

DIVISION GC

THE GENERAL CONDITIONS OF THE CONTRACT

The General Conditions of the Contract of the American Institute of Architects, (Sixth Edition, September 1951, pages 1 through 10), shall form a part of these specifications and shall apply to all work called for hereinafter. Items GC-1 through GC-34, pages GC-1 through GC-15, have been prepared for this job and are in addition to the articles of the General Conditions of the American Institute of Architects, and, in case of conflict, shall govern.

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Note: The drawings, specifications and details, as instruments of service, are and shall remain the property of the Architect, and as such, shall be returned to him at completion of the work or shall be satisfactorily accounted for. They, nor any portion thereof, shall be used on any other work without the written consent of the Architect.

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GC-1 DEFINITIONS:

- a. The Contract for this work shall consist of the Drawings, the Specifications, the Agreement, the local Building Code, together with all modifications of any or all of the above in effect before the date of signing the Agreement.
- b. The Owner, the Architect, and the Contractor are those referred to as such in the Agreement and are treated as of the singular number and masculine gender.
- c. The term "Sub-Contractor", as used hereinafter, shall include those persons, firms, or corporations having a direct contract with the Contractor as well as those furnishing materials worked to a special design according to drawings and/or specifications, but shall not include those furnishing materials not so worked.
- d. The law at the place of building shall govern the construction of this Contract.
- e. "A.S.T.M.", when used hereinafter, shall designate the current specifications of the American Society for Testing Materials.
- f. All time limits agreed upon before the execution of the Contract and those agreed upon thereafter on account of changes, etc., shall be of the essence of this Contract.
- g. The term "Written Notice" when used hereinafter, shall include all required notifications of every description necessary for the efficient and legal prosecution of the work. A notice shall have been "Duly Served" if delivered in person to the individual, firm

member, or officer of the Corporation for whom it is intended; or, if sent by registered mail to the last known address of such addressee known to him who gives the notice.

- h. The term "Work", when used hereinafter, shall include labor or materials or both.
- i. The term "Best", when used hereinafter, shall be interpreted as requiring the highest quality of materials or workmanship which it is possible to produce, and this designation and interpretation shall take preference over any and all other designations or classifications which may have been adopted by the respective manufacturer as a standard designation or classification of his product or work.

The quality of material or workmanship for items which have not been completely or clearly stated shall, in every instance, be in strict accordance with the requirements of the current specifications of the A.S.T.M. concerning the respective items, as well as the methods of installation or construction.

The Architect shall be the sole judge as to the quality of all competitive materials and workmanship.

- j. The term "Work Included", when used hereinafter, is intended, and is so used, to cover only the major or unusual items of the respective section and therefore, in no case shall it be interpreted, nor is it so intended, to be a complete and comprehensive catalogue or list of all items required for the satisfactory completion of the work of the respective heading.

The work under each heading shall be done in a complete and workmanlike manner subject to the approval of the Architect and Owner without additional expense, except in the case of changes. The conditions under which these changes shall be made is the subject of section No. 6 hereof.

GC-2 CONTRACT DRAWINGS:

- a. The drawings, which, with these specifications, shall form the basis of the Agreement for the work to be done, are numbered as noted in Section G2.
- b. The drawings have been developed to various scales as indicated in each case.
- c. It is the intention that the drawings shall show the general scheme of the work to be done. All necessary dimensions and sizes have been indicated. When features, evidently of a similar nature to those fully shown, are required, they are not repeated in full but are indicated in outline only.
- d. The materials are, in general, indicated on the drawings, and when the drawings are competent to show fully what is required, it shall not be within the province of the specifications or later details to make further reference thereto.

- e. Figured dimensions shall be used in every instance in preference to the scale or rule.
- f. In the event of discrepancies between the requirements of the drawings and of the specifications, those of the drawings shall take precedence. Later large scale details shall take precedence over both.
- g. The Architect shall furnish 10 sets of drawings to the Contractor when the contract is signed. If the Contractor requires additional sets, he may obtain them at actual reproduction cost.

