

1.0 GENERAL

Unless specified otherwise, the following instructions shall apply to all Division and Sections of the Work

Conform to the General Conditions of the Canadian Construction Document CCDC No. 2 - 1997, for a Stipulated Price Contract as amended by the Supplementary General Conditions

2.0 CO-OPERATION

Co-operate and co-ordinate with other trades as required for satisfactory and expeditious completion of work. Take field dimensions relative to work. Fabricate and erect work to suit field dimensions and field conditions. Provide forms, templates, anchors, sleeves, inserts and accessories required to be fixed to or inserted in work and set in place or instruct related trades as to their location. Pay cost of extra work caused by and make up time lost as a result of failure to provide necessary co-operation, information, or items to be fixed to or built-in, in adequate time.

3.0 INTENT

The mention of materials or methods herein and in succeeding Sections or noted on the drawings requires the Contractor under each Section to provide the items subject to qualifications.

Perform each operation prescribed providing all necessary labour, equipment and incidentals.

4.0 DRAWINGS

Drawings accompanying these specifications are for estimating only and show the general arrangement of construction but must not be used as fabrication drawings. Refer to drawings to ascertain the general location of the various materials to be used.

5.0 SHOP DRAWINGS

Submit drawings as per Section 01300 Submittals and Section 01340 Shop Drawings, Product Data and Samples. Also submit erection and installation drawings for approval.

6.0 MEASUREMENTS

Take all necessary job site measurements where work is governed by other trades before fabrication. Accept all work and dimensions governing work as found.

Check measurements as work progresses, and examine rooms and means of access and other conditions affecting the work.

7.0 MATERIAL STORAGE & HANDLING

Reject all material damaged in transit. Store packaged materials in original, undamaged condition with manufacturers' labels and seals in tact. Handle and store materials in accordance with manufacturers' and suppliers recommendations. Prevent damage. Remove from site and replace damaged materials.

8.0 GUARANTEE AND WARRANTY

Provide full written warranty or guarantee, as the case may be, under the respective Section where called for, for the length of the time stated.

Warranty or Guarantee period shall begin from date of Total Performance of the Contract.

9.0 EXAMINATION

Visit and examine the site and become familiar with all features and characteristics affecting the work of the contract. No allowances will be made by the Owner for any difficulties encountered by the Contractor due to any feature or peculiarity of the site or surrounding property which exists at the time of the Contractor's tender is submitted.

Drawings are, in part, diagrammatic and are intended to convey, scope of work and indicate general and approximate location, arrangement and size of fixtures, equipment, ducts, piping, conduit and outlets.

Obtain more accurate information about location, arrangement and sizes from study and co-ordination of construction drawings, including architectural and structural and become familiar with conditions and spaces affecting these matters before proceeding with work. Where job conditions require reasonable changes in indicated location and arrangements, make changes at no extra cost to the Owner.

Examine the work upon which your work depends. Report defects which affect work to Contractor. Do not proceed until such defects have been corrected. Commencement of you work or any part of it shall be deemed acceptance of work upon which your work or that part of it which has been applied depends.

10.0 SCAFFOLDING

Erect scaffolding independent of walls. Use scaffolding in such a manner as to interfere as little as possible with other trades. When not in use move scaffolding as necessary to permit installation of other work. Construct and maintain scaffolding promptly when no longer required.

11.0 FLOORS

Adequately protect trowelled concrete floors and finished flooring from damage. Take special measures when moving heavy loads or equipment on them.

Keep floors free of oils, grease, or other materials likely to damage them, discolour them or affect bond of applied finishes. Once building is enclosed, keep floors as dry as possible after curing.

12.0 PROTECTION AND MAKING GOOD

Protect existing property and work of other sections from damage while doing work.

Damaged work and property shall be made good wherever possible by those performing work originally but at the expense of those causing damage.

Attach and fasten fixtures and fittings in place in safe, sturdy, secure manner so that they cannot work loose or fall or shift out of position during occupancy of building, as a result of vibrating or other causes in normal use of building.

13.0 Owner Responsibilities

The Owner will pay for the following items directly :

1. Site Plan Application Fees
The Site Plan Approval was Applied for October 10, 2009
2. Building Permit Fees
(Building Permit Application applied for October, 2009)
3. City of London Urban Works Fees (note a credit will be forthcoming to the owner related to the existing total gross floor area of the 2 existing buildings that will be demolished when tabulated against the new total gross floor area of the new building)
4. Storm Sewer Rental Charges (as applicable)
5. Sanitary Sewer Rental Charges (as applicable)
6. Supply and installation of new east face communication antenna tower
7. New appliances shown on drawings (indicated NIC - not in contract)

END OF SECTION