	1050 GPM
8 1/2" X 9"	381.35	1100 GPM
9" X 9 1/2"	421.35	1150 GPM
9 1/2" X 10"	463.35	1200 GPM
10" X 10 1/2"	507.35	1250 GPM
10 1/2" X 11"	553.35	1300 GPM
11" X 11 1/2"	601.35	1350 GPM
11 1/2" X 12"	651.35	1400 GPM
12" X 12 1/2"	703.35	1450 GPM
12 1/2" X 13"	757.35	1500 GPM
13" X 13 1/2"	813.35	1550 GPM
13 1/2" X 14"	871.35	1600 GPM
14" X 14 1/2"	931.35	1650 GPM
14 1/2" X 15"	993.35	1700 GPM
15" X 15 1/2"	1057.35	1750 GPM
15 1/2" X 16"	1123.35	1800 GPM
16" X 16 1/2"	1191.35	1850 GPM
16 1/2" X 17"	1261.35	1900 GPM
17" X 17 1/2"	1333.35	1950 GPM
17 1/2" X 18"	1407.35	2000 GPM
18" X 18 1/2"	1483.35	2050 GPM
18 1/2" X 19"	1561.35	2100 GPM
19" X 19 1/2"	1641.35	2150 GPM
19 1/2" X 20"	1723.35	2200 GPM
20" X 20 1/2"	1807.35	2250 GPM
20 1/2" X 21"	1893.35	2300 GPM
21" X 21 1/2"	1981.35	2350 GPM
21 1/2" X 22"	2071.35	2400 GPM
22" X 22 1/2"	2163.35	2450 GPM
22 1/2" X 23"	2257.35	2500 GPM
23" X 23 1/2"	2353.35	2550 GPM
23 1/2" X 24"	2451.35	2600 GPM
24" X 24 1/2"	2551.35	2650 GPM
24 1/2" X 25"	2653.35	2700 GPM
25" X 25 1/2"	2757.35	2750 GPM
25 1/2" X 26"	2863.35	2800 GPM
26" X 26 1/2"	2971.35	2850 GPM
26 1/2" X 27"	3081.35	2900 GPM
27" X 27 1/2"	3193.35	2950 GPM
27 1/2" X 28"	3307.35	3000 GPM
28" X 28 1/2"	3423.35	3050 GPM
28 1/2" X 29"	3541.35	3100 GPM
29" X 29 1/2"	3661.35	3150 GPM
29 1/2" X 30"	3783.35	3200 GPM
30" X 30 1/2"	3907.35	3250 GPM
30 1/2" X 31"	4033.35	3300 GPM
31" X 31 1/2"	4161.35	3350 GPM
31 1/2" X 32"	4291.35	3400 GPM
32" X 32 1/2"	4423.35	3450 GPM
32 1/2" X 33"	4557.35	3500 GPM
33" X 33 1/2"	4693.35	3550 GPM
33 1/2" X 34"	4831.35	3600 GPM
34" X 34 1/2"	4971.35	3650 GPM
34 1/2" X 35"	5113.35	3700 GPM
35" X 35 1/2"	5257.35	3750 GPM
35 1/2" X 36"	5403.35	3800 GPM
36" X 36 1/2"	5551.35	3850 GPM
36 1/2" X 37"	5701.35	3900 GPM
37" X 37 1/2"	5853.35	3950 GPM
37 1/2" X 38"	6007.35	4000 GPM
38" X 38 1/2"	6163.35	4050 GPM
38 1/2" X 39"	6321.35	4100 GPM
39" X 39 1/2"	6481.35	4150 GPM
39 1/2" X 40"	6643.35	4200 GPM
40" X 40 1/2"	6807.35	4250 GPM
40 1/2" X 41"	6973.35	4300 GPM
41" X 41 1/2"	7141.35	4350 GPM
41 1/2" X 42"	7311.35	4400 GPM
42" X 42 1/2"	7483.35	4450 GPM
42 1/2" X 43"	7657.35	4500 GPM
43" X 43 1/2"	7833.35	4550 GPM
43 1/2" X 44"	8011.35	4600 GPM
44" X 44 1/2"	8191.35	4650 GPM
44 1/2" X 45"	8373.35	4700 GPM
45" X 45 1/2"	8557.35	4750 GPM
45 1/2" X 46"	8743.35	4800 GPM
46" X 46 1/2"	8931.35	4850 GPM
46 1/2" X 47"	9121.35	4900 GPM
47" X 47 1/2"	9313.35	4950 GPM
47 1/2" X 48"	9507.35	5000 GPM
48" X 48 1/2"	9703.35	5050 GPM
48 1/2" X 49"	9901.35	5100 GPM
49" X 49 1/2"	10101.35	5150 GPM
49 1/2" X 50"	10303.35	5200 GPM
50" X 50 1/2"	10507.35	5250 GPM
50 1/2" X 51"	10713.35	5300 GPM
51" X 51 1/2"	10921.35	5350 GPM
51 1/2" X 52"	11131.35	5400 GPM
52" X 52 1/2"	11343.35	5450 GPM
52 1/2" X 53"	11557.35	5500 GPM
53" X 53 1/2"	11773.35	5550 GPM
53 1/2" X 54"	11991.35	5600 GPM
54" X 54 1/2"	12211.35	5650 GPM
54 1/2" X 55"	12433.35	5700 GPM
