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END OF SECTION
REQUEST FOR GMP PROPOSAL

For Project: New Football Stadium for East Tennessee State University
SBC No. 166/005-02-2013
Bid Package No. 1 – Miscellaneous Scopes

A. A Guaranteed Maximum Price proposal is requested for the Work described in this Project Manual and the associated drawings and addenda. You are to obtain bids for trade subcontracts, and develop the proposal in accordance with the CM/GC Master Contract.

B. The proposal shall be for:
   - [X] a new Contract.
   - [ ] an amendment to an existing Contract.

C. The proposal shall offer alternates as specified. In addition, voluntary alternates:
   - [ ] may be proposed, up to __________ in number.
   - [X] may not be proposed.

D. Contract Bond, in the amount of 100% of the Contract Sum, on the Owners standard form is required. If this proposal is for an amendment, a rider to the existing bond acknowledging the amendment and the revised Contract Sum is required. A Three-Year Roof Bond is:
   - [X] required, for ____________________________
   - [ ] not required.

E. Substantial completion of this Work shall be achieved in the number of calendar days Contract Time allotted each Phase below, from and including the Commencement of each, and accepting the conditions for Liquidated Damages, per day, in the amount set forth for each, wholly and severally for each Phase:

<table>
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<th>Phase</th>
<th>Commencement</th>
<th>Contract Time</th>
<th>Liquidated Damages</th>
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<td>All</td>
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END OF SECTION
INSTRUCTIONS TO GMP PROPOSER

A. Subcontractors that have been disqualified from participating in State Building Commission projects may not be proposed for any part of this Work, and shall not be allowed to perform any part of this Work. The CM/GC and its subcontractors shall not knowingly utilize the services of an illegal immigrant in the performance of this Work, and shall not knowingly utilize the services of any subcontractor, sub-subcontractor, or consultant who utilizes the services of an illegal immigrant in the performance of this Work.

B. The proposal shall include an acknowledgement of all addenda.

C. If the proposal includes work of a subcontract trade regulated by state licensing laws, the proposal shall identify the subcontractor’s license information called for by licensing law.

D. The proposal shall provide the following information explaining the derivation of costs:

1. Standard forms provided for documenting the proposal are recommended for the convenience of the Owner, to provide the CM/GC with a basic format most easily evaluated and accepted by the Owner. Standard forms include:
   - Section 00 42 23 Proposal Summary
   - Section 00 42 71 Proposal of Trade Subcontracts
   - Section 00 42 75 Proposal of General Conditions
   - Section 00 42 79 Proposal of Self-Performance

2. Proposal Cumulative Summary is required in the case of a proposal to add scope or phases to an existing GMP Contract, and shall show the history of the current GMP, and the effect of the proposed amendment. No standard form is provided, but a format similar to the Proposal Summary is preferred.

3. Proposal Summary shall show the cost elements of trade subcontracts, general conditions, self-performance, CM/GC contingency, fee, and a total of these, with percentages for self-performance, contingency, and fee. If alternates are required and/or volunteered, these shall be shown distinct from the cost of the base work, and the cost elements named above provided for each. The standard form accommodates this information as if there are three required and three volunteered alternates; however, it is not intended to infer a required number of alternates for a particular project. The Owner normally expects quality pre-construction services to produce no alternates.

4. Proposal of Trade Subcontracts shall show hard bids distinct from allowances and estimates. If there are alternates, these shall be shown distinct from the cost of the base work, similar to the Proposal Summary. The standard form accommodates this information. Trades may only be so designated to the extent that they are being procured through bidding, either before or after the GMP agreement or amendment, in accordance with the Master Contract. Portions of the Work that the CM/GC will procure through direct purchase without bidding cannot be Trades, and must be a part of Self-Performance.

5. Bid Tabulation of Trade Subcontracts shall show the various trade bids in a manner that facilitates easy comparison and determination of the low bidder, with notations explaining post-bid adjustments and rejections. No standard format is provided.

6. Proposal of General Conditions shall list the line items included in the original proposal by which the CM/GC was selected, and the comparable costs included in the specific GMP proposal, identifying and explaining deviations. The standard form accommodates this information based on commonly used line items, but is not necessarily all-inclusive of line items applicable in this instance.

7. Proposal of Self-Performance shall itemize the costs, overhead, and profit in a manner similar to that required for change order price itemization. The standard form accommodates this information.

E. The proposal is to be submitted to the Owner and copied simultaneously to the Designer.

F. Once submitted, the proposal must be firm for thirty (30) days for the Owner to evaluate and complete the award or amendment, including five (5) days allowed for the proposer to sign and return award or amendment documents, once provided by the Owner, plus all required bonds and insurance documents.

END OF SECTION
East Tennessee State University (ETSU) is in Johnson City, about 1.3 km west-southwest of the downtown Court House, and about 3.0 km west-southwest of City Hall. The Physical Plant is about 1.1 km further west-southwest, on the far side of campus from downtown.

**Suggested route**
from I-181 through Johnson City:

- Take I-181 South to Exit 31, which ramps right and makes a half-circle.
- Turn left (southwest) onto University Parkway. This completes a net right turn from I-181. Proceed about 2.5 km.
- Turn left into J. I. Seehorn Drive (formerly Southwest Avenue), on the south perimeter of ETSU campus. Proceed about 0.8 km.
- Turn right (northwest) at 2nd 4-way Stop onto John Robert Bell Drive (formerly University Drive).
- Turn left (southwest) at first street, which is a divided boulevard known as Dossett Drive. Proceed about 0.4 km.
- As Dossett Drive begins to curve right around Lucille Clement Hall, continue straight into student parking area.

- The **Physical Plant** (Wilbur Bond Maintenance Building) is approached via a driveway on the south side of the student parking area.

**Free Visitor Parking** is available in front of the Physical Plant. Additional parking is available in an undesignated lot extending west of the student parking lot.
PART 1 GENERAL

1.01 EXISTING CONDITIONS

A. Certain information relating to existing surface and subsurface conditions and structures is available to bidders but will not be part of the Contract Documents, as follows:

   1. Original copy is available for inspection at Construction Manager's offices during normal business hours.
   2. This survey identifies grade elevations prepared primarily for the use of Architect and Civil Engineer in establishing new grades and identifying natural water shed.

   1. Original copy is available for inspection at ______ during normal business hours.
   2. This report identifies properties of below grade conditions and offers recommendations for the design of foundations, prepared primarily for the use of Structural Engineer.
   3. The recommendations described shall not be construed as a requirement of this Contract, unless specifically referenced in the Contract Documents.
   4. This report, by its nature, cannot reveal all conditions that exist on the site. Should subsurface conditions be found to vary substantially from this report, changes in the design and construction of foundations will be made, with resulting credits or expenditures to the Contract Price accruing to Owner.

   1. Original copy is available for inspection at Construction Manager's offices during normal business hours.

PART 2 PRODUCTS (NOT USED)

PART 3 EXECUTION

3.01 PERMITS

A. The following permits will be obtained by the Owner, at no cost to the Construction Manager
   1. State of Tennessee Building Permit, as issued by the Tennessee State Fire Marshal's Office.

END OF SECTION
ASBESTOS SURVEY
INFORMATION AVAILABLE TO BIDDERS

ASBESTOS INVESTIGATION AND REPORT:

A. An investigation has been performed at the project site to determine the presence and probable extent of asbestos in the existing building materials. This investigation was conducted, and a report obtained, solely for design purposes and is not a part of the Contract Documents.

B. The use and interpretation of this information is entirely the responsibility of the using party. The Owner is not responsible for variations in the actual composition of existing materials. Bidders shall decide for themselves the character of the material to be encountered.

C. The report of the findings of this investigation is on file in the Designer’s office, and may be reviewed there by any prospective Bidder of Record. Bidders must call ahead to schedule an appointment. A copy will be provided to any Bidder of Record upon request.
GEOTECHNICAL
INFORMATION AVAILABLE TO BIDDERS

SUB-SURFACE INVESTIGATION AND REPORT:

A. Sub-surface investigation has been performed at the project site. This investigation was conducted, and a report obtained, solely for design purposes and is not a part of the Contract Documents.

B. The use and interpretation of this information will be entirely the responsibility of the using party. The Owner is not responsible for variations in the sub-surface conditions. Bidders shall decide for themselves the character of the material to be encountered.

C. The report of the findings of this investigation is on file in the Designer’s office, and may be reviewed there by any prospective Bidder of Record. Bidders must call ahead to schedule an appointment. A copy will be provided to any Bidder of Record upon request.
## Proposal Summary

### Project:
SBC No. 166/005-02-2013 East Tennessee State University New Football Stadium

### Proposed by CM/GC:

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<th>date</th>
<th>Base Work</th>
<th>Specified Alternates</th>
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- **Self-performance (% of GMP):**
- **Contgcy (% of trades, GCs, Self):**
- **Fee (% of GMP):**

---

Proposal Summary

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Posted in XLS format

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## PROPOSAL OF TRADE SUBCONTRACTS

**Project:** East Tennessee State University: New Football Stadium  
**Proposed by CM/GC:** fill in name of proposer

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<th>Specified Alternates</th>
<th>Volunteered Alternates</th>
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**Trade allowances subtotals:** 0.00 0.00 0.00 0.00 0.00 0.00 0.00

**Trades totals:** 0.00 0.00 0.00 0.00 0.00 0.00 0.00

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**Proposal of Trade Subcontracts**

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*Page 1 of 1*
## General Conditions Costs

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<td>Builder's Risk Insurance</td>
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<td>lump sum</td>
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<td>Bond</td>
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<td>Gross Receipts Tax</td>
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<td>lump sum</td>
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<tr>
<td>Signs</td>
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<td>Other Temporary stuff</td>
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<td>Total</td>
<td>-</td>
<td>lump sum</td>
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## Proposal of Self-Performance

**SBC Project Number:** 166/005-02-2013  
**Project Name:** East Tennessee State University: New Football Stadium

<table>
<thead>
<tr>
<th>Description</th>
<th>Material</th>
<th>Equipment</th>
<th>Labor</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>Quantity</td>
<td>Unit Cost</td>
<td>Extension</td>
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<tr>
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</tr>
</tbody>
</table>

**Materials Subtotal:** 0.00  
**Equipment Subtotal:** 0.00  
**Labor Subtotal:** 0.00

- **% Sales Tax:** 0.00  
- **% Burden:** 0.00

**Cost:**

- **Materials:** 0.00  
- **Equipment:** 0.00  
- **Labor:** 0.00

**Subtotal of Costs of Materials + Equipment + Labor:** 0.00  
**10% Overhead allowed on costs:** 0.00  
**Subtotal of Costs + Overhead:** 0.00  
**5% Profit allowed on Costs + Overhead:** 0.00  
**Total:** 0.00

---

**Proposal of Self-Performance**  
**00 42 79 - 1**
SECTION 00.50.00
CONTRACTING FORMS AND SUPPLEMENTS

PART 1  GENERAL

1.01  AGREEMENT AND CONDITIONS OF THE CONTRACT

A. See Section 00.52.00 - Agreement Form for the Agreement form to be executed.
B. See Section 00.72.13 - General Conditions for the General Conditions.
C. See Section 00.73.16 - Supplementary Conditions for the Supplementary Conditions.
D. The Agreement is based on AIA A102.
E. The General Conditions are based on AIA A201.

1.02  FORMS

A. Use the following forms for the specified purposes unless otherwise indicated elsewhere in the Contract Documents.
B. Post-Award Certificates and Other Forms:
   1. Schedule of Values Form: AIA G703.
   2. Application for Payment Form: AIA G702 and G703.
C. Clarification and Modification Forms:
D. Closeout Forms:

PART 2  PRODUCTS - NOT USED

PART 3  EXECUTION - NOT USED

END OF SECTION
PART 1 GENERAL

1.01 FORM OF AGREEMENT

1.02 THE AGREEMENT TO BE EXECUTED IS ATTACHED FOLLOWING THIS PAGE.

PART 2 PRODUCTS (NOT USED)

PART 3 EXECUTION (NOT USED)

END OF AGREEMENT FORM
STATE OF TENNESSEE
DEPARTMENT OF FINANCE AND ADMINISTRATION
ACH (AUTOMATED CLEARING HOUSE) CREDITS (Not Wire Transfers)

NAME_________________________________________________________________________________

Federal Identification Number or Social Security Number _____________________________________
(under which you are doing business with the State)

I (We) hereby authorize the State of Tennessee, hereafter called the STATE, to initiate credit entries to my (our) (select type of account) _______ CHECKING or _______ SAVINGS account indicated below and the depository named below, hereinafter called DEPOSITORY, to credit the same to such account.

This authority is to remain in full force and effect until the STATE has received written notification from me (or one of us) of its termination in such time and in such manner as to afford the STATE and DEPOSITORY a reasonable opportunity to act on it.

****************************************************************************************************

Have you ever received payments from the State through ACH? _______ (Yes or No). If yes, do you intend for this account information to replace existing account information currently used by the State? ______ (Yes or No). If yes, please specify account that should be changed: ABA No. ______________________ Account No. ______________________. Is this authorization only for certain types of payments? ________ (Yes or No). If yes, please indicate types:
_______________________________________________________________________
_______________________________________________________________________
_______________________________________________________________________

*******************************************************************************************

Many banking institutions use different numbers for ACH. Please call your bank for verification of ACH transit and account number.

Bank official contacted: _____________________________________ Phone No. ______________________

****************************************************************************************************

DEPOSITORY/BANK NAME _____________________________BRANCH ____________________________
CITY ____________________________________________________STATE ___________________________
ACH TRANSIT / ABA NO. _____________________________ACCOUNT NO. _________________________
NAME(S) __________________________________________________________________________________ (Please print names of authorized account signatory)

DATE _______________________SIGNED X ______________________SIGNED X _____________________

PLEASE ATTACH A VOIDED CHECK (OR FOR SAVINGS ACCOUNTS, A DEPOSIT SLIP):

PLEASE INDICATE ADDRESS TO WHICH YOU WOULD LIKE YOUR REMITTANCE ADVICES ROUTED WHEN PAYMENTS ARE PROCESSED:
_______________________________________________________________________
_______________________________________________________________________
_______________________________________________________________________

Contact name: ______________________________________ Telephone No.: ______________________

FOR STATE USE ONLY:
CONTACT AGENCY – ____________________________
CONTACT PERSON – ____________________________
PHONE NUMBER – ____________________________

FA-0825 (Rev. 4/96)
W-9 Form
00 54 35 - 1
In the cases below, the following person must give Form W-9 to the partnership for purposes of establishing its U.S. status and avoiding withholding on its allocable share of net income from the partnership conducting a trade or business in the United States:

* In the case of a disregarded entity with a U.S. owner, the U.S. owner of the disregarded entity and not the entity,
* In the case of a grantor trust with a grantor other than a U.S. grantor or other U.S. owner, generally, the U.S. grantor or other U.S. owner of the grantor trust and not the trust,
* In the case of a U.S. trust (other than a grantor trust), the U.S. trust (other than a grantor trust) and not the beneficiaries of the trust.

**Foreign person.** If you are a foreign person or the U.S. branch of a foreign bank that has elected to be treated as a U.S. person, do not use Form W-8. Instead, use the appropriate Form W-8 or Form 8233 (see Publication 515, Withholding Tax on Nonresident Aliens and Foreign Entities).

Nonresident alien who becomes a resident alien. Generally, only a nonresident alien individual may use the forms a tax treaty or to eliminate U.S. tax on certain types of income. However, most tax treaties contain a provision known as a "saving clause." Exceptions specified in the saving clause may permit an exemption from tax to continue for certain types of income even after the taxpayer has otherwise become a U.S. resident alien for tax purposes.

If you are a U.S. resident alien who is relying on an exception contained in the saving clause of a tax treaty to claim an exemption from U.S. tax on certain types of income, you must attach a statement to Form W-9 that specifies the following five items:

1. The treaty country. Generally, this must be the same treaty under which you claimed exemption from tax as a nonresident alien,
2. The treaty article addressing the income,
3. The article number or location in the tax treaty that contains the saving clause and its exceptions,
4. The type and amount of income that qualifies for the exemption from tax,
5. Sufficient facts to justify the exemption from tax under the terms of the treaty article.

**Example.** Article 20 of the U.S.-China income tax treaty allows an exemption from tax for scholarships received by a Chinese student temporarily present in the United States. Under U.S. law, this student will become a resident alien for tax purposes if he or she remains in the United States for more than five calendar years. However, paragraph 2 of the first Protocol to the U.S.-China treaty (April 30, 1994) allows the provisions of Article 20 to continue to apply even after the Chinese student becomes a resident alien of the United States. Chinese student who qualifies for this exception (under paragraph 2 of the first Protocol) is relying on this exception to claim an exemption from tax on his or her scholarship. No other information is required.

**What is backup withholding?** Persons making certain payments to you must withhold income tax on your behalf under certain conditions. Income may be withheld at a percentage of such payments. This is called "backup withholding." Payments may be subject to backup withholding made free of interest, tax-exempt interest, dividends, broker and foreign exchange transactions, rents, royalties, nonemployee payments made in settlement of payment card and third-party network transactions, and certain payments from fishing boat operators. Real estate transactions are not subject to backup withholding.

You will not be subject to backup withholding on payments you receive if you give the requester your correct TIN, make the proper certifications, and report all your taxable interest and dividends on your tax return.

**Payments you receive will be subject to backup withholding if:**

1. You do not furnish your TIN to the requester,
2. You do not certify your TIN when required (see Part II instructions on page 3 for details),
3. The IRS tells the requester that you furnished an incorrect TIN,
4. The IRS tells the requester that you are subject to backup withholding because you did not report all your interest and dividends on your tax return (for reportable interest and dividends only),
5. You do not certify to the requester that you are not subject to backup withholding under paragraph 4 above (for reportable interest and dividend accounts opened after 1986 only).

Certain payees and payments are exempt from backup withholding. See Exemptions page on page 3 and the separate instructions for the Requester of Form W-9 for more information. Also see Special rules for partnerships on page 1.

**What is FATCA reporting?** The Foreign Account Tax Compliance Act (FATCA) requires a participating foreign financial institution to report to the Internal Revenue Service the U.S. account holders that are U.S. persons. Certain payees are exempt from FATCA reporting. See Exemptions from FATCA reporting code on page 3 and the instructions for the Requester of Form W-9 for more information.