GC-3 THE SPECIFICATIONS:

- a. It is the intention that the specifications shall cover those material points only which the drawings are not competent to show fully; and the fact that certain items are specified and not shown, or vice versa, shall not relieve the Contractor from furnishing and installing them to the same extent as if fully shown and specified on both.
- b. It is further the intention that the drawings and specifications shall so cooperate that all matters necessary for making accurate estimates of the cost of construction shall be fully set forth between them, and therefore, neither the drawings nor the specifications shall at any time for any reason be interpreted separately.
- c. In the event of discrepancies between the contract documents, the matter shall be immediately referred to the Architect in writing for clarification. Failure to do so shall make the Contractor liable for the execution of such items according to the larger requirements, at his own expense.
- d. Certain operations and materials are evidently necessary for the completion of the work and, unless these be of an unusual nature, no specific mention thereof shall be made; but such fact shall not relieve the Contractor from furnishing, installing and doing all such work to the same extent as if fully specified and shown.
- e. Titles to divisions and sections are introduced hereinafter for the sole purpose of convenience and are not intended, in any sense, as a complete and correct segregation of the several units of work. The Architect assumes no responsibility, either directly or implied, for any omissions or duplications by the Contractor due to the arrangement of the matter herein.
- f. The Architect shall furnish 10 sets of specifications to the Contractor when contract is signed. If the Contractor requires additional sets, he may obtain them at actual reproduction cost.

GC-4 DETAILS AND SHOP DRAWINGS:

- a. Full size and scale details, in addition to those on the drawings, of such portions of the work as the Architect desires to explain more fully, will be furnished by him to the Contractor in due time

as the work progresses. No work shall be done without such details except at the sole risk of the Contractor.

- b. In the preparation of such details; modifications and changes may become necessary and shall be made, but such modifications shall be of such a nature as not to materially affect the cost of construction as agreed upon.
- c. The Contractor shall submit to the Architect, within a reasonable time after the contract is signed, three (3) copies of all shop drawings, details, erection and setting drawings, etc., for all work requiring them or as may be requested. The Architect shall pass upon them within a reasonable time, and the Contractor shall make all corrections, changes, etc., and shall resubmit new copies incorporating such corrections, changes, etc., one of which shall be retained by the Architect and the others returned to the Contractor. In addition to the three (3) copies required above, the Contractor shall furnish additional copies of the finally approved drawings to all of the various trades requiring them.
- d. The Architect's approval of such shop drawings, etc., shall not relieve the Contractor from responsibility for deviations from the contract requirements, unless he has called the attention of the Architect thereto in writing at the time of submission; nor shall it relieve the Contractor from liability on account of errors of any description, either in dimensions or otherwise. This approval shall be for general scheme and arrangement only.
- e. Before preparing shop drawings, etc., for finished work, the Contractor shall carefully check all dimensions and conditions at the building and, unless material deviations from the original drawings are discovered, the dimensions and conditions at the building shall govern and the finished work shall be installed to fit them.

GC-5 SAMPLES AND MODELS:

- a. Except at his own risk, the Contractor shall place no order for materials required under this contract until samples of same have been approved by the Architect. In general, such samples shall be submitted in duplicate to show the extreme variations to be expected in the finished product and shall be amply large to give a clear indication of the finished product. These samples, after approval, shall be retained by the Architect until completion of the building, when, after thirty days, they may be obtained. All samples submitted shall be plainly marked and shall represent the minimum requirements of the work which they represent.
- b. Models, or distinct and clear photographs, shall be submitted before any ornamental work is begun. These shall likewise be submitted in duplicate.

GC-6 CHANGES AND EXTRAS:

- a. No change of any description whatsoever shall be made in the re-

quirements of any of the contract documents or in the work, no matter by whom ordered, unless it be ordered in writing by the Architect, signed by the Owner. No claim for extra compensation shall be allowed unless it is supported by an order as above. It shall state the nature and extent of the work to be done or omitted, the amount to be added to or deducted from the contract price, and the terms and conditions under which it is to be done.

- b. The Owner, without invalidating the contract, shall have the undisputed right to order changes through the Architect, by adding to or deducting from the original requirements, the contract amount being adjusted accordingly. When such changes have been duly authorized as in the preceding paragraph, they shall become part and parcel of this contract to the same extent as if originally included therein.
- c. Should the Contractor consider that any instructions, by drawings or otherwise, involve additional cost to him, he shall immediately notify the Architect in writing and, where such immediate notification is not possible, he shall, in any event, do so before beginning any work in accordance with such instructions. No claim for extra compensation shall be allowed unless notification as above and definite action in the form of an extra work order as above shall have been given and taken. Lack of such notification shall constitute a waiver of any future claims.