55" X 55 1/2"	12657.35	5750 GPM
55 1/2" X 56"	12883.35	5800 GPM
56" X 56 1/2"	13111.35	5850 GPM
56 1/2" X 57"	13341.35	5900 GPM
57" X 57 1/2"	13573.35	5950 GPM
57 1/2" X 58"	13807.35	6000 GPM
58" X 58 1/2"	14043.35	6050 GPM
58 1/2" X 59"	14281.35	6100 GPM
59" X 59 1/2"	14521.35	6150 GPM
59 1/2" X 60"	14763.35	6200 GPM
60" X 60 1/2"	15007.35	6250 GPM
60 1/2" X 61"	15253.35	6300 GPM
61" X 61 1/2"	15501.35	6350 GPM
61 1/2" X 62"	15751.35	6400 GPM
62" X 62 1/2"	16003.35	6450 GPM
62 1/2" X 63"	16257.35	6500 GPM
63" X 63 1/2"	16513.35	6550 GPM
63 1/2" X 64"	16771.35	6600 GPM
64" X 64 1/2"	17031.35	6650 GPM
64 1/2" X 65"	17293.35	6700 GPM
65" X 65 1/2"	17557.35	6750 GPM
65 1/2" X 66"	17823.35	6800 GPM
66" X 66 1/2"	18091.35	6850 GPM
66 1/2" X 67"	18361.35	6900 GPM
67" X 67 1/2"	18633.35	6950 GPM
67 1/2" X 68"	18907.35	7000 GPM
68" X 68 1/2"	19183.35	7050 GPM
68 1/2" X 69"	19461.35	7100 GPM
69" X 69 1/2"	19741.35	7150 GPM
69 1/2" X 70"	20023.35	7200 GPM
70" X 70 1/2"	20307.35	7250 GPM
70 1/2" X 71"	20593.35	7300 GPM
71" X 71 1/2"	20881.35	7350 GPM
71 1/2" X 72"	21171.35	7400 GPM
72" X 72 1/2"	21463.35	7450 GPM
72 1/2" X 73"	21757.35	7500 GPM
73" X 73 1/2"	22053.35	7550 GPM
73 1/2" X 74"	22351.35	7600 GPM
74" X 74 1/2"	22651.35	7650 GPM
74 1/2" X 75"	22953.35	7700 GPM
75" X 75 1/2"	23257.35	7750 GPM
75 1/2" X 76"	23563.35	7800 GPM
76" X 76 1/2"	23871.35	7850 GPM
76 1/2" X 77"	24181.35	7900 GPM
77" X 77 1/2"	24493.35	7950 GPM
77 1/2" X 78"	24807.35	8000 GPM
78" X 78 1/2"	25123.35	8050 GPM
78 1/2" X 79"	25441.35	8100 GPM
79" X 79 1/2"	25761.35	8150 GPM
79 1/2" X 80"	26083.35	8200 GPM
80" X 80 1/2"	26407.35	8250 GPM
80 1/2" X 81"	26733.35	8300 GPM
81" X 81 1/2"	27061.35	8350 GPM
81 1/2" X 82"	27391.35	8400 GPM
82" X 82 1/2"	27723.35	8450 GPM
82 1/2" X 83"	28057.35	8500 GPM
83" X 83 1/2"	28393.35	8550 GPM
83 1/2" X 84"	28731.35	8600 GPM
84" X 84 1/2"	29071.35	8650 GPM
84 1/2" X 85"	29413.35	8700 GPM
85" X 85 1/2"	29757.35	8750 GPM
85 1/2" X 86"	30103.35	8800 GPM
86" X 86 1/2"	30451.35	8850 GPM
86 1/2" X 87"	30801.35	8900 GPM
87" X 87 1/2"	31153.35	8950 GPM
87 1/2" X 88"	31507.35	9000 GPM
88" X 88 1/2"	31863.35	9050 GPM
88 1/2" X 89"	32221.35	9100 GPM
89" X 89 1/2"	32581.35	9150 GPM
89 1/2" X 90"	32943.35	9200 GPM
90" X 90 1/2"	33307.35	9250 GPM
90 1/2" X 91"	33673.35	9300 GPM
91" X 91 1/2"	34041.35	9350 GPM
91 1/2" X 92"	34411.35	9400 GPM
92" X 92 1/2"	34783.35	9450 GPM
92 1/2" X 93"	35157.35	9500 GPM
93" X 93 1/2"	35533.35	9550 GPM
93 1/2" X 94"	35911.35	9600 GPM
94" X 94 1/2"	36291.35	9650 GPM
94 1/2" X 95"	36673.35	9700 GPM
95" X 95 1/2"	37057.35	9750 GPM
95 1/2" X 96"	37443.35	9800 GPM
96" X 96 1/2"	37831.35	9850 GPM
96 1/2" X 97"	38221.35	9900 GPM
97" X 97 1/2"	38613.35	9950 GPM
97 1/2" X 98"	39007.35	10000 GPM
98" X 98 1/2"	39403.35	10050 GPM
98 1/2" X 99"	39801.35	10100 GPM
99" X 99 1/2"	40201.35	10150 GPM
99 1/2" X 100"	40603.35	10200 GPM