**Updathing Your Information**

You must provide updated information to any person to whom you claimed to be an exempt payee if you are no longer an exempt payee and you anticipate receiving payments in the future from this person. For example, you may need to provide updated information if you are a corporation that elects to be an S corporation. If you no longer own a tax-exempt exempt payee, you must furnish a new Form W-9 if the name or TIN changes for the account, for example, if the grantor of a grantor trust dies.

**Penalties**

Failure to furnish TIN. If you fail to furnish your correct TIN to a requester, you are subject to a penalty of $50 for each failure unless your failure is due to reasonable cause and not willful neglect.

Civil penalty for false information with respect to withholding. If you make a false statement with reasonable cause that results in no backup withholding, you may subject to a $500 penalty.

Criminal penalty for false information. If you make a false statement with reasonable cause that results in no backup withholding, you may subject to a $500 penalty.

**Misuse of TINs.** If the requester discloses or uses TINs in violation of federal law, the requester may be subject to civil and criminal penalties.

**Specific Instructions**

**Name**

If you are an individual, you must generally enter the name shown on your income tax return. However, if you have changed your last name, for instance, due to marriage without informing the Social Security Administration of the name change, enter your first name, the last name shown on your social security card, and your new last name.

If the account is in joint names, list first, then second, and finally, the name of the person or entity whose number you entered in Part I of the form.

**Self-provided.** Enter your individual name as shown on your income tax return on the "Name" line. You may enter your business, trade, or "doing business as (DBA)" name on the "Business name (or disregarded entity name)" line.

**Partnership, Corporation, or S Corporation.** Enter the entity's name on the "Name" line and any business, trade, or "doing business as (DBA)" name on the "Business name (or disregarded entity name)" line.

**Disregarded entity.** Enter the entity's name on the "Name" line and any business, trade, or "doing business as (DBA)" name on the "Business name (or disregarded entity name)" line.

**Other entities.** Enter the entity's name on the "Name" line and any business, trade, or "doing business as (DBA)" name on the "Business name (or disregarded entity name)" line. Enter the name of the person or entity whose number you entered in Part I of the form.

**Limited Liability Company (LLC).** If the person identified on the "Name" line is an LLC, check the "Limited liability company" box only and enter the appropriate code for the LLC. If you are an LLC that is treated as a partnership for U.S. federal tax purposes, enter "P" for partnership, if you are an LLC that is treated as a partnership for U.S. federal tax purposes, enter "S" for limited liability company, enter "C" for C Corporation, or "S" for S corporation, as appropriate. If you are an LLC that is disregarded as an entity separate from its owner under Section 301.7701-3 (except for employment and self-employment tax), do not check the LLC box unless the owner of the LLC is required to be identified. If the LLC is an LLC that is disregarded as an entity separate from its owner under Section 301.7701-3 (except for employment and self-employment tax), do not check the LLC box unless the owner of the LLC is required to be identified.

**Other entities.** Enter the entity's name on the "Name" line and any business, trade, or "doing business as (DBA)" name on the "Business name (or disregarded entity name)" line.

**Exemptions**

If you are exempt from backup withholding and/or FATCA reporting, enter the Exemptions box, any code(s) that apply to you. See Exemptions page on page 3 and the instructions for the Requester of Form W-9 for more information.
Exempt payee code. Generally, individuals (including sole proprietors) are not excepted from backup withholding. Corporations are exempt from backup withholding for certain payments, such as interest and dividends. Corporations are not excepted from backup withholding for payments made in settlement of payment card or third party network transactions.

Note: If you are exempt from backup withholding, you should still complete this form to avoid possible erroneous backup withholding.

The following codes identify payees that are exempt from backup withholding:
1. An organization exempt from tax under section 501(a), any IRA, a Roth account under section 408(b)(1) if the account satisfies the requirements of section 408(b)(1)
2. The United States or any of its agencies or instrumentalities
3. A state, the District of Columbia, a possession of the United States, or any of its political subdivisions or instrumentalities
4. A foreign government or any of its political subdivisions, agencies, or instrumentalities
5. An association
6. A dealer in securities or commodities required to register in the United States, the District of Columbia, or a possession of the United States
7. A future or current commission merchant registered with the Commodity Futures Trading Commission
8. A real estate investment trust
9. An entity registered at all times during the tax year under the Investment Company Act of 1940
10. A common trust fund operated by a bank under section 534(a)
11. A financial institution
12. A midstream known in the investment community as a nominee or custodian
13. A trust exempt from tax under section 664 or described in section 4947.

The following chart shows types of payments that may be exempt from backup withholding. The chart applies to the exempt payees listed above, 1 through 13.

IF THE payment is for...

THEN the payment is exempt for...

Interest and dividends payments:
All exempt payees except for 7

Broker transactions:
Exempt payee as through 4 and 6 through 11 and all C corporations.

Barter exchange transactions and partnerships dividends:
Exempt payee as through 4

Payments over $600 required to be reported and direct sales over $5,000:
Generally, exempt payees 1 through 13

Payments made in settlement of payment card or third party network transactions:
Exempt payee as through 4

1. See Form 1099-MISC, Miscellaneous Income, and its instructions.
2. However, the following payments made to a corporation and reportable on Form 1099-MISC are not exempt from backup withholding: medical and health care payments; attorneys’ fees, gross proceeds paid to an attorney, and payments for services paid by a federal executive agency.

Exemption from FATCA reporting code:
The following codes identify payees that are exempt from reporting under FATCA. These codes apply to persons submitting this form for accounts maintained outside of the United States by certain foreign financial institutions. Therefore, if you are only submitting this form for an account you hold in the United States, you may leave this field blank. Consult with the person requesting this form if you are uncertain if the financial institution is subject to these requirements.

A. An organization exempt from tax under section 501(c)(3) or any other individual retirement plans defined in section 7701(a)(30)
B. The United States or any of its agencies or instrumentalities
C. A state, the District of Columbia, a possession of the United States, or any of its political subdivisions or instrumentalities
D. A corporation the stock of which is regularly traded on one or more established securities markets, as described in section 1.1442-1(c)(11)
E. A corporation that is a member of the same expanded affiliated group as a corporation as described in section 1.1442-1(c)(11)
F. A dealer in securities, commodities, or derivative financial instruments (including notional principal contracts, futures, forwards, and options) that is registered as such under the laws of the United States or any state/G. A real estate investment trust
H. A regulated investment company as defined in section 851 or an entity registered at all times during the tax year under the Investment Company Act of 1940
I. A common trust fund defined in section 534(a)
J. A bank as defined in section 581
K. A broker
L. A trust exempt from tax under section 664 or described in section 4947.

Part I. Taxpayer Identification Number (TIN)
Enter your TIN in the appropriate box. If you are a resident alien and you do not have and are not eligible to get an SSN, your TIN is your IRS Individual Taxpayer Identification Number (ITIN). Enter it in the social security number box. If you do not have an SSN, see How to get a TIN below.

If you are a sole proprietor and you have an EIN, you may enter either your SSN or EIN. However, the IRS prefers that you use your SSN.

If you are a single-member LLC that is disregarded as an entity separate from its owner (see Limited Liability Company (LLC) on page 1), enter the owner’s SSN or EIN. If the owner has one. Do not enter the disregarded entity’s EIN. If the LLC is classified as a corporation or partnership, enter the entity’s EIN.

Note: See the chart on page 2 for further clarification of name and TIN combinations.

How to get a TIN. If you do not have a TIN, apply for one immediately. To apply for an SSN, get Form SS-5, Application for a Social Security Card, from your local Social Security Administration office or get this form online at www.ssa.gov. You may apply for a TIN by calling 1-800-829-3676. Use Form W-7, Application for IRS Individual Taxpayer Identification Number, to apply for an ITIN, or Form SS-4, Application for Employer Identification Number, to apply for an EIN. You can apply for an EIN online by accessing the IRS website at www.irs.gov/businesses and clicking on Employer Identification Number (EIN) under Starting a Business. You can get Forms W-7 and SS-4 from the IRS by writing IRS or by calling 1-800-TAX-FORM (1-800-829-3676).

If you are asked to complete Form W-9 but do not have a TIN, apply for a TIN and write “Applied For” in the space for the TIN, sign and date the form, and give it to the requester. For interest and dividend payments, and certain payments made with respect to readily tradable instruments, generally you will have 60 days to get a TIN and give it to the requester before you are subject to backup withholding on payments. The 60-day rule does not apply to other types of payments. You will be subject to backup withholding on all such payments unless you provide your TIN to the requester.

Note: Entering “Applied For” means that you have already applied for a TIN or that you intend to apply for one soon.

Caution: A disregarded U.S. entity that has a foreign owner must use the appropriate Form W-8.

Part II. Certification
To establish to the withholding agent that you are a U.S. person, or resident alien, sign Form W-9. You may be requested to sign by the withholding agent even if items 1, 4, or 5 below indicate otherwise.

For a joint account, only the person whose TIN is shown in Part I should sign (when applicable). If the account is a disregarded entity, the person identified on the “Name” line must sign. Exempt payees, see Exempt payee code earlier.

Signature requirements. Complete the certification as indicated in items 1 through 5 below.

1. Interest, dividend, and barter exchange accounts opened before 1984 and broker accounts considered active during 1985. You must sign the certification or backup withholding will apply. If you are subject to backup withholding and you are merely providing your correct TIN to the requester, you must cross out item 2 in the certification before signing the form.

2. Interest, dividend, broker, and barter exchange accounts opened after 1983 and broker accounts considered inactive during 1983. You must sign the certification or backup withholding will apply. If you are subject to backup withholding and you are merely providing your correct TIN to the requester, you must cross out item 2 in the certification before signing the form.

3. Real estate transactions. You must sign the certification. You may cross out item 2 of the certification.

4. Other payments. You must sign your correct TIN, but you do not have to sign the certification unless you have been notified that you have previously given an incorrect TIN. “Other payments” include payments made in the course of the request for trade or business for rents, royalties, goods (other than bills for merchandise), medical and health care services (including payments to corporations), payments to an attorney for services, payments made in settlement of payment card and third party network transactions, payments to certain foreign sellers, and all other payments.

5. Mortgage interest paid on by you, acquisition or abandonment of secured property, cancellation of debt, qualified tuition program payments (under section 529), IRA, Coverdell ESA, Archer MSA or HSA contributions or distributions, and pension distributions. You must sign your correct TIN, but you do not have to sign the certification.
### What Name and Number To Give the Requester

<table>
<thead>
<tr>
<th>For this type of account:</th>
<th>Give name and SSN of:</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Individual</td>
<td>The individual</td>
</tr>
<tr>
<td>2. Two or more individuals (joint account)</td>
<td>The actual owner of the account or, if combined funds, the</td>
</tr>
<tr>
<td>3. Custodian account of a minor (Uniform Gift to Minors Act)</td>
<td>minor on the account.</td>
</tr>
<tr>
<td>4. a. The revocable living trust (grantee is also trustee)</td>
<td>The grantor-trustee</td>
</tr>
<tr>
<td>b. So-called trust account that is not a legal or valid trust under state law</td>
<td>The actual owner</td>
</tr>
<tr>
<td>5. Sole proprietorship or disregarded entity owned by an individual</td>
<td>The owner</td>
</tr>
<tr>
<td>6. Grantor trust filing and Optional Form 1099 Filing Method 1 (see Regulation section 1.671-4A)(3)(4c)</td>
<td>The grantor</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>For this type of account:</th>
<th>Give name and EIN of:</th>
</tr>
</thead>
<tbody>
<tr>
<td>7. Disregarded entity not owned by an individual</td>
<td>The owner</td>
</tr>
<tr>
<td>8. A valid trust, estate, or pension trust</td>
<td>Legal entity</td>
</tr>
<tr>
<td>9. Corporation or LLC operating under corporate status on Form 8832 or Form 2553</td>
<td>The corporation</td>
</tr>
<tr>
<td>10. Association, club, religious, charitable, educational, or other tax exempt organization</td>
<td>The organization</td>
</tr>
<tr>
<td>11. Partnership or Multinational LLC</td>
<td>The partnership</td>
</tr>
<tr>
<td>12. A broker or real estate</td>
<td>The broker or nominee</td>
</tr>
<tr>
<td>13. Account with the Department of Agriculture in the name of a public entity</td>
<td>The public utility</td>
</tr>
<tr>
<td>such as a state or local government, school district, or parish that receives</td>
<td></td>
</tr>
<tr>
<td>agricultural program payments</td>
<td></td>
</tr>
<tr>
<td>14. Grantor trust filing under the Form 1091 Filing Method 2 (see Regulation section 1.671-4B)(3)(4c)</td>
<td>The trust</td>
</tr>
</tbody>
</table>

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**Note:** If no name is circled when more than one name is listed, the number will be considered to be that of the first name listed.

## Secure Your Tax Records from Identity Theft

Identity theft occurs when someone uses your personal information such as your name, social security number (SSN), or other identifying information, without your permission, to commit fraud or other crimes. An Identity Theft may cause you to lose your SSN to get a job or may file a tax return using your SSN to receive a refund.

To reduce your risk:

- **Protect your SSN.**
- **Secure your identity by protecting your SSN and credit card.**
- **Be careful when choosing a tax preparer.**

If your tax records are affected by identity theft and you receive a notice from the IRS, respond right away to the name and phone number printed on the IRS notice or letter.

If your tax records are not currently affected by identity theft but you think you are at risk due to a lost or stolen purse or wallet, requestable credit card activity or credit report, contact the IRS Identity Theft Hotline at 1-800-908-4490 or submit Form 14039.

For more information, see Publication 4595, Identity Theft Prevention and Victim Assistance.

Victims of identity theft who are experiencing economic harm or a system problem, or are seeking help in resolving tax problems that have not been resolved through normal channels, may be eligible for Taxpayer Advocate Service (TAS) assistance. You can reach TAS by calling the TAS helpline at 1-877-777-7477 or TTY/TDD 1-800-829-4059.

**Protect yourself from suspicious emails or phishing schemes.** Phishing is the creation and use of emails and websites designed to mimic legitimate business emails and websites. The most common act is sending an email to a user falsely claiming to be an established legitimate entity in an attempt to scam the user into surrendering private information that will be used for identity theft.

The IRS does not initiate contact via email or phone. Also, the IRS does not request personal detailed information through email or ask taxpayers for the PIN numbers, passwords, or similar secret access information for their credit card, bank, or other financial accounts.

If you receive an unsolicited email claiming to be from the IRS, forward this message to phishing@irs.gov. You may also report misuse of the IRS name, logo, or other IRS properties to the Treasury Inspector General for Tax Administration at 1-800-366-4484. You can forward suspicious emails to the Federal Trade Commission at spamrenece.gov or contact them at 1-877-IDTHEFT (438-4387).

Visit IRS.gov for more about identity theft and how to reduce your risk.

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### Privacy Act Notice

Section 6109 of the Internal Revenue Code requires you to provide your correct TIN to persons (including federal agencies) who are required to file information returns with the IRS to report interest, dividends, or certain other income paid to you, mortgage interest paid on your mortgage, the acquisition or abandonment of real property, the cancellation of debt, or contributions made to an IRA, Archer MSA, or HSA. The person collecting this form uses the information on the form to file information returns with the IRS, reporting the above information. Routine uses of this information include the Department of Justice for civil and criminal litigation and to states, the District of Columbia, and U.S. commonwealths and possessions for use in administering their laws. The information also may be disclosed to other countries under a treaty, to federal and state agencies to enforce civil and criminal laws, or to federal law enforcement and intelligence agencies to combat terrorism. You must provide your TIN whether or not you are required to file a tax return. Under section 3406, payers must generally withhold a percentage of taxable interest, dividend, and certain other payments to a payee who does not give a TIN to the payer. Certain penalties may also apply for providing false or fraudulent information.
CONTRACT BOND

standard form for construction contracts under the State Building Commission of Tennessee

BOND NO. ____________________

Know all men by these presents: that we

(hereinafter called the "Principal") and

(hereinafter called the "Surety") do hereby acknowledge ourselves indebted and securely bound and held unto

(hereinafter called the "Owner"), and in the penal sum of

good and lawful money of the United States of America, for the use and benefit of those entitled thereto, for the payment of which, well and truly to be made, we bind ourselves, our heirs, our administrators, executors, successors, and assigns, jointly and severally, firmly by these presents.

But the condition of the foregoing obligation or bond is this:

Whereas, the Owner has engaged the principal for the sum of

to complete the Work of the project titled:

as more fully appears in a written agreement or contract bearing the date of

a copy of which said agreement or contract is by reference hereby made a part hereof, as fully and to the same extent as if copied at length herein, and it is the desire of the Owner that the Principal shall assure all undertakings under said agreement or contract and shall assure and protect all laborers and furnishers of material on said Work both as provided by Tennessee Code Annotated Sections 4-15-102(f)(2) and 12-4-201 through 12-4-206, and any and all amendments thereto, and shall assure the prompt payment of claims as provided by Tennessee Code Annotated Sections 12-4-207 through 12-4-208, and any and all amendments thereto. The Principal shall also comply with provisions of Tennessee Code Annotated Sections 12-4-401 through 12-4-415, and any and all amendments thereto, pertaining to the payment of the prevailing wage rate.
Now, therefore, if the Principal shall fully and faithfully perform all undertakings and obligations under the contract hereinafter referred to and shall fully indemnify and hold harmless the Owner from all costs and damage whatsoever which it may suffer by reason of any failure on the part of the Principal to do so, and shall fully reimburse and repay the Owner any and all outlay and expense which it may incur in making good any such default, and shall fully pay for all of the labor, material and work used by the Principal and any immediate or remote sub-contractor or furnisher of material under him in the performance of said contract, in lawful money of the United States, as the same shall become due, then this obligation or bond shall be null and void, otherwise to remain in full force and effect.

And for value received, it is hereby stipulated and agreed that no change, extension of time, alteration or addition to the terms of the contract or to the Work to be performed thereunder or to the specifications accompanying the same shall in any wise affect the obligation under this bond, and notice is hereby waived of any such change, extension of time, alteration or addition to the terms of the contract or to the Work or to the specifications.