GC-7 THE ARCHITECT:

- a. The Architect is the technical advisor of the Owner and, as such, shall have the general supervision and control of the work with the right, conceded by both parties to the contract, to finally accept or reject materials and workmanship: to decide the amount due the Contractor at the various payment periods; to determine when either party has violated the terms of the contract; to request the removal of any person or persons whom he may consider as detrimental to the work either through incompetence or wilfulness; to withhold the issuance of any certificate, or because of subsequently discovered evidence, nullify the whole or any part of any certificate already issued to such an extent as, in his opinion, may be necessary to fully and completely protect the Owner against any loss on account of defective work not remedied, claims filed, or reasonable indications of the probability of filing claims, failure to make proper payments to the Sub-Contractors or for labor or materials, or a reasonable doubt that the remaining work can be completed for the then unpaid balance, damages to another Contractor; and such other duties as may be necessary or involved under the various headings to produce the results anticipated; and to finally interpret the true intent and meaning of the drawings and specifications.

GC-8 ORDER OF WORK:

- a. If, in the judgment of the Architect, it becomes necessary at any time during the progress of the work to facilitate the work, the Contractor and each of his Sub-Contractors shall cease working at

any point when so ordered by the Architect, and shall transfer his men to such other points and execute such other portions of the work as may be directed to permit the trades following to hasten and properly install their work.

GC-9 ACCEPTED AND REJECTED MATERIALS, ETC.:

- a. All materials and labor or workmanship, whether worked or unworked, on the site or incorporated in the building, when condemned by the Architect, shall be immediately removed by the Contractor, who shall promptly replace and re-execute such work in accordance with the contract requirements at his own expense, and shall bear all additional expense involved in making good all work of any description which may have been damaged or destroyed by the removal and replacement of the condemned work. This requirement shall continue and remain in full force and be binding upon the Contractor until the termination of the period for which the respective work is guaranteed.
- b. If the Owner and the Architect deem it inexpedient to permit the correction of minor defects, an equitable deduction, approved by the Architect, shall be made from the contract price and credited to the account of the Owner by the Contractor.
- c. Neither the final certificate, nor the payment thereof, nor any provision in the contract documents shall relieve the Contractor from responsibility for making good any unsatisfactory results developing from faulty or defective materials, workmanship or construction methods, or from a combination of any or all of them which may appear, in any manner, within a period of one year from date of acceptance of the building by the Owner, except in such cases where the period of guarantee is for a longer time, in which cases this stipulation to make good shall continue in full force until the termination of such periods.

GC-10 OCCUPATION OF PREMISES:

- a. It is mutually understood and agreed between the parties hereto that occupancy of the building, either wholly or in part, shall not be construed by either as acceptance, either wholly or in part. No part of the work shall be accepted by the Owner as a separate unit.
- b. The date of acceptance of the building by the Owner will be established by the Architect in writing.

GC-11 ROYALTIES:

- a. The Contractor shall pay all royalties, license or other fees in connection with materials or articles used in this construction. He shall defend all lawsuits which may arise as a result of real or alleged infringements of patent or other rights, and shall save the Owner harmless from loss on account thereof.

GC-12 INSURANCE:

- a. The Contractor shall obtain and maintain, in full force, until acceptance of the work by the Owner, such various types of insurance, and for sufficient amounts, as will protect him, the Owner and the Architect from any and all claims which may arise from any of the activities under this contract or which might be traceable thereto, either directly or indirectly, whether they be by the Contractor himself or any of his Sub-Contractors, or by any one employed either directly or indirectly by either or both, or by unauthorized persons or trespassers.
- b. The Owner shall obtain and maintain fire insurance upon the entire structure on which the work of this contract is to be done and upon all materials in or adjacent thereto and intended for permanent use in the building, up to at least 80% of the insurable value thereof, the loss, if any, to be made payable to the Owner as Trustee for whomsoever it may concern. Such insurance shall not cover the tools, apparatus and other property of the Contractor, his Sub-Contractors, or the workmen of either or both.

GC-13 BOND:

- a. No Bond for this work shall be required at this time, and therefore no premium amount is to be included in the proposal. If, however, the Owner determines to have a Bond, he shall so notify the Contractor, through the Architect, at the time the award is made and before the contract is signed. The Contractor shall be prepared to furnish a Bond on the form "Standard Form of Bond" as published by the American Institute of Architects and in the full amount of the contract in a Company entirely acceptable to the Owner. No personal Bonds will be accepted. The premium for such Bond, if required, shall be paid by the Owner upon presentation of a properly receipted bill, or the amount may be included in the following month's bill, or the amount may be included in the following month's requisition, but as a net amount. In the event a Bond is required, the contract shall not become valid until such Bond is delivered in properly executed form within three days of the tentative award.
- b. The above Bond shall have no bearing upon such other bonds as may be required by the various authorities having jurisdiction, such as deposits, guarantees, etc. These shall be furnished or paid by the Contractor to the authorities as a part of this contract.