3. Installation

- The meter is to be installed a minimum of 3" from the finished wall in a location accessible for maintenance, service, and inspection. Where possible, allow at least 6" of open space around the meter. Avoid installing the submeter behind permanent equipment such as water heaters, HVAC units, or electrical, if possible. To maintain AWWA accuracy specifications, the meter must be installed in a horizontal plane with the register facing upright. Meters may be placed in vertical position only when specifically designed for this application. Submeterator will provide meters designed for this specific application.
- Meter location to be determined by local M.E.P. design consultant. Local codes may apply to exact location of metering equipment. M.E.P. design consultant will depict location metering equipment based regional laws. Submeterator will be responsible that metering equipment is compliant with local building codes and regulations.

C. Idle Tube

1. Description

- The Idle Tube is a short length of threaded PVC pipe, which matches the meter length and inlet/outlet diameter. It is designed for temporary installation during rough-in plumbing in place of the submeter for pressure testing and flow checking. The idle tube is typically installed at plumbing rough-in and removed during trim stage plumbing to allow the submeter to be inserted in its place.

END OF SECTION 51-5100 - SUBMETERING SYSTEMS

SECTION 40-1040 - COORDINATION

1. PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- Provisions established within the General and Supplemental General Conditions of the Contract, Division 1 - General Requirements, and the Drawings are collectively applicable to this Section.

1.2 SUMMARY

- This section shall not be interpreted to relieve Subcontractor of his sole responsibility for supervision and coordination of all construction procedures as provided herein and in Contract Conditions.
- Provisions of this section are considered included for safety and expeditious presentation of Work.
- It is intent of Owner to complete Project on a building by building basis and to have apartments within each completed building. Coordinate efforts of all Work on Project in manner to accomplish completed structures including occupancy permits on this basis. Date of Completion and Final Acceptance are also based on each completed building.
- Related Sections
 - Section 40-1040 - Submittals
 - Section 40-1310 - Progress Submittals
 - Section 40-1410 - Testing Laboratory Services
 - Section 40-1630 - Product Options and Substitutions
 - Section 40-1700 - Contract Closeout
 - Section 40-1700 - Clean Up

1.3 ORDERING PRODUCTS

- Before ordering materials, equipment, custom or standard fabricated items, verify the following provisions:
 - Each item complies with Contract Documents.
 - Each properly related to Work already completed.
 - Shop drawings or other submittals contain "1" and "2" above, and are approved by Contractor.
 - Orders are placed and delivery dates are established allowing orderly execution of Work on schedule and not allowing untimely delivery of critically sensitive products before Project site conditions are satisfactory to receive them.

1.4 COORDINATION AMONG TRADES

- Initiate coordinating procedures at Project meetings before Work in field begins. Resolve scheduling, sequencing, interferences and priorities of concurrent simultaneous Work among all parties to achieve specified results, and to advance planned progress of Project.
- Continue coordinating procedures by actively controlling Project conditions as follows:
 - Verify products of all trades are stored in orderly fashion under conditions complying with manufacturer's instructions or specific requirements of relevant specification section whenever requirement is more stringent at planned location.
 - Verify compliance of environmental conditions before, during, and after execution of Work, with manufacturer's instructions and specific requirements of relevant sections of these specifications.
 - Verify adherence to specified tolerances in Work progress.
 - Inspect job conditions before one trade follows another.
- Continue coordinating effort on Work progress. Make adjustments in planned procedures as changing project conditions require to achieve results specified and to best advance progress of Work. Immediately advise all parties involved including owner of required changes in construction schedule and planned procedures.

1.5 COORDINATION WITH RELATED WORK

- Require all trades to coordinate with related Work.
- Subcontractor and his subcontractors shall coordinate Work with separate contract work by Contractor, if applicable, and with prior company provisions required by Owner.

1.6 TRAFFIC MAINTENANCE AND CIRCULATION

- General
 - Maintain circulation of traffic, both pedestrian and vehicles, and access to all parts of site by fire-fighting apparatus during construction.
 - Access to site is from public streets. Confine parking and vehicle access as directed by Contractor to accommodate operation of existing residents.
 - Access to completed areas will be restricted during construction unless prior approval is obtained from Contractor.
 - Adjacent off-site streets shall be maintained in a clean and safe condition, as per the requirements of the local jurisdiction.

END OF SECTION 40-1040 - COORDINATION

SECTION 40-1340 - SUBMITTALS

1. PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- Provisions established within the General and Supplemental General Conditions of the Contract, Division 1 - General Requirements, and the Drawings are collectively applicable to this Section.

1.2 SUMMARY

- Reference Section 40-1630 - Product Options and Substitutions, for submittals and National Purchase Agreements.



1. Provisions in the Contract Documents and the procedures for preparing and submitting samples, shop drawings and product data not the Contractor's responsibility and will not be considered valid justification for extension of time.
2. Job design considered by Contractor Documents and the procedures for preparing and submitting samples, shop drawings and product data not the Contractor's responsibility and will not be considered valid justification for extension of time.
3. Submittal Log
 1. Subcontractor to complete Submittal Log and submit proposed Submittal Schedule to Contractor for review within thirty calendar days following Notice to Proceed.
 2. Submittal purpose is to:
 - a. Demonstrate that submittals, shop drawings, data, samples and mock-ups required for work are addressed by Subcontractor.
 - b. Demonstrate consistency with Subcontractor's proposed Program Schedule.
 - c. Assist Contractor in scheduling timely review/approval of submittals.
 3. Submittal contains Description of submittal item, proposed date of submittal or availability for review by Contractor and proposed date of requested return by Contractor, allowing twenty work days for Contractor processing.
 4. Within fifteen calendar days after Contractor's receipt of Submittal Schedule, Contractor and Subcontractor shall jointly review submittals and mutually agree to acceptability or necessary modifications.
 5. Submittal accepted submittals within ten calendar days after joint review date.
- 1.3 NATIONAL ACCOUNT PURCHASE AGREEMENTS
 - A. National Account Material Verification Form: For materials purchased through national account purchase agreements as outlined in Section 40-1630 - Product Options and Substitutions. Completed product list including: location, brand, supplier and model number must be submitted in lieu of product data submittals.
 - B. Submittal drawings to demonstrate installation, as outlined in Section 1.6 below.
 - C. Material Verification Form (available from Contractor) must be completed by Subcontractor and submitted with Closeout Schedule.
 - D. Contractor requires written proof of purchase for purchases made under National Purchase agreements, including, but not limited to, receipts and other current pricing documents.
 - E. Substitutions, if allowed, will conform to Section 40-1630 - Product Options and Substitutions.
- 1.4 MOCK-UPS - ALL SYSTEMS
 - A. Furnish and install "2" shaped mock-up or other acceptable means of depicting the following systems:
 1. Framing.
 2. Sheathing.
 3. Siding, including trim and accessories.
 4. Roofing.
 5. Finishing.
 6. Window/Door Frames.
 - B. Furnish and submit mock-up per Section 31-3600 - Cabinets.
 - C. Mock-ups to remain on-site until final project completion.
 - D. Accepted mock-ups shall represent the standard of quality for the project.
 - E. Mock-ups to be approved by Owner prior to implementation of building systems.
- 1.5 SAMPLE PREPARATION
 - A. Prepare samples in clean, shapely and finished in accord with provisions of individual specification sections.
 - B. Samples furnished under this section are not to be confused with full size, on-site "Mock-Up" called for in some specifications sections.
 - C. Number of samples submitted: Three (3); Two (2) required by Contractor, plus one (1) which will be retained by Owner, unless otherwise indicated.
 - D. Samples Requiring Color Selection:
 1. Submit at earliest practical time.
 2. No color selections will be made until all colors can be chosen and issued at one time in form of color schedule.
 3. Approvals and color selections will not be made until all colors can be chosen and issued at one time in form of color schedule.
- 1.6 SHOP DRAWING PREPARATION
 - A. Conform to the Following Requirements:
 1. Number sheets consecutively.
 2. Indicate working and erection dimensions and relationships to adjacent work. Contractor submittals of different aspects of work may be required by Contractor as deemed necessary to demonstrate Subcontractor's ability to understand these relationships and coordinate work.
 3. Indicate:
 - a. Arrangement and section views, as applicable.
 - b. Material, gauge, thickness, finish and characteristics.
 - c. Anchoring and fastening details include information for making connections to adjacent work.
 4. Provide 3 inch by 3 inch clear space in the lower right hand corner for entry of the Contractor's and the Architect's stamp.
 5. Cross-reference drawing details and specification paragraphs applicable to submitted data.
 - B. Submit five (5) copies of shop drawings. Provide copies as follows:
 1. Number required by Subcontractor for coordination and execution of work.
 2. Two (2) copies for Owner, and Contractor's files.
 3. Copies retained by Architect as follows:
 - a. Work designed by engineer or other consultants - two copies.
 - b. All other work - one copy.
- 1.7 PRODUCT DATA PREPARATION
 - A. Include product manufacturer's standard printed material, dated, with product description and installation instructions. Indicate, where data not related to this Project or such "VOED" as applicable.
 - B. Number of copies submitted: Number required by Contractor plus two which will be retained by Owner's Representative, and one (1) copy per reviewing architect/engineer consultant.
- 1.8 CONTRACTOR'S REVIEW
 - A. Review submittals and stamp with approval stamp containing Subcontractor's name, word "Approved", signed in ink of approving agent, date of approval action, review notes, comments, and corrections required prior to submission to Contractor. By so noting, Subcontractor indicates that he has reviewed and approved materials, equipment, quantities and field verified dimensions represented by particular submittal.
 - B. Subcontractor represents by submitting samples, shop drawings and product data that he has complied with provisions specified above. Submittals made without Subcontractor's approval indicated thereon will be returned without being reviewed for compliance with this requirement.
 - C. Data each submitted, indicating name of Project, Architect, Engineer, Contractor, Subcontractor, as applicable description or name of equipment, material, or product and identify Work see location.
 - D. Accompany submittal with transmittal letter containing project name, Contractor's name, number of samples or drawings, titles and other pertinent data. Outline deviations, if any, in submittals from requirements of Contract Documents.
- 1.9 ARCHITECT'S REVIEW
 - A. Review submittals with reasonable promptness to cause no delay in Work.