In witness whereof the Principal has hereunto affixed its signature and Surety has hereunto caused to be affixed its corporate signature and seal, by its duly authorized officers, on this ______ day of ______________, 20____.

Executed in __________ counterparts.

Witness:

__________________________________________  ______________________________________
(name of Principal)  (name of Surety)

__________________________________________  ______________________________________
(authorized signature)  (signature of Attorney-in-fact)

__________________________________________  ______________________________________
(name of signatory)  (name of Attorney-in-fact)

__________________________________________  ______________________________________
(title of signatory)  (Tennessee license number of Agent or Attorney-in-fact)

__________________________________________
(countersignature of resident Agent if not same as Attorney-in-fact)

Surety Company issuing bond shall be licensed to transact business in State of Tennessee by Tennessee Department of Commerce and Insurance. Bonds shall have certified and current Power-of-Attorney for the Surety's Attorney-in-Fact attached. Attorney-in-fact who executes bond on behalf of Surety shall be licensed by a resident of State of Tennessee, and shall affix license number to bond; or, countersignature by a licensed agent who is a resident of State of Tennessee, and the agent's license number, shall be affixed to the bond in addition to the signature of the Attorney-in-Fact.
THREE YEAR ROOF BOND
standard form for construction contracts under the State Building Commission of Tennessee

BOND NO. ____________________

GENERAL INFORMATION:

Principal: 

Surety (Name): 

(Address): 

Building Owner: 

Project: 

Project Contract Date: 

KNOW ALL MEN BY THESE PRESENTS:
That we, the Principal and the Surety, are held and firmly bound unto the Building Owner in the amount of

for the payment thereof in good and lawful money of the United States of America the Principal and the Surety bind themselves, their heirs, executors, administrators, successors, and assigns, jointly and severally, firmly by these presents.

Whereas, Principal has, by written agreement referenced above, entered into a contract (hereinafter referred to as "the Contract" and hereby referenced herein) with the Owner for the construction of the Project identified above.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION is such that if the Principal shall fully indemnify the Owner for all loss that the Owner may suffer by reason of any defective material and/or workmanship in the materials furnished for and the installation of the above referenced Project roofing system which become apparent during the period of three (3) years from the date of Substantial Completion of the above referenced Project roofing system, then this obligation shall be null and void; otherwise it shall remain in full force and effect.

Surety hereby agrees that no change, extension of time, alteration or addition to the terms of the contract or to the Work to be performed thereunder or to the specifications accompanying the same shall in any way affect the obligations under this bond, and notice is hereby waived of any such change, extension of time, alteration or addition to the terms of the contract or to the Work or to the specifications.
IN WITNESS WHEREOF the Principal has hereunto affixed its signature and Surety has hereunto caused to be affixed its corporate signature and seal, by its duly authorized officers, on this _____ day of __________, 20__. 

Executed in __________ counterparts.

Witness:

_________________________________________  _________________________________________
(name of Principal)  (name of Surety)

_________________________________________  _________________________________________
(authorized signature)  (signature of Attorney-in-fact)

_________________________________________  _________________________________________
(name of signatory)  (name of Attorney-in-fact)

_________________________________________  _________________________________________
(title of signatory)  (Tennessee license number of Agent or Attorney-in-fact)

_________________________________________  _________________________________________
(countersignature of resident Agent if not same as Attorney-in-fact)

Surety Company issuing bond shall be licensed to transact business in State of Tennessee by Tennessee Department of Commerce and Insurance. Bonds shall have certified and current Power-of-Attorney for the Surety's Attorney-in-Fact attached. Attorney-in-fact who executes bond on behalf of Surety shall be licensed by and a resident of State of Tennessee, and shall affix license number to bond; or, countersignature by a licensed agent who is a resident of State of Tennessee, and the agent's license number, shall be affixed to the bond in addition to the signature of the Attorney-in-Fact.
General Conditions of the Contract for Construction

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

Section 00 72 13 of all General Work of the Owner as of June 2009

THE OWNER:
(Name, legal status, and address)
Tennessee Board of Regents

THE ARCHITECT:
(Name, legal status, and address)
DESIGNER:
The Designer as identified in the Agreement

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ARTICLE 1 GENERAL PROVISIONS

§ 1.1 BASIC DEFINITIONS

§ 1.1.1 THE CONTRACT DOCUMENTS

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

§ 1.1.2 THE CONTRACT

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

§ 1.1.3 THE WORK

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

§ 1.1.4 THE PROJECT

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

§ 1.1.5 THE DRAWINGS

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

§ 1.1.6 THE SPECIFICATIONS

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

§ 1.1.7 INSTRUMENTS OF SERVICE

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

§ 1.1.8 INITIAL DECISION MAKER

The Initial Decision Maker is the person identified in the Agreement to render initial decisions on Claims in accordance with Section 14.2 and certify termination of the Agreement under Section 14.2.2. Designer.

§ 1.1.9 PROJECT MANUAL

The Project Manual is a volume or set that may include portions of the Contract Documents and other documents.

§ 1.1.10 PROVIDE OR PROVIDED

"Provide" or "Provided" as used in Contract Documents includes furnishing and installing a thing, product, system or the like.
§ 1.2 CORRELATION AND INTENT OF THE CONTRACT DOCUMENTS

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

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

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

§ 1.2.4 Within the Specifications, the sections of Division One (01) are General Requirements, and apply to all sections of the Specifications.

§ 1.3 CAPITALIZATION

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

§ 1.4 INTERPRETATION

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

§ 1.5 OWNERSHIP AND USE OF DRAWINGS, SPECIFICATIONS AND OTHER INSTRUMENTS OF SERVICE

§ 1.5.1 The Architect, Designer, and the Architect's, Designer's, and consultants shall be deemed the authors and owners of their respective Instruments of Service, including the Drawings and Specifications, except the design and the Contract Documents, and will retain all common law, statutory and other reserved rights, including copyrights. The design and the Contract Documents are property of the State of Tennessee, and may be used again only for the benefit of the State and by the State Building Commission (SBC). The Contractor, Subcontractors, Sub-subcontractors, and material or equipment suppliers shall not own or claim a copyright in the Instruments of Service, the design, or the Contract Documents. Submitting or distribution to meet official regulatory requirements or for other purposes in connection with this Project is not to be construed as publication in derogation of the Architect's or Architect's consultants' reserved rights.

§ 1.5.2 The Contractor, Subcontractors, Sub-subcontractors and material or equipment suppliers are authorized to use, reproduce the Instruments of Service, the design, or the Contract Documents provided to them solely and exclusively for execution of the Work. All copies made under this authorization shall bear the copyright notice, if any, shown on the Instruments of Service. The Contractor, Subcontractors, Sub-subcontractors, and material or equipment suppliers may not use the Instruments of Service, the design, or the Contract Documents on other projects or for additions to this Project outside the scope of the Work without the specific written consent of the Owner, Architect and the Architect's consultants. Owner with respect to the design and the Contract Documents, and the Designer and the Designer's consultants with respect to the Instruments of Service other than the design and the Contract Documents.

§ 1.6 TRANSMISSION OF DATA IN DIGITAL FORM

If the parties intend to transmit Instruments of Service or any other information or documentation in digital form, they-Contractor intends to transmit Instruments of Service in digital form, it shall endeavor to establish necessary protocols governing such transmissions, unless otherwise already provided in the Agreement or the Contract Documents.

ARTICLE 2 OWNER

§ 2.1 GENERAL

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

§ 2.2.1 The owner shall furnish to the contractor within fifteen days after receipt of a written request, information necessary and relevant for the contractor to evaluate, give notice of or enforce mechanic's lien rights. Such information shall include a correct statement of the record legal title to the property on which the project is located, usually referred to as the site, and the owner's interest therein. Public construction projects are not subject to mechanic's liens in Tennessee. The remedy afforded to laborers and furnishers of material on State projects is referenced in Section 15.2.8.

§ 2.2 INFORMATION AND SERVICES REQUIRED OF THE OWNER
§ 2.2.1 Prior to commencement of the Work, the contractor may request in writing that the owner provide reasonable evidence that the owner has made financial arrangements to fulfill the owner's obligations under the contract. Therefore, the contractor may only request such evidence if (1) the owner fails to make payments to the contractor as the contract documents require; (2) a change in the work materially changes the contract sum; or (3) the contractor identifies in writing a reasonable concern regarding the owner's ability to make payment when due. The owner shall furnish such evidence as a condition precedent to commencement or continuation of the Work or the portion of the work affected by a material change. After the owner furnishes the evidence, the owner shall not materially vary such financial arrangements without prior notice to the contractor. The SBC project number constitutes verification that funding has been established as a matter of public record.

§ 2.2.2 Except for permits and fees that are the responsibility of the contractor under the contract documents, including those required under Section 3.7.1, the owner shall secure and pay for necessary approvals, easements, assessments and charges required for construction, use or occupancy of permanent structures or for permanent changes in existing facilities.

§ 2.2.3 The owner shall furnish surveys describing physical characteristics, legal limitations and utility locations for the site of the property, and a legal description of the site. The contractor shall be entitled to rely on the accuracy of information furnished by the owner but shall exercise proper precautions relating to the safe performance of the work.

§ 2.2.4 The owner shall furnish information or services required of the owner by the contract documents with reasonable promptness. The owner shall also furnish any other information or services under the owner's control and relevant to the contractor's performance of the Work with reasonable promptness after receiving the owner's written request for such information or services.

§ 2.2.5 Unless otherwise provided in the contract documents, the owner shall furnish to the contractor one copy of the contract documents for purposes of making reproductions pursuant to Section 1.5.2. The contractor will be furnished, free of charge, such copies of contract documents as are reasonably necessary for execution of the work.

§ 2.3 OWNER'S RIGHT TO STOP THE WORK
If the contractor fails to perform the Work that is not in accordance with the requirements of the contract documents as required by Section 12.2 or repeatedly fails to perform the Work in accordance with the contract documents, the owner may issue a written order to the contractor to stop the Work, or any portion thereof, until the cause for such order has been eliminated; however, the right of the owner to stop the Work shall not give rise to a duty on the part of the owner to exercise this right for the benefit of the contractor or any other person or entity, except to the extent required by Section 6.1.3.

§ 2.4 OWNER'S RIGHT TO CARRY OUT THE WORK
If the contractor defaults or neglects to perform the Work in accordance with the contract documents, and within ten days after receipt of written notice from the owner to commence and continue correction of such default or neglect with diligence and promptness, the owner may, without prejudice to other remedies the owner may have, correct such deficiencies. In such case an appropriate change order shall be issued deducting from payments therefor due the contractor the reasonable cost of correcting such deficiencies, including the owner's expenses and compensation for the architect's additional services made necessary by such default, neglect or failure. Such action by the owner and amounts charged to the contractor are both subject to prior approval of the architect.
§ 2.4.1 If Contractor defaults or neglects to carry out the Work in accordance with Contract Documents and fails within a ten-day period after receipt of written notice from the Owner to commence and continue correction of such default or neglect with diligence and promptness, the Owner may, without prejudice to other remedies the Owner may have, correct such deficiencies.

§ 2.4.2 If the Contractor fails to complete the Work in accordance with the time limit stipulated in the Certificate of Substantial Completion, then Owner may take over the completion of Work without advance notice to Contractor and without prejudice to any other remedy that Owner may have.

§ 2.4.3 In such cases as described in Sections 2.4.1 and 2.4.2, an appropriate modification will be issued deducting from the Contract Sum the reasonable cost of correcting such deficiencies or completing such Work, regardless of whether Owner actually undertakes completing such Work, in which case the deduction shall be based on the Contractor's estimate in accordance with Section 7.3.6, including Owner's expenses and compensation for the Contractor's additional services made necessary by such default, neglect, or failure. Such action by the Owner and amounts charged to Contractor are both subject to prior approval of the Designer. If the unpaid balance of the Contract Sum is not sufficient to cover such amounts, the Contractor shall pay the difference to the Owner.

§ 2.4.4 In the case of a Contract Sum based upon a Guaranteed Maximum Price that includes a GMP Contingency, the unused GMP Contingency shall not be included in the calculation required by Section 2.4.3 of unpaid balance of the Contract Sum and the reduction in the Contract Sum shall not be applied to the GMP Contingency.

ARTICLE 3 CONTRACTOR

§ 3.1 GENERAL

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

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

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

§ 3.1.4 At the time of bid and award, Contractor shall not be currently disqualified from participating in State construction projects under the supervision of the SBC. Such disqualification extends to succeeding or related corporations, partnerships, joint ventures, and other business organizations having substantial factual or legal connections, continuity, or identity with those that have been disqualified.

§ 3.2 REVIEW OF CONTRACT DOCUMENTS AND FIELD CONDITIONS BY CONTRACTOR

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

§ 3.2.2 Because the Contract Documents are complementary, the Contractor shall, before starting each portion of the Work, carefully study and compare the various Contract Documents relative to that portion of the Work, as well as the information furnished by the Owner pursuant to Section 2.2.3, shall take field measurements of any existing conditions related to that portion of the Work, and shall observe any conditions at the site affecting it. These obligations are for the purpose of facilitating coordination and construction by the Contractor and are not for the purpose of discovering errors, omissions, or inconsistencies in the Contract Documents; however, the Contractor...
shall promptly report to the Architect any errors, inconsistencies or omissions discovered by or made known to the Contractor shall be promptly reported by the Contractor to the Designer as a request for information in such form as the Architect-Designer may require. It is recognized that the Contractor's review is made in the Contractor's capacity as a contractor and not as a licensed design professional, unless otherwise specifically provided in the Contract Documents. Contractor shall not perform construction activity when Contractor knows, or should know in exercise of reasonable diligence, that the activity involves error, inconsistency, or omission in Contract Documents.

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

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

§ 3.3 SUPERVISION AND CONSTRUCTION PROCEDURES

§ 3.3.1 The Contractor shall supervise and direct the Work, using the Contractor's best skill and attention. The Contractor shall be solely responsible for, and have control over, construction means, methods, techniques, sequences and procedures and for coordinating all portions of the Work under the Contract, unless the Contract Documents give other specific instructions concerning these matters. If the Contract Documents give specific instructions concerning construction means, methods, techniques, sequences or procedures, the Contractor shall evaluate such means, methods, techniques, sequences or procedures, the Contractor shall evaluate the job site safety thereof, and, except as stated below, shall be fully and solely responsible for the job site safety of such means, methods, techniques, sequences or procedures. If the Contractor determines that such means, methods, techniques, sequences or procedures may not be safe, the Contractor shall give timely written notice and a proposal of corrective changes to the Owner and Architect-Designer and shall not proceed with that portion of the Work without further written instructions from the Architect. If the Contractor is then instructed to proceed with the required means, methods, techniques, sequences or procedures without acceptance of changes proposed by the Contractor, the Owner shall be solely responsible for any loss or damage arising solely from those Owner required means, methods, techniques, sequences or procedures accepted by the Contractor.

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

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

§ 3.4 LABOR AND MATERIALS

§ 3.4.1 Unless otherwise provided in the Contract Documents, the Contractor shall provide and pay for labor, materials, equipment, tools, construction equipment and machinery, water, heat, utilities, transportation, and other facilities and services necessary for proper execution and completion of the Work, whether temporary or permanent and whether or not incorporated or to be incorporated in the Work. Contractor shall receive neither material, equipment, labor, nor services from one who submitted a competing general bid for the same Contract and subsequently withdrew, refused, or otherwise failed to enter into the contract.

§ 3.4.2 Except in the case of minor changes in the Work authorized by the Architect-Designer in accordance with Sections 3.12.8 or 7.4, the Contractor may make substitutions only with the consent of the Owner, after evaluation by the Architect-Designer and in accordance with a Change Order or Construction Change Directive. Specified
§ 3.4.3 The contractor shall enforce strict discipline and good order among the contractor's employees and other persons carrying out the work. The contractor shall not permit employment of unfit persons or persons not properly skilled in tasks assigned to them.

§ 3.4.4 Contractor shall disclose existence and extent of financial interests, whether direct or indirect, which contractor has in proposed subcontractors and material suppliers.

§ 3.4.5 PROHIBITION OF ILLEGAL IMMIGRANTS

§ 3.4.5.1 The requirements of Public Acts of 2006, Chapter Number 878, of the State of Tennessee, addressing the use of illegal immigrants in the performance of any contract to supply goods or services to the State of Tennessee, shall be material provision of this Contract, a breach of which shall be grounds for monetary and other penalties, including termination of this Contract.

§ 3.4.5.2 The contractor by entering into this contract agrees, certifies, warrants, and assures that the contractor shall not knowingly utilize the services of an illegal immigrant in the performance of this contract and shall not knowingly utilize the services of any subcontractor or consultant who will utilize the services of any illegal immigrant in the performance of this contract.

§ 3.4.5.3 The contractor understands and agrees that failure to comply with this section will be subject to the penalties of Public Chapter 878 of 2006 for acts or omissions occurring after its effective date. This law provides for the prohibition of a contractor from contracting with, or submitting an offer, proposal, or bid to contract with the State of Tennessee to supply goods or services for a period of one year after a contractor is discovered to have knowingly used the services of illegal immigrants during the performance of this contract.

§ 3.4.5.4 For purposes of this Contract, "illegal immigrant" shall be defined as any person who is not either a United States citizen, a lawful permanent resident, or a person whose physical presence in the United States is authorized or allowed by the Department of Homeland Security and who, under Federal immigration laws and/or regulations, is authorized to be employed in the United States or is otherwise authorized to provide services under the Contract.

§ 3.4.6 NON-DISCRIMINATION IN EMPLOYMENT

§ 3.4.6.1 Contractor shall not discriminate against any employee or applicant for employment because of race, creed, color, religion, sex, age, or national origin as defined in Tennessee Code Annotated (TCA) § 4-21-401 et seq., nor because of handicap, in accordance with TCA § 8-50-103.

§ 3.4.6.2 Contractor shall take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to handicap, race, creed, color, religion, sex, age, or national origin, including but not limited to practices in recruitment, recruitment advertising, employment, selection for training or apprenticeship, rates of pay or other forms of compensation, upgrading, demotion, transfer, layoff, or termination.

§ 3.4.6.3 Contractor shall post in conspicuous places, available to employees and applicants for employment, notices setting forth these policies of non-discrimination.


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§ 3.4.6.4 Solicitations or advertisements for employers placed by or in behalf of Contractor shall state that qualified applicants shall receive consideration for employment without regard to handicap, race, creed, color, religion, sex, age, or national origin.

§ 3.4.7 PREVAILING WAGE SCALE

§ 3.4.7.1 Contractor is required to comply with policies, conditions and rules of the Tennessee Department of Labor and Workforce Development pursuant to TCA § 50-7-404(g) which require that if the Contract Sum exceeds $50,000 Contractor is required to pay Prevailing Wage Scale current in the area of the Project to laborers and mechanics employed on the Work, as set forth in said rules, policies, and statutes, and to furnish weekly payroll to the decision number noted on each to the Tennessee Department of Labor and Workforce Development.

§ 3.4.7.2 When a Federal Wage Scale will apply to the Project, it will be included in Contract Documents and Contractor shall pay not less than rates set forth. If both federal and State wage rates apply to project, Contractor shall pay the higher of the two wage scales for each craft or trade.

§ 3.4.7.3 Current Prevailing Wage Scale Determination(s) for this project will be included in Contract Documents as part of the Conditions of the Contract. If Owner's estimate of the value of Work indicates that it is required. Failure of Owner or Designer to provide current wage scale decision prior to bidding does not relieve Contractor of obligations set forth above.

§ 3.4.7.4 If Prevailing Wage Rates applicable to the Project change during the course of the Contract, or differ from those provided in Contract Documents, equitable adjustment in Contract Sum shall be made.

§ 3.4.8 REPORTING OF SUBCONTRACTORS

If the total Contract Sum equals or exceeds $100,000 (whether under the terms of the initial contract or by Modification), and the time of performance is more than six (6) months, Contractor shall fully comply with its obligations under TCA § 50-7-404(g) including but not limited to the subcontractor reporting requirements of subsection (g)(1).

§ 3.5 WARRANTY

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

§ 3.6 TAXES

The Contractor shall pay sales, consumer, use and similar taxes for the Work provided by the Contractor that are legally enacted when bids are received or negotiations concluded, whether or not yet effective or merely scheduled to go into effect. § 3.6.1 The Contractor shall pay sales, consumer, use and similar taxes for the Work provided by the Contractor that are legally enacted when bids are received or negotiations concluded, whether or not yet effective or merely scheduled to go into effect.

§ 3.6.2 If the State of Tennessee enacts, after bids are received or negotiations concluded, a change in a sales, consumer, use, or similar state tax for the Work or a portion thereof provided by the Contractor, the Contract Sum shall be accordingly adjusted by appropriate modification or the Owner may make other lawful provision to mitigate the change.

§ 3.6.3 Neither Contract Sum nor Contract Time shall be adjusted for impacts resulting from a change in a tax by a governmental body other than the State of Tennessee, regardless of when the tax is enacted or goes into effect.
§ 3.7 PERMITS, FEES, NOTICES, AND COMPLIANCE WITH LAWS

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

§ 3.7.2 The Contractor, except as provided in Section 3.7.3, shall comply with and give notices required by applicable laws, statutes, ordinances, codes, rules and regulations, and lawful orders of public authorities applicable to performance of the Work.

§ 3.7.3 If the Contractor, except as provided in this section performs Work knowing it to be contrary to applicable laws, statutes, ordinances, codes, rules and regulations, or lawful orders of public authorities, the Contractor shall assume appropriate responsibility for such Work and shall bear the costs attributable to correction. The Owner is an agency of state government, and as such has sovereign immunity from the laws, ordinances, rules, regulations, and lawful orders of local governments within the State; however, the Contractor shall obtain all normal permits whenever possible if the Owner had no such immunity. If a delay or denial in securing a local permit occurs, the Contractor shall continue the Work, inform the Designer and the Owner of the situation, propose corrective measures, and continue to pursue the customary permits.

§ 3.7.4 Concealed or Unknown Conditions. If the Contractor encounters conditions at the site that are (1) subsurface or otherwise concealed physical conditions that differ materially from those indicated in the Contract Documents taking into account that unless otherwise stipulated in Contract Documents, excavations and other subsurface construction activity shall be considered unclassified down to design depth, regardless of substrate or abandoned or inactive infrastructure or (2) unknown physical conditions of an unusual nature, that differ materially from those ordinarily found to exist and generally recognized as inherent in construction activities of the character provided for in the Contract Documents, the Contractor shall promptly notice the Owner and the Architect-designer in accordance with Section 15.1.4 before continuing activities that could lead to a claim for additional cost and in no event later than 21 days after first observance of the conditions. The Architect-designer will promptly investigate such conditions and, if the Architect-designer determines that they differ materially and cause an increase or decrease in the Contractor's cost of, or time required for, performance of any part of the Work, will recommend an equitable adjustment in the Contract Sum or Contract Time, or both. If the Architect-designer's recommendation is not adopted by the Owner, the Contractor shall provide written notice of the Architect-designer's recommendation in writing, stating the reasons. If either party disputes the Architect-designer's determination or recommendation, that party may proceed as provided in Article 15.

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

§ 3.8 ALLOWANCES

§ 3.8.1 The Contractor shall include in the Contract Sum all allowances stated in the Contract Documents. Items covered by allowances shall be supplied for such amounts and by such persons or entities as the Owner may direct, but the Contractor shall not be required to employ persons or entities to whom the Contractor has reasonable objection.

§ 3.8.2 Unless otherwise provided in the Contract Documents,

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

.2 Contractor's costs for unloading and handling at the site, labor, installation costs, overhead, profit and other expenses contemplated for stated allowance amounts shall be included in the Contract Sum but not in the allowances; and
.3 whenever costs are more than or less than allowances, the Contract shall be adjusted accordingly
by Change Order. Modification. The amount of the Change Order. Modification shall reflect (1) the
difference between actual costs and the allowances under Section 3.8.2.1 and (2) changes in
Contractor's costs under Section 3.8.2.2; and

.4 Contractor shall monitor the costs included in allowances, and shall not incur excess costs without first-
obtaining a Modification adjusting the allowances sufficient for the excess.

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

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

§ 3.9.2 The Contractor, as soon as practicable after award of the Contract, shall furnish in writing to the Owner
through the Architect: the name and qualifications of a proposed superintendent. The Architect may reply within 14
days to the Contractor in writing stating (1) whether the Owner or the Architect has reasonable objection to the
proposed superintendent or (2) that the Architect requires additional time to review. Failure of the Architect to reply
within the 14 day period shall constitute notice of no reasonable objection.

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

§ 3.10 CONTRACTOR’S CONSTRUCTION SCHEDULES
§ 3.10.1 The Contractor, promptly after being awarded the Contract, shall prepare and submit for the Owner’s and
Architect-Designer’s information a Contractor’s construction schedule for the Work. The schedule shall not exceed
time limits current under the Contract Documents, shall be revised at appropriate intervals as required by the
conditions of the Work and Project, shall be related to the entire Project to the extent required by the Contract
Documents, and shall provide for expeditions and practicable execution of the Work.

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

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

§ 3.10.4 SCHEDULING ASSISTANCE
Owner may provide the Scheduling Assistance. If provided, such services will be set forth in the specification of
Progress Schedules. If provided, the purpose of such services is to assist in producing a progress schedule for the
Work; however, no express or implied guarantee or warranty is provided by the Owner regarding the suitability of
the derived schedules, and the Contractor retains full responsibility for the suitability of the schedules and for
conforming them. Contractor shall fully cooperate in developing a schedule, and shall require the necessary forces
assisting the Contractor to likewise cooperate fully.

§ 3.10.5 COMMISSIONING CONSULTANT
Owner may provide the services of a Commissioning Consultant, either as a consultant engaged by the Owner, or as
Subcontractor under a specified allowance and selected by the Owner. If provided, such services will be set forth in the
specifications. The Contractor retains full responsibility for compliance with the Contract Documents.
Contractor shall fully cooperate in commissioning, and shall require the necessary forces assisting the Contractor to
likewise cooperate fully. If commissioning activities are included in the Work, they shall not be a cause for delay or cost claims.

§ 3.12 SHOP DRAWINGS, PRODUCT DATA AND SAMPLES

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

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

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

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

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

§ 3.12.6 By submitting Shop Drawings, Product Data, Samples and similar submittals, the Contractor represents to the Owner and Architect-Designer that the Contractor has (1) reviewed and approved them, (2) determined and verified materials, field measurements and field construction criteria related thereto, or will do so prior to providing that which is the subject of the submittal, and (3) checked and coordinated the information contained within such submittals with the requirements of the Work and of the Contract Documents. If a portion of Work demonstrated by a submittal deviates from the requirements of the Contract Documents, the Contractor shall specifically identify the deviation and its difference in cost as a part of the submittal.

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

§ 3.12.8 The Work shall be in accordance with approved submittals except that the Contractor shall not be relieved of responsibility for deviations from requirements of the Contract Documents by the Architect-Designer's approval of Shop Drawings, Product Data, Samples or similar submittals unless the Contractor has specifically informed the Architect-Designer in writing of such deviation and its difference in cost at the time of submittal and (1) the Architect-Designer has given written approval to the specific deviation as a minor change in the Work, or (2) a Change Order or Construction Change Directive has been issued authorizing the deviation. The Contractor shall not be relieved of responsibility for errors or omissions in Shop Drawings, Product Data, Samples or similar submittals by the Architect-Designer's approval thereof.
§ 3.12.9 The Contractor shall direct specific attention, in writing or on resubmitted Shop Drawings, Product Data, Samples or similar submittals, to revisions other than those requested by the Architect-Designer on previous submittals. In the absence of such written notice, the Architect-Designer's approval of a resubmission shall not apply to such revisions.

§ 3.12.10 The Contractor shall not be required to provide professional services that constitute the practice of architecture or engineering unless such services are specifically required by the Contract Documents for a portion of the Work or unless the Contractor needs to provide such services in order to carry out the Contractor's responsibilities for construction means, methods, techniques, sequences and procedures. The Contractor shall not be required to provide professional services in violation of applicable law. If professional design services or certifications by a design professional related to systems, materials or equipment are specifically required of the Contractor by the Contract Documents, the Owner and the Architect-Designer will specify all performance and design criteria that such services must satisfy. The Contractor shall cause such services or certifications to be provided by a properly licensed design professional, whose signature and seal shall appear on all drawings, calculations, specifications, certifications, Shop Drawings and other submittals prepared by such professional. Shop Drawings and other submittals related to the Work designed or certified by such professional, if prepared by others, shall bear such professional's written approval when submitted to the Architect-Designer. The Owner and the Architect-Designer shall be entitled to rely upon the adequacy, accuracy and completeness of the services, certifications and approvals performed or provided by such design professionals, provided the Owner and Architect-Designer have specified to the Contractor all performance and design criteria that such services must satisfy. Pursuant to this Section 3.12.10, the Architect will review, approve or take other appropriate action on submittals only for the limited purpose of checking for conformance with information given and the design concept expressed in the Contract Documents. The Contractor shall not be responsible for the adequacy of the performance and design criteria specified in the Contract Documents.

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

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

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

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

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

§ 3.16 ACCESS TO WORK
The Contractor shall provide the Owner and Architect-Designer access to the Work in preparation and progress wherever located.
§ 3.17 ROYALTIES, PATENTS AND COPYRIGHTS

The Contractor shall pay all royalties and license fees. The Contractor shall, subject to approval by the Attorney-General of the State of Tennessee with respect to suits or claims against Owner, defend suits or claims for infringement of copyrights and patent rights and shall hold the Owner and Architect-Designer harmless from loss on account thereof, but shall not be responsible for such defense or loss when a particular design, process or product of a particular manufacturer or manufacturers is required by the Contract Documents, or where the copyright violations are contained in Drawings, Specifications or other documents prepared by the Owner or Architect-Designer. However, if the Contractor has reason to believe that the required design, process or product is an infringement of a copyright or a patent, the Contractor shall be responsible for such loss unless such information is promptly furnished to the Architect-Designer.

§ 3.18 INDEMNIFICATION

§ 3.18.1 To the fullest extent permitted by law the Contractor shall indemnify and hold harmless the Owner, Architect, Architect-Designer's consultants and agents and employees of any of them from and against claims, damages, losses and expenses, including but not limited to attorneys' fees, arising out of or resulting from performance of the Work, provided that such claim, damage, loss or expense is attributable to bodily injury, sickness, disease or death, or to injury or destruction of tangible personal property, including loss of use resulting therefrom, other than the Work itself, except only to the extent caused by the willful or negligent acts or omissions of the Contractor, a Subcontractor, anyone directly or indirectly employed by them or anyone for whose acts they may be liable, regardless of whether or not such claim, damage, loss or expense is caused in part by a party indemnified hereunder. Such obligation shall not be construed to negate, abridge, or reduce other rights or obligations of indemnity which would otherwise exist at to a party or person described in this Section 3.18. Contractor agrees to indemnify the Designer and Architect-Designer's consultants based on design mistakes and errors or omissions.

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

§ 3.19 RELATIONS WITH OWNER'S REPRESENTATIVES

§ 3.19.1 Contractor, subcontractors, material suppliers, and sub-subcontractors shall neither offer nor give a product, service, payment, negotiable instrument, gift, gratuity, or other compensation in connection with this project to a representative or employee of the State of Tennessee, the Designer, or the Designer's consultants without Owner's consent. Evidence of a violation of this requirement may be cause for termination of this Contract.

§ 3.20 PARTICIPATION OF MINORITY-OWNED BUSINESSES:

§ 3.20.1 To the extent that the Contractor or a subcontractor is a Minority-owned Business, the Contractor shall report to the State its own status in this regard and the names and amounts of contracts entered into with Minority-owned Businesses on State projects in order for the State to collect data on such participation.

§ 3.20.2 "Minority-owned Business" means a business which is solely owned, or at least 5 percent of the assets of outstanding stock of which is owned, by an individual who personally manages and controls the daily operations of such business, and who is a minority in population of the economic mainstream because of past practices of discrimination based on race, religion, ethnic background, sex, or disability.

§ 3.20.3 To be a "Minority-owned Business" for the purposes of this contract, a business must be certified as a "Minority-owned Business" by an agency of the federal government or the government of the State of Tennessee which is normally engaged in the practice of providing such certification.

ARTICLE 4 DESIGNER

ARTICLE 4.1 ARCHITECT

§ 4.1 GENERAL

§ 4.1.1 The Owner shall retain an architect lawfully licensed to practice architecture or an entity lawfully practicing architecture in the jurisdiction where the Project is located. That person or entity is identified as the Architect in the
Agreement and is referred to throughout the Contract Documents as if singular in number. "Designer" is the licensed professional or firm lawfully practicing architecture, landscape architecture, or engineering, identified in the Bidding Documents and Agreement form for project, or the authorized representative thereof.

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

§ 4.1.3 If the employment of the Architect-Designer is terminated, the Owner shall employ a successor architect as to whom the Contractor has no reasonable objection and Designer whose status under the Contract Documents shall be that of the Architect-Designer.

§ 4.2 ADMINISTRATION OF THE CONTRACT

§ 4.2.1 The Architect-Designer will provide administration of the Contract as described in the Contract Documents and will be an Owner’s representative during construction until the date the Architect issues the Final Certificate For Payment. The Architect (1) during construction, (2) until final payment is due and (3) at the Owner’s request during the one-year period for correction of Work described in Section 12.2. The Designer will have authority to act on behalf of the Owner only to the extent provided in the Contract Documents.

§ 4.2.2 The Architect-Designer will visit the site at intervals appropriate to the stage of construction, or as otherwise agreed with the Owner, (1) to become generally familiar with the progress and quality of the portion of the Work completed, (2) endeavor to guard the Owner against defects and deficiencies in the Work, and (2) to determine in general if the Work observed is being performed in a manner indicating that the Work, when fully completed, will be in accordance with the Contract Documents. However, the Architect-Designer will not be required to make exhaustive or continuous on-site inspections to check the quality or quantity of the Work. The Architect-Designer will not have control over, charge of, or responsibility for, the construction means, methods, techniques, sequences or procedures, or for the safety precautions and programs in connection with the Work, except to the extent which are solely the Contractor’s rights and responsibilities under the Contract Documents, except as provided in Section 3.3.1.

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

§ 4.2.4 COMMUNICATIONS FACILITATING CONTRACT ADMINISTRATION

Except as otherwise provided in the Contract Documents or when direct communications have been specially authorized, the Owner and Contractor shall endeavor to communicate with each other through the Architect-Designer, about matters arising out of or relating to the Contract. Communications by and with the Architect-Designer’s consultants shall be through the Architect-Designer. Communications by and with Subcontractors and material suppliers shall be through the Contractor. Communications by and with separate contractors shall be through the Owner, Owner or the Owner’s Designer.

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

§ 4.2.6 The Architect-Designer has authority to reject Work that does not conform to the Contract Documents. Whenever the Architect-Designer considers it necessary or advisable, the Architect-Designer will have authority to require inspection or testing of the Work in accordance with Sections 13.5.2 and 13.5.3, whether or not such Work is fabricated, installed or completed. However, neither this authority of the Architect-Designer nor a decision made in good faith either to exercise or not to exercise such authority shall give rise to a duty or responsibility of the Architect-Designer to the Contractor, Subcontractors, material and equipment suppliers, their agents or employees, or other persons or entities performing portions of the Work.
§ 4.2.7 The Architect-Designer will review and approve, or take other appropriate action upon, the Contractor's submittals such as Shop Drawings, Product Data and Samples, but only for the limited purpose of checking for conformance with information given in the design concept expressed in the Contract Documents. The Architect's checking for compliance with the requirements and conformance with the intent of the Contract Documents. The Architect's action will be taken in accordance with the submittal schedule approved by the Architect-Designer or, in the absence of an approved submittal schedule, with reasonable promptness while allowing sufficient time in the Architect-Designer's professional judgment to permit adequate review. Review of such submittals is not conducted for the purpose of determining the accuracy and completeness of other data such as dimensions and quantities, or for substantiating instructions for installation or performance of equipment or systems, all of which remain the responsibility of the Contractor as required by the Contract Documents. The Architect-Designer's review of the Contractor's submittals shall not relieve the Contractor of the obligations under Sections 3.3, 3.5 and 3.12. The Architect-Designer's review shall not constitute approval of safety precautions or, unless otherwise specifically stated by the Architect-Designer, of any construction means, methods, techniques, sequences or procedures. The Architect-Designer's approval of a specific item shall not indicate approval of an assembly of which the item is a component.

§ 4.2.8 The Architect will coordinate and supervise the Contractor's activities, and may authorize minor changes in the Work as provided in Section 7.4. The Architect-Designer will investigate and make determinations and recommendations regarding concealed and unknown conditions as provided in Section 3.7.4.

§ 4.2.9 The Architect-Designer will conduct inspections to determine the date or dates of substantial completion and the date of final completion issue certificates of substantial completion pursuant to Section 9.8; receive and forward to the Owner, for the Owner's review and records, written warranties and related documents required by the Contract and assembled by the Contractor pursuant to Section 9.10; and issue a final certificate for payment pursuant to Section 9.10.

§ 4.2.10 If the Owner and Architect-Designer agree, the Architect-Designer will provide one or more project representatives to assist in carrying out the Architect-Designer's responsibilities at the site. The duties, responsibilities and limitations of authority of such project representatives shall be as set forth in an exhibit to be incorporated in the Contract Documents.

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

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

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

§ 4.2.14 The Architect-Designer will review and respond to requests for information about the Contract Documents. The Architect-Designer's response to such requests will be made in writing within any time limits agreed upon or otherwise with reasonable promptness. Within 15 days, if appropriate, the Architect-Designer will prepare and issue supplemental Drawings and Specifications in response to the requests for information.

ARTICLE 5 SUBCONTRACTORS

§ 5.1 DEFINITIONS

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

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

§ 5.2.1 Unless otherwise stated in the Contract Documents or the bidding requirements, the Contractor, as soon as practicable within 21 days after award of the Contract, shall furnish in writing to the Owner through the Architect-Designer the names of persons or entities (including those who are to furnish materials or equipment fabricated to a special design) proposed for each principal portion of the Work. The Architect-Designer may reply within 14 days to the Contractor in writing stating (1) whether the Owner or the Architect-Designer has reasonable objection to any such proposed person or entity or (2) that the Architect-Designer requires additional time for review. Failure of the Owner or Architect-Designer to reply within the 14 day period shall constitute notice of no reasonable objection. No construction activity shall be commenced by a person or entity in question until all objections have been resolved. If required, Contractor shall furnish evidences satisfactory to Designer, showing each proposed Subcontractor is competent to execute work covered by the subcontract. Subcontractors identified as a part of Contractor's bid for this project shall be used in the capacity listed, unless otherwise approved by the Owner in accordance with State Building Commission policy.

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

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

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

§ 5.2.5 Contractor shall not award subcontract to one who submitted a competing general bid for the same Contract and subsequently withdraw, renege, or otherwise failed to enter into contract.

§ 5.2.6 Contractor shall not allow work under the Contract to be performed contrary to the requirements of Section 34.5 nor by a Contractor or Subcontractor that has been disqualified from participating in State construction projects under the supervision of the State Building Commission. Such disqualification extends to succeeding or related corporations, partnerships, joint ventures, and other business organizations having substantial fact or legal connections, continuity, or identity with those that have been disqualified. If such a participant is discovered, Contractor shall immediately discontinue the participation and provide a substitute at no additional cost to the Owner, and provide documentation to the Owner of the action taken to comply with this requirement.

§ 5.3 SUBCONTRACTUAL RELATIONS

By appropriate agreement, written where legally required for validity, the Contractor shall require each Subcontractor, to the extent of the Work to be performed by the Subcontractor, to be bound to the Contractor by terms of the Contract Documents, and to assume toward the Contractor all the obligations and responsibilities, including the responsibility for safety of the Subcontractor's Work, which the Contractor, by these Documents, assumes toward the Owner and Architect-Designer. Each subcontract agreement shall preserve and protect the rights of the Owner and Architect-Designer under the Contract Documents with respect to the Work to be performed by the Subcontractors so that subcontracting thereof will not prejudice such rights, and shall allow to the Subcontractor, unless specifically provided otherwise in the subcontract agreement, the benefit of all rights, remedies and redress against the Contractor that the Contractor, by the Contract Documents, has against the Owner. Where appropriate, the Contractor shall require each Subcontractor to enter into similar agreements with Sub-subcontractors. The Contractor shall make available to each proposed Subcontractor, prior to the execution of the subcontract agreement, copies of the Contract.
§ 5.4 CONTINGENT ASSIGNMENT OF SUBCONTRACTS

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

1. assignment is effective only after termination of the Contract by the Owner for cause pursuant to Section 14.2 and only for those subcontract agreements that the Owner accepts by notifying the Subcontractor and Contractor in writing; and

2. assignment is subject to the prior rights of the surety, if any, obligated under bond relating to the Contract.

Assignment is at the option of Owner, and creates no duty or obligation upon Owner to exercise this option, nor is any right created for any subcontractor to expect or rely upon such assignment. When the Owner accepts the assignment of a subcontract agreement, the Owner assumes the Contractor's rights and obligations under the subcontract.

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

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

ARTICLE 6 CONSTRUCTION BY OWNER OR BY SEPARATE CONTRACTORS

§ 6.1 OWNER'S RIGHT TO PERFORM CONSTRUCTION AND TO AWARD SEPARATE CONTRACTS

§ 6.1.1 The Owner reserves the right to perform construction or operations related to the Project with the Owner's own forces, and to award separate contracts in connection with other portions of the Project or other construction or operations on the site under Conditions of the Contract identical to or substantially similar to those included in the Conditions related to insurance and waiver of subrogation. If the Contractor claims that delay or additional cost is involved because of such action by the Owner, the Contractor shall make such Claim as provided in Article 15.

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

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

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

§ 6.2 MUTUAL RESPONSIBILITY

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

§ 6.2.2 If part of the Contractor's Work depends for proper execution or results upon construction or operations by the Owner or a separate contractor, the Contractor shall, prior to proceeding with that portion of the Work, promptly report to the architect-designer apparent discrepancies or defects in such other construction that would render it

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unsuitable for such proper execution and results. Failure of the Contractor so to report shall constitute an
acknowledgment that the Owner's or separate contractor's completed or partially completed construction is fit and
proper to receive the Contractor's Work, except as to defects not then reasonably discoverable.

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

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

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

§ 6.3 OWNER'S RIGHT TO CLEAN UP
If a dispute arises among the Contractor, separate contractors and the Owner as to the responsibility under their
respective contracts for maintaining the premises and surrounding areas free from waste materials and rubbish, the
Owner may clean up and the Architect-Designer will allocate the cost among those responsible.

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

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

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

§ 7.2 CHANGE ORDERS
§ 7.2.1 A Change Order is a written instrument prepared by the Architect and signed by the Owner, Contractor and
Architect-Designer stating their agreement upon all of the following:
1. The change in the Work;
2. The amount of the adjustment, if any, in the Contract Sum; and that the price includes all eligible
overhead and profit, and represents all direct and indirect costs associated with the change; and
3. The extent of the adjustment, if any, in the Contract Time.

§ 7.2.2 Unless otherwise agreed in writing by Owner and Contractor, the method of determining adjustments in
Contract Sum shall be by one or more of the methods set forth in Section 7.3.3, and shall be based on reasonable
expenditures and savings as set forth in Section 7.3.7.

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

§ 7.3.2 A Construction Change Directive shall be used in the absence of total agreement on the terms of a Change
Order.
§ 7.3.3 If the Construction Change Directive provides for an adjustment to the Contract Sum, the adjustment shall be based on one of the following methods:

- Mutual acceptance of a lump sum properly itemized and supported by sufficient substantiating data to permit evaluation;
- Unit prices stated in the Contract Documents or subsequently agreed upon;
- Cost to be determined in a manner agreed upon by the parties and a mutually acceptable fixed or percentage fee; or
- As provided in Section 7.3.7.

§ 7.3.4 If unit prices are stated in the Contract Documents or subsequently agreed upon, and if quantities originally contemplated are materially changed in a proposed Change Order or Construction Change Directive so that application of such unit prices to quantities of Work proposed will cause substantial inequity to the Owner or Contractor, the applicable unit prices shall be equitably adjusted adjusted subject to limitation and requirements contained in the Contract Documents.

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

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

§ 7.3.7 If the Contractor does not respond promptly or disagrees with the method for adjustment in the Contract Sum, the Architect-Designer shall determine the method and the adjustment on the basis of reasonable expenditures and savings of those performing the Work attributable to the change, including, in case of an increase in the Contract Sum, an amount for overhead and profit as set forth in the Agreement, or if such amount is set forth in the Agreement, a reasonable amount in accordance with Section 7.3.11. In such case, and also under Section 7.3.3, the Contractor shall keep and present, in such form as the Architect-Designer may prescribe, an itemized accounting together with appropriate supporting data. Unless otherwise provided in the Contract Documents, costs for the purposes of this Section 7.3.7 shall be limited to the following:

§ 7.3.7.1 Costs for the purpose of this Section 7.3.7 shall be limited to the following:

- Costs of labor, including social security, old age and unemployment insurance, fringe benefits required by agreement or custom, and workers' compensation insurance, Payroll Expense of labor;
- Costs of materials, supplies, equipment, including cost of transportation, thereof, whether incorporated or consumed;
- Rental costs of machinery and equipment, exclusive of hand tools, whether rented from the Contractor or equipment rented from others, and not more than 80% of the Associated Equipment Distributors Nationally Averaged Rental Rates for Construction Equipment for machinery and equipment belonging to the Contractor;
- Costs of premiums for liability and casualty insurance, rentals and insurance to the extent required by Contract Documents, permit fees, and sales, use or other similar taxes related to the Work; and
- Additional costs of supervision and field office personnel directly attributable to the change.

§ 7.3.7.2 Costs of payroll Expense of superintendence directly attributable to authorized overtime; and

- Reasonable Direct Payroll Expense of project manager and clerical work directly attributable to estimating and coordinating the change.

The following items are "Class 1 Time-Related Expenses", and shall be considered as costs when Contract Time is extended due to additional work or a Class 1 cause defined in Section 8.3, and solely to the extent directly attributable to extension of time: field offices, sheds, phones, sanitary facilities, on-site utilities, drinking fountains, cleaning, safety programs, and other construction facilities and temporary controls not specifically required for additional work; costs of superintendence, superintendent's vehicle; and other general use vehicles, being those requiring a class D, H, or M license, and excluding those requiring a class A, B, or C license, as set forth in the Tennessee Driver Handbook or comparable current successor publication of the Tennessee Department of Safety.
If the Contract Sum is a Guaranteed Maximum Price between the Owner and a Construction Manager / General Contractor, the costs for project management, clerical work, and Class 1 Time-Related Expenses included by Sections 7.3.7.1.6 and 7.3.7.1.7 and the extra 5 percent for the Contractor in Section 7.3.11.1 shall not apply. In such cases, the CM/GC Fee and General Conditions costs shall apply in accordance with the Master Contract provisions for Modifications and Change in GMP.

§ 7.3.7.2 DIRECT PERSONNEL EXPENSE (DPE)
§ 7.3.7.2.1 Direct payroll expense (DPE) costs delineated in Sections 7.3.7.1.1, 7.3.7.1.5, 7.3.7.1.6, and 7.3.7.1.7 shall be limited to base salary or hourly wage plus a maximum of 39 percent of base salary or hourly wage, and further limited to a maximum of $155 per hour, including all labor burden.

§ 7.3.7.2.2 If the Contract Sum is a Guaranteed Maximum Price between the Owner and a Construction Manager / General Contractor, and the proposal on which the CM/GC Master Contract is based identified a Labor Burden multiplier as a cost consideration, then the 39 percent maximum in Section 7.3.7.2.1 shall not apply, and the Labor Burden multiplier provided in the Proposal shall be used.

§ 7.3.7.3 Specifically excluded from costs and included in overhead or general requirements are: corporate, home office, and branch office overhead, rent, mortgage, off-site utilities, project management, and personnel not otherwise mentioned; capital expenses and interest on capital; hand tools; and the items listed in Section 7.3.7.1.7 when Contract Time is not extended due to additional work or a Class 1 clause.

§ 7.3.7.4 To facilitate checking for increases or decreases in the Contract Sum, proposals shall be accompanied by Contractor's complete itemization of costs of work including labor, materials, and equipment, plus an amount for overhead and profit.

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

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

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

§ 7.3.11 OVERHEAD AND PROFIT
§ 7.3.11.1 The amount for overhead and profit on costs as stipulated in Section 7.3.7 shall be: 10 percent overhead added to the itemized cost; plus 5 percent profit added to the itemized cost and overhead; plus 5 percent for the Contractor added to the itemized cost, overhead, and profit when the itemized cost is for work performed by a subcontractor or sub-subcontractor.

§ 7.3.11.2 When the Contract Sum is a Guaranteed Maximum Price between the Owner and a Construction Manager / General Contractor, the extra 5 percent for the Contractor in Section 7.3.11.1 shall not apply. In such cases, the CM/GC Fee shall apply in accordance with the Master Contract provisions for Modifications and Change in GMP.
§ 7.4 MINOR CHANGES IN THE WORK
The Architect-Designer has authority to order minor changes in the Work not involving adjustment in the Contract Sum or extension of the Contract Time and not inconsistent with the intent of the Contract Documents. Such changes will be effected by written order signed by the Architect-Designer and shall be binding on the Owner and Contractor.

ARTICLE 8
§ 8.1 DEFINITIONS
§ 8.1.1 Unless otherwise provided, Contract Time is the period of time, including authorized adjustments, allotted in the Contract Documents for Substantial Completion of the Work.

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

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

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

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

§ 8.2.2 The Contractor shall not knowingly, except by agreement or instruction of the Owner in writing, prematurely commence operations on the site or elsewhere prior to the effective date of insurance required by Article 11 to be furnished by the Contractor and Owner. The date of commencement of the Work shall not be changed by the effective date of such insurance.

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

§ 8.3 DELAYS AND EXTENSIONS OF TIME AND FORCED ACCELERATION
§ 8.3.1 If the Contractor is delayed at any time in the commencement or progress of the Work by an act or neglect of the Owner or Architect, or of an employee of either, or of a separate contractor employed by the Owner, or by changes ordered in the Work, or by labor disputes, fire, unusual delay in deliveries, unavoidable casualties or other causes beyond the Contractor's control, or by delay authorized by the Owner pending mediation and arbitration, or by other causes that the Architect determines may justify delay, then the Contract Time shall be extended by Change Order for each reasonable time as the Architect may determine. The basis exists for an extension of time if Contractor is delayed in performing Work, but solely to the extent that delays are unforeseeable, unavoidable, and beyond the control and without fault or negligence, in whole or in part, of Contractor, subcontractors, sub-subcontractors, and suppliers at every tier, and such delays do not directly impact the Contractor's ability to achieve Substantial Completion in accordance with the Contract Time requirements, and such delays cannot be made up by reasonable efforts otherwise, and such delays stem from the following causes:

§ 8.3.1.1 Class 1 causes: an act or failure to act that is contrary to the Contract Documents on the part of Owner or Architect or an employee of either, or of a separate Contractor employed by Owner, or an injunction against Owner or Owner's representatives.

§ 8.3.1.2 Class 2 causes: abnormal weather, acts of God, riots, civil commotion, acts of War, fire, unavoidable casualties, epidemics, quarantine restrictions, labor disputes, unusual delay in transportation, freight embargoes, or insolvency of subcontractors, sub-subcontractors, or suppliers.

§ 8.3.2 Claims relating to time shall be made in accordance with applicable provisions of Article 15. If the basis exists for an extension of time under Section 8.3.1, Owner may either:
§ 8.3.2.1 in the case of additional work or a Class 1 cause, assign the Class 1 Time-Related Expenses, defined in Section 7.3.7.1.7, plus the overhead and profit allowed in Section 7.3.1.7, to a special allowance that can be earned based upon the extent of actual use of the related Time Extension in completion of the Work;

§ 8.3.2.2 accept the reasonable and appropriate time extension as determined by Designer to cover such delay, and in the case of a Class 2 cause, there will be no corresponding adjustment in Contract Sum, and the sole recourse of Contractor will be entitlement to time extension as provided by Designer regardless of actual source or cause of delay;

§ 8.3.2.3 order Contractor to accelerate construction activity by working overtime and by adding extra forces in order to overcome such delays, and adjusting the Contract Sum in accordance with Article 7 to compensate Contractor for such directed acceleration; however, direct costs used in determining such compensation shall be limited to properly substantiated and documented premium or overtime labor costs; or

§ 8.3.2.4 employ a combination of the above remedies.

§ 8.3.3 This Section 8.3 does not preclude recovery of damages for delay by either party under other provisions of the Contract Documents. Neither Owner nor Designer will be obligated or liable to Contractor for, and Contractor hereby expressly waives claims against Owner and Designer on account of damages, costs, expenses, or related impacts which Contractor, subcontractors, sub-subcontractors, suppliers, or any person or entity, may incur as a result of a Class 2 cause enumerated in Section 8.3.1. Contractor’s sole and exclusive remedy and full compensation in such event shall be extension of Contract Time in accordance with provisions of the Contract Documents. Contractor likewise waives claims of damages, costs, or expenses due to a delay resulting from a Class 1 cause except and solely to the extent of costs allowed under Section 7.3.7.

§ 8.3.4 Claims relating to time shall be made in accordance with applicable provisions of Article 15 or shall receive no consideration. If Monthly Weather Delay Reports are required by the specifications, then claims for time extension based upon weather delays will be denied if a submitted report does not corroborate the Claim or if no report was submitted when it was required, and Contractor waives the right to such claims.

§ 8.3.5 Extensions of time shall be implemented in accordance with Article 7.

ARTICLE 9 PAYMENTS AND COMPLETION

§ 9.1 CONTRACT SUM

The Contract Sum is stated in the Agreement and, including authorized adjustments, is the total amount payable by the Owner to the Contractor for performance of the Work under the Contract Documents. The Contract Sum is not subject to change due to commodity, equipment, or labor cost fluctuations.

§ 9.2 SCHEDULE OF VALUES

Where the Contract is based on a stipulated sum or Guaranteed Maximum Price, the Contractor shall submit to the Architect-Designer before the first Application for Payment, a schedule of values allocating the entire Contract Sum to the various portions of the Work and prepared in such form and supported by such data to substantiate its accuracy as the Architect-Designer may require. This schedule, unless objected to by the Architect-Designer, shall be used as a basis for reviewing the Contractor’s Applications for Payment. If during construction the Schedule of Values ceases to accurately represent the allocation of the Contract Sum, the Contractor shall submit a revised Schedule of Values.

§ 9.3 APPLICATIONS FOR PAYMENT

§ 9.3.1 At least ten days before the date established for each progress payment, the Contractor shall submit to the Architect-Designer an itemized Application for Payment prepared in accordance with the schedule of values, if required under Section 9.2, for completed portions of the Work. Such application shall be notarized, if required. The total completed value in the continuation sheet of the application for payment cannot exceed the scheduled value. Such application shall be notarized, and supported by such data substantiating the Contractor’s right to payment as the Owner or Architect-Designer may require, such as copies of requisitions from Subcontractors and material suppliers, and shall reflect retainage if provided for in the Contract Documents.

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

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

§ 9.3.2 Unless otherwise provided in the Contract Documents, payments shall be made on account of materials and equipment delivered and suitably stored at the site for subsequent incorporation in the Work. If approved in advance by the Owner, payment may similarly be made for materials and equipment suitably stored off the site at a location agreed upon in writing. Payment for materials and equipment stored on or off the site shall be conditioned upon compliance by the Contractor with procedures satisfactory to the Owner to establish the Owner's title to such materials and equipment or otherwise protect the Owner's interest, and shall include the costs of applicable insurance, storage and transportation to the site for such materials and equipment stored off the site and where applicable and to the extent those costs have been included in the Contract Sum and actually incurred. Additional costs, which may be attendant to the off-site storage, are the responsibility of the Contractor, and cannot be claimed by Contractor against Owner.

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

§ 9.3.4 In Applications for Payment, the amount represented as total completed and stored to date shall reflect the portion of the Contract Sum properly allocable to labor, materials, and equipment incorporated in the Work and materials and equipment suitably stored in accordance with Section 9.3.2, and not exceed the Contract Sum less the value of incomplete Work and corrections required. This total completed and stored to date shall not be construed to define completion as determined by substantial completion or final completion of the Work according to Sections 9.8 - 9.9, or 9.10.

§ 9.3.5 Applications for Payment shall indicate the time at which payment is due, the total amount due, the amount retained, and the amount of encumbrances or other restrictions on the Work. The resulting amount shall be indicated as the total earned less retainage. Applications that reduce retainage shall be accompanied by a7 receipt or surety, if a bond was required according to Section 11.4.

§ 9.3.6 Applications for Payment shall indicate the total earned less retainage, and the aggregate of previous payments made subtracted therefrom, and an amount requested.

§ 9.4 CERTIFICATES FOR PAYMENT

§ 9.4.1 The Architect-Designer will, within seven days after receipt of the Contractor's Application for Payment, either issue to the Owner a Certificate for Payment, with a copy to the Contractor, for such amount as the Architect-Designer determines is proper due, or notify the Contractor and Owner in writing of the Architect-Designer's reasons for withholding certification in whole or in part as provided in Section 9.5.1.

§ 9.4.2 The issuance of a Certificate for Payment will constitute a representation by the Architect-Designer to the Owner, based on the Architect-Designer's evaluation of the Work and the data comprising the Application for Payment, that, to the best of the Architect-Designer's knowledge, information and belief, the Work has progressed to the point indicated and that the quality of the Work is in accordance with the Contract Documents. The foregoing representations are subject to an evaluation of the Work for conformance with the Contract Documents upon Substantial Completion, to results of subsequent tests and inspections, to correction of minor deviations from the Contract Documents prior to completion and to specific qualifications expressed by the Architect-Designer. The issuance of a Certificate for Payment will further constitute a representation that the Contractor is entitled to payment in the amount indicated. However, the issuance of a Certificate for Payment will not be a representation that the Architect-Designer has (1) made exhaustive or continuous on-site inspections to check the quality or quantity of the


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Work, (2) reviewed construction means, methods, techniques, sequences or procedures, (3) reviewed copies of requisitions received from Subcontractors and material suppliers and other data requested by the Owner to substantiate the Contractor’s right to payment, or (4) made examination to ascertain how or for what purpose the Contractor has used money previously paid on account of the Contract Sum.

§ 9.5 DECISIONS TO WITHHOLD CERTIFICATION

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

1. defective Work not remedied;
2. third party claims filed or reasonable evidence indicating probable filing of such claims unless security acceptable to the Owner is provided by the Contractor;
3. failure of the Contractor to make payments properly to Subcontractors or for labor, materials or equipment;
4. reasonable evidence that the Work cannot be completed for the unpaid balance of the Contract Sum;
5. damage to the Owner or a separate contractor;
6. reasonable evidence that the Work will not be completed within the Contract Time, and that the unpaid balance would not be adequate to cover actual or liquidated damages for the anticipated delay; or
7. repeated failure to carry out the Work in accordance with the Contract Documents; or
8. potential liquidated damages and other unsettled claims.

§ 9.5.2 When any of the above reasons for withholding certification are removed, certification will be made for respective amounts previously withheld.

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

§ 9.6 PROGRESS PAYMENTS

§ 9.6.1 After the Architect-Designer has issued a Certificate for Payment, the Owner shall make payment in the manner and within the time provided in the Contract Documents, and shall be notified by the Architect, in accordance with TCA § 12-4-701 et seq., as may from time to time be amended.

1. Payment is due not later than 45 days after an undisputed Certificate for Payment has been received by the Owner. Owner will endeavor to make payment within 21 days, but shall not be obligated to do so.
2. Based upon Certificates for Payment issued by the Designer, correcting the Application for Payment as appropriate, the Owner shall make progress payments to the Contractor as provided in the Contract Documents.

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

§ 9.6.3 The Architect-Designer and Owner will, on request, furnish to a Subcontractor, if practicable, information regarding percentages of completion or amounts applied for by the Contractor and action taken thereon by the Architect-Designer and Owner on account of portions of the Work done by such Subcontractor.
§ 9.6.4 The Owner has the right to request written evidence from the Contractor that the Contractor has properly paid Subcontractors and material and equipment suppliers amounts paid by the Owner to the Contractor for subcontracted Work. If the Contractor fails to furnish such evidence within seven days, the Owner shall have the right to contact Subcontractors to ascertain whether they have been properly paid. Neither the Owner nor Architect-Designer shall have an obligation to pay or to see the payment of money to a Subcontractor, except as may otherwise be required by law.

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

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

§ 9.6.7 Unless the Contractor provides the Owner with a payment bond in the full penal sum of the Contract Sum, payments received by the Contractor for Work properly performed by Subcontractors and suppliers shall be held by the Contractor for those Subcontractors or suppliers who performed Work or furnished materials, or both, under contract with the Contractor for which payment was made by the Owner. Nothing contained herein shall require money to be placed in a separate account and not commingled with money of the Contractor, shall create any fiduciary liability or tort liability on the part of the Contractor for breach of trust or shall entitle any person or entity to an award of punitive damages against the Contractor for breach of the requirements of this provision. When Contract Sum meets the statutory threshold, the Contractor shall comply with the procedures established by the Tennessee State Treasurer and Department of Finance and Administration for establishment of an interest-bearing retainage escrow account.

§ 9.7 FAILURE OF PAYMENT
If the Architect does not issue a Certificate for Payment, through no fault of the Contractor, within seven days after receipt of the Contractor’s Application for Payment, or if the Owner does not pay the Contractor within seven days after the date payment is due as established in the Contract Documents the amount certified by the Architect as awarded by binding dispute resolution, currently due as of that date pursuant to the terms of the Contract Documents (including certification by the Designer), then the Contractor may, upon seven additional days’ written notice to the Owner and Architect-Designer, stop the Work until payment of the amount owing has been received. The Contract Time shall be extended appropriately and the Contract Sum shall be increased by the amount of the Contractor’s reasonable costs of shut-down, delay and start-up, plus interest as provided for in the Contract Documents.

§ 9.8 SUBSTANTIAL COMPLETION
§ 9.8.1 Substantial Completion is the stage in the progress of the Work when the Work or designated portion thereof is sufficiently complete in accordance with the Contract Documents so that the Owner can occupy or utilize the Work for its intended use. In order to occupy or utilize the Work for its intended use, the Owner must have received complete Product Data, Operating and Maintenance Data, orientation, and training, as may be required by specifications, and use and occupancy permits.

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

§ 9.8.3 Upon receipt of the Contractor’s list, the Architect-Designer will make an inspection to determine whether the Work or designated portion thereof is substantially complete. The Contractor shall submit its application for payment commensurate with Substantial Completion. If the Architect-Designer’s inspection discloses any item, whether or not included on the Contractor’s list, which is not sufficiently complete in accordance with the Contract Documents so that the Owner can occupy or utilize the Work or designated portion thereof for its intended use, the Contractor shall, before issuance of the Certificate of Substantial Completion, complete or correct such item upon notification by the Architect-Designer. In such case, the Contractor shall submit a request for another inspection by the Architect-Designer to determine Substantial Completion.
§ 9.8.4 When the Work or designated portion thereof is substantially complete, the Architect-Designer will prepare a Certificate of Substantial Completion that shall establish the date of Substantial Completion, shall establish responsibilities of the Owner and Contract for security, maintenance, heat, utilities, damage to the Work and insurance, and shall fix the time within which the Contractor shall finish all items on the list accompanying the Certificate, subject to the provisions of Section 9.12.2. Warranties required by the Contract Documents shall commence on the date of Substantial Completion of the Work or designated portion thereof unless otherwise provided in the Certificate of Substantial Completion.

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

§ 9.9 PARTIAL OCCUPANCY OR USE

§ 9.9.1 The Owner may occupy or use any completed or partially completed portion of the Work at any stage when such portion is designated by separate agreement with the Contractor, provided such occupancy or use is consummated to the architect as required under Section 11.3.1.5 and authorized by public authorities having jurisdiction over the Project. Such partial occupancy or use may commence whether or not the portion is substantially complete, provided the Architect and Contractor have agreed in writing the responsibilities assigned to each of them for payments, retainage, if any, security, maintenance, heat, utilities, damage to the Work and insurance, and have agreed in writing concerning the period for correction of the Work and commencement of warranties required by the Contract Documents. When the Contractor considers a portion substantially complete, the Contractor shall prepare and submit to the Architect-Designer as provided under Section 9.8.2. Consent of the Contractor to partial occupancy or use shall not be unreasonably withheld. The stage of the progress of the Work shall be determined by written agreement between the Owner and Contractor, or if no agreement is reached, by decision of the Architect-Designer.

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

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

§ 9.10 FINAL COMPLETION AND FINAL PAYMENT

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

§ 9.10.2 Neither final payment nor any remaining retained percentage shall become due until the Contractor submits to the Architect-Designer (1) an affidavit that payrolls, bills for materials and equipment, and other indebtedness connected with the Work for which the Owner or the Owner's property might be responsible or encumbered (less amounts withheld by Owner) have been paid or otherwise satisfied, (2) a certificate evidencing that insurance required by the Contract Documents to remain in force after final payment is currently in effect and will not be canceled or allowed to expire until at least 30 days' prior written notice has been given to the Owner, (3) a written statement that the Contractor knows of no substantial reason that the insurance will not be renewed to cover the period required by the Contract Documents, (4) consent of surety, if any, to final payment and (5) if required by the Owner, other data establishing payment or satisfaction of obligations, such as receipts, releases and waivers of liens, waivers, claims, security interests or encumbrances arising out of the Contract, to the extent and in such form as may be designated by the Owner. If the Subcontractor refuses to furnish a release or waiver required by the Owner, the Contractor may furnish a bond shall furnish acknowledgement of the matter to the Surety satisfactory to the Owner to indemnify the Owner against such lien. If such lien such matter is in lieu of such a release or waiver, If such matter
remains unsatisfied after payments are made, the Contractor shall refund to the Owner all money that the Owner may be compelled to pay in discharging such lien, matter, including all costs and reasonable attorneys' fees.

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

§ 9.10.4 The making of final payment shall not constitute a waiver of Claims by the Owner except those arising from the following:

1. liens, Claims, security interests or encumbrances arising out of the Contract and unsettled;
2. failure of the Work to comply with the requirements of the Contract Documents, irrespective of when such failure is discovered; or
3. terms of special warranties required by the Contract Documents.

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

§ 9.10.6 Final payment constituting the entire unpaid balance of Contract Sum, shall be paid by Owner to Contractor when Work has been completed, the Contract fully performed, and a final Certificate for Payment issued by Designer.

§ 8.11 METHOD OF PAYMENT
§ 8.11.1 Payments to Contractor shall be made through Owner's automated clearing house wire transfer system. Contractor shall have completed an Authorization Agreement for Automatic Deposits ACH Credits Form prior to commencing Work and prior to submitting a first application for payment.

§ 8.11.2 Debit entries to correct errors authorized by the Authorization Agreement for Automatic Deposits ACH Credits Form shall be limited to those errors detected prior to the effective date of the credit entry. The remittance advice shall note that a correcting entry was made. Corrections shall be made within two banking days of the effective date of the original transaction. Other errors detected at a later date shall take the form of a refund, or in some instances, a credit memo if additional payments are to be made.

§ 9.11.2.1 The Owner reserves the right to deduct from amounts which are or shall become due and payable to Contractor under this or any contract between the parties any amounts which are or shall become due and payable to the State by the Contractor.

§ 9.12 LIQUIDATED DAMAGES
§ 9.12.1 Time being of the essence, Contractor further agrees to accept conditions for liquidated damages in the amount set forth in Contract Documents for each calendar day in excess of allotted time for Substantial Completion, or approved extension thereof, parties agreeing that the amount of damages resulting from delay would be uncertain and difficult to prove, and further agreeing that such liquidated damages set forth in the Owner-Contractor Agreement are a reasonable estimate of those damages which could result from delay.

§ 9.12.2 If a portion of the Work is certified Substantially Complete, the amount of Liquidated Damages applicable to the remaining Work may be reduced by written mutual agreement.

§ 9.12.3 Secondary Liquidated Damages shall be 25 percent of that originally required by the Contract Documents, and shall accrue until such time that Work has been completed and the Contract fully performed if:

1. the time for completion stipulated in the Certificate of Substantial Completion has passed; or, if no such time was stipulated, then 30 calendar days have passed following the expiration of such time; or
2 the Contract Time, including approved extensions, plus 30 calendar days, has passed.

ARTICLE 10 PROTECTION OF PERSONS AND PROPERTY
§ 10.1 SAFETY PRECAUTIONS AND PROGRAMS
The Contractor shall be responsible for initiating, maintaining and supervising all safety precautions and programs in connection with the performance of the Contract.

§ 10.2 SAFETY OF PERSONS AND PROPERTY
§ 10.2.1 The Contractor shall take reasonable precautions for safety of, and shall provide reasonable protection to prevent damage, injury or loss to
   .1 employees on the Work and other persons who may be affected thereby;
   .2 the Work and materials and equipment to be incorporated therein, whether in storage on or off the site, under care, custody or control of the Contractor or the Contractor’s Subcontractors or Sub-subcontractors; and
   .3 other property at the site or adjacent thereto, such as trees, shrubs, lawns, walks, pavements, roadways, structures and utilities not designated for removal, relocation or replacement in the course of construction.

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

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

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

§ 10.2.5 The Contractor shall promptly remedy damage and loss (other than damage or loss insured under property insurance required by the Contract Documents) to property referred to in Sections 10.2.1.2 and 10.2.1.3 caused in whole or in part by the Contractor, a Subcontractor, a Sub-subcontractor, or anyone directly or indirectly employed by any of them, or by anyone for whose acts they may be liable and for which the Contractor is responsible under Sections 10.2.1.2 and 10.2.1.3, except damage or loss attributable to acts or omissions of the Owner or Architect, Designer or anyone directly or indirectly employed by either of them, or by anyone for whose acts either of them may be liable, and not attributable to the fault or negligence of the Contractor. Owner reserves the right to effect repairs to damaged property and deduct all costs from the Contract Sum. The foregoing obligations of the Contractor are in addition to the Contractor’s obligations under Section 3.18.

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

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

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

§ 10.3 HAZARDOUS MATERIALS
§ 10.3.1 The Contractor is responsible for compliance with all requirements included in the Contract Documents regarding hazardous materials. If the Contractor encounters a hazardous material or substance not addressed in the Contract Documents and if reasonable precautions will be inadequate to prevent foreseeable bodily injury or death to
§ 10.3.2 Upon receipt of the Contractor’s written notice, pursuant to circumstances described in Section 10.3.1, Owner will have the option to either terminate the contract as provided in Article 14, proceed with Contractor in a mutually agreed plan of action, or as follows: the Owner shall obtain the services of a licensed laboratory to verify the presence or absence of the material or substance reported by the Contractor and, in the event such material or substance is found to be present, to cause it to be rendered harmless. Unless otherwise required by the Contract Documents, the Owner shall furnish in writing to the Contractor and Architect-Designer the names and qualifications of persons or entities who are to perform tests verifying the presence or absence of such material or substance or who are to perform the task of removal or safe containment of such material or substance. The Contractor and the Architect-Designer will promptly reply to the Owner in writing stating whether or not either has reasonable objection to the persons or entities proposed by the Owner. If either the Contractor or Architect-Designer has an objection to a person or entity proposed by the Owner, the Owner shall propose another to whom the Contractor and the Architect Designer have no reasonable objection. When the material or substance has been rendered harmless, Work in the affected area shall resume upon written agreement of the Owner and Contractor. By Change Order, following claim and modification processes in accordance with Articles 15 and 7, the Contract Time shall be extended appropriately and the Contract Sum shall be increased in the amount of the Contractor’s reasonable additional costs of shut-down, delay and start-up.

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

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

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

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

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

ARTICLE 11 INSURANCE AND BONDS
§ 11.1 CONTRACTOR’S LIABILITY INSURANCE
§ 11.1.1 The Contractor shall purchase from and maintain in a company or companies lawfully authorized to do business in the jurisdiction in which the Project is located such insurance required by the Contract Documents as will protect the Contractor and the Owner from claims set forth below which may arise out of or result from the Contractor’s operations and completed operations under the Contract and for which the Contractor may be legally liable, whether such operations be by the Contractor or by a Subcontractor or by anyone directly or indirectly employed by any of them, or by anyone for whose acts any of them may be liable:

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Claims under workers' compensation, disability benefit and other similar employee benefit acts that are applicable to the Work to be performed;

2. Claims for damages because of bodily injury, occupational sickness or disease, or death of the Contractor's employees;

3. Claims for damages because of bodily injury, sickness or disease, or death of any person other than the Contractor's employees;

4. Claims for damages caused by the work, whether caused by the Contractor's employees or otherwise;

5. Claims for damages caused by the work, whether caused by the Contractor's employees or otherwise;

6. Claims for damages caused by bodily injury death of a person or property damage arising out of ownership, maintenance or use of a motor vehicle;

7. Claims for bodily injury or property damage arising out of completed operations; and

8. Claims involving contractual liability insurance applicable to the Contractor's obligations under Section 3.18.

§ 11.1.2 The insurance required by Section 11.1.1 shall be written for not less than limits of liability specified in the Contract Documents or required by law, whichever coverage is greater. Coverages, whether written on an occurrence- or claims-made basis, shall be maintained without interruption from the date of commencement of the Work until the date of final payment and termination of any coverage required to be maintained after final payment, and, with respect to the Contractor's completed operations coverage, until the expiration of the period for correction of Work or for such other period for maintenance of completed operations coverage as specified in the Contractor Documents one year after final payment. Specific lines of coverage and limits of liability provided by the Contractor shall be written in a comprehensive form satisfactory to the Owner in the following minimum requirements:

1. Comprehensive General Liability, with combined single limits for bodily injury and property damage of  
   Each Occurrence: $1,000,000
   Aggregate: $2,000,000
   and including:
   premises & operations;
   underground, explosion, & collapse;
   products & completed operations;
   contractual;
   independent contractors;
   Owner / Contractor protective;
   broad form property damage; and
   personal injury (employment exclusion deleted).

2. Asbestos abatement insurance:

   Non-Friable asbestos: If removal or abatement of non-friable asbestos is included in the Work, and Contractor's General Liability insurance coverage excludes risks associated with asbestos, Contractor shall provide evidence of a Special Endorsement.

   Friable asbestos: If removal or abatement of friable asbestos is included in the Work, Contractor shall provide evidence of a special endorsement.

   Special Endorsement: Evidence of a Special Endorsement shall be in the form of a Certificate of Insurance certifying a special endorsement for asbestos abatement insurance with a minimum $500,000 limit of liability. If Contractor is performing no portion of the asbestos removal or abatement with its own forces, Contractor, in lieu of its own such endorsement, may substitute a Certificate showing such special endorsement covering the subcontractor or sub-subcontractor which is actually performing the asbestos removal or abatement.

3. Comprehensive Automobile Liability, with combined single limits for bodily injury and property damage of

   Each Occurrence: $500,000
   and including owned, hired, and non-owned vehicles; or, if there are no owned vehicles, Contractor may provide written certification of such and provide coverage limited to hired and non-owned vehicles.

4. Workers Compensation and Employer's Liability. Without reservation as to whether covered by Workmen's Compensation law, with Workers Compensation according to statute, and Employer's Liability: $100,000.

5. If an exposure exists, Aircraft and Watercraft Liability (owned & non-owned), with limits approved by Owner shall be provided.
§ 11.1.3 Certificates of insurance acceptable to the Owner shall be filed with the Owner prior to commencement of the work and thereafter upon renewal or replacement of each required policy of insurance. These certificates and the insurance policies required by this Section 11.1 shall contain a provision that coverages afforded under the policies will not be canceled or allowed to expire until at least 30 days' prior written notice has been given to the Owner. Certificate(s) of insurance provided to attest to coverage shall specifically cite each element of coverage and not less than limits set forth in Section 11.1.2 as confirmation of complete coverage, and shall identify Contractor, Producer, Insurance Carrier, Project, and certificate holder, and state Producer's notice requirements as set forth in Section 11.1.4. The term "Commercial General Liability" shall mean all of the coverage listed in Section 11.1.2.1a unless specifically noted otherwise in the certificate. An additional certificate evidencing continuation of liability coverage, including coverage for completed operations, shall be submitted with the final Application for Payment as required by Section 9.10.2 and thereafter upon renewal or replacement of such coverage until the expiration of the time required by Section 11.1.2. Information concerning reduction of coverage on account of revised limits or claims paid under the General Aggregate, or both, shall be furnished by the Contractor with reasonable promptness.

§ 11.1.4 The Contractor shall cause the commercial liability coverage required by the Contract Documents to include (1) the Owner, the Architect, the Designer and the Architect's Designer's Consultant as additional insureds for claims caused in whole or in part by the Contractor, his negligent acts or omissions during the Contractor's operations; and (2) the Owner as an additional insured for claims caused in whole or in part by the Contractor's negligent acts or omissions during the Contractor's completed operations.

§ 11.1.5 Contractor shall notify Owner in writing of changes in coverage or carrier not later than ten days after notification of Contractor by Producer, or ten days before Contractor makes a change, whichever occurs first. Contractor shall require that if policies are cancelled or modified before expiration date thereof, Producer shall endeavor to mail ten days prior written notice to certificate holder named therein.

§ 11.2. OWNER'S LIABILITY INSURANCE
The Owner shall be responsible for purchasing and maintaining the Owner's usual liability insurance.

§ 11.3 PROPERTY INSURANCE
§ 11.3.1 Unless otherwise provided, the Owner 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 for the covered Project at the site on a replacement cost basis without optional deductible basis. 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 as provided in Section 9.10 or until no person or entity other than the Owner has an interest in the property required by this Section 11.3 to be covered, whichever is later. This insurance shall include interests of the Owner, the Contractor, Subcontractors and Sub-subcontractors in the Project specified by the Owner as named insured and the Contractor, Subcontractors and Sub-subcontractors as additional insured under the policy.

§ 11.3.1.1 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, falsework, testing and startup, temporary buildings and debris removal including demolition conducted by owner, including applicable legal requirements, and shall cover reasonable compensation for Architect's, Designer's and Contractor's services and expenses required as a result of such insured loss. Such insurance carried by Owner will include a $10,000 deductible clause. The deductible is the responsibility of the Contractor.

§ 11.3.1.2 If the Owner does not intend to purchase such property insurance required by the Contract and with all of the coverages in the amount described above, the Owner shall so inform the Contractor in writing prior to commencement of the Work. The Contractor may then effect insurance that will protect the interests of the Owner as named insured. Contractor, Subcontractors and Sub-subcontractors in the Work, and by appropriate Change Order if not included in the Contract Sum as the case may be. Contractor shall bear all pertinent costs properly attributable thereto.
§ 11.3.3.3 If the property insurance requires deductibles, the Owner shall pay costs not covered because of such deductibles.

§ 11.3.3.4 The Owner's property insurance shall cover exclude portions of the Work stored off the site, and also portions of the Work in transit; and, Contractor shall provide insurance upon such portions to protect the Owner's Interest.

§ 11.3.3.5 Partial occupancy or use in accordance with Section 9.9 shall not commence until the insurance company or companies providing property insurance have consented to such partial occupancy or use by endorsement or otherwise. The Owner and the Contractor shall take reasonable steps to obtain consent of the insurance company or companies and shall, without mutual written consent, take no action with respect to partial occupancy or use that would cause cancellation, lapse or reduction of insurance.

§ 11.3.2 BOILER AND MACHINERY INSURANCE
The Owner shall purchase and maintain boiler and machinery insurance required by the Contract Documents or by law, which shall specifically cover such insured objects during installation and until final acceptance by the Owner; this insurance shall include interests of the Owner, Contractor, Subcontractors and Sub-subcontractors in the Work, and the Owner and Contractor shall be named insureds.

§ 11.3.3 LOSS OF USE INSURANCE
The Owner, at the Owner's option, may purchase and maintain such insurance as will insure the Owner against loss of use of the Owner's property due to fire or other hazards, however caused. The Owner waives all rights of action against the Contractor for loss of use of the Owner's property, including consequential losses due to fire or other hazards however caused.

§ 11.3.4 If the Contractor requests in writing that insurance for risks other than those described herein or other special causes of loss be included in the property insurance policy, the Owner shall, if possible, include such insurance, and the cost thereof shall be charged to the Contractor by appropriate Change Order.

§ 11.3.5 If during the Project construction period the Owner insures properties, real or personal or both, at or adjacent to the site by property insurance under policies separate from those insuring the Project, or if after final payment property insurance is to be provided on the completed Project through a policy or policies other than those insuring the Project during the construction period, the Owner shall waive all rights in accordance with the terms of Section 11.3.7 for damages caused by fire or other causes of loss covered by this separate property insurance. All separate policies shall provide this waiver of subrogation by endorsement or otherwise.

§ 11.3.6 Before an exposure to loss may occur, the Owner shall file with the Contractor a copy of each policy that includes insurance coverages required by this Section 11.3. Each policy shall contain all generally applicable conditions, definitions, exclusions and endorsements related to this Project. Each policy shall contain a provision that the policy will not be canceled or allowed to expire, and that its limits will not be reduced, until at least 30 days' prior-written notice has been given to the Contractor issuing company will endeavor to provide ten days written notice to the Contractor should the policy be canceled prior to the expiration date. Failure to file such notice shall impose no obligation or liability of any kind upon the Owner or issuing company.

§ 11.3.7 WAIVERS OF SUBROGATION
The Owner and Contractor waive all rights against (1) each other and any of their subcontractors, sub-subcontractors, agents and employees, each of the other, and (2) the Architect, Architect's consultants, separate contractors described in Article 6, if any, and any of their subcontractors, sub-subcontractors, agents and employees, for damages caused by fire or other causes of loss to the extent covered by property insurance obtained pursuant to this Section 11.3.2 or other property insurance applicable to the Work, except such rights as they may have to proceed of such insurance held by the Owner as a fiduciary. The Owner or Contractor, as appropriate, shall require of the Architect, Architect's consultants, separate contractors described in Article 6, if any, and the subcontractors, sub-subcontractors, agents and employees of any of them, by appropriate agreements, written where legally required for validity, similar waivers each in favor of other parties enumerated herein. The policies shall provide such waivers of subrogation by endorsement or otherwise. A waiver of subrogation shall be effective as to a person or entity even though that person or entity would otherwise have a duty of indemnification, contractual or otherwise, did not pay the insurance.
§ 11.3.8 A loss insured under the Owner's property insurance shall be adjusted by the Owner as fiduciary and made payable to the Owner as fiduciary for the insureds, as their interests may appear, subject to requirements of any applicable mortgagee clause and of Section 11.3.10. The Contractor shall pay Subcontractors their just shares of insurance proceeds received by the Contractor, and by appropriate agreements, written where legally required for validity, shall require Subcontractors to make payments to their Sub-subcontractors in similar manner.

§ 11.3.9 If required in writing by a party in interest, the Owner as fiduciary shall, upon occurrence of an insured loss, give bond for proper performance of the Owner's duties. The cost of required bonds shall be charged against proceeds received from insurance. The Owner shall deposit in a separate account proceeds so received, which the Owner shall distribute in accordance with such agreement as the parties in interest may reach, or as determined in accordance with the method of binding dispute resolution selected in the Agreement between the Owner and Contractor. If for such after an insured loss no other special agreement is made and unless the Owner terminates the Contractor for convenience, replacement of damaged property shall be performed by the Contractor after notification of a Change in the Work in accordance with Article 37; however, this shall not preclude Owner's emergency repairs under Section 10.2.5.

§ 11.3.10 The Owner as fiduciary shall have power to adjust and settle a loss with insurers unless one of the parties in interest shall object in writing within five days after occurrence of loss to the Owner's exercise of this power, if such objection is made, the dispute shall be resolved in the manner selected by the Owner and Contractor as the method of binding dispute resolution in the Agreement. If the Owner and Contractor have selected arbitration as the method of binding dispute resolution, the Owner as fiduciary shall make settlement with insurers or, in the ease of a dispute over distribution of insurance proceeds, in accordance with the directions of the arbitrators.

§ 11.4 PERFORMANCE BOND AND PAYMENT BOND

§ 11.4.1 The Owner shall have the right to require the Contractor to furnish bonds covering faithful performance of the Contract and payment of obligations arising thereunder as stipulated in bidding requirements or specifically required in the Contract Documents or the date of execution of the Contract. If the initial Contract Sum as awarded exceeds $100,000, Contractor shall provide Contract Bond, in the amount of 100 percent of Contract Sum covering faithful performance of contract and payment of obligations arising thereunder. If a Contract Bond is required, and a Three Year Roof Bond is also stipulated in the Bidding Documents, then the Three Year Roof Bond shall be provided as stipulated. Bond(s) shall be executed on Tennessee State Building Commission Standard Form(s) exhibited in Bidding Documents for project, and subject to provisions of Section 11.4.3.

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

§ 11.4.3 Surety is the person or entity identified as such in a bond and is referred to throughout the Contract Documents as singular in number. The term "Surety" means the Surety or the Surety's authorized representative. Surety Company issuing bond shall be licensed to transact business in Tennessee by Department of Commerce and Insurance. Bond shall have certified and current Power-of-Attorney for the Surety's Attorney-in-Fact attached. Attorney-in-Fact who executes bond on behalf of Surety shall be one who is licensed by Tennessee as a resident agent, and shall affix license number to bond or countersignature by and license number of a licensed resident agent shall be affixed to the bond in addition to the signature of the Attorney-in-Fact.

ARTICLE 12 UNCOVERING AND CORRECTION OF WORK

§ 12.1 UNCOVERING OF WORK

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

§ 12.1.2 If a portion of the Work has been covered that the Architect-Designer has not specifically requested in writing to examine prior to its being covered, the Architect-Designer may request in writing to see such Work and it
shall be uncovered by the Contractor. If such Work is in accordance with the Contract Documents, costs of uncovering and replacement shall, by appropriate Change Order, be at the Owner’s expense. If such Work is not in accordance with the Contract Documents, such costs and the cost of uncovering, correction and covering shall be at the Contractor’s expense unless the condition was caused by the Owner or a separate contractor in which event the Owner shall be responsible for payment of such costs.

§ 12.2.2 CORRECTION OF WORK

§ 12.2.2.1 BEFORE OR AFTER SUBSTANTIAL COMPLETION

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

§ 12.2.2 AFTER SUBSTANTIAL COMPLETION

§ 12.2.2.1 In addition to the Contractor’s obligations under Section 3.5, if, within one year after the date of Substantial Completion of the Work or designated portion thereof or after the date for commencement of warranties established under Section 9.9.1, or by terms of an applicable special warranty required by the Contract Documents, any of the Work is found to be not in accordance with the requirements of the Contract Documents, the Contractor shall correct it promptly after receipt of written notice from the Owner to do so unless the Owner has previously given the Contractor a written acceptance of such condition. The Owner shall give such notice promptly after discovery of the condition. During the one-year period for correction of Work, if the Owner fails to notify the Contractor of known nonconforming Work and give the Contractor an opportunity to make the correction, the Owner waives the rights to require correction by the Contractor and to make a claim for breach of warranty. If the Contractor fails to correct nonconforming Work within a reasonable time during that period after receipt of notice from the Owner or Architect-Designer, the Owner may correct it in accordance with Section 2.4. If three Year Roof Bond has been provided, then with regard to the total roofing system, its installation, and materials, the one year time period hereunder is extended for two additional years for a total period of three years. Until such time as the three years hereunder have expired, Contractor’s obligations hereunder shall be joint and several with Company as defined and set forth in the Roofing System Warranty. For the purpose of Sections 12.2.2, all of Company’s actions, whether of omission or commission, pursuant to the Roofing System Warranty are likewise actions of Contractor hereunder and shall in no way negate or reduce the responsibilities of Contractor hereunder.

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

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

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

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

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

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

ARTICLE 13 MISCELLANEOUS PROVISIONS

§ 13.1 GOVERNING LAW

The Contract shall be governed by the law of the place where the Project is located except that, if the parties have selected arbitration as the method of binding dispute resolution, the Federal Arbitration Act shall govern Section 144 located.

§ 13.2 SUCCESSORS AND ASSIGNS

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

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

§ 13.3 WRITTEN NOTICE

Written notice shall be deemed to have been duly served if delivered in person to the individual, to a member of the firm or entity, or to an officer of the corporation for which it was intended; or if delivered at, or sent by registered or certified mail or by courier service providing proof of delivery to, the last business address known to the party giving notice.

§ 13.4 RIGHTS AND REMEDIES

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

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

§ 13.4.3 If normal procedures within the Contract fail to satisfy a Claim against the Owner, further action is to be taken up with the Tennessee Claims Commission, pursuant to TCA § 9-8-101, et seq. Damages recoverable against the State shall be limited expressly to claims awarded by the Commission.

§ 13.5 TESTS AND INSPECTIONS

§ 13.5.1 Tests, inspections and approvals of portions of the Work shall be made as required by the Contract Documents and by applicable laws, statutes, ordinances, codes, rules and regulations or lawful orders of public authorities. Unless otherwise provided, the Contractor shall make arrangements for such tests, inspections and approvals with an independent testing laboratory or entity acceptable to the Owner, or with the appropriate public authority, and shall bear all related costs of tests, inspections and approvals. The Contractor shall give the Architect Designer timely notice of when and where tests and inspections are to be made so that the Architect Designer may be present for such procedures. The Owner shall bear costs of (1) tests, inspections or approvals that do not become requirements until after bids are received or negotiations concluded, and (2) tests, inspections or approvals where building codes or applicable laws or regulations prohibit the Owner from delegating their cost to the Contractor.

§ 13.5.2 If the Architect, Designer, Owner or public authorities having jurisdiction determine that portions of the Work require additional testing, inspection or approval not included under Section 13.5.1, the Architect Designer will, upon written authorization from the Owner, instruct the Contractor to make arrangements for such additional testing, inspection or approval by an entity acceptable to the Owner, and the Contractor shall give timely notice to the
Architect-Designer of when and where tests and inspections are to be made so that the Architect-Designer may be present for such procedures. Such costs, except as provided in Section 13.5.3, shall be at the Owner’s expense.

§ 13.5.4 If such procedures for testing, inspection or approval under Sections 13.5.1 and 13.5.2 reveal failure of the portions of the Work to comply with requirements established by the Contract Documents, all costs made necessary by such failure including those of repeated procedures and compensation for the Architect-Designer’s services and expenses shall be at the Contractor’s expense.

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

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

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

§ 13.6 INTEREST
Payments due and unpaid under the Contract Documents shall bear interest from the due date at a rate as the parties may agree upon in writing or, in the absence of such agreement, at the legal rate prevailing from time to time at the place where the Project is located, past due as stated in Section 9.6.1 in accordance with TCA § 12-4-704 as may from-time to time be amended.

§ 13.7 TIME LIMITS ON CLAIMS
The Owner and Contractor shall commence all claims and causes of action, whether in contract, tort, breach of warranty or otherwise, against the other-Owner arising out of or related to the Contract in accordance with the requirements of the final dispute resolution method selected in the Agreement Contract Documents and Section 13.4.3 within the time period specified by applicable law, but in any case not more than 10 years after the date of Substantial Completion of the Work. The Owner and Contractor waive Contractor waives all claims and causes of action not commenced in accordance with this Section 13.7.

ARTICLE 14 TERMINATION OR SUSPENSION OF THE CONTRACT
§ 14.1 TERMINATION BY THE CONTRACTOR
§ 14.1.1 The Contractor may terminate the Contract if the Work is stopped for a period of 30 consecutive days through no act or fault of the Contractor or a Subcontractor, Sub-subcontractor or their agents or employees or any other persons or entities performing portions of the Work under direct or indirect contract with the Contractor, for any of the following reasons:

1. Issuance of an order of a court or other public authority having jurisdiction that requires all Work to be stopped;
2. An act of government, such as a declaration of national emergency that requires all Work to be stopped;
3. Because the Architect-Designer has not issued a Certificate for Payment and has not notified the Contractor of the reason for withholding certification as provided in Section 9.4.1, or because the Owner has not made payment on a Certificate for Payment within the time stated in the Contract Documents;
4. The Owner has failed to furnish to the Contractor promptly, upon the Contractor’s request, reasonable evidence as required by Section 2.2.1 Documents.

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

§ 14.1.3 If one of the reasons described in Section 14.1.1 or 14.1.2 exists, the Contractor may, upon seven days’ written notice to the Owner and Architect-Designer, terminate the Contract and recover from the Owner payment for—
Work executed, including reasonable overhead and profit, costs incurred by reason of such termination, and damages, eligible overhead, profit, and costs as defined in Section 7.3.7 incurred by reason of such termination.

§ 14.4.1 If the Work is stopped for a period of 60 consecutive days through no act or fault of the Contractor or a Subcontractor or their agents or employees or any other persons performing portions of the Work under contract with the Contractor because the Owner has repeatedly failed to fulfill the Owner's obligations under the Contract Documents with respect to matters important to the progress of the Work, the Contractor may, upon seven additional days' written notice to the Owner and the Architect-Designer, terminate the Contract and recover from the Owner as provided in Section 14.1.3.

§ 14.2.1 TERMINATION BY THE OWNER FOR CAUSE

§ 14.2.1 The Owner may terminate the Contract if the Contractor

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

§ 14.2.2 When any of the above reasons exist, the Owner, upon certification by the Initial Decision Maker-Designer that sufficient cause exists to justify such action, may without prejudice to any other rights or remedies of the Owner and after giving the Contractor and the Contractor's surety, if any, seven days' written notice, terminate employment of the Contractor and, may, subject to any prior rights of the surety:

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

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

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

§ 14.3 SUSPENSION BY THE OWNER FOR CONVENIENCE

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

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

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

§ 14.4 TERMINATION BY THE OWNER FOR CONVENIENCE

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

§ 14.4.2 Upon receipt of written notice from the Owner of such termination for the Owner's convenience, the Contractor shall cease operations as directed by the Owner in the notice;
.2 take actions necessary, or that the Owner may direct, for the protection and preservation of the Work; including materials for which Owner has paid and which are stored off-site, and
.3 except for Work directed to be performed prior to the effective date of termination stated in the notice, terminate all existing subcontracts and purchase orders and enter into no further subcontracts and purchase orders.

§ 14.4.3 In case of such termination for the Owner’s convenience, the Contractor shall be entitled to receive payment for Work executed, and cease the completed portion of the Work, eligible costs as defined in Section 7.3.7 incurred by reason of such termination, along with reasonable overhead and profit on the Work not executed plus a fraction of 5 percent of the remaining balance of the Contract Sum, which fraction shall be equal to the value of Work completed divided by the Contract Sum.

ARTICLE 15 CLAIMS AND DISPUTES
§ 15.1 CLAIMS
§ 15.1.1 DEFINITION
A Claim is a demand or assertion by one of the parties seeking, as a matter of right, payment of money, or other relief with respect to the terms of the Contract. The term “Claim” also includes other disputes and matters in question between the Owner and Contractor arising out of or relating to the Contract. The responsibility to substantiate Claims shall rest with the party making the Claim.

§ 15.1.2 NOTICE OF CLAIMS
Claims by either the Owner or Contractor except claims of liquidated damages, must be initiated by written notice to the other party and to the Initial Decision Maker with a copy sent to the Architect, if the Architect is not serving as the Initial Decision Maker. Claims by either party must be initiated within 21 days after occurrence of the event giving rise to such Claim or within 21 days after the claimant first recognizes the condition giving rise to the Claim, whichever is later. If the effect of the condition giving rise to the Claim cannot be fully evaluated, a preliminary notice of pending claim shall be made within the stated time limit subject to further action in a timely manner.

§ 15.1.3 CONTINUING CONTRACT PERFORMANCE
Pending final resolution of a Claim, except as otherwise agreed in writing or as provided in Section 9.7 and Article 14, the Contractor shall proceed diligently with performance of the Contract and the Owner shall continue to make payments in accordance with the Contract Documents. The Architect will prepare Change Orders and issue Certificates for Payment in accordance with the decisions of the Initial Decision Maker. The Owner will issue recommendations for change orders and certificates for payment in accordance with its decisions issued pursuant to Section 15.2.2.

§ 15.1.4 CLAIMS FOR ADDITIONAL COST
If the Contractor wishes to make a Claim for an increase in the Contract Sum, written notice as provided herein shall be given before proceeding to execute the Work required by the Contract Documents shall be given to the Owner by the Contractor, and written notice received by the Contractor from Owner acknowledging the claim and authorizing construction activity to proceed before the Contractor shall proceed to execute the construction activity giving rise to the claim, unless the claim shall be addressed under provisions of Section 15.2. Documentation of claims shall conform to the requirements of Article 7. Prior notice is not required for Claims relating to an emergency endangering life or property arising under Section 10.4.

§ 15.1.5 CLAIMS FOR ADDITIONAL TIME
§ 15.1.5.1 If the Contractor wishes to make a Claim for an increase in the Contract Time, written notice as provided herein shall be given. The Contractor's Claim shall include an estimate of cost and of probable effect of delay on progress of the Project. To make a Claim for an increase in Contract Time, Contractor shall give written notice as provided herein and include an estimate of cost, which shall be limited to that allowed by Section 8.3.3, and an explanation of the cause and probable effect on progress of the Work. In the case of a continuing delay, only one Claim is necessary, necessary, and Contractor shall subsequently detail the full scope of the delay.

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

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

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

2. damages incurred by the Contractor for principal office expenses including the compensation of personnel stationed there, for losses of financing, business and reputation, and for loss of profit except anticipated profit arising directly from the Work. The Contractor waives Claims against the Owner for consequential damages arising out of or relating to this Contract including but not limited to either party's termination in accordance with Article 14, principal office expenses, including the compensation of personnel stationed at the principal office, and any damages for losses of financing, business, and reputation, and for loss of profit.

This mutual waiver is applicable, without limitation, to all consequential damages due to either party's termination in accordance with Article 14. Nothing contained in this Section 15.1.6 shall be deemed to preclude an award of liquidated damages, when applicable, in accordance with the requirements of the Contract Documents.

§ 15.2 INITIAL DECISION

§ 15.2.1 Claims, excluding those arising under Sections 10.3, 10.4, 11.3.9, and 11.3.10, shall be referred to the Initial Decision Maker for initial decision. The Architect will serve as the Initial Decision Maker, unless otherwise indicated in the Agreement. Except for those Claims excluded by this Section 15.2.1, an initial decision shall be referred to the Designer for initial decision. An initial decision or action by the Designer in accordance with Section 15.2.2 shall be required as a condition precedent to mediation of any Claim arising prior to the date final payment is due, unless 30 days have elapsed before the Claim has been referred to the Initial Decision Maker with no decision having been rendered. Unless the Initial Decision Maker and all affected parties agree, the Initial Decision Maker will not decide disputes between the Contractor and persons or entities other than the Owner. Claims or actions pursuant to remedies provided by law for claims between Owner and Contractor, unless the Designer fails to timely comply with Section 15.2.2.

§ 15.2.2 The Initial Decision Maker, Designer will review Claims and within ten days of the receipt of a Claim or information preliminary or pursuant to a Claim or modification to a Claim and take one or more of the following actions: (1) request additional supporting data from the claimant or a response with supporting data from the other party, (2) reject the Claim in whole or in part, (3) approve the Claim, (4) suggest a compromise, or (5) advise the parties that the Initial Decision Maker, Designer is unable to resolve the Claim if the Initial Decision Maker, Designer lacks sufficient information to evaluate the merits of the Claim or if the Initial Decision Maker, Designer concludes that, in the Initial Decision Maker, Designer's sole discretion, it would be inappropriate for the Initial Decision Maker, to resolve the Claim, the Designer to resolve the Claim. If the Designer approves or rejects the Claim, parties have ten days to request reconsideration based upon additional information, or the decision shall be final. The Designer suggests compromises, parties have ten days to respond. If the Designer declines to resolve the claim, the Owner may but is not obligated to, take the lead in resolving the claim.

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

§ 15.2.4 If the Initial Decision Maker, Designer requests a party to provide a response to a Claim or to furnish additional supporting data, such party shall respond, within ten days after receipt of such request, and shall either (1) provide a response on the requested supporting data, (2) advise the Initial Decision Maker, Designer when the response or supporting data will be furnished or (3) advise the Initial Decision Maker, Designer that no supporting data will be furnished. Upon receipt of the response or supporting data, if any, the Initial Decision Maker, Designer will either reject, or approve the Claim in whole or in part.
§ 15.2.5 The initial decision-maker/designer will render an initial decision approving or rejecting the Claim, as indicating that the initial decision-maker is unable to resolve the Claim. This initial decision shall (1) be in writing; (2) state the reasons therefor; and (3) notify the parties and the Architect, if the Architect is not serving as the initial decision-maker. If any change in the contract sum or contract time or both. The initial decision shall be final and binding on the parties but subject to mediation at the request of the Architect and shall resolve their dispute through mediation. Binding dispute resolution processes and shall be subject to a schedule of resolution proceedings with the initial decision.

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

§ 15.2.7 In the event of a Claim against the Contractor, the Owner must, not be obligated to, notify the surety, if any, of the nature and amount of the Claim. If the Claim relates to a possibility of a Contractor's default, the Owner must, but not be obligated to, notify the surety and request the surety's assistance in resolving the controversy.

§ 15.2.8 If a Claim relates to or is the subject of a mechanic's lien, the party asserting such Claim may proceed in accordance with applicable law to comply with the lien notice or filing deadlines. As a matter of law, the State of Tennessee and its property are not subject to mechanic's and material suppliers liens. Subcontractors, suppliers, and other claimants are protected through the Contract Bond as required by TCA § 12-4-201 et seq., the policies of the State Building Commission, and Section 11.4 of these Conditions. Specific requirements for notice of Claims on the bond are set forth in the TCA § 12-4-205.

§ 15.3 MEDIATION
The State of Tennessee is not subject to mandatory mediation.

§ 15.3.1 Claims, disputes, or other matters in controversy arising out of or related to the Contract except those waived as provided for in Sections 9.10.4, 9.10.5, and 15.1.6 shall be subject to mediation as a condition precedent to binding dispute resolution.

§ 15.3.2 The parties shall endeavor to resolve their Claims by mediation as a condition precedent to binding dispute resolution.

§ 15.3.3 The parties shall select the mediator(s) and agree upon a schedule of mediation proceedings.

§ 15.4 ARBITRATION
The state of Tennessee is not subject to mandatory arbitration.

§ 15.4.1 If the parties have selected arbitration as the method for binding dispute resolution in the Agreement, any Claim subject to but not resolved by mediation shall be subject to arbitration which shall be administered by the American Arbitration Association in accordance with its Construction Industry Arbitration Rules in effect on the date of the Agreement. A demand for arbitration shall be made in writing delivered to the other party to the Contract and filed with the person or entity administering the arbitration. The parties may nonetheless proceed to the selection of the arbitrator(s) and agree upon a schedule for later proceedings.
§ 15.4.4.4 A demand for arbitration shall be made no earlier than concurrently with the filing of a request for mediation, but in no event shall it be made after the date when the institution of legal or equitable proceedings based on the Claim would be barred by the applicable statute of limitations. For statute of limitations purposes, receipt of a written demand for arbitration by the person or entity administering the arbitration shall constitute the institution of legal or equitable proceedings based on the Claim.

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

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

§ 15.4.4.7 CONSOLIDATION OR JOINDER

§ 15.4.4.7.1 Either party, at its sole discretion, may consolidate an arbitration conducted under this Agreement with any other arbitration to which it is a party, provided that (1) the arbitration agreement governing the other arbitration permits consolidation; (2) the arbitrations to be consolidated substantially involve common questions of law or fact; and (3) the arbitrations employ materially similar procedural rules and methods for selecting arbitrators.

§ 15.4.4.7.2 Either party, at its sole discretion, may include by joinder persons or entities substantially involved in a common question of law or fact whose presence is required for complete relief to be accorded in arbitration, provided that the party sought to be joined consents in writing to such joinder. Consent to arbitration involving an additional person or entity shall not constitute consent to arbitration of any claim, dispute or other matter in question not described in the written consent.

§ 15.4.4.7.3 The Owner and Contractor grant to any person or entity made a party to an arbitration conducted under this Section 15.4, whether by joinder or consolidation, the same rights of joinder and consolidation as the Owner and Contractor under this Agreement.
Certification of Document's Authenticity
AIA® Document D401™ – 2003

I, Dick Tracy, hereby certify, to the best of my knowledge, information and belief, that I created the attached final
document simultaneously with this certification at 13:18:38 on 07/09/2009 under Order No. 1234567890 1 from AIA
Contract Documents software and that in preparing the attached final document I made no changes to the original text
of AIA® Document A201™ – 2007 - General Conditions of the Contract for Construction, as published by the AIA in
its software, other than changes shown in the attached final document by underscoring added text and striking over
deleted text.

(Signed)

(Title)

(Dated)
SUPPLEMENTARY CONDITIONS
REGARDING ALL CONTRACTS USING OFD CONDITIONS FOR GENERAL WORK.

MODIFICATIONS TO
OFD s007213 for General Work
(a modified AIA Document A201-1997)
GENERAL CONDITIONS
OF THE CONTRACT FOR CONSTRUCTION

The following supplements modify, change, delete from or add to “General Conditions of the Contract for Construction”, and any other Conditions preceding these by section number for this Contract. Where a portion of Conditions is altered by these Conditions, the unaltered portion shall remain in effect.

--------------------------- ARTICLE 1 ---------------------------
GENERAL PROVISIONS

Add the following section:

1.1.4 The Project

Add to this section:

The Project is identified in the first page of the Agreement with an Owner’s project number in the format of 999/999-99-9999XX. This project number may differ from the number as used on other Contract Documents. This Owner’s project number is to be shown in all correspondence related to the project.

--------------------------- ARTICLE 3 ---------------------------
CONTRACTOR

3.4.7 Prevailing Wage Scale:
Delete this section in its entirety.

Add the following section:

3.22 Financial Records:

3.22.1 The Contractor shall maintain documentation for all charges under this Contract. The books, records, and documents of the Contractor, insofar as they relate to work performed or money received under this contract, shall be maintained for a period of three (3) full years from the date of the final payment and shall be subject to audit at any reasonable time and upon reasonable notice by the State, the Comptroller of the Treasury, or their duly appointed representatives. The financial statements shall be prepared in accordance with generally accepted accounting principles.

9.10.6 Add: “If there is no Contract Bond, the final Certificate may be withheld until the prospect of final payment is advertised 30 days for the benefit of those to whom the Contractor may be indebted.”

--------------------------- ARTICLE 11 --------------------------
INSURANCE and BONDS

11.1.1.5 Delete “other than to the Work itself”.

Add the following section:

11.1.2.6 Builder’s Risk Insurance for the full amount of the Contract Sum.

11.3.1 Delete first sentence and substitute:
“The Contractor shall purchase from and maintain, with a company or companies licensed to do business in Tennessee by the Department of Commerce and Insurance, 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 for the covered project at the site on a replacement cost basis.”

11.3.1.1 Delete the last two sentences and substitute, “Any deductibles shall be the responsibility of the Contractor.”

11.3.1.2 Delete this section.

11.3.1.4 Delete the clause in its entirety and substitute: This property insurance shall cover portions of the work stored off the site and also portions of the work in transit. The Contractor shall present a certificate of insurance demonstrating coverage of the property stored off the site or in transit at the time payment for that portion of the work is presented.

11.3.2 At beginning of first sentence delete “The Owner shall purchase…” and substitute “The Contractor shall purchase…”.

11.3.6 Substitute all references to “Owner” with “Contractor”, and substitute all references to “Contractor” with “Owner”.

11.3.8 Delete clause.

11.3.9 At the end of the section delete all after “shall be performed by the Contractor”.

END OF SECTION