GC-14 SUPERVISION AND FOREMEN:

- a. The Contractor shall give all necessary and personal supervision to the work to the satisfaction of the Owner and the Architect. He shall carefully and thoroughly compare and study all drawings, specifications, and other instructions in whatever form they may be issued and shall, immediately upon discovery, report any errors, inconsistencies or omissions to the Architect in writing.

He shall not be held responsible for the existence of such errors, inconsistencies or omissions unless he proceeds with the work without notifying the Architect thereof.

- b. The Contractor shall employ a sober, competent and experienced superintendent together with such assistants, as may be required, to act for him and all shall be satisfactory to the Architect. The superintendent shall not, under any circumstances, be changed without the consent of the Architect unless he shall prove to be unsatisfactory to the Contractor or Architect, and/or ceases to be in the employ of the Contractor. The superintendent shall have the power to represent the Contractor in his absence from the work, and any instructions given him by the Architect at the job shall be as binding as if given to the Contractor himself. The superintendent shall be on the job at all times when work is being done or material is being delivered.
- c. The Owner, the Architect, or the duly authorized representatives of either shall have unobstructed safe access to all parts of the work at all times, and the Contractor shall provide proper and safe facilities for such inspection to the satisfaction of the Architect.
- d. If any of the work shall be covered up without the approval of the Architect or before his inspection thereof, it shall be uncovered, if so required, at the sole expense of the Contractor, who shall also bear all expense involved in replacing such work in accordance with Section GC-9, paragraphs a, b, and c.
- e. The Contractor shall furnish and pay for inspections, etc., required by the authorities having jurisdiction, including tests of materials, and services therefor.
- f. It is agreed that the Contractor shall empower his Superintendent to condemn faulty work, and to refuse to accept inferior materials in advance of Architect's condemnation.

GC-15 PROTECTION OF WORK AND PROPERTY:

- a. The Contractor shall provide and maintain, in perfect condition, during the entire construction period, or until removal is ordered by the Architect, all required and necessary adequate protective arrangements (including night watchman), for all work included in this contract and that of the separate contractors, and shall protect the Owner's property from damage arising directly or indirectly from any of the activities under this contract. He shall make good any such damage, injury or loss. He shall adequately protect all adjacent and adjoining property as conditions may demand. He shall provide and maintain all required passageways, bridges, guard rails, fences, etc., including lights for the protection of the public. If the whole or any portion of the work is suspended for any reason, he shall properly cover and protect the work which may be liable to sustain injury from any cause whatsoever.

- b. The employment of a night watchman (including Sundays and holidays) shall be at the discretion of the Contractor, except that a watchman shall be employed whenever the construction work leaves the facilities open and unprotected. The Contractor shall use reasonable care to lock and safeguard the property during the construction period, and he shall be held responsible for this.
- c. When any room or space in the building is used for a shop, storage or other purpose by any person or firm connected with the operation in any capacity, he shall be careful that no damage of any description is done to such locations. In the event such damage is caused, the Contractor shall be required to put the space back into its original condition, charging the cost thereof to the respective trade. No patching in such cases shall be allowed, nor will patched work be accepted. In the event of dispute regarding this situation, it is agreed that the Architect shall proceed to have the work done and charge the cost thereof to those concerned and to deduct same from any final bills.
- d. The Contractor shall make all repairs, etc., which may result from damages in spite of the protection provided to any property or other items.

GC-16 THE CODE: PERMITS: FRANCHISES, ETC.:

- a. The Contractor shall procure and pay for all permits, licenses, etc., including the general building permit. The Contractor shall, without the intervention of the Owner or Architect, comply with all rules and regulations governing building upon private property and the temporary use of highways beyond the building lines, and shall obtain and pay for all required permits other than the general building permit. He shall give and serve all notices and shall send a copy thereof to the Architect. If the Contractor observes that the contract documents are at variance with the Code requirements, he shall notify the Architect and shall not proceed until instructions have been given. If the Contractor performs any work contrary to the Code requirements without first notifying the Architect and receiving his instructions as to procedure, he shall bear all costs involved in bringing the work up to such requirements, and any such changes or replacements necessary shall be done under the requirements of Section 9 hereof.
- b. The Building Code, together with all amendments effective to date of signing contract, is herewith made part and parcel of this contract, and items called for therein and not shown on the drawings or specified herein shall be furnished and installed as part of this contract. Code requirements shall represent the minimum requirements for this work.

GC-17 SUB-CONTRACTORS:

- a. The Contractor, before the contract is signed, shall prepare and submit to the Architect and Owner (or include them in the proposal, in the space provided therefor) a list of sub-contractors whom he proposes to employ on this work. This must be done before the

contract, even though signed, becomes valid and acceptable to the Owner. None but reputable and financially responsible sub-contractors, able to produce the results desired, shall be invited by the General Contractor to bid, and none to whom the Architect or Owner objects shall be employed on the work, except at the General Contractor's risk and expense.

GC-18 EXAMINATION OF SITE:

- a. The Contractor shall visit the site and carefully and thoroughly examine same and familiarize himself with the conditions there existing which may, in any way, have a bearing on the prosecution of the work. No claim for extra compensation shall be allowed on account of failure to comply with this stipulation.
- b. The Contractor shall accept the site from the Owner in the condition in which it is found at the time of submission of proposals and shall base his proposal on furnishing all labor and materials, doing all work and providing all services necessary or required to fully complete the work of this contract and to deliver the finished building, according to drawings and specifications, to the Owner ready for immediate and continuous satisfactory use at or before the time stipulated in the Agreement.

GC-19 CO-OPERATION WITH OTHER CONTRACTORS:

- a. The Owner reserves the right to have other Contractors at work on the building and premises at the same time with this Contractor, and this Contractor, as well as the others, shall do everything necessary or required to effect and maintain a harmonious and efficient working organization of the whole to the entire satisfaction of the Architect.
- b. The Contractor shall provide and maintain, in a satisfactory and sufficient manner, as part of this contract, such arrangements for temporary electrical energy and heat as may be required by the various trades in installing their work required for the completion of the building. Each Contractor or sub-contractor, however, shall furnish the electric bulbs required for his own work and at his own expense.

GC-20 CUTTING AND PATCHING:

- a. The entire construction shall be so planned by the Contractor, before actual operations at the site begin, that the locations of all required chases, slots, openings through walls, etc., are definitely known. These shall then be built in as the work progresses, and each sub-contractor or separate contractor, shall be required to install his work in the locations assigned to him and in the sizes provided. All cutting and patching, due to possible later changes, shall be done under the supervision of the Contractor who shall be entirely responsible for the results, whether the work is under this contract or other contracts.

- b. Each trade shall do all cutting and patching in its own work for the proper installation of its own work.
- c. Each trade shall do all cutting and patching in its own work for the proper installation of the work of other trades.
- d. No excessive cutting or patching shall be done under any circumstances. In no case shall a wall of less than 13" thickness be cut, nor shall any wall, irrespective of thickness, be cut to a depth of more than 1/3 of its thickness. No horizontal chases more than 3'-0" long shall be allowed.

GC-21 TEMPORARY OFFICE: JOB PLANS: WATER CLOSET:

- a. The Contractor shall erect and maintain, in continuously clean and usable condition at all times, a temporary, weatherproof and practically dustproof office, until ordered removed by the Architect, for use of the Architect and Owner, and himself.
- b. There shall be kept, in this office, in properly filed manner, by the Contractor and ready for immediate reference, a copy of all drawings, specifications, shop drawings, details, orders, correspondence, etc.
- c. A serviceable, sanitary temporary water closet shall be provided and erected in a convenient place for the use of the workmen.
- d. The Contractor shall provide a notebook for the superintendent. The superintendent shall write all questions, pertaining to the job, in this book as such questions develop. The Architect will examine the book on each visit and answer the questions as required.

GC-22 RELEASE OF LIENS: FINAL PAYMENTS, ETC.:

- a. At any time during the construction period and before the building is finally accepted by the Owner, the Contractor shall be prepared, on three days' written notice from the Architect, to produce and submit such positive proofs as will definitely and satisfactorily satisfy the Owner that such settlements have been made as will clear the premises from the liability of liens or any other claims. No payments on account of contract shall be made pending receipt of such proofs by the Architect.
- b. At completion of work and before final certificate is issued, the Contractor shall execute and deliver to the Owner, through the Architect, a legal release of liens as required, to which his own signature and the signature of each person entitled to a lien shall be affixed. In addition to this, he shall submit an affidavit certifying that the list contains the names of all persons, firms, or corporations entitled to lien the premises.

GC-23 ASSIGNMENTS:

- a. Neither party to the contract shall assign the contract, nor sublet it as a whole, without the written consent of the other, nor shall

the Contractor assign any moneys due him or to become due him hereunder without the written consent of the Owner in each case.

GC-24 CLEANING UP:

- a. The Contractor shall keep the premises and building clear of any accumulation of rubbish, waste materials, debris, etc., from any cause whatsoever to the satisfaction of the Architect. At completion and before delivery of the work to the Owner, the Contractor shall remove all remaining rubbish, waste materials, debris, boxes, crates, etc., no matter from what source they may have accumulated, and shall leave the building clean and in a condition ready for the installation of the remaining furnishings, decorations and equipment and other items not included under this contract. This includes cleaning and washing of all windows, mirrors, etc., by professional window cleaners.
- b. In case of dispute regarding the removal of the above and the cleaning of the premises and building, the Owner shall have the undisputed right to order same removed through the Architect and to charge the cost thereof to the Contractor.

GC-25 DATUM:

- a. Refer to the drawings to determine which floor line has been assumed as Datum. All vertical dimensions have been given in relation thereto, those below being prefixed with a minus sign and those above with a plus sign.

GC-26 SIGNS: POSTERS: BILLS:

- a. No signs, bills, posters, or the like, shall be permitted on any part of the building, temporary fences, sheds, offices, etc. Those posted shall be removed by the Contractor. A general sign board shall be built, however, as a part of the work under the Contract, with sufficient spaces provided for the names of the Building, its Owner, the Architect, the Engineer, and the Contractor, and sufficient additional space to accommodate the names of sub-contractors, direct contractors with the Owner, etc. This sign shall be approved by the Architect, erected at the site at the beginning of the operation, and shall be maintained in a clean and presentable condition throughout the entire period of the construction.

GC-27 DISPUTES OVER SEGREGATED ITEMS:

- a. In the event of disputes by and between the various trades as to which shall do a given piece of work, the matter shall be determined according to the accepted rulings of the Board of Jurisdictional Awards having jurisdiction; and where such disputes arise over items for which there have been no previous rulings, the matter shall be immediately referred to such Board for prompt action. Pending the adoption of such ruling, the work shall proceed on the basis of its beginning so as not to cause delay and consequent loss to the Owner.

GC-28 SUBSTITUTES:

- a. The offer of an item or article as a substitute for a specified one shall raise the presumption that it is offered to save money. If such item or article shall receive the approval of the Architect and/or Owner, and be used in the construction, the amount of saving, previously agreed upon, shall be credited to the Owner.

GC-29 LAYOUT OF BUILDING:

- a. The Contractor shall stake out the new building as called for on the drawings, and shall check same to see that it is within the property lines. He shall so certify in writing to the Owner.

GC-30 STANDARDS:

- a. Certain articles are called for by name under the various headings. This, however, has been done to establish a standard for the item. Other products of the same kind will be considered, but proof of their equality and adaptability must be presented with the submission of samples, and the Architect shall decide the matter on the basis of equality, suitability, adaptability, appearance, etc., after giving consideration to the effects desired in design, construction, use, etc.

GC-31 SUMMARY AND FINALLY:

- a. All work, materials, etc., entering into this construction shall be done and furnished under the requirements of these General Conditions which have been written for the entire specifications, whether attached to each separate heading or section or not, and the Contractor, as well as each of his sub-contractors and the direct Contractors with the Owner, shall familiarize themselves therewith as each will be held responsible accordingly.
- b. All requirements made in these specifications shall be the minimum in every case, and in no case shall anything of a lower or inferior grade or quality be accepted.

GC-32 METHOD OF SUBMITTING REQUISITIONS:

- a. At each payment period, the Contractor shall submit to the Architect, receipted bills by his sub-contractors indicating settlement for work done during previous month.

GC-33 COST ESTIMATE:

- a. The Contractor shall, upon being awarded the contract, develop his proposal in a budget-like form prepared according to headings (the various items and kinds of work), same to be submitted to the Architect for approval.

GC-34 GUARANTEE:

- a. The Contractor guarantees all of his work and materials for a period of one year from the date of substantial completion and acceptance of same by the Owner, through the Architect. The Contractor shall, at no expense to the Owner, make any and all repairs required to correct defects resulting from defective workmanship or materials, or both. The Contractor is to ease windows and doors, etc., without cost or expense to the Owner